



# Planning & Development Services

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## COUNTY OF GRANDE PRAIRIE LAND USE BYLAW #2680

**Office Consolidation February 12, 2026**

# LAND USE BYLAW

COUNTY OF GRANDE PRAIRIE NO.1  
Bylaw #2680

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Prepared by

County of Grande Prairie No. 1

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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### 1. REPEAL OF PREVIOUS LAND USE BYLAW

Bylaw #1660 and all amendments thereto are hereby repealed.

### 2. PURPOSE

The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the County of Grande Prairie.

### 3. TITLE

This bylaw may be cited as the "County of Grande Prairie No. 1 Land Use Bylaw".

### 4. DATE OF COMMENCEMENT

- (a) This Bylaw comes into force and effect upon the date it receives third and final reading from Council.
- (b) Schedule "A" (District Maps) is deemed to be part of this Bylaw.
- (c) Council may, by resolution, establish agreements, forms and the procedure to be followed relating to any matter covered by this Bylaw including the specifications of any fees to be paid.

### 5. CERTAIN WORDS

In this Bylaw words in the present tense include future; words in the singular number include the plural, unless specifically prohibited elsewhere in the bylaw; words in the plural include the singular number; and the word "used" includes arranged, designated or intended to be used and the word "shall" is mandatory and shall not be permissive.

### 6. UNITS OF MEASUREMENTS

All measurements shall be metric. The Imperial standard measurement provided in the Bylaw is approximate and is indicated for convenience purposes only. In the event of any dispute between metric and imperial measurements, the metric measurement will be used.

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### 7. DEFINITIONS

- (1) “ABATTOIR” means the use of land or buildings as a facility for the slaughtering of animals and the processing of meat products.
- (2) “ACCESSORY” when used to describe a use, building or structure, means a use, building or structure that is incidental, subordinate and exclusively devoted to the principal use or building and located on the same site but does not include a farm building or a garage. It is not a “DWELLING UNIT” unless specifically identified as such in the list of **Permitted** or **Discretionary** uses for the respective land use district.
- (3) “ACT” means the Municipal Government Act, 1994, and amendments thereto and its successors.
- (4) “ADJACENT” means land that is contiguous to the lot that is the subject of an application for subdivision, re-designation or development and includes land or a portion of land that would be contiguous if not for a public road, railway, reserve land, utility right-of-way, river or stream.
- (5) “AGGREGATE FACILITY” means any pit or excavation made for the purpose of searching for, or the removal of any soil, earth, clay, marl, sand, gravel or rock for commercial purposes but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the County (or its assigns), or an excavation incidental to the construction of any public works. Also see “RESOURCE EXTRACTION OPERATION”, “AGGREGATE STOCKPILING”, and “AGGREGATE STORAGE AREA”.
- (6) “AGGREGATE FACILITY, TEMPORARY” means any temporary pit, borrow pit, or excavation opened and used solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. It does not include a “Resource Extraction Operation”.
- (7) “AGGREGATE STOCKPILING” means the use of land for the storage of processed aggregates or other raw materials for future sale.
- (8) “AGGREGATE STOCKPILING, TEMPORARY” means the temporary use of land for the storage of processed aggregates or other raw materials for a particular project or contract of road construction.
- (9) “AGGREGATE STORAGE AREA” means the use of land for the temporary storage of aggregates for sale or use in the production of cement or asphalt.

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- (10) "AGRICULTURAL INDUSTRY" means the use of land and buildings for a non-agricultural pursuit that is intended to provide off farm income for the farming family. The use is incidental or subordinate to the principal use of the land for agricultural purposes. Agricultural industries are larger than Home Occupations, Agricultural and may involve the employment of non-family members in the business to a maximum of 8 employees. This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION". Also see "AGRICULTURAL PROCESSING" for more than 2 employees.
- (11) "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE" means the selling and service of agricultural machinery and equipment such as farm implements and supplies, and may include sales, repairs, storage, rentals, leasing, and service of such equipment, as well as offices, showrooms, and sales rooms. This includes "Dairy Industry Equipment", "Farmyard Maintenance Equipment", "Farm Machinery or Implements Sales and Service", "Farm Implement Dealerships", "Grain Bins Sales and Storage", Granaries Sales, Storage and Assembly", and "Irrigation Equipment Sales and Storage".
- (12) "AGRICULTURAL OPERATION(S)" means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes
- (a) the cultivation of land
  - (b) the raising of livestock (but excluding 'Confined Feeding Operations'), including game production animals with the meaning of the Livestock Industry Diversification Act and poultry, with the exception that the raising or keeping of wild boar is prohibited.
  - (c) the raising of fur bearing animals, pheasants and fish,
  - (d) the production of agricultural field crops,
  - (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
  - (f) the production of milk and eggs,
  - (g) the production of honey,
  - (h) the operation of agricultural machinery and equipment including irrigation pumps and the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides including application by ground and aerial spraying for agricultural purposes.

This use is not a 'Confined Feeding Operation' but may include those small livestock operations that are not subject to Provincial approval.

This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".

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This use does not include the raising or keeping of wild boar.

- (13) “AGRICULTURAL PROCESSING” means a facility, employing 3 or more people where agricultural produce – meats, grains, legumes, poultry, swine, honey, etc. – is collected, sorted, washed, cleaned, slaughtered, dusted, waxed, cooked, cured, smoked, or otherwise prepared or processed into finished or semi-finished products and from which such produce is shipped to a wholesale or retail outlet or for further processing. This use includes “SEED CLEANING PLANT” but does not include “CANNABIS RETAIL SALES” or “CANNABIS PRODUCTION AND DISTRIBUTION “
- (14) “AGRICULTURAL PURSUIT, MAJOR” means a use in association with a Country Residential District that consists of no more than 20 animal units and may be less than 20 animal units subject to the area of the lot where this use is proposed. Such use may include a pole shed, barn or other similar buildings or structures, provided that the total floor area of all such buildings does not exceed 1% of the total lot area. This use is intended only for a Country Residential (CR-5) District and is not needed in the Agricultural District. This use does not include “CANNABIS PRODUCTION AND DISTRIBUTION” or the raising or keeping of wild boar.
- (15) “AGRICULTURAL PURSUIT, MINOR” means a use in association with a Country Residential District that consists of no more than one horse and foal under 6 months of age per acre or part thereof, to a maximum of three horses. Such use may include a pole shed, barn or other similar buildings or structures, provided that the total floor area of all such buildings does not exceed 90 m<sup>2</sup>. This use does not include “CANNABIS PRODUCTION AND DISTRIBUTION”.
- (16) “AGRICULTURAL SERVICE AND SUPPLY ESTABLISHMENT” means premises used for the supply of goods, materials or services that support agricultural uses, including the sale and storage of seed, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements or any combination of the foregoing. This use does not include “CANNABIS RETAIL SALES” or “CANNABIS PRODUCTION AND DISTRIBUTION”.
- (17) “AGRICULTURAL SUPPLY DEPOT” means a facility that specializes in the bulk storage of agricultural products and farm supplies but does not include the sale or storage of solid and liquid fertilizers. This use does not include “CANNABIS RETAIL SALES” or “CANNABIS PRODUCTION AND DISTRIBUTION”.
- (18) “AIRPORT” means:
- (a) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure and servicing of aircraft, including helicopter;

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- (b) includes any building, installation or equipment in connection therewith, operated by the Department of National Defense or for which an airport license has been issued by Transport Canada.
- (19) "AISLE" (see "PARKING AISLE").
- (20) "ANHYDROUS AMMONIA STORAGE" means a storage facility for liquid anhydrous ammonia.
- (21) "ANIMAL HUSBANDRY PRODUCTS (see PHARMACEUTICAL AND MEDICAL PRODUCTS INDUSTRY)".
- (22) "ANIMAL SERVICE FACILITY" (see "VETERINARY CLINIC").
- (23) "APARTMENT BUILDING" means a building with three or more dwelling units and which share a common entrance, and which does not conform to the definition of any other residential use.
- (24) "APIARY" means a collection of beehives, which are permanent structures related to the raising and keeping of bees for recreational or commercial purposes. No more than two (2) beehives can be located on a parcel of land less than 929 square meters (10,000 ft<sup>2</sup>) in size. No more than four (4) beehives can be located on a parcel of land over 929 square meters (10,000 ft<sup>2</sup>) in size. Approval of more than four (4) beehives on a parcel of land is at the discretion of the Development Authority. Beehives are restricted to locations to the rear of buildings.
- (25) "APPLIANCE REPAIR SHOP" (see "EQUIPMENT RENTAL/REPAIR").
- (26) "APPROVING AUTHORITY" (see "DEVELOPMENT AUTHORITY" and "SUBDIVISION AUTHORITY").
- (27) "ASPHALT PLANT, PORTABLE" means a temporary asphalt processing facility established for a Provincial or Municipal road project.
- (28) "ASPHALT PROCESSING AND STORAGE" means an operation that produces asphalt, or asphalt products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of required equipment but does not include the retail sale of finished asphalt.
- (29) "AUCTION MART (AUCTIONEERING SERVICES)" means a building or lands or portion thereof used predominantly for livestock auctions and may include the auction of agriculturally related chattels on an accessory basis.

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- (30) “AUCTION ROOM” means a building or lands or portion thereof used for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of the said goods and materials by public auction on an occasional basis.
- (31) “AUTO BODY AND REPAIR SHOP” means a use where the primary activity is the repairing and maintaining of vehicles, including auto body repair.
- (32) “AUTOMOBILE REPAIR GARAGE” means an establishment for the repair or replacement of parts in a motor vehicle but does not offer vehicle fuels for retail sale. This definition does not include an auto body shop, an automobile service station, or a gas bar. For the purposes of this definition, vehicle may include motorized construction equipment, farm equipment or tractor trailers. This use includes “TIRE SHOP”.
- (33) “AUTOMOBILE, TRUCK, AND RECREATION VEHICLE STORAGE” means an outdoor storage area used specifically for seasonal or temporary storage of cars, trucks, and recreation vehicles. For permanent storage, see “AUTO WRECKER” and “SALVAGE YARD”.
- (34) “AUTOMOTIVE/RECREATION VEHICLE SALES AND RENTAL” means a development used for the retail sale or rental of new or used automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale of parts. It includes automobile dealerships, car and truck rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of manufactured homes, trucks, or heavy equipment with a gross vehicle rating greater than 4,000 kg (8,818 lb.). See “HEAVY EQUIPMENT SALES, SERVICE, STORAGE, AND RENTALS” for dealerships of vehicles and equipment over 4,000 kg.
- (35) “AUTOMOBILE SERVICE STATION” means a use, building or part of a building, where vehicle fuels, lubricants and accessories are offered for retail sale and which contains facilities for the repair and maintenance of vehicles excluding body and fender work.
- (36) “AUTOMOBILE SUPPLY STORE” means a use, building, or part of a building where equipment and parts used to repair, service or customize motor vehicles are available for retail sale. This does not include any installations or repairs.
- (37) “AUTO WRECKER” means a use where the primary activity is the storage and wrecking of vehicles, usually for parts or scrap metal re-sale.

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- (38) “BALCONY” means a platform, attached to and projecting from the face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor porch or sundeck with access only from within the building.
- (39) “BANK/FINANCIAL INSTITUTION” means a development, use, or building that is primarily for the banking or lending of money and other related services. It includes a trust company, chartered bank, and credit union or Province of Alberta Treasury Branch.
- (40) “BANK/FINANCIAL INSTITUTION, DRIVE THROUGH” means a development, use, or building that is primarily for the banking or lending of money and other related services. This includes the method of external banking and other related services. Is not limited to trust company, chartered bank, credit union or Province of Alberta Treasury Branch.
- (41) “BAR / NEIGHBOURHOOD PUB” means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the site. This use class typically has a menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Typical uses include neighbourhood pubs, bars, beverage rooms, and cocktail lounges but does not include "CANNABIS LOUNGES".
- (42) “BAR / PUB, MINOR” means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the site which also includes the patio footprint. This development typically has a menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Size is limited to 278m<sup>2</sup>. This use does not include "CANNABIS LOUNGES".
- (43) “BAR/ PUB, MAJOR” means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the site which also includes the patio footprint. This development typically has a menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Size exceeding 278m<sup>2</sup>. This use does not include "CANNABIS LOUNGES".
- (44) “BARBERSHOP” (see “PERSONAL SERVICE SHOP”).
- (45) “BASEMENT” means that portion of a building located on the lower floor of a building with two or more floor levels and which is partly or wholly underground.
- (46) “BEAUTY PARLOUR” (see “PERSONAL SERVICE SHOP”).

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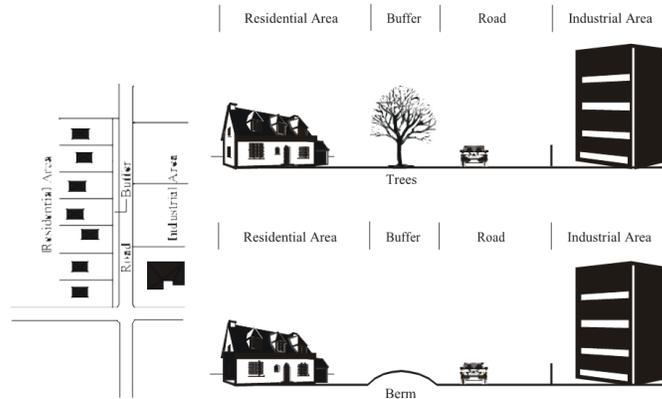
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- (47) “BED AND BREAKFAST FACILITY” means a dwelling unit in which the occupant rents or leases a room or suite of rooms on a temporary basis to vacationers or tourists, and which may include the provision of meals as part of or in addition to the rental paid for the room or suite of rooms. This does not include a hotel, motel, boarding or lodging house, or restaurant, as defined herein.
- (48) “BERM” means a landscaped mound of earth, but other material such as seed in grass or ground covering foliage may be placed on top of the mound. All Berms must comply with the County Design Guidelines and the requirements of the Land Use Bylaw.
- (49) “BIG BOX STORE” means a building with a total floor area greater than 3,700 square meters, whose primary purpose is for the sale of wholesale and/or retail goods and commodities.
- (50) “BOARD” means the County’s Subdivision and Development Appeal Board.
- (51) “BOARDING OR LODGING HOUSE” means a building containing sleeping rooms without cooking facilities, where lodging and/or meals for three or more persons is provided for compensation but does not include a hotel.
- (52) “BOTTLED GAS, SALES AND STORAGE” means a facility where butane and/or propane gas is stored in pressurized portable tanks.
- (53) “BUILDING” includes anything constructed or placed on, in, over, or under land including supporting structures of any kind but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.
- (54) “BUILDING HEIGHT” means the vertical distance between the average grade and the highest point of a building that is not: a roof stairway entrance; ventilating fan; a skylight; steeple; chimney; smoke stack; fire wall; parapet wall; flagpole; or other similar device that is not structurally essential to the building.
- (55) “BUILDING SEPARATION” means the minimum distance between two buildings.
- (56) “BUILDING SUPPLY OUTLET” means an industrial premise used for storage, milling, and wholesale sales of a broad range of building materials and tools, and which may include a retail operation. This use includes “CARPET FLOORING SHOPS”, “SUPPLY SHOPS” and “PLUMBING, HEATING, SHEET METAL, ELECTRICAL SUPPLY SHOPS”. It may also include “FIRE AND SAFETY SUPPLIES”, “PAINT STORES”, and “HARDWARE AND TOOL STORES”.
- (57) “BUFFER” means an area where development is separated by: deciduous or coniferous trees, shrubbery, berm, fencing, road or other similar means. Providing visual screening and separation between sites/buildings, incompatible land uses

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or districts. All Buffers must comply with the County Design Guidelines and the requirements of the Land Use Bylaw.



- (58) “BULK FUEL AND CHEMICAL STORAGE” means development where refined or crude oil, fuel, or liquid or solid chemical is stored, and includes the storage of dangerous/hazardous substances, as defined by the Dangerous Goods Transportation and Handling Act and the Major Industrial Accidents Council of Canada (MIACC). The development may include facilities for cleaning, blending or packaging of bulk oil, fuel or chemicals, but does not include manufacture of any of these products. This includes “Bulk Oil Distributor”.
- (59) “BULK SALES ESTABLISHMENT” means the use of land, structure, or building for the purposes of buying and selling lumber, wood, building materials, feed, seed, grain bins, fertilizer, beverages, ice, and allied commodities but does not include any manufacturing, assembling or processing.
- (60) “BUS STATION” means a building for loading and unloading of foot passengers and small freight. Buses may be parked for a period not exceeding 12 hours. This prohibits the storage or servicing of buses.
- (61) “BUSINESS RELATED VISIT” means the entering and exiting (two vehicle movements) of the business related property by an employee or customer equaling one business related visit.
- (62) “BUSINESS SUPPORTIVE SERVICE” means a development for support services to business generally, which for example include: the use of minor mechanical equipment for batch printing; processing and binding; drafting; word and photographic processing services; office maintenance or security services; business related equipment sale, rental, service or repair.
- (63) “CANNABIS” means CANNABIS as defined in the CANNABIS Act (Canada).

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- (64) “CANNABIS-INFUSED PRODUCT” means a product infused with CANNABIS that is intended for use or consumption other than by smoking, including but not limited to, edible product, ointments and tinctures.
- (65) “CANNABIS ACCESSORY” means a thing, including but not limited to rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers, that is represented to be used in the consumption of CANNABIS or a thing that is represented to be used in the production of CANNABIS.
- (66) “CANNABIS CONCENTRATE” means the hashish, cannabinoids, or any alkaloid, salt, derivative, preparation, compound, or mixture, whether natural or synthesized, of cannabinoids.
- (67) “CANNABIS DISTRIBUTOR” means a person, organization or entity who holds a CANNABIS distributor license issued under the Gaming, Liquor and CANNABIS Act (Alberta).
- (68) “CANNABIS LOUNGE” means development where the facility provides the sale of CANNABIS to the public, for the consumption within the premises that is authorized by provincial or federal legislation. This Use does not include CANNABIS Production and Distribution.
- (69) “CANNABIS NURSERY” means the growing of CANNABIS plants to produce starting material (seed and seedlings) and associated activities.
- (70) CANNABIS Plant means a plant that belongs to the genus CANNABIS.
- (71) “CANNABIS PRODUCTION AND DISTRIBUTION” means development used principally for one or more of the following activities as it relates to CANNABIS:
- a) the production, cultivation, and growth of CANNABIS;
  - b) the processing of raw materials;
  - c) the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;
  - d) the storage or transshipping of materials, goods and products; or
  - e) the distribution and sale of materials, goods and products to CANNABIS Retail Sales stores or to individual customers.
- (72) “CANNABIS RETAIL SALES” means the premises specified in a retail CANNABIS license where the retail sale of CANNABIS is authorized. This Use does not include CANNABIS Production and Distribution or CANNABIS Lounges.
- (73) “CAMPGROUND” means any land or part thereof which may levy fees for the locating of tents or recreational vehicles and shall include any facilities or amenities

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secondary to the primary use and may also include a “RECREATION VEHICLE PARK” and “PUBLIC CAMPGROUND/CAMPSITE”. Temporary or seasonal storage of recreation vehicles may be permitted as an accessory use, at the discretion of the Development Authority.

- (74) “CAR AND TRUCK RENTALS” (see “AUTOMOTIVE/RECREATION VEHICLE SALES AND RENTAL”).
- (75) “CARETAKER’S RESIDENCE” means a dwelling that is secondary or accessory to the principal industrial, commercial or recreational use on the same lot and is used for the purpose of providing living accommodation for the individual who is primarily responsible for the maintenance and security of the principal use on that lot.
- (76) “CARPET FLOORING SHOPS” (see “WAREHOUSE STORE”).
- (77) “CAR WASH” (see “VEHICLE WASH”).
- (78) “CATERER” means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or for take-out. This use is not a food and/or beverage service facility.
- (79) “CEMENT PLANT” (see “CONCRETE MANUFACTURING”).
- (80) “CEMETERY” means a parcel of land used as a burial ground and is licensed by the appropriate provincial government departments, and may include accessory facilities such as crematories, cinerarium, columbarium, mausoleums, memorial parks, and gardens of remembrance.
- (81) “CHARACTER AND FORM” means a set of guidelines (including the design of the lot and all buildings contained on the site) to establish consistency and uniformity to an area.
- (82) “CHILD CARE FACILITY” (see “DAY CARE FACILITY”).
- (83) “CHURCH” (see “RELIGIOUS ASSEMBLY”).
- (84) “CINEMA” (see “THEATRE, MOVIE”).
- (85) “CLINIC” means a building or part of a building intended for use by any or all of the following: physicians, dentists, denturist, drugless practitioners, ophthalmologist, opticians, optometrists, chiropractors, medical imaging/lab and physiotherapist their staff and their patients, for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, waiting rooms, treatment

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- rooms, laboratories and dispensaries, directly associated with the clinic are also permitted.
- (86) “CLUSTERED FARM DWELLINGS” means more than one dwelling unit located on farmland where the dwellings shall be occupied by persons who are employed full time (for at least six months of each year) in agriculture.
- (87) “COMMERCIAL ENTERTAINMENT FACILITY” means a privately owned indoor facility or development operated for financial gain in which the public participates in and/or views an activity for entertainment/social purposes. Commercial Entertainment Facilities may offer food and beverages for sale to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, they may include facilities for display of motion pictures, live theatres, dinner theatres, dancing and cabaret entertainment, amusement arcades with mechanical and/or electronic games, billiard or pool halls. They do not include an adult entertainment facility, bingo hall, casino, or late-night club.
- (88) “COMMERCIAL FERTILIZER SUPPLY” means a facility that specializes in the bulk storage and sale of solid and liquid fertilizers and includes other agricultural chemicals.
- (89) “COMMERCIAL RECREATION FACILITY” (see “RECREATION FACILITY, COMMERCIAL”).
- (90) “COMMERCIAL RIDING STABLE” means a facility that is used for horse riding activities on a commercial basis and may include buildings that are necessary for the storage of the horses or other functions related to this activity.
- (91) “COMMUNICATION TOWER” means a structure that is used to convey communication, radio or television signals and may include other structures necessary for the carrying out of this function.
- (92) “COMMUNITY HALL” means the use of land and building for community activities and generally not used for commercial purposes, and the control of which is vested in the County of Grande Prairie, a local board or agent thereof. A community centre and Seniors’ Hall/Centre have the same definition.
- (93) “CONCRETE MANUFACTURING/CONCRETE PLANT” means an operation that produces concrete or concrete products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises, and the storage of the materials and equipment required to manufacture concrete. It may also include the manufacture and storage of concrete products and supplies and maintenance of required equipment. It does

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not include the retail sale of finished concrete.

- (94) "CONDOMINIUM UNIT" means:
- (a) in the case of a building, a space that is situated within a building and described as a unit in a condominium plan by reference to floors, walls and ceilings within the building, and
  - (b) in the case other than that of a building, land that is situated within a lot described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of the Surveys Act respecting subdivision surveys.
- (95) "CONFINED FEEDING OPERATION" means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding and bedding sites. For the purposes of this Bylaw, wild boar is not considered livestock.
- (96) "CONSTRUCT" means to build, reconstruct, or relocate, and without limiting the generality of the word, also includes:
- (a) any preliminary operation such as excavation, filling or draining;
  - (b) altering an existing building or structure by an addition, enlargement, extension or other structural change; and
  - (c) any work which requires a Building Permit.
- (97) "CONSTRUCTION YARD" means the use of land or buildings for a construction operation such as building construction, oilfield construction or another similar type of construction operation.
- (98) "CONTRACTING SERVICES, MAJOR" means a development used for commercial and industrial service support and construction. Typical uses include oilfield support services, laboratories, cleaning and maintenance contractors, building construction, surveying, 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, mobile 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.
- (99) "CONTRACTING SERVICES, MINOR" means a development used for the provision of electrical, plumbing, heating, painting, catering and other contractor

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services and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed building, and no fleet storage of more than four vehicles or pieces of mobile equipment.

- (100) “CONVENIENCE FOOD STORE” means a retail operation that specializes in convenience type items such as groceries, soft drinks and other similar goods. This use does not include “CANNABIS RETAIL SALES”.
- (101) “CONVENIENCE RETAIL STORE” means a development with an operation that specializes in the convenient sales of consumer goods, except for the sale of liquor or CANNABIS.
- (102) “CONVENIENCE VEHICLE RENTALS” means a development with an operation that provides rental opportunity for motor vehicles; this does not include the sales of vehicles.
- (103) “CORNER LOT” (see “LOT, CORNER”).
- (104) “COUNCIL” means the Council of the County of Grande Prairie #1.
- (105) “COUNTRY RESIDENTIAL” means in the case of a subdivision; a parcel of land utilized for residential purposes which is not otherwise described in this bylaw and in the case of dwelling unit; a single detached dwelling or manufactured home except a farmstead which is situated on the country residential subdivision.
- (106) “COUNTRY STORE” means a use or structure, located along a municipal road in an Agricultural District, where goods, wares, merchandise, substances, articles or services are stored, offered or sold to the general public. It includes storage on or about the premises of limited quantities of such goods, wares, merchandise, substances or articles. The size of the retail area shall not exceed 150 m<sup>2</sup> (1600 square feet). The store may include a dwelling unit for the owners. This use does not include “CANNABIS RETAIL SALES”.
- (107) “COVERAGE” (see “LOT COVERAGE”).
- (108) “CROWN LAND” means land of the Crown in right of Alberta that includes the bed and shores of all permanent and naturally-occurring water bodies and watercourses.
- (109) “CRUSHING PLANT” means an industrial establishment where aggregate is processed through a crushing and sorting operation into various grades of gravel.
- (110) “CULTIVATION (CANNABIS)” means the growing of CANNABIS plants and harvesting material from those plants, as well as associated activities.

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- (111) "CULVERT AND PIPE STORAGE" (see "STORAGE, OUTDOOR").
- (112) "DAIRY INDUSTRY EQUIPMENT" (see "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE").
- (113) "DATA PROCESSING ESTABLISHMENT" means a use, building, or part of a building used for the input, processing and printing of computerized data.
- (114) "DAY CARE FACILITY" means a development licensed by the Province to provide personal care, maintenance, supervision or education, without overnight accommodation, for seven or more children at one time for more than three but less than 24 consecutive hours in a day. This includes day care centres, nurseries, kindergartens, nursery schools and play schools and other similar uses.
- (115) "DECK" means an unenclosed amenity area or platform made of concrete, brick, wood or other material that may be attached to a dwelling and is intended for the purpose of outdoor dining, lounging and other similar accessory residential use.
- (116) "DEVELOPMENT" means any development as defined in the Act.
- (117) "DEVELOPMENT APPEAL BOARD" means a subdivision and development appeal board appointed by bylaw pursuant to the Act.
- (118) "DEVELOPMENT AUTHORITY" when used in this bylaw is the Development Officer, Municipal Planning Commission, County Council, or any other person(s) or body defined by the Development Authority Bylaw of the County of Grande Prairie.
- (119) "DEVELOPMENT OFFICER" means a person appointed by a resolution of council to the office established by Section 2(2) of this Bylaw.
- (120) "DEVELOPMENT PERMIT" means a document required pursuant to this land use bylaw.
- (121) "DISCRETIONARY USE" means the use of land or of a building that is listed in the columns captioned "Discretionary Uses" in all districts in this Bylaw, and for which, subject to the provisions of this Bylaw a development permit may be issued.
- (122) "DRIVE-IN RESTAURANT" (see "RESTAURANT, DRIVE-THROUGH").
- (123) "DRY CLEANING AND LAUNDRY DEPOT" means a building used for the purpose of receiving articles of clothing to be subjected to the process of dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and/or distribution of any such articles or goods which have been subjected to any such process.

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- (124) “DRY CLEANING AND LAUNDRY PLANT” means a building where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing is carried on.
- (125) “DRY CLEANING ESTABLISHMENT” means a building where dry cleaning, dry dyeing, cleaning or pressing of articles or clothing is carried on, and
- (a) in which only non-flammable solvents are or can be used which emit no odours or fumes; and
  - (b) in which no noise or vibration causes a nuisance or inconvenience within or without the premises.
- (126) “DUGOUT” means the excavations of land results in manmade features that entraps water and includes excavations for a water supply and borrow pits. At its deepest point, a dugout shall have a depth of no less than one (1) metre. Anything designed for a depth shallower than one metre may be considered an ornamental pond for landscaping purposes.
- (127) “DUPLEX” means a building containing two dwelling units, one above the other, each of which has an independent entrance, either directly from outside the building or through a common vestibule.
- (128) “DUPLICATING SHOP” means premises engaged in reproducing drawings, plans, maps or other copy, by computer graphics, blueprinting, photocopying or small offset process.
- (129) “DWELLING, FOURPLEX” means a building containing four dwelling units, each unit comprising two floor levels and sharing a common party wall with two other units.
- (130) “DWELLING, MULTI ATTACHED” means a residential building containing three or more dwelling units separated by common walls and located either on a single site or each unit on a separate individual lot, each dwelling unit having at least one separate entrance. This definition applies to forms of housing that include, but are not limited to, townhouses, rowhouses, triplexes and fourplexes
- (131) “DWELLING, ROW HOUSING” means a residential use where a building or buildings on a lot consist of at least three dwelling units with each unit having direct access to the outside grade but shall not mean “apartment”.
- (132) “DWELLING, ROW HOUSING (STREET ORIENTED)” means a residential unit within a group of three or more dwelling units, whose front access is oriented towards the street, and whose building massing, siting, landscaping and

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garage/driveway access are considered as a part of the street front as a whole.

- (133) “DWELLING, ROW HOUSING (CONDOMINIUM)” means a residential use where a building or buildings on a lot consist of at least three dwelling units with each unit having direct access to the outside grade but shall not mean “apartment”.
- (134) “DWELLING” or “DWELLING UNIT” means a complete building or self-contained portion of a building used or designed to be used by a household, containing independent and separate sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.
- (135) “DWELLING UNIT, APARTMENT” means a dwelling unit located within an “APARTMENT BUILDING”.
- (136) “DWELLING UNIT, ROW HOUSING (STACKED)” means a residential unit within a group of three or more dwelling units arranged either vertically so that Dwellings are placed over others, or horizontally so that Dwellings are attached at the rear as well as at the side. Each Dwelling is required to have separate access. Individual access to grade may be shared, provided that no more than two Dwellings may share access to Grade.
- (137) “DWELLING UNIT, SEASONAL” means a self-contained dwelling unit for use, on a semi-permanent or seasonal basis only.
- (138) “DWELLING UNIT, SEMI-DETACHED” means a building that is divided vertically into two dwelling units side by side and separated from each other by a common wall extending from foundation to roof and not attached to any other residential building.
- (139) “DWELLING UNIT, SINGLE DETACHED” means a building containing only one dwelling unit and occupied by not more than one family but does not include a manufactured home, modular home or mobile home.
- (140) “EATING ESTABLISHMENT” means a building or part of a building where food is offered for sale or sold to the public for immediate consumption or take-out and includes such uses as a restaurant (not licensed for the sale and consumption of alcoholic beverages), drive-through restaurant, take-out/ delivery restaurant, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar, or refreshment room or stand, but does not include a boarding house, lodging house, or bed and breakfast. This use does not include facilities for the sale and consumption of alcoholic beverages or CANNABIS. See “RESTAURANT” and “FOOD AND/OR BEVERAGE SERVICE FACILITY” for licensed eating establishments or “CANNABIS LOUNGE”.

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- (141) "ELECTRICITY PRODUCTION" means the activity of producing electrical power and may include such structures as a power generating station or a co-generation station.
- (142) "ENVIRONMENTAL AUDIT" means a comprehensive site analysis to determine:
- (a) if there are any hazardous substances above, on or below the surface of the subject property that may pose a threat to the environment and/or health of humans, wildlife, and/or vegetation;
  - (b) if there are any breaches of federal, provincial, and/or municipal environmental standards;
  - (c) the level of risk that a contaminated site poses to the environment and/or health of humans, wildlife, and/or vegetation; and
  - (d) what remedial actions may be required to reduce the level of risk posed by a contaminated site to an acceptable level.
- (143) "ENVIRONMENTAL AUDIT REPORT" means a document containing the result of an Environmental Audit.
- (144) "ENVIRONMENTAL IMPACT ASSESSMENT" means a comprehensive site analysis to determine:
- (a) the potential impact of the proposed development on site;
  - (b) the potential environmental impact of the proposed development upon adjacent properties or land uses; and
  - (c) the potential environmental impact of the proposed development upon the future land use potential of the property.
- (145) "ENVIRONMENTAL IMPACT ASSESSMENT REPORT" means a written document containing the result of an Environmental Impact Assessment.
- (146) "EQUIPMENT RENTAL/REPAIR" means a development, use, or building for the rental and/or repair of tools, appliances, recreational craft, office machines, furniture, home appliances, light construction equipment, or similar items, but does not include the rental or repair of motor vehicles or industrial equipment.
- (147) "EQUIPMENT REPAIR SHOP" (see "EQUIPMENT RENTAL/REPAIR").
- (148) "EXPLOSIVE STORAGE AND DISTRIBUTION" means a development or use designed for the storage and/or distribution of "EXPLOSIVES" as defined in the

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federal government's Explosives Act. This use is not a "WAREHOUSE", "STORAGE, OUTDOOR", or "STORAGE, INDOOR" and is not intended to be a permitted use in any land use district but may be allowed if it is specifically rezoned as part of a Direct Control District.

- (149) "EXTENSIVE RECREATIONAL USE" (see RECREATIONAL USE, EXTENSIVE").
- (150) "FARM BUILDINGS" means any improvement, other than a dwelling unit or manufactured home, used for agricultural operations. This includes all buildings used in connection with an agricultural operation. This use does not include "CANNABIS PRODUCTION AND DISTRIBUTION".
- (151) "FARMERS'/FLEA MARKET" means a development used for the sale of new or used goods and food products by multiple vendors renting tables and space in an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same. Such operations are usually of a seasonal nature.
- (152) "FARM IMPLEMENT AND MACHINERY DEALERSHIPS" (see "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE").
- (153) "FARM IMPLEMENT DEALERSHIPS" (see "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE" and "AGRICULTURAL SERVICE AND SUPPLY").
- (154) "FARMSTEAD" means any dwelling unit associated with an agricultural operation or intensive livestock operation where the owner(s) of the operation normally reside. For the purposes of the bylaw, farmstead also includes the well, sewage disposal system, and shelterbelt and only applies to an un-subdivided quarter section.
- (155) "FARMSTEAD, ABANDONED" means a farmyard which was once established and which contains some or all of the following: an abandoned residence, a developed potable water source, an established sewage collection system, an electrical service, an existing shelter belt or any other features which would indicate a previous developed farmstead.
- (156) "FEED AND SEED SALES AND STORAGE" (see "AGRICULTURAL SERVICE AND SUPPLY" and "BULK SALES ESTABLISHMENT").
- (157) "FEED MILL" means a building wherein farm commodities are brought, stored, and sold, and also includes the drying, processing and elevation for storage of farm commodities such as grain.

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- (158) "FENCE" means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, containment of livestock, domestic animals, or to provide sound abatement. All Fencing must comply with the County Design Guidelines and the requirements of the Land Use Bylaw. Side and rear yard fencing may be composed of different material from the frontage.
- (159) "FERTILIZER PLANT" (see "INDUSTRY, LARGE SCALE" and "INDUSTRY, SMALL SCALE").
- (160) "FINANCIAL INSTITUTION" (see "BANK/FINANCIAL INSTITUTION").
- (161) "FIRE AND SAFETY SUPPLIES" (see "BUILDING SUPPLY OUTLET", "RETAIL STORE" and "WAREHOUSE STORE").
- (162) "FIRE POND" means a fresh water pond specifically designed and engineered as part of a fire protection system that is designed according to the County of Grande Prairie's specifications.
- (163) "FITNESS CENTRE" means a building where the primary activity is physical exercise. This use generally charges a fee to allow visitors to use the exercises equipment, attend fitness related courses and other provided services. Cardio training related equipment, free weights, exercise machines or a combination of all three may be utilized within this building. These centres may offer group exercises that are conducted by an instructor. These building may also offer sauna and shower usage for their paid visitors.
- (164) "FLOOR AREA" means the total floor area of every room and passageway contained in a building but not including the floor areas of basements, attached garages, sheds, open porches, patios, open decks, verandas, or breezeways.
- (165) "FLORIST SHOP" means a retail store devoted to the sale of flowers, indoor plants and arrangements thereof.
- (166) "FOOD AND/OR BEVERAGE SERVICE FACILITY" means a building or portion thereof, in which food and/or beverages are prepared to be sold for consumption on the premises or for take-out, and without limiting the generality of the foregoing, may include such facilities as restaurants, drive-in food establishments, taverns, bars, cocktail lounges and catering services. This use does not include "CANNABIS LOUNGES".
- (167) "FOOD PROCESSING PLANT" means a use, building or part of a building, other than a restaurant or catering establishment in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption, and includes a flour mill, a dairy, a bakery, a grain elevator or an egg grading station, but does not include an abattoir or any premises used for the slaughtering of animals

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- or the boiling of blood, tripe or bones, or the production/distribution of CANNABIS.
- (168) “FOREST-BASED INDUSTRY” (see “INDUSTRY, FOREST-BASED”).
- (169) “FRAGMENTED PARCEL” means a parcel of land that is separated from the balance of a quarter-section or river lot by a watercourse, railway, or public roadway that makes the parcel impractical, in the opinion of the Development Officer, to farm as an agricultural operation.
- (170) “FUNERAL HOME” means a place where funerals are held and/or the deceased are kept until they are released for burial or cremation.
- (171) “GAMING OR GAMBLING ESTABLISHMENT” means a building or structure, or any portion thereof, which is used or intended for use for the purpose of dealing, operating, maintaining or conducting any game played with cards, dice or any mechanical device or machine for money, property or any item of value.
- (172) “GARAGE” means an ancillary building or portion of a main building, including a carport, used or intended to be used in conjunction with a dwelling principally for the private parking or storage of motor vehicles for personal transportation. A garage shall not exceed 100 m<sup>2</sup> in area with a maximum interior ceiling height of 3.7 metres and a maximum height of one storey. A “GARAGE” is not a “DWELLING UNIT” and is not an “ACCESSORY BUILDING”.
- (173) “GARAGE, ATTACHED” means a “GARAGE” attached to a main building.
- (174) “GARAGE, DETACHED” means a “GARAGE” that is not part of the main building.
- (175) “GARBAGE REDUCTION AND JUNK DEALERS” (see “RECYCLING DEPOT”).
- (176) “GAS BAR” means a retail outlet that is limited to the sale of gasoline and related automotive products, and, may include a “CONVENIENCE FOOD STORE” but does not include “CANNABIS RETAIL SALES”.
- (177) “GAS PROCESSING PLANT” (see “PETRO-CHEMICAL FACILITY”).
- (178) “GOLF COURSE” means the golf playing area and accessory buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area.
- (179) “GOVERNMENT OFFICE (INSTITUTIONAL USE/PUBLIC USE)” means a municipal office, court house, registry office, health and welfare centre, employment office, post office, or other office uses for purpose of local or other

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government administration.

- (180) "GRAIN BINS SALES AND STORAGE" (see "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE").
- (181) "GRAIN ELEVATOR" means a structure that is used for the storage of grain and is usually located in such a manner to take advantage of a rail or truck loading facility.
- (182) "GRANARIES" (see "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE").
- (183) "GREENHOUSE, COMMERCIAL" means a building or structure used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse and are sold directly from the lot either wholesale or retail. This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".
- (184) "GREENHOUSE, FARM" means a building specially designed and used for the growing of vegetables, flowers, and other plants for transplanting outdoors on the same site containing such greenhouse. This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".
- (185) "GROUP CARE FACILITY" means a facility which provides residential accommodation for up to seven persons, most or all of which are handicapped, aged, disabled, or in need of adult assistance and who are provided service or supervision, excluding foster homes.
- (186) "GUEST RANCH" means a working farm or ranch that offers tourists or visitors meals and temporary overnight accommodation for payment of a fee and may include programs that allow guests to participate in a range of farming activities. A guest ranch does not include a hotel, motel, or boarding house.
- (187) "HANDICRAFT BUSINESS" means the production and selling of handicrafts on a commercial basis.
- (188) "HARDWARE AND TOOL STORES" (see "BUILDING SUPPLY OUTLET" and "RETAIL STORE").
- (189) "HAZARDOUS INDUSTRY" (see "INDUSTRY, HAZARDOUS").
- (190) "HEALTH SERVICES" (see "CLINIC")

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- (191) "HEAVY EQUIPMENT SALES, SERVICE, STORAGE, AND RENTALS" means a development used for the retail sale or rental of new or used heavy equipment and trucks exceeding 4,000 kg (18,000 lbs.), motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories. Also see "TRUCK AND MANUFACTURED HOME SALES AND RENTALS". See "AUTOMOTIVE/RECREATION VEHICLE SALES AND RENTAL" for all vehicles at or under 4,000 kg.
- (192) "HOME BUILDING SUPPLY STORE" (see "RETAIL STORE" and "WAREHOUSE STORE").
- (193) "HOME FURNISHING/FURNITURE STORE" (see "RETAIL STORE" and "WAREHOUSE STORE").
- (194) "HOME OCCUPATION, INTERMEDIATE" means development in a Country Residential district consisting of the use of a dwelling unit and/or an accessory building or structure by a resident whom resides at the dwelling unit, for a business. The business may generate no more than eight (8) business related visits per day. The business use must be secondary to the residential use of the building and shall not change the residential character of the dwelling unit and/or accessory building. This may include the storage of up to four (4) trucks up to one (1) ton, two (2) trailers, and related vehicles and minor equipment storage including a limited amount of construction equipment and other similar uses. A Home Occupation Intermediate may include up to four (4) employees. This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".
- (195) "HOME OCCUPATION, MINOR" means development where there is the commercial use of a dwelling unit, by a resident whom resides at the dwelling unit, for a business. The business shall not require more than four (4) business related visits per day to the dwelling unit. The business must be secondary to the residential use of the building and no aspects of the business operation shall be detectable from outside the property except for company vehicles. Company vehicles on site may include up to two (2) vehicles up to one (1) ton. The home occupation, minor shall not require employees and shall have no retail sales. There shall be no outdoor business activity, no signage, or storage of materials or equipment allowed on site. This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".
- (196) "HOME OCCUPATION, MAJOR" means development in a Country Residential district consisting of the use of a dwelling unit and/or an accessory building or structure by a resident whom resides at the dwelling unit, for a business. The business shall not require more than twenty (20) business related visits per day. The business use must be secondary to the residential use of the building and shall not change the residential character of the dwelling unit and/or accessory

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building. This may include the storage of up to four (4) trucks up to one (1) ton, two (2) trailers, up to two (2) trucks larger than one (1) ton, and related vehicles and minor equipment storage including a limited amount of construction equipment and other similar uses. It may also include a limited amount of agricultural processing. A Home Occupation Major may include up to twelve (12) employees. The business should be located within ½ mile from a paved road. This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".

- (197) "HOME OCCUPATION, AGRICULTURAL" means a development in the Agricultural District consisting of the use of a dwelling unit or farm building by the resident of that dwelling unit, for a business that may generate business traffic. The business use must be secondary to the agricultural operation and shall not employ more than 2 persons not normally residing on site. This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".
- (198) "HOTEL" means a building designed for the accommodation of the travelling or vacationing public containing guestrooms served by a common entrance as well as general kitchen and dining or other public rooms.
- (199) "INDOOR AND OUTDOOR STORAGE FACILITIES" (see "STORAGE, INDOOR" and "STORAGE, OUTDOOR").
- (200) "INDOOR RECREATION FACILITY" (see "RECREATION FACILITY, INDOOR").
- (201) "INDUSTRIAL HEMP" means the growing of industrial hemp plants (those containing 0.3 per cent THC or less) and associated activities.
- (202) "INDUSTRY, AGRICULTURAL" (see "AGRICULTURAL INDUSTRY").
- (203) "INDUSTRY, ELECTRICAL AND ELECTRONIC PRODUCTS" means an industry involved in the production of appliances, lighting products, audio and video recording, receiving, sending and playing products, communications products, business machine products, electrical transformers and switches, energy, wire and cable products, but shall not include electrical generation equipment or battery products.
- (204) "INDUSTRY, FOREST BASED" means an industrial operation that manufactures or produces forest products and generally includes lumber manufacturing facilities, oriented strand board plants, pulp mills and sawmills.
- (205) "INDUSTRY, HAZARDOUS" means an industry that by reason of emissions, noise or the manufacturing process or storage of goods and materials, create a situation which is offensive or hazardous to human health, safety and well-being. These

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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industries must be located in isolation from concentrations of population.

(206) “INDUSTRY, HEAVY” (see “INDUSTRY/MANUFACTURING, LARGE SCALE”).

(207) “INDUSTRY, LIGHT” (see “INDUSTRY/MANUFACTURING, SMALL SCALE”).

(208) “INDUSTRY/MANUFACTURING, LARGE SCALE” means an industry engaged in any or all of the following activities; the assembly, processing, manufacture, cleaning, testing, repairing, storage or distribution of raw materials into a new product and which is not defined elsewhere in this bylaw. The industry may exhibit most or all of the following characteristics:

- (a) requires a large parcel of land,
- (b) involves the development of either large buildings or structures,
- (c) requires large areas of open storage,
- (d) emits noise which is audible beyond the boundary of the property,
- (e) involve the emission of smoke, dust, flying ash, or other particulate matter,
- (f) may emit an odour or gas,
- (g) involve the use of toxic gases or substances in the manufacturing process,
- (h) produce heat beyond the boundaries of the parcel,
- (i) store goods or products which may be hazardous or offensive,
- (j) produce a waste material that may be hazardous or offensive,
- (k) employ more than 50 persons.

This use does not include a “FOREST BASED INDUSTRY”, “HAZARDOUS INDUSTRY”, “PETRO CHEMICAL INDUSTRY”, “NATURAL RESOURCE EXTRACTION INDUSTRY”, OR “AGRICUTURAL PROCESSING”.

(209) “INDUSTRY/MANUFACTURING, SMALL SCALE” means an industry or “manufacturing firm” engaged in the assembly, processing, manufacture, cleaning, testing, repairing, storage, or distribution of various materials into a new product. The industry may exhibit most or all of the following characteristics:

- (a) can be developed on smaller parcels of land,

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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- (b) is suitable for rural industrial parks,
- (c) most of the activities are confined to the building,
- (d) does not require large areas of outdoor storage,
- (e) does not produce emissions which are obnoxious or hazardous,
- (f) employs 50 or fewer people on site.

This use does not include a Seed Cleaning Plant (see “AGRICULTURAL PROCESSING”).

- (210) “INDUSTRY, PETRO-CHEMICAL” means a facility or industry that processes or refines gas, oil, or any other petro-chemical product from its raw state into a more refined state suitable for transport to market. This use includes “GAS PROCESSING PLANT”, “OIL OR GAS REFINERY”, “PETRO-CHEMICAL PROCESSING PLANT”, “PETRO-CHEMICAL FACILITY”, but is not a “PETROLEUM FACILITY”, and not a “NATURAL RESOURCE EXTRACTION INDUSTRY”.
- (211) “INSTITUTIONAL USE” means a place of worship (church), hospital, public school, public park, playground, cemetery, community hall, government office or shop, or tourist information facility.
- (212) “INTENSIVE RECREATIONAL USE” (see RECREATIONAL USE, INTENSIVE”).
- (213) “INTERNAL SUBDIVISION ROAD” means a public roadway, excluding a primary highway, secondary road, or municipal road, constructed solely for access or egress and internal circulation within a commercial, industrial, residential development or a hamlet.
- (214) “IRRIGATION EQUIPMENT STORAGE, SALES, RENTALS, AND REPAIRS” (see “AGRICULTURAL MACHINERY SALES AND SERVICE”).
- (215) “KENNEL” means premises in which a number of dogs and/or cats are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale.
- (216) “LABORATORY” means the use of a building, or part of a building, used for scientific, medical and/or dental testing, experimentation and/or research. This includes a “SOD TESTING LAB”.
- (217) “LAGOON” or “Waste Stabilization Pond” means any pond, natural or artificial, receiving raw or partially treated sewage or waste, in which stabilization occurs

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due to sunlight, air and micro-organisms.

- (218) “LANDFILL OPERATION” means a sanitary landfill site and operation and for the purposes of this bylaw includes a waste sorting site, a waste sorting station, a waste transfer station, a modified sanitary landfill, hazardous waste management facility or dry waste site.
- (219) “LANDSCAPE CONTRACTOR” (see “CONTRACTING SERVICES, MAJOR” and “MINOR”).
- (220) “LANDSCAPED AREA” means an open area of land which is:
- (a) unoccupied by any building or structure;
  - (b) situated at ground level on a lot; and
  - (c) used or intended to be used for the growth and maintenance of grass, flowers, shrubs, bushes, trees and other vegetation, and for the provision of other landscaping features including, but not necessarily restricted to, planting strips, facilities for outdoor recreation, ornamental ponds, play areas, surfaced walks and patios;
  - (d) but does not include any part of a driveway or parking area, regardless, of surface composition, or any roof-top terrace, balcony, or space enclosed within a building.
- (221) “LANDSCAPING” means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, ornamental ponds, fencing, walks, driveways or other structure and materials as used in landscape architecture.
- (222) “LANDSCAPING PLAN” is a specialized site plan a showing the location of features such as; trees, shrubs, ornamental plantings, ponds, fencing, berms, buffers, walkways, driveways or other structural materials deemed necessary to the comply with the County Design Guidelines.
- (223) “LANE” means a public right-of-way not exceeding 9.0 metres (30 feet) in width which provides a secondary means of access to a lot and which is registered in a land titles office.
- (224) “LAUNDROMAT” means a self-serve clothes washing establishment containing one or more washing and drying, ironing, finishing or other incidental equipment.
- (225) “LARGE SCALE INDUSTRY/MANUFACTURING” (see “INDUSTRY/MANUFACTURING, LARGE SCALE”).

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- (226) “LEGAL NON-CONFORMING BUILDING” means a building;
- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective; and
  - (b) that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.
- (227) “LEGAL NON-CONFORMING USE” means a lawful specific use:
- (a) being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building become effective, and
  - (b) that on the date the land use bylaw becomes effective does not, or in the of a building under construction will not, comply with the land use bylaw.
- (228) “LIGHT INDUSTRY/MANUFACTURING” (see “INDUSTRY/ MANUFACTURING, SMALL SCALE”).
- (229) “LIVE / WORK UNIT” means a unit that contains one dwelling, in addition to dedicated floor space for the purpose of conducting work. The work component may or may not be separate and distinct from the dwelling. [This use class does not include a HOME OCCUPATION, MAJOR, HOME OCCUPATION, INTERMEDIATE or HOME OCCUPATION, MINOR].
- (230) “LIVESTOCK” means poultry, horses, cattle, sheep, swine, goats, bison, alpacas, donkeys, goats, llamas, mules, fur-bearing animals raised in captivity and diversified livestock animals within the meaning of the Livestock Industry Diversification Act, except wild boar.
- (231) “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

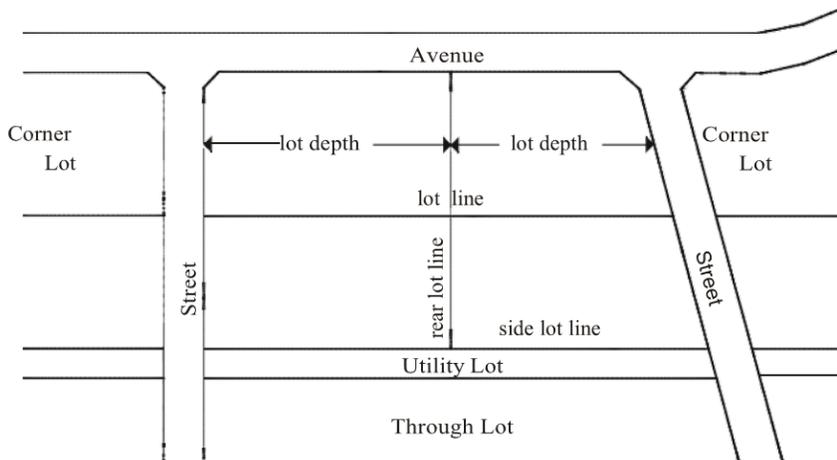
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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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legal subdivision; or

- (e) 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 by reference to a plan of subdivision.
- (232) “LOT AREA” means the area contained within the boundaries of a lot shown on a plan of subdivision or described in the Certificate of Title.
- (233) “LOT, CORNER” means a lot located at the intersection of two public roadways.
- (234) “LOT COVERAGE” means that percentage of the lot area which is covered by all buildings on that lot, including accessory buildings, but excluding balconies, canopies and the like.
- (235) “LOT DEPTH” means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. If there is no rear lot line (see “LOT LINE, REAR”), lot depth shall be measured from the middle of the front lot line to the intersection point of the two (2) other lot lines.



- (236) “LOT LINE, FRONT” means the boundary dividing the lot from an abutting public roadway. In the case of a corner lot, the shorter lot line shall be the front lot line. In the case of a through lot, either street line of the lot may be the front lot line, but the other street line shall be deemed a rear lot line.
- (237) “LOT LINE, REAR” means the lot line of a lot that is directly opposite to, and farthest from, the front lot line, except that where a lot has only three (3) lot lines, there shall be deemed to be no rear lot line.
- (238) “LOT LINE, SIDE” means any lot line other than the front or rear lot line.
- (239) “LOT, THROUGH” means any lot other than a corner lot having access on two

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abutting public roadways.

- (240) "LOT WIDTH" means the horizontal distance between the side lot lines measured 7 metres perpendicularly distant from the mid-point of the front lot line, except that for existing lots with areas in excess of 490 m<sup>2</sup>, this horizontal distance may be measured up to 15 metres perpendicularly from the mid-point of the front line.
- (241) "LUMBER STORAGE" (see "STORAGE, OUTDOOR").
- (242) "LUMBER YARD" (see "STORAGE, OUTDOOR").
- (243) "MAIN BUILDING OR USE" means the building or use on which is carried out the principal purpose for which the lot or building is used.
- (244) "MANUFACTURING" (see "INDUSTRY/MANUFACTURING, SMALL SCALE", "INDUSTRY, HAZARDOUS", "INDUSTRY/ MANUFACTURING, LARGE SCALE").
- (245) "MANUFACTURING FIRM" means a plant or facility for uses such as machining, welding, fabricating, assembly, bottling.
- (246) "MANUFACTURED HOME" means a transportable, single or multiple section residential dwelling suitable for permanent occupancy, built in a certified off-site manufacturing facility in accordance with the Alberta Building Code with or without longitudinal beams under the floor that become part of the surface foundation. It is transported on its own wheels and upon its arrival at the site, is ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities. This use is not a "MODULAR HOME" and for the purposes of this bylaw, is not a "MOBILE HOME".
- (247) "MANUFACTURED HOME (SINGLE WIDE)" means a manufactured home that is 6.1 metres (20 feet) or less wide.
- (248) "MANUFACTURED HOME (DOUBLE WIDE)" means a manufactured home that is more than 6.1 metres (20 feet) wide.
- (249) "MANUFACTURED HOME COMMUNITY" means a lot under single ownership which is managed by an operator and which has been designed for the placement of manufactured homes or manufactured home community lots for non-transient use.
- (250) "MANUFACTURED HOME COMMUNITY LOT," means a leasable or rentable portion of land within a manufactured home community park that has been reserved for the placement of a manufactured home.

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- (251) "MARKET GARDEN" means a parcel of land where plants, vegetables, flowers and similar materials excluding CANNABIS, are grown for sale.
- (252) "MEDICAL/DENTAL OFFICE" (see "OFFICE, MEDICAL/DENTAL").
- (253) "MINIMUM STANDARDS" means those minimum requirements relating to lot area, floor area, yards, landscaping design, character and appearance of buildings, etc. for the permitted uses of land or buildings or the discretionary uses of land or buildings, or both, listed in this Bylaw and, where these are not specified, as determined by the Municipal Planning Commission.
- (254) "MINISTER" means the Minister of Municipal Affairs.
- (255) "MINOR AGRICULTURAL PURSUIT" (see "AGRICULTURAL PURSUIT, MINOR").
- (256) "MIXED USE APARTMENT" means self-contained residential apartments sharing a building with a commercial, retail or institutional use shall not include "CANNABIS RETAIL SALES" and the commercial, retail or institutional use should be located primarily on the ground floor facing the street; however, it may occupy other sections of the building. The apartment(s) may occupy any other part of the building. The apartments(s) may have shared or separate entrance facilities, however access to the apartment(s) should not be through the commercial space.
- (257) "MOBILE HOME" means an uncertified off-site factory built residential dwelling unit intended for residential occupancy that does not meet the Alberta Building Code. This use is not a "MANUFACTURED HOME" or "MODULAR HOME".
- (258) "MOBILE HOME SALES AND STORAGE" (see "HEAVY EQUIPMENT SALES, SERVICE, STORAGE, AND RENTALS" or "TRUCK AND MANUFACTURED HOME SALES AND RENTALS").
- (259) "MODULAR HOME" means one or more finished sections of a complete residential dwelling built in a certified off-site factory for transport to the site for installation on a permanent foundation, all in accordance with the Alberta Building Code. For the purposes of this definition, finished means fully enclosed on the exterior and interior but need not include interior painting, taping, and installation of cabinets, floor coverings, fixtures, heating system, and exterior finishes. This use is not a "MANUFACTURED HOME" or "MOBILE HOME".
- (260) "MOTEL" means a building or a group of buildings designed for the accommodation of the traveling or vacationing public containing guestrooms.
- (261) "MOVED-IN DWELLING" means a single detached dwelling previously constructed and occupied on a site, that is to be relocated from that site and placed

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on another site.

- (262) "MUNICIPALITY" means the County of Grande Prairie No. 1.
- (263) "MUNICIPAL ROAD" means a public roadway subject to the direction, control and management of the County but not including an internal subdivision road.
- (264) "MUSEUM" means a use of a building, or part of a building for the preservation and presentation of works of art, or cultural or historical or scientific objects and information and open to the recreation and education of the public.
- (265) "NATURAL RESOURCE EXTRACTION INDUSTRY" means an industry engaged in the extraction of natural resources such as timber, clay, sand and gravel, limestone, shale, coal, and other minerals. This includes all petroleum and natural gas related activities and which may include primary treatment into a marketable form of the resource and includes such uses as "CONCRETE MANUFACTURING/CONCRETE PLANTS" and "RESOURCE EXTRACTION OPERATION".
- (266) "NIGHTCLUB" means any premises or part thereof, the primary purpose of which is to host regular dances, entertainment performances or other events where:
- (a) No CANNABIS, alcohol or alcoholic beverages are available on the premises for consumption or sale;
  - (b) 20 or more patrons are assembled at any time between 2:00 AM and 6:00AM;
  - (c) The events are held for the purpose of gain or profit;
  - (d) Tickets are sold or an entrance or attendance fee is charged for persons to attend; and,
  - (e) Music, noise or sound of any kind or source, including but not limited to the performing or playing of live music, amplified recorded or computer-generated sounds.
- (267) "NON-CONFORMING" means a use which is existing but not permitted in the zone in which the said use is situated.
- (268) "NURSERY AND GARDEN STORE" means the use of land, buildings or structures, or part of buildings or structures, where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stock, for grafting, or for the purpose of retail or wholesale. This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".

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- (269) "OFFICE, MEDICAL/DENTAL" means an office or offices in which the practice of the professions of medicine, psychiatry, dentistry or optometry is carried on or in which the treatment by osteopathy or chiropractic is carried out.
- (270) "OFFICE OR OFFICE BUILDING" means a facility providing for the administration of business or government, or the provision of professional services.
- (271) "OILFIELD CONTRACTOR, SUPPLY, MAINTENANCE, SERVICE, STORAGE, AND OFFICES" (see OILFIELD SUPPORT SERVICES).
- (272) "OILFIELD MANUFACTURE" (see "INDUSTRY").
- (273) "OILFIELD SUPPORT SERVICES" means a development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or shipping of such materials, goods and equipment, including petrochemical products and supplies, provided such storage does not exceed 5,000m<sup>3</sup> for all organic or inorganic chemicals and 10,000m<sup>3</sup> for all petroleum products and that such storage is in accordance with all applicable provincial and federal statutes. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.
- (274) "OIL OR GAS REFINERY" (see "INDUSTRY, PETRO-CHEMICAL").
- (275) "OPEN" and "OUTDOOR STORAGE" (see "STORAGE, OUTDOOR").
- (276) "OPEN or OUTDOOR STORAGE AREA" means an area of land used for outdoor storage purposes.
- (277) "OTHER RELATED IMPROVEMENTS" means utilities (power, gas, well or septic system) and/or mature shelterbelts.
- (278) "OUTDOOR RECREATION FACILITY" (see RECREATION FACILITY, OUTDOOR" and "RECREATIONAL USE, EXTENSIVE").
- (279) "OUTDOOR STORAGE" (see "STORAGE, OUTDOOR").
- (280) "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 manmade landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian trails and paths,

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landscaped buffers, playgrounds and water features.

- (281) "PARKING AISLE" means that portion of a parking lot that accommodates the circulation of vehicles.
- (282) "PARKING LOT" means an area of land providing for the parking of motor vehicles.
- (283) "PARKING STALL" means that portion of a parking lot that accommodates a parked vehicle.
- (284) "PERMITTED USE" means the use of land or of a building that is listed in the column captioned "Permitted Uses" in Land Use Districts appearing in this Bylaw.
- (285) "PERSONAL SERVICE SHOP" means a use of a building or part of a building in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes a barber shop, hairdressing establishment, beautician, beauty parlour, shoe repair and shoe shining shop, formal rental shop, tailor shops, bake shops, depots for collection and delivery of dry cleaning and laundry, self-serve dry cleaning and laundry establishment and pet grooming facilities. The sale of merchandise shall be permitted only as an accessory use to the personal service provided.
- (286) "PETRO-CHEMICAL FACILITY" (see "INDUSTRY, PETRO-CHEMICAL").
- (287) "PETRO-CHEMICAL PROCESSING PLANT" (see "INDUSTRY, PETRO-CHEMICAL").
- (288) "PETROLEUM FACILITY" means petroleum infrastructure such as oil and gas pipelines, well battery, compressor station, and metering station and is not defined as a Natural Resource Extraction Industry.
- (289) "PHARMACEUTICAL AND MEDICAL PRODUCTS INDUSTRY" means a use of a building or part of a building for the manufacture, fabrication and processing of drugs in pharmaceutical preparations for human or veterinary use, and the manufacture of orthopedic, prosthetic and surgical appliances and supplies. This use may include "ANIMAL HUSBANDRY PRODUCTS". This use does not include "CANNABIS RETAIL SALES" or "CANNABIS PRODUCTION AND DISTRIBUTION".
- (290) "PHARMACY" means a retail store that dispenses prescription drugs and sells, among other things, non-prescription medicines, health and beauty products, and associated sundry items.
- (291) "PLACE OF WORSHIP" (see "RELIGIOUS ASSEMBLY").

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- (292) "PLANTING STRIP" means a landscaped area located immediately adjacent to a lot line or portion thereof, on which is situated one (1) or more of the following screening devices:
- a) a continuous row of trees;
  - b) a continuous hedgerow of evergreens or shrubs;
  - c) a berm;
  - d) a wall; or
  - e) an opaque fence, arranged in such a way as to form a dense or opaque screen.
- (293) "PRIMARY HIGHWAY" means a highway or proposed highway designated as a primary highway under The Public Highways Development Act.
- (294) "PRINTING ESTABLISHMENT" means a use, building or part of a building, used for the primary purpose of printing, lithographing or publishing. It may include some of the same uses permitted in a duplicating shop but must include at least one of the above-listed primary functions.
- (295) "PRINTING, REPRODUCTION AND DATA PROCESSING INDUSTRY" means a use, building, or part of a building, used by printing industries (including sign printing); reproduction industries such as tape, film and records; data processing industries; and binding and related industries with similar impacts.
- (296) "PROCESSING (CANNABIS)" means the manufacturing, packaging and labelling of CANNABIS products destined for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities.
- (297) "PROPANE TRANSFER FACILITY" means a facility at a fixed location having not more than one storage container and such container shall not have an aggregate propane storage capacity in excess of 50 000 litres (10,994 gallons) and from which no retail sale of propane fuel to the public is or may be affected.
- (298) "PROFESSIONAL SERVICES" means the use of a building for the provision of personal professional services including but not limited to, Engineering, Planning Counselling, legal services, accounting services, tax preparation services, investment services and real estate offices.
- (299) "PUBLIC CAMPGROUND/CAMPSITE" (see "CAMPGROUND").
- (300) "PUBLIC USE" means a building, structure or lot used for public services by the County except sanitary landfill sites and sewage lagoons, or by any local board or agency of the County, or by any department, commission or agency of the Province of Alberta or Government of Canada.

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- (301) "PULP MILL" (see "FOREST-BASED INDUSTRY").
- (302) "RAILROAD YARD" means a facility used to store and maintain railroad related equipment and products and usually includes a number of buildings related to the operation of a railroad. This use includes a "Railway Station Grounds".
- (303) "RAPID DRIVE THROUGH VEHICLE SERVICE" means a development tailored to provide a quick and convenient motor vehicle servicing (including vehicular oil change and minor tune ups).
- (304) "REAL PROPERTY REPORT" means a legal document that illustrates the location of all relevant visible public and private improvements relative to property boundaries. It is in the form of a plan or illustration of the various physical features of the property including a written statement detailing the surveyor's opinions or concerns. It is relied upon by the municipality as an accurate representation of the improvements to property.
- (305) "RECREATIONAL AMUSEMENT PARK" means a "COMMERCIAL RECREATION FACILITY" with or without permanent buildings or structures where rides, games of chance, entertainment, exhibitions, and the sale of food, beverages, toys and souvenirs constitute the main use.
- (306) "RECREATIONAL ESTABLISHMENTS WITHIN BUILDINGS" (see RECREATION FACILITY, INDOOR").
- (307) "RECREATIONAL USE, EXTENSIVE" means a recreational land use, scattering users and development over a dispersed area of land. For purposes of clarification includes passive parks, or walking trails, or hunting, or trail riding, or snowmobiling, or hiking or back country campsites, or a combination of the above and other similar uses and recreational activities which do not typically involve buildings.
- (308) "RECREATIONAL USE, INTENSIVE" means a recreational land use and/or buildings where recreation activities are pursued in a more concentrated form and would likely involve buildings. For the purposes of clarification such activities would include beaches, indoor and outdoor riding stables, race tracks for motorized and non-motorized activities, sport fields, picnic areas, arenas, curling rinks, indoor pavilions, downhill or cross-country ski facilities, parks, cabins, and other similar uses. This use is intended to include facilities with a moderate to significant number of seats for spectators. It is larger and more intensive than "RECREATION FACILITY, COMMERCIAL".
- (309) "RECREATION FACILITIES, BOTH PUBLIC AND PRIVATE" (see "RECREATION FACILITY, OUTDOOR", "PARK", "RECREATION FACILITY, INDOOR", "RECREATION FACILITY, COMMERCIAL).

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- (310) “RECREATION FACILITY, COMMERCIAL” means a large-scale building in which patrons may participate in a recreation activity which, due to the nature of the activity or required equipment, requires a substantial area for each participant, and in which there is minimal to moderate provision for spectators. Recreational activities may include, without limiting the generality of the foregoing, billiard or pool halls, large bowling alleys, fairs, tennis, racquet courts, gymnasiums, simulated golf, or indoor golf, swimming pools, or commercial arenas. The key distinction between this use and “RECREATION FACILITY, INDOOR” is scale and the provision for spectators. Although this use is to be applied primarily to private facilities, it may also be used for public facilities.
- (311) “RECREATION FACILITY, INDOOR” means development that provides 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. Typical facilities would include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges; small bowling alleys; racquet clubs; and indoor soccer fields. This use is generally intended to be smaller than a “RECREATION FACILITY, COMMERCIAL” and may be designed only for a limited amount of spectator use. Although this is intended for application primarily to public uses, it may also be applied to private facilities.
- (312) “RECREATION FACILITY, OUTDOOR” means a development providing facilities that are available to the public for sports and active recreation conducted outdoors. Typical uses include campsites, golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor swimming pools, and outdoor tennis courts.
- (313) “RECREATION VEHICLE” means a portable structure designed and built to be carried on a vehicle or to be transported on its own wheels and which is intended to provide temporary living accommodation for travel and recreation purposes. It does not need any special license or permit to travel on the public road systems other than a usual trailer or vehicle license, and without limiting the generality of the foregoing, includes such vehicles as a motor home, a camper, a travel trailer or a tent trailer. It does not include a mobile home, manufactured home, or any vehicle or trailer over eight (8) feet in width while being transported.
- (314) “RECREATION VEHICLE MANUFACTURING, SALES, RENTAL, AND STORAGE” (see “AUTOMOTIVE/RECREATION VEHICLE SALES AND RENTAL”).
- (315) “RECREATION VEHICLE PARK” – see “CAMPGROUND”.
- (316) “RECYCLING DEPOT” means a building or land in which used material is separated and processed prior to shipment for repeated use or to others who will use those materials to manufacture new products and may include the handling of

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hazardous materials.

(317) “RECYCLING FACILITIES” (see “RECYCLING DEPOT”).

(318) “REGISTERED OWNER” means

(a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or

(b) in the case of any other land,

i. the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against

the certificate of title in the land and any assignee of the purchaser’s interest that is the subject of a caveat registered against the certificate of title, or

ii. in the absence of a person described in paragraph (i), the person registered under the Land Titles Act as the owner of the fee simple estate in the land.

(319) “RELIGIOUS ASSEMBLY” means a development including any meeting halls used for spiritual worship and related religious, charitable, educational or social activities, but does not include a school. It may include a minister’s residence, manse, parsonage, or rectory, provided it is accessory to the principal use. It also means “CHURCH” or “PLACE OF WORSHIP”.

(320) “REPAIR SHOP” (see “EQUIPMENT RENTAL/REPAIR”).

(321) “RESEARCH FACILITY” means a building or portion thereof, or group of buildings in which facilities for scientific research, investigation, and testing are located.

(322) “RESIDENTIAL CARE FACILITY” means a private or publicly funded seniors lodge, nursing home, extended or congregate care facility.

(323) “RESIDENTIAL SALES CENTRE” means a show home or building used for a limited period of time for the purpose of marketing residential land and buildings.

(324) “RESOURCE EXTRACTION OPERATION” means a development where gravel, rock, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes and may include an “AGGREGATE STORAGE AREA”, “AGGREGATE STOCKPILING”, and “AGGREGATE FACILITY”, but does not include an “AGGREGATE FACILITY, TEMPORARY”.

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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- (325) “RESTAURANT” means a building or part of a building in which food is prepared and offered for retail sale to the public for immediate consumption on the premises and may include a licensed dining room or similar facilities for the sale and consumption of alcoholic beverages. Also see “EATING ESTABLISHMENT” and “FOOD AND/OR BEVERAGE SERVICE FACILITY”. This use does not include “CANNABIS RETAIL SALES”.
- (326) “RESTAURANT, DRIVE-THROUGH” means a place in which food is prepared and sold to the general public and consumed on the premises inside or outside of an automobile and includes an exterior method of ordering and picking up food.
- (327) “ RESTAURANT, EATING ESTABLISHMENT” means a building or part of a building where food is offered for sale or sold to the public for immediate consumption or take-out and includes such uses as a restaurant (not licensed for the sale and consumption of alcoholic beverages or CANNABIS), drive-through restaurant, take- out/ delivery restaurant, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar, or refreshment room or stand, but does not include a boarding house, lodging house, or bed and breakfast. This use does not include facilities for the sale and consumption of alcoholic beverages or CANNABIS. See “RESTAURANT GENERAL, BAR / PUB MINOR, & BAR / PUB MAJOR for licensed eating establishments or “CANNABIS LOUNGE”.
- (328) “RESTAURANT GENERAL” means a building or part of a building that includes the patio. Where food is prepared and offered for retail sale to the public for immediate consumption on the premises and may include a licensed dining room or similar facilities for the sale and consumption of alcoholic beverages but does not include the consumption or retail sale of CANNABIS. Size exceeding 278m<sup>2</sup>. Also see “RESTAURANT LIMITED” or “CANNABIS LOUNGE”.
- (329) “RESTAURANT LIMITED” means a building or part of a building that includes the patio. Where food is prepared and offered for retail sale to the public for immediate consumption on the premises and may include a licensed dining room or similar facilities for the sale and consumption of alcoholic beverages but does not include the consumption or retail sale of CANNABIS. Size limited to 278m<sup>2</sup>. Also see “RESTAURANT GENERAL” or “CANNABIS LOUNGE”.
- (330) “RESTAURANT, TAKE-OUT/DELIVERY” means an establishment primarily engaged in preparing specialty foods in bulk and in providing customers with a take-out and/or delivery service which may or may not be consumed on or off the premises.
- (331) “RETAIL” means the sale of goods to the public in relatively small quantities for

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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use or consumption. This use does not include "CANNABIS RETAIL SALES".

- (332) "RETAIL CANNABIS LICENCE" means a license issued under the Gaming, Liquor and CANNABIS Act (Alberta) to purchase CANNABIS from the Alberta Liquor and Gaming Commission, and to possess, store and sell the CANNABIS in the licensed premises.
- (333) "RETAIL STORE" means a development used for the retail sale of consumer goods, from within an enclosed building, except for the sale of liquor or CANNABIS (also see "WAREHOUSE STORE").
- (334) "RETAIL STORE, CONVENIENCE" means a retail operation that specializes in convenience type items such as groceries, soft drinks and other similar goods, excluding liquor or CANNABIS.
- (335) "RETAIL STORE, GENERAL" means a development used for the retail sale of consumer goods entirely within an enclosed building. A Retail Store, General does not include those uses that may be retail in nature but have a form of retail sales that are specifically defined in this Bylaw. This use is deemed to include the sale of second-hand clothing, toys, strollers and other similar goods for babies/infants. This use does not include "CANNABIS RETAIL SALES".
- (336) "RETAIL STORE, LIQUOR" means a retail store licensed to sell any alcoholic beverage to the public. Typical uses include wine and beer stores. This use does not include "CANNABIS RETAIL SALES".
- (337) "ROW HOUSING" (see "DWELLING, ROW HOUSING").
- (338) "RURAL INDUSTRIAL PARK" means a subdivision of land for rural industrial purposes containing parcels for rural industrial use, grouped around an internal road system intended to specifically serve the parcel.
- (339) "SALVAGE YARD" means land or buildings where motor vehicles, tires, and parts are disassembled, repaired, stored or resold.
- (340) "SANITARY LANDFILL SITES" means a site that can be utilized by the public at large for the disposal of solid wastes. Also see "LANDFILL OPERATIONS".
- (341) "SAWMILL" (see "INDUSTRY, FOREST-BASED").
- (342) "SCHOOL, ELEMENTARY" means a development that is publicly supported and involves public assembly for education, training or instruction of students receiving primary education.

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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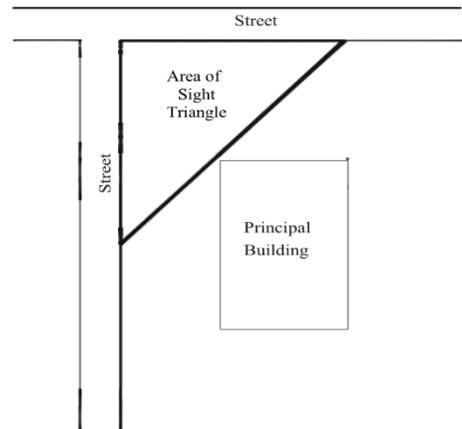
- (343) "SCHOOL, SECONDARY" means a development that is publicly supported and involves public assembly for education, training or instruction of students receiving a secondary education.
- (344) "SCREENING" means a solid vertical division that controls sight lines and/or provides a noise barrier between two or more properties. Frontage material must be composed of wood, concrete fencing, masonry, or composite material and must comply with the County Design Guideline. Side and rear yard barriers can be of different material from the frontage.
- (345) "SEASONAL DWELLING UNIT" (see "DWELLING UNIT, SEASONAL").
- (346) "SECONDARY SUITE" means a self-contained accessory dwelling unit located within a single detached dwelling. A Secondary Suite has cooking facilities, food preparation; sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This land use does not include: Duplex; Dwelling Unit, Semi-detached; Dwelling Unit, Apartment; Boarding or Lodging House; Dwelling Unit, Row housing.
- (347) "SEED CLEANING PLANT" (see "AGRICULTURAL PROCESSING").
- (348) "SEMI-DETACHED DWELLING" ("DWELLING, SEMI-DETACHED").
- (349) "SENIOR CITIZEN'S COMPLEX" means any home for senior citizens sponsored and administered by any public agency or any service club, Religious Assembly, or other non-profit organization, either of which obtains its financing from Federal, Provincial, or Municipal Governments or agencies, or by public subscription or donation, or by any combination thereof, and may include accessory uses such as club and lounge facilities, usually associated with senior citizens developments. Or, means a structure(s) providing residence for a group of senior citizens (60 years of age or more) with central or private kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.
- (350) "SERVICED" means, when applied to District Regulations, that approved development uses municipal water and sewer services, including treatment, and may include communal (privately owned and operated services) where such services have been installed and are operating in accordance with municipal requirements, and provided these services are installed and available to development on more than one land parcel.
- (351) "SERVICE STATION" (see "AUTOMOBILE SERVICE STATION").

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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- (352) “SETBACK” means the shortest horizontal distance from the property line to the nearest part of any building, structure, excavation or open storage on such lot.
- (353) “SHOPPING CENTRE” means one or more buildings, or part thereof, containing a group of separate permitted (or approved discretionary) commercial uses which is maintained as a single comprehensive unit and located on a single lot, such lot being held and maintained under one ownership or under condominium ownership.
- (354) “SIGHT TRIANGLE” means the triangle formed by a straight line drawn between two points, one located along a front lot line and the second along a side lot line at a distance of 7.6 metres (25 feet) from the point where the lot lines intersect.



- (355) “SIGN” means an object, structure or device used for the purpose of identification or advertising or to call attention to any person, matter, thing or event or to give direction.
- (356) “SIGN PRINTING SHOP” (see “PRINTING REPRODUCTION AND DATA PROCESSING INDUSTRY”).
- (357) “SINGLE DETACHED DWELLING” (see “DWELLING, SINGLE DETACHED”).
- (358) “SITE” means a parcel, lot or group of lots used for or proposed to be used for the undertaking of a development.
- (359) “SMALL SCALE INDUSTRY” (see INDUSTRY/MANUFACTURING, SMALL SCALE”).
- (360) “SOCIAL CARE FACILITY” means:
- (a) places of care for persons who are aged or infirm or who require special care or a day care facility;
  - (b) a building or part of a building, other than a home maintained by a person to whom the children living in that home are related by blood or marriage, in which care, supervision or lodging is provided for four (4) or more children under the age of 18 years, but does not include a place of accommodation designated by the Minister of Family and Social Services as not constituting a

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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child care institution; or

- (c) a hostel or other establishment operated to provide accommodation and maintenance for unemployed or indigent persons.
- (361) “SOD FARM” means the commercial growing of sod through seeding and stripping of topsoil to sell the final product.
- (362) “STABLE” means the maintaining, boarding, breeding or care of livestock in return for remuneration or sale purposes.
- (363) “STORAGE, INDOOR” means a self-contained building or group of buildings available for the storage of goods. This use includes “mini-storage” or private storage facilities. This does not include “WAREHOUSE”.
- (364) “STORAGE, OUTDOOR” means a site or a portion of a site designed for the storage of goods, materials and/or equipment, or the display and sale of goods and materials, including vehicles for hire or sale, located outside permanent buildings or structures on the site. This use includes “LUMBER STORAGE” and “LUMBER YARD”. This use is not a “PARKING LOT”.
- (365) “STRUCTURE” means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground not including pavement, curbs, walks, open air surfaced areas and movable vehicles.
- (366) “STRUCTURAL STEEL AND STORAGE” (see “STORAGE, OUTDOOR”, “INDUSTRY/MANUFACTURING, SMALL SCALE”, and “INDUSTRY/MANUFACTURING, LARGE SCALE”).
- (367) “SUBDIVISION” means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.
- (368) “SUBDIVISION AUTHORITY”, as established pursuant to the Act, means that person(s) or body defined by the Subdivision Authority By-law of the County of Grande Prairie.
- (369) “SUPERMARKET MINOR” means a retail store devoted to the sale of food and associated household items. The development shall be no more than 1,300m<sup>2</sup>.
- (370) “SUPERMARKET, MAJOR” means a retail store devoted to the sale of food and associated household items. The development shall be greater than 1,300m<sup>2</sup>.
- (371) “TANKER TRUCK WASHING FACILITY” means a commercial building for cleaning the interior of the tanks of tanker trucks.

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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- (372) “TAXI ESTABLISHMENT” means a use, site or building used as a dispatch office or an area, site or location intended for the parking of taxis and/or limousines when not engaged in transporting persons or goods.
- (373) “TEMPORARY” means such time limit as set by the M.P.C. or Development Officer.
- (374) “TEMPORARY STRUCTURE” means a structure without any foundation or footings and which is removed when the designated time period, activity or use for which the temporary structure was erected has ceased.
- (375) “TEMPORARY WORK CAMP” means a temporary residential complex to be used to house camp workers on a temporary basis of more than 28 days and less than one year. The camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation and other basic living faculties. Any approval of a temporary work camp shall not exceed one year but an approval may be renewed. **(Bylaw No.: 2680-05-040)**
- (376) “THEATRE” means a building, or part thereof, used for the presentation of the performing arts.
- (377) “THEATRE, DRIVE-IN” means a facility used for the showing or viewing of motion pictures with a viewing area(s) designed for motor vehicles such that the audience can view the screen from each vehicle.
- (378) “THEATRE, MOVIE” means a building, or part thereof, used for the showing or viewing of motion pictures for a fee.
- (379) “TIRE SHOP” (see “AUTOMOBILE REPAIR GARAGE”).
- (380) “TOP SOIL” means that depth of soil containing the major portion of organic matter, generally the depth that the land is ploughed.
- (381) “TRADE/COMMERCIAL SCHOOLS” means a building, structure or land that provides for technical instruction to students for profit.
- (382) “TRANSPORT/TRUCK OPERATION” means a development involving the storing, parking, servicing and dispatching of trucks. This use may also involve the transfer of goods primarily involving loading and unloading of freight-carrying trucks.
- (383) “TRUCK DEPOT” means any building, or land or portion thereof, in which or upon which a business, service or industry involving the maintenance, servicing, storage or repair of commercial vehicles and/or transport trailers is conducted or rendered. This includes the dispensing of motor fuel or petroleum products directly into motor

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles.

- (384) "TRUCK AND MANUFACTURED HOME SALES AND RENTAL" means a development used for the retail sale or rental of new or used trucks exceeding 4,000 kg (18,000 lbs.), motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories.
- (385) "TRUCK STOP" means a use that combines a "CONVENIENCE FOOD STORE", "EATING ESTABLISHMENT", "GAS BAR", "TRUCK DEPOT", and "AUTOMOTIVE SERVICE STATION" in order to cater both to the travelling public and commercial truck traffic.
- (386) "UNDERGROUND WASTE STORAGE TANKS" means tanks used for the temporary storage of wastewater, sludge and solids.
- (387) "UNDERSIZED LOT" means a lot that does not meet the minimum length, width or area requirements of the district in which it is located.
- (388) "URBAN RESERVE" means lands presently within the County which are intended for future annexation to the City of Grande Prairie in order to accommodate the City of Grande Prairie's long-term industrial or residential land requirements.
- (389) "UTILITIES" means the right of way and/or use of the land or buildings for one or more of the following:
- (d) telecommunication systems,
  - (e) waterworks systems,
  - (f) irrigation systems,
  - (g) systems for the distribution of gas, whether natural or artificial,
  - (h) systems for the distribution of artificial light or electric power,
  - (i) storm water management systems,
  - (j) heating systems, and
  - (k) sewage systems.
- (390) "UTILITY BUILDING" or "UTILITY USE" means a building or land or portion thereof as defined in the Municipal Government Act in which the proprietor of the public utility maintains its office or offices and/or maintains or houses any equipment used in connection with the public utility building.
- (391) "VEHICLE WASH" means a use, building, or structure where facilities are specifically used or intended to be used for washing vehicles either by production line methods employing mechanical devices or by hand.

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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- (392) "VETERINARY CLINIC, MINOR" means the use of land and building for the medical care and treatment of small domestic animals.
- (393) "VETERINARY CLINIC, MAJOR" means the use of land and building for the medical care and treatment of livestock and small domestic animals.
- (394) "WAREHOUSE" means a building or portion thereof used primarily for storage of goods and materials. It is larger in scale than "mini-storage", private storage facilities, and "indoor storage".
- (395) "WAREHOUSE STORE" means a building or portion thereof for the wholesale or retail sale of goods (also see "RETAIL STORE"). This use includes "CARPET FLOORING SHOP".
- (396) "WATER BODY" means
- (a) the bed and shore of a lake, lagoon, swamp, marsh, or any other natural body of water, or
  - (b) reservoir or other man-made surface feature, whether it contains water continuously or intermittently.
- (397) "WATERCOURSE" means
- (a) the bed and shore of a river, stream, creek or other natural body of water, or
  - (b) a canal ditch, or other man-made surface feature whether it contains water continuously or intermittently.
- (398) "WATER DRILLING SERVICES" (see "CONTRACTING SERVICES, MAJOR").
- (399) "YARD" means a part of a lot upon or over which no building or structure other than a boundary fence is erected, except for specifically permitted accessory buildings.
- (400) "YARD, EXTERIOR SIDE" means a side yard immediately adjoining a public roadway.
- (401) "YARD, FRONT" means a yard extending across the full width of a lot and situated between the front lot line and the nearest exterior wall of the principal building. The minimum front yard depth is the shortest horizontal distance permitted between the front lot line of such lot and the nearest part of the principal building.
- (402) "YARD, INTERIOR SIDE" means a side yard other than an exterior side yard.
- (403) "YARD, REAR" means a yard extending across the full width of a lot and situated

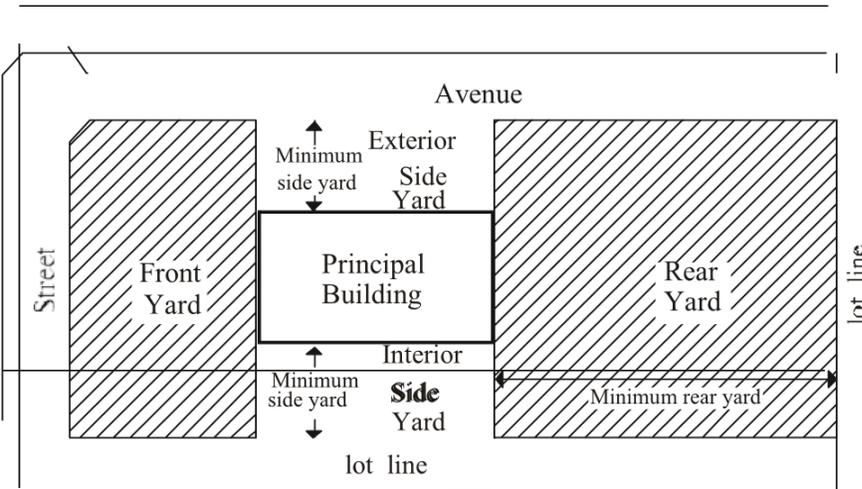
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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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between the rear lot line and the nearest exterior wall of the principal building. The minimum rear yard is the shortest horizontal distance permitted between the rear lot line of such lot and the nearest part of the principal building.

- (404) “YARD, SIDE” means a yard extending from the front yard to the rear yard and situated between the side lot line and the nearest exterior wall of the principal building. The minimum side yard is the shortest horizontal distance permitted between the side lot line of such lot and the nearest part of the principal building.



- (405) “ZERO LOT LINE PLACEMENT” means the placement of a building on a lot in such manner that the building abuts one or more of the lot lines of the lot.

Other words and expressions used in this Bylaw may have the meanings respectively assigned to them in the Act and shall be consistent with the Act. Any other words shall have meanings as defined in Webster's Universal Dictionary.

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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### 8. ESTABLISHMENT OF DISTRICTS

For the purpose of this Bylaw all lands within the boundaries of the County of Grande Prairie No.1 shall be divided into the following districts as shown on several District Maps that form part of this Bylaw.

<b>DISTRICT</b>	<b>SYMBOL</b>
<b>AGRICULTURAL DISTRICTS</b>	
Agricultural	AG
<b>COUNTRY RESIDENTIAL DISTRICTS</b>	
Country Residential	CR-1
Country Residential	CR-2
Country Residential	CR-3
Country Residential	CR-4
Country Residential	CR-5
<b>SERVICED RURAL RESIDENTIAL DISTRICTS</b>	
Rural Estate	RE
Rural Residential	RR-1
Rural Residential	RR-2
Rural Residential Mixed	RR-3
Rural Residential Mixed	RR-4
Residential Condominium	RC
Residential Condominium	RC-1
High Density Residential	HDR
Manufactured Home Community	MHC
Medium Density Residential	MDR
<b>INDUSTRIAL DISTRICTS</b>	
Country Industrial	CM
Confined Feeding Operations	CFO
Limited Rural Industrial	RM
Rural Light Industrial	RM-1
Rural Medium Industrial	RM-2
Rural Heavy Industrial	RM-3
Highway Industrial	RM-4
Extractive Industrial	EX

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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Rural Industrial - Direct Control	RM-DC
Highway Industrial – Direct Control	RM-DC2

### COMMERCIAL AND RECREATION DISTRICTS

Comprehensive Commercial	CC
General Commercial	GC
Limited Institutional and Recreation	L-IR
Intensive Recreation	IR
Gateway Commercial	GWC
Commercial Business Centre – Minor	CBMN
Commercial Business Centre – Major	CBMJ

### ADDITIONAL DISTRICTS

Beaverlodge Airport – Direct Control	BA-DC
Urban Reserve Residential	UR-R
Urban Reserve Industrial	UR-M
Urban Reserve	UR
Village Centre Mixed Use	MU1
Hythe Direct Control	HY-DC1

#### 9. DISTRICT SYMBOLS

Throughout this Bylaw, or any amendments thereto, a district may be referred to either by its full name or by its symbol as set out in subsection 8 of Section 1.

#### 10. DISTRICT MAPS

The District Maps, as may be amended or replaced by Bylaw from time to time, is that map attached to and forming part of the Bylaw and among other things bears the following identification:

- (a) District Maps No. 1 to 168 and as added to or revised from time to time.
- (b) Adopted by Council this        day of \_\_\_\_\_, AD,        .
- (c) Signatures of the Reeve and County Administrator.

#### 11. DISTRICT BOUNDARIES

The boundaries of the districts listed in subsection 8 of this section are as delineated on the various District Maps listed in subsection 10.

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## SECTION 1: DEFINITIONS AND OPERATIVE CLAUSES

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Where uncertainty exists as to the boundaries of the districts as shown on a Land Use District Map, the following rules shall apply:

- (a) Where a boundary is shown as following a public lane or street, the boundary follows the middle of the right-of-way.
- (b) Where a boundary is shown as approximately following a lot line or quarter section line, it shall be deemed to follow the lot line or quarter section line.
- (c) In circumstances not covered by rules (a) and (b), the location of the district boundary shall be determined:
  - (i) where dimensions are set out on a Land Use District map, by the dimensions so set out, or
  - (ii) where no dimensions are set out on a Land Use District map with respect to such boundary, by measurement with the use of the scale shown on a Land Use District map, or
  - (iii) where a street, highway or railroad right of way, electrical transmission line right of way or watercourse serves as a boundary, a line midway on such right of way shall be considered the boundary between the district unless specifically indicated otherwise.
- (d) Where the application of the above rules does not determine the exact location of the boundary of the district, the Council, either on its own motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary, shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the provisions of this Order and with the degree of detail as to measurements and directions as the circumstances may require.
- (e) After the County has fixed a district boundary pursuant to the provisions of the above paragraph, the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.

The Council shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

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## SECTION 2: ADMINISTRATIVE

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### 1. DEVELOPMENT AUTHORITY

The Development Authority is established by By-law pursuant to the Act.

The Development Authority shall exercise development powers and duties on behalf of the Municipality.

The Development Authority shall be the Development Officer or, where the context of this bylaw permits, the Municipal Planning Commission or County Council.

### 2. OFFICE OF DEVELOPMENT OFFICER

The office of the Development Officer is hereby established and the Development Officer or Development Officers shall be appointed by a resolution of Council.

### 3. DUTIES AND RESPONSIBILITIES

The Development Officer(s):

- (a) shall receive and consider applications for a development permit;
- (b) shall keep and maintain, for inspection of the public during office hours, a copy of this Bylaw and all amendments and resolutions thereto and ensure that copies are available to the public at reasonable charge;
- (c) shall keep a register of all development permit applications, including the decisions thereon and the reasons therefore, as per the retention policies of the County of Grande Prairie;
- (d) shall make decisions on all development permit applications for Permitted Uses;
- (e) may make decisions on development permit applications for Discretionary Uses;
- (f) shall issue decisions on all development permit applications and state terms and conditions, as authorized by this Bylaw or the Act;
- (g) shall refer all applications for Discretionary Uses specifically identified in the Bylaw with "MPC" following the use listed, to the Municipal Planning Commission for decision;
- (h) shall refer all development applications in a Direct Control District to the Municipal Council, unless Council has specifically delegated approval authority to the Development Authority;
- (i) shall be the Development Authority for all purposes of the Act and this Bylaw

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## SECTION 2: ADMINISTRATIVE

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except where responsibility is given to the Municipal Planning Commission;

- (j) shall collect fees in accordance with the scale to be established by Bylaw by Council; and,
- (k) may refer any development application to the Municipal Planning Commission and may refer any other planning or development matter to the Municipal Planning Commission for its review, support or advice.
- (l) shall refer all development applications for CANNABIS RETAILS SALES, CANNABIS PRODUCTION AND DISTRIBUTION, or CANNABIS LOUNGES to the Municipal Planning Commission for decision, unless approval authority has specifically been delegated to the Development Officer by the Municipal Planning Commission.
- (m) shall refer all development applications for Home Occupation, Majors to the Municipal Planning Commission for decision if the business requires a variance to the criteria stipulated in the Home Occupation, Major definition unless approval authority has specifically been delegated to the Development Officer by the Municipal Planning Commission.
- (n) shall prepare forms and notices as required for the purpose of administering this bylaw.

#### 4. MUNICIPAL PLANNING COMMISSION

The Municipal Planning Commission, as established by separate Bylaw shall perform such duties as outlined in this Bylaw and the Municipal Planning Commission Bylaw.

#### 5. DEVELOPMENT PERMITS REQUIRED

Except as provided in Section 2(6) of this Bylaw, no person shall undertake any development unless it is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

#### 6. DEVELOPMENT PERMITS NOT REQUIRED

A development permit is not required for the following developments providing such complies with all the other provisions of this Bylaw:

- (a) Works of maintenance repair or alterations on a structure, both internal and external, if in the opinion of the Development Officer such work:

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## SECTION 2: ADMINISTRATIVE

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- (i) does not include structural alterations, and
  - (ii) does not change the use or intensity of the use of the structure.
- (b) The completion of a building which was lawfully under construction at the date this Bylaw comes into full force and effect, provided that the building is completed in accordance with the terms of any permit granted by the County, subject to the conditions of that permit;
- (c) The erection, construction, or the maintenance of gates, open fences, screening fences, or other means of enclosure less than 1.0 metres (3 feet) in height in the front yard and 2.0 metres (6 feet) or less in height in side and rear yards provided that the erection of such fence, wall or gate does not contravene any other provision of this Bylaw;”
- (d) The erection or construction of machinery, buildings or structures needed in connection with operations for which a Development Permit has been issued, for the period of those operations;
- (e) The construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement;
- (f) The use by the County of land of which the County is the legal or equitable owner in connection with any public utility carried out by the County;
- (g) The use of a building or part thereof as a temporary polling station for a Federal, Provincial or Municipal election or referendum;
- (h) Temporary election signs;
- (i) The erection or construction of a temporary campsite by the municipality for the carrying out, from time to time, of municipal works;
- (j) The construction of farm buildings in the AG District, provided that a building permit is not required by the Alberta Building Code;
- (k) Up to two (2) buildings or structures less than 10 square metres (108 sq. ft.) in area and not permanently attached to the ground, within a Residential District or an Urban Reserve District provided that no portion of the building is located within the required yard setbacks.
- (l) The erection, construction or maintenance of decks that are less than 0.61 metres (2 feet) in height (measured from the finished grade to the underside of the supporting structure).

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## SECTION 2: ADMINISTRATIVE

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- (m) Home Occupation, Minor does not require a development permit if the criteria of the business is as follows:
- i. The business shall not require signage;
  - ii. The business shall not require more than four (4) business visits per day;
  - iii. There shall be no outdoor business activity or storage of materials or equipment allowed on site;
  - iv. The business shall not require employees;
  - v. The business must be secondary to the residential use of the buildings and no aspects of the business operation shall be detectable from outside the property except for company vehicles;
  - vi. Company vehicles on site may include up to two (2) vehicles up to one (1) ton; and
  - vii. The business must be located within the principal residential dwelling unit.

### 7. APPLICATION FOR A DEVELOPMENT PERMIT

An application for a development permit shall be made to the Development Officer in writing on the prescribed form and shall be accompanied by the following information before the application will be deemed to be complete and received in final form:

- (a) The application must be signed by the applicant and the registered owner may be required to provide written authorization confirming support for the application;
- (b) A non-refundable fee to cover the administrative processing costs as established in the Development Permit Fee Schedule as adopted by resolution of Council,
- (c) The legal description and site dimensions for the proposed property and a street address if relevant,
- (d) A statement of the proposed uses,
- (e) A location map for the proposed development indicating the following:
  - (i) a legal description of the proposed development and all adjacent properties,
  - (ii) identification of all abutting roadways including, primary highways, municipal roads and internal subdivision roads and any existing or proposed access to the development,

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## SECTION 2: ADMINISTRATIVE

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- (iii) identification of all rights of way and easements within or abutting the subject property,
  - (iv) identification of all drainage courses and/or proposed drainage plan.
- (f) A detailed site plan of the proposed development, in duplicate when required, drawn to a metric scale of no less than 1:2000 (i.e. not 1:2500, but could be 1:500), or such other metric scale as the Development Authority may require, with two reduced copies on 11 by 17 paper, and showing all of the following information:
- (i) location and dimensions of all existing and proposed buildings including front, side and rear yards;
  - (ii) north arrow;
  - (iii) scale;
  - (iv) the estimated commencement and completion dates;
  - (v) access points to the site;
  - (vi) adjacent land uses;
  - (vii) proposed vehicle parking areas including number of spaces, dimensions of all aisles, stalls and any lighting standards and curbs;
  - (viii) off-street loading areas;
  - (ix) location source of water supply including wells, dugouts, holding tanks or central system;
  - (x) location of existing or proposed sewage disposal systems, including septic tanks, disposal fields and sewers;
  - (xi) provision for any other utilities, if applicable;
  - (xii) site storm drainage plans;
  - (xiii) landscaping information including plans of type, size and spacing of plantings;
  - (xiv) residential development density (if applicable); and

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- (xv) any additional information the Development Authority deems necessary in order to evaluate the application.
  
- (g) Development permit applications for signs shall include:
  - (i) drawings that provide the dimensions, area, material, finishes, colours, size of lettering, wording and graphics, method of illumination, and mounting or erection details;
  - (ii) drawings or photos which show the location and separation distances between all existing and proposed signs.
  - (iii) The estimated cost of the project;
  - (iv) Any topographical features and the extent of existing treed areas shall be indicated on the site plan together with an indication of the trees proposed to be removed in the course of development;
  - (v) Any studies required to evaluate the proposal;
  - (vi) A Real Property Report to verify the location of an existing building or buildings that is the subject of a development permit application; and
  
- (h) For Natural Resource Extraction Industries, the proponent shall, in addition to the requirements identified elsewhere in the Bylaw, submit with the application the following:
  - (i) site diagrams showing topography and drainage patterns;
  - (ii) purpose of extraction;
  - (iii) written details regarding the development and operation of the pit, including the estimated length of time for use of the site, the extent of the excavation proposed, stockpiles (type and location), and types of activities proposed (excavation, crushing, stockpiling);
  - (iv) a written plan detailing the methods proposed to mitigate the impacts of noise, dust and other emissions;
  - (v) written details of projected hauling operations including hours of operation, number of trucks, proposed routes, dust control methods, road maintenance, and signs;

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- (vi) reclamation plans;
  - (vii) capability of the site for agriculture and recreation;
  - (viii) impact on critical wildlife and fish habitat; and
  - (ix) other information as may be required by the Development Authority.
- (i) For all uses, such additional information as the Development Authority deems necessary in order to evaluate any application in accordance with this By-law. This additional information may include, but is not limited to the following:
- (i) location and size of existing trees;
  - (ii) a report from a qualified consultant regarding the provision, availability, and suitability of potable water on or to the land to be subdivided, as per Alberta Environment guidelines;
  - (iii) report from a qualified consultant regarding the nature of sewage effluents likely to come from the proposed development and proposed method(s) of treatment;
  - (iv) a geo-technical or floodplain study prepared by a qualified engineer recognized by APEGGA if, in the opinion of the Development Authority, the site is potentially hazardous or unstable;
  - (v) a reclamation plan for aggregate extraction or other major surface disturbance;
  - (vi) a level one and/or level two environmental site assessment, conducted according to Canadian Standards Association (CSA) guidelines, to determine potential contamination and mitigation;
  - (vii) an environmental impact assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects,
  - (viii) traffic impact analysis prepared by a qualified engineer recognized by APEGGA as specializing in Transportation Engineering;
  - (ix) such other plans, photographs or other documents or information of any kind that the Development Authority may consider necessary to properly evaluate the proposed development, including, but not limited to:

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- a. building plans, showing floor plans, elevations and exterior finishing materials;
- b. the number of employees anticipated to be working on site;
- c. transportation methods and routes proposed to move goods to and from the proposed development; and
- d. rationale for choosing the proposed location rather than other potential sites.

### 8. WAIVER OF INFORMATION REQUIREMENTS

The Development Officer may deal with an application for any use and make a decision thereon without all the information required by Subsection 7 if, in the opinion of the Development Officer, a decision on the application can be properly made without such information.

### 9. DEVELOPMENT REFERRALS

- (a) The Development Authority may refer to any adjacent municipality or government agency, for consideration and recommendation on any matter or any application for a development permit.
- (b) The Development Authority shall refer those Discretionary Uses with “MPC” following the use as listed under each Land Use District and those Discretionary and Permitted Uses that require significant waivers (as determined by the Development Authority), to adjacent landowners and may refer these applications to other nearby landowners, at the discretion of the Development Authority. As well, any other application may be referred to adjacent landowners or any other landowner within 100 metres of the boundaries of the land subject to the application, at the discretion of the Development Authority. This requirement may be waived if the applicant has demonstrated to the satisfaction of the Development Authority that those potentially impacted have no objections.
- (c) Having received a reply on a matter referred to any adjacent municipality, landowner or government agency, the Development Authority may make a decision giving due consideration to the aforesaid recommendations.

### 10. INCOMPLETE APPLICATIONS

The Development Officer shall return an application for a development permit to an applicant where sufficient details of the proposed development have not been

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## SECTION 2: ADMINISTRATIVE

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included with the application. The application so returned shall be deemed not to have been complete in its final form, and therefore not received, until all required details have been submitted to the Development Officer.

### 11. DEVELOPMENT PERMIT DECISIONS

#### (a) Permitted Uses

In making a decision for a use listed under the "Permitted Uses" column in that district the Development Officer(s):

- (i) may approve the application if the use does not otherwise conform with the Bylaw subject to conditions necessary to ensure conformity;
- (ii) shall approve the application upon the use conforming with the Bylaw; and
- (iii) may establish and attach conditions in accordance with Section 2(14) of this Bylaw.

#### (b) Discretionary Uses

In making a decision on an application for the use listed under the "Discretionary Uses" column in that District the Development Officer(s):

- (i) may approve the application unconditionally; or
- (ii) may approve the application subject to conditions in accordance with Section 2(14) of this Bylaw; or
- (iii) may refuse the application with the reasons specified; or
- (iv) may refer any applications in the "Discretionary Uses" column to the Municipal Planning Commission.

### 12. VARIANCE POWERS

#### (a) Uses

Where a proposed specific use of land or a building is not provided for in any district in the Land Use Bylaw, the Development Authority may determine that such use is similar in character and purpose to a use listed under the "Permitted Uses" or "Discretionary Uses" columns in the Agricultural district and may issue a development permit with or without conditions.

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(b) District Requirements

- (i) In the Agricultural District, the Development Authority may vary any or all of the district requirements provided such a variance will not unduly affect the amenities, use or enjoyment of the site or the neighbouring properties and provided such a variance is not applied to allow for creation of a new lot (except for farmsteads in a quarter section), and provided such a variance does not conflict with the Subdivision and Development Regulations;
- (ii) In all other districts, the Development Authority may vary any or all of the district requirements. The variance shall not unduly affect the amenities, use or enjoyment of the site or neighbouring properties and shall not conflict with the Subdivision and Development Regulations;
- (iii) Notwithstanding this, no variation in the district standards will be allowed from the minimum separation distances for sanitary landfills, or wastewater treatment facilities.

(c) Subdivision

Where the subdivision of land involves farmsteads, the Subdivision Authority may vary the maximum parcel size and any minimum lot width or minimum setback requirement provided such a variance shall not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of the neighbouring properties and provided the proposed subdivision conforms with the use prescribed for that land in the Land Use By-law. The variance shall not conflict with the Subdivision and Development Regulations.

(d) Real Property Reports

As part of the authority given to the Development Officer to process Real Property Reports (RPR), the Development Officer may sign an RPR when the District Requirements are not met, provided that the variance required is a distance and is no more than 0.15 metres.

### 13. PUBLIC NOTIFICATION - DEVELOPMENT PERMITS

- (a) When an application for a development permit is approved, the following procedure may be used for notification purposes:
  - (i) All notices must contain the location or legal description of the property for which the application has been approved, a description of the approved use, and the procedure for any appeals;

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## SECTION 2: ADMINISTRATIVE

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- (ii) For a Permitted Use where all of the requirements of the district have been complied with, the Development Officer may post a notice in the County Administration office and provide to the applicant or his agent written notice of the approval;
  - (iii) For all other development permits the Development Officer may publish a notice in a newspaper circulating in the municipality, and may:
    - a. notify the applicant or his agent by sending them, by regular mail, a written copy of the decision;
    - b. in the case of a development permit application which has been circulated to other landowners for comment, notify in writing the same landowners of the decision;
    - c. notify in writing any other person the Development Officer feels may be affected by the issuance of the permit, and
    - d. notify in writing an adjacent municipality when required under the provisions of an Inter-Municipal Development Plan.
  - (iv) The Development Officer may require that a notice be posted on the property stating the location of the property for which the application has been made, the proposed use and development approved.
  - (v) The Development Officer may post development permit decisions on the County's web site.
- (b) When an application for a development permit is refused, the Development Officer shall mail a notice of decision in writing, to the applicant or his agent stating the reasons for refusal.

### 14. ADMINISTRATION OF CONDITIONS FOR DEVELOPMENT PERMITS

- (a) The Development Authority may require, with respect to a development that, as a condition of issuing a development permit, the applicant enters into a development agreement with the Municipality to carry out all or any of those provisions as described in the Municipal Government Act and its successors and in Section 3(1) of this Bylaw.
- (b) Where the development of land involves a subdivision of land, a development permit may not be issued until the Development Authority receives evidence that the necessary subdivision is registered in the appropriate Land Titles office.

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- (c) Where certain works are required or conditions are imposed against a lot or parcel due to a decision by the Subdivision Authority acting within the jurisdiction of the Subdivision & Development Regulations, no permit shall be issued until the works or conditions have been complied with or until a developer's agreement for specific performance is in existence between the developer and the Municipality.

### 15. TIME LIMITS

- (a) The Development Authority shall consider and decide on an application for a development permit within forty (40) days of the receipt of the application in its complete and final form.
- (b) Notwithstanding the above paragraph, an application shall, at the option of the applicant, be deemed refused when a decision is not made within forty (40) days of the receipt of the application in its complete and final form.
- (c) If a decision is not made within the forty (40) days, the applicant may enter into an agreement with the Development Officer to extend the forty (40) day period using the prescribed form.
- (d) When, in the opinion of the Development Officer, satisfactory arrangements have not been made by a developer for the supply of water, electrical power, sewage, street access or rural road access, or any of them, including payment of the costs of installation or construction, the Development Officer shall refuse to issue a development permit.
- (e) When an application for a development permit has been refused pursuant to this Bylaw or ultimately after appeal, the submission of another application for a development permit or for a change in land use designation on the same parcel of land and for the same or a similar use of the land by the same or any other applicant shall not be accepted by the Development Authority for at least six (6) months after the date of refusal.
- (f) Unless a development permit is issued for a permitted use that conforms to the District Requirements, a development permit is not effective until the relevant appeal period as outlined in the Act has lapsed and provided no appeal is lodged with the Subdivision and Development Appeal Board.
- (g) When an appeal is made with respect to a development permit approved by the Development Authority, the development permit that has been issued shall not come into effect until the appeal has been determined, at which time the permit may be modified or nullified thereby.

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- (h) A development permit becomes void twelve (12) months from the date of approval if the development has not commenced. The Development Authority may approve an extension, not to exceed six (6) months. Those portions of the development that are incomplete twenty-four (24) months from the date of approval shall be deemed to be no longer approved for development and the relevant sections of the development permit shall become void.

### 16. COMPLIANCE WITH DEVELOPMENT PERMITS

Unless otherwise specified in the Development Permit, a proponent of development shall obtain a Compliance Certificate from the County of Grande Prairie Planning Department prior to occupancy and use of property as approved in the Development Permit.

At the discretion of the Development Authority, occupancy may be denied should there be a lack of compliance with the approved Development Permit. However, should the proponent of development have a Development Agreement, pay a deposit, or provide the County with a Letter of Credit, any one of which must give the County the security needed to ensure the works required by the Development Permit can and will be completed, then occupancy may be permitted. Occupancy may also be denied if the Building Inspector does not issue a “clean inspection report” for the building.

A compliance certificate and occupancy permit may not be required for all forms of development in the County, but will be identified as specific conditions in the Development Permit.

### 17. ENFORCEMENT AND PENALTIES

- (a) Where a Development Officer or Municipal Planning Commission finds that a development or use of land or buildings is not in accordance with the Municipal Government Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, the Development Officer shall issue a warning letter to the registered owner or the person in possession of the land or buildings or the person responsible for the contravention indicating the violations and instructions to remedy the situation.
- (b) Should the warning be unsuccessful, the Development Officer will then issue a written notice (Stop Order) that orders the registered owner or the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:
  - (i) stop the development or use of the land or buildings in whole or in part as directed by the notice; or

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## SECTION 2: ADMINISTRATIVE

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- (ii) demolish, remove, or replace the development; or
- (iii) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, as the case may be,  
  
within the time set out in the notice.
- (c) A person who receives a notice pursuant to subsection 2(17)(b) may appeal the order to the Subdivision and Development Appeal Board, in accordance with the Municipal Government Act and its successors.
- (d) The County may register a caveat under the Land Titles Act in respect of the Stop Order against the certificate of title for the land that is the subject of the Stop Order. The County shall discharge the caveat when the Stop Order has been complied with.
- (e) The Development Officer may cause an application to be made to the Alberta Court of Appeal for an injunction restraining the contravention or non-compliance.
- (f) The costs thus incurred shall be placed on the tax roll as an additional tax against the property.

### 18. PENALTY

- (a) The Owner, occupant or person otherwise in care and control of any property who does not comply with this Bylaw is guilty of an offence and is liable upon conviction to the penalties identified in the Municipal Government Act or its successors.
- (b) Where a Designated Officer has reasonable grounds to believe that a person has contravened any provision of this Bylaw, the Designated Officer may serve a Municipal Tag or Violation Ticket upon the person.  
In the case of an offence that is of a continuing nature, a contravention of a provision of this Bylaw constitutes a separate offence with respect to each day, or part of a day, during which the contravention continues, and a person guilty of such an offence is liable to a fine in an amount not less than that established by TABLE 2-1: Minimum Fines for Bylaw Offences of this Bylaw for each such separate offence.
- (c) There shall be an increased penalty for subsequent offences established in TABLE 2-1: Minimum Fines for Bylaw Offences of this Bylaw.
- (d) A subsequent offence means an offence committed by a person after that

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## SECTION 2: ADMINISTRATIVE

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person has already been convicted of the same offence or has voluntarily paid a fine for the same offence in the previous 12 months.  
 Any person who contravenes any provision of this Bylaw is guilty of an offence punishable on summary conviction and is liable for a fine or fines as set out in Table 2-1 Minimum Fines for Bylaw Offences.

**TABLE 2-1: Minimum Fines for Bylaw Offences**

<b>Offence</b>	<b>First Offence</b>	<b>Second Offence</b>	<b>Third or Subsequent Offences</b>
<b>In an Agricultural or Residential District</b>			
<b>Development without a Development Permit.</b>	\$500	\$1,000	\$2,000
<b>Failure to comply with the conditions of a Development Permit, or a district requirement.</b>	\$250	\$500	\$1,000
<b>Failure to comply with any other requirement of this Bylaw.</b>	\$250	\$500	\$1,000
<b>All Other Districts</b>			
<b>Development without a Development Permit.</b>	\$1,000	\$2,000	\$4,000
<b>Failure to comply with the conditions of a Development Permit, or a district requirement.</b>	\$500	\$1,000	\$2,000
<b>Failure to comply with any other requirement of this Bylaw.</b>	\$500	\$1,000	\$2,000

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### 19. AMENDING THE BYLAW

- (a) Any person may apply to amend this Bylaw by making an application for amendment and submitting it to the Planning Department for processing and referral to Council.
- (b) All amendments to this Bylaw shall be made pursuant to the Municipal Government Act.
- (c) A Land Use Bylaw amendment application shall be made to the County on the prescribed form, and shall be signed by the applicant or their agent authorized in writing. The following information and documents will accompany the application, unless otherwise specified by the Development Authority:
  - (i) a statement of the specific amendment requested;
  - (ii) an application fee as prescribed by County Council;
  - (iii) if the amendment involves the rezoning of land to a different land use district:
    - a. a copy of any documentation satisfactory to the Development Authority verifying that the applicant has a legal interest in the land;
    - b. if the applicant is an agent of the landowner, a letter from the landowner verifying the agent's authority to make the application;
    - c. an air photo of the subject land at a scale of no less than 1:5000;
    - d. a properly scaled and dimensioned map or plan of subdivision showing:
      - the location, dimensions, and boundaries of the affected site, and its relationship to existing land uses on adjacent properties;
      - the dimensions and boundaries of existing rights-of-way of each public utility or other rights-of-way (i.e.: roads, pipelines, railways, etc.);
      - the location, use and dimension of buildings on the land and specifying those buildings that are proposed to be demolished or moved;
      - the location or surveyed boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water

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## SECTION 2: ADMINISTRATIVE

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- that is contained within or bounds the proposed parcel of land, including the top of bank;
  - the location of any existing or proposed wells, the location and type of any private sewage disposal system and the distance from these to existing or proposed buildings and property lines;
  - the location of existing and proposed accesses to the property;
  - the location of any sour gas facilities situated within 1.5 km of the proposed rezoning;
  - the location of any sanitary landfill, hazardous waste management facility, or dry waste facility situated within 450 metres of the proposed rezoning;
  - the location of any operating wastewater treatment plant situated within 300 metres of the proposed rezoning;
  - the scale of the plan or map; and,
  - a key map showing the location of the property within the County.
- e. if the proposed amendment is solely for a change in text, the requirements of (d) above do not apply.
- (iv) a description of the use or uses proposed for the land that is the subject of the application;
- (v) information respecting the land use and land surface characteristics of land within 0.8 kilometres of the land proposed to be rezoned;
- (vi) if the land is located in a potential floodplain and floodplain mapping is available, a map showing the 1 in 100 year flood;
- (vii) a statement of the purpose and reasons for the application to amend the Bylaw;
- (viii) if the application is intended to accommodate a subdivision proposal, a copy of the tentative or draft plan of subdivision is required showing:
- a. the dimensions and boundaries of each new lot to be created and any reserve land and this information will also be overlaid on an air photo of the subject land at a scale of no less than 1:5000;
  - b. the location, use and dimension of buildings on the land and specifying those buildings that are proposed to be demolished or

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## SECTION 2: ADMINISTRATIVE

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moved;

- c. the location of existing and proposed access to the proposed parcels and the remainder of the titles area;
- d. the location(s) of any sour gas facility situated within 1.5 km of the proposed subdivision;
- e. the location of any sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste facility situated within 450 metres of the proposed subdivision; and
- f. if any portion of the land affected by the proposed subdivision is situated within 300 metres of the working area of an operating wastewater treatment plant, a map showing the location of the treatment plant.

(ix) for multi-lot subdivisions of six lots or more or for subdivisions that create the sixth lot or more on any one quarter section, the County will require additional more detailed information including, but not limited to:

- a. a map of the land to be re-zoned that shows topographic contours at not greater than 1.5 metre intervals and related to the geodetic datum, where practical;
- b. a report from a qualified consultant regarding the provision, availability, and suitability of potable water on or to the land to be subdivided, as per Alberta Environment guidelines;
- c. a Storm Water Drainage Plan, including plans for storm water management, if needed;
- d. an assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-site sewage disposal system, as per Alberta Environment guidelines;
- e. a report from a qualified consultant providing information respecting the intended method of providing sewage disposal facilities to each lot in the proposed subdivision (i.e. the area being re-zoned);

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## SECTION 2: ADMINISTRATIVE

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- f. a plan indicating potential, suitable building sites;
  - g. a conceptual scheme that relates the application to future subdivision and development of adjacent areas; and,
  - h. a traffic impact analysis prepared by a qualified engineer recognized by APEGGA as specializing in Transportation Engineering.
- (x) such additional information as the Development Authority or referral agencies may request, including, but not limited to reports and studies such as a historical impact analysis and an environmental impact analysis.
- (d) Upon receipt of an application, in its complete and final form, for amendment to this Bylaw, the Development Officer shall determine when the application will be placed before the Council and shall issue not less than ten days notice to the applicant advising that they may appear before the Council at that time and speak to the application.
- (e) Council may require, prior to considering a proposed amendment to this Bylaw, that an Area Structure Plan be prepared or amended in accordance with the Act or an Outline Plan be prepared in accordance with the Municipal Development Plan. The Area Structure Plan or Outline Plan shall address all those issues considered necessary for the proper consideration of development within the area covered by the Area Structure Plan or Outline Plan.
- (f) Council, after due consideration to an application received pursuant to subsections (a) – (e) above, may prior to second reading:
  - (i) establish the date, time and place for a public hearing on the proposed Bylaw;
  - (ii) outline the procedure to be followed by anyone wishing to be heard at the public hearing;
  - (iii) outline the procedure by which the public hearing will be conducted;
  - (iv) follow other procedures for public hearing as outlined in the Act; and
  - (v) may expand the notification procedures and provisions beyond those outlined in the Act.

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## SECTION 2: ADMINISTRATIVE

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- (g) The Council, after considering:
  - (i) any representations made at the public hearing;
  - (ii) any Municipal Development Plan, area structure plan, area redevelopment plan, area management plan, intermunicipal development plan affecting the application and the provisions of this Bylaw;may:
  - (i) make such amendments or changes as is considered necessary to the proposed Bylaw, if any, and proceed to pass the proposed Bylaw, or
  - (ii) defeat the proposed Bylaw.
- (h) Council may, at any time, initiate an amendment to this Bylaw by directing the Development Officer to initiate such an application. The Council, on its own initiative, may give first reading to a Bylaw to amend this Bylaw.

### 20. OUTSTANDING APPLICATIONS

Notwithstanding anything else in this Bylaw, any subdivision application or development permit application, except an application for a permit extension or renewal, received prior to the third and final reading of this Bylaw shall be processed under the provisions of Bylaw #1660.

### 21. FORMS AND NOTICES

For the purpose of administering the provisions of this Bylaw, Council authorizes Development Officers to prepare and use such forms and notices as in its discretion it may deem necessary. All prescribed forms or notices as prepared by a Development Officer are deemed to have the full force and effect of this Bylaw in execution of the purpose for which they were designed, authorized, and issued.

The forms and notices authorized by Council pursuant to this Bylaw may be posted, issued, served or delivered (in the course of his or her duties) by an official of the Municipality.

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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In addition to the specific district requirements in each district the following General Land Use Provisions shall apply to all developments.

### 1. GENERAL DEVELOPMENT REGULATIONS

(a) The Development Authority may request and consider with respect to land that is the subject of an application for a development permit:

- (i) its topography;
- (ii) its soil characteristics;
- (iii) adjacent land uses;
- (iv) the collection and disposal of storm water from the land;
- (v) its potential for flooding, subsidence or erosion;
- (vi) its accessibility to a public roadway or highway, constructed to appropriate municipal or provincial standards;
- (vii) the distances between proposed driveways and existing driveways, and distances between proposed driveways and existing roadway intersections;
- (viii) the availability and adequacy of a potable water supply;
- (ix) the adequacy of a sewage disposal system and the disposal of solid waste;
- (x) the availability or adequacy of municipal services, which, without restricting the generality of the foregoing, may include fire protection, education services, student transportation, and police protection;
- (xi) 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;
- (xii) the proposed residential density;
- (xiii) provision for proposed utilities;
- (xiv) details for proposed signs;
- (xv) proximity to environmentally sensitive areas;
- (xvi) an environmental impact assessment;
- (xvii) a site grading plan;
- (xviii) proposed landscaping;
- (xix) proposed parking and loading areas;
- (xx) detailed geo-technical engineering studies; and
- (xxi) such other matters as the Development Authority deems appropriate.

(b) The Development Authority may attach conditions to a development permit to require the developer and/or development to:

- (i) adhere to the relevant standards for the subject district and

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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associated general regulations as provided by this By-law;

- (ii) obtain a building permit or other permits pursuant to the requirements of the Safety Codes Act;
- (iii) obtain any additional and necessary permits or approvals from appropriate federal or provincial departments or agencies;
- (iv) take actions or measures to ensure that the development will comply with this By-law and, if necessary, other statutes;
- (v) provide an engineer's report and/or environmental impact assessment to certify a suitable building site for the proposed development;
- (vi) address the quality of exterior treatment and design of buildings;
- (vii) carry out any necessary landscaping and/or drainage;
- (viii) locate the development according to certain standards;
- (ix) take actions or measures to mitigate the concerns of adjacent landowners;
- (x) take actions or measures to mitigate an increase in the amount and/or type of traffic generated by the proposed development;
- (xi) control the location and amount of goods, materials and any other items stored on a site;
- (xii) construct or pay for the construction of roads required to give access to the development;
- (xiii) maintain or pay for the maintenance of roads required to give access to the development which may include the requirement for an industrial haul agreement;
- (xiv) install or to pay for the installation of utilities needed to service the proposed development;
- (xv) pay a local improvement charge, an off-site levy or a redevelopment levy where such charge is established by By-law;
- (xvi) provide security to ensure that the conditions of the permit are carried out;
- (xvii) with respect to signs, govern the size and location of the sign and the length of time it is to remain in place;
- (xviii) enter into a development agreement with the County that may include any or all of the conditions listed above; and
- (xix) any other conditions to ensure that the Act and Regulations, any statutory plan and this By-law affecting the land proposed to be developed are complied with.

(c) Permitted Encroachments

The following features may project into the required yard setbacks under this by-law:

- (i) eaves, unenclosed steps, chimneys, belt courses, cantilevers and any other similar architectural feature provided that such projections do not

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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exceed the following:

- a. 0.6 metres into a required side yard setback of 1.2 metres – 2.99 metres; or
  - b. 1.2 metres into a required yard setback of 3 metres or greater.
- (ii) at the discretion of the Development Authority, a deck may encroach into any required yard where the deck is designed to accommodate access to a dwelling unit for a disabled person. Such a deck will be permitted on a temporary basis and shall be removed when no longer required to provide access for a disabled person.
- (iii) fish ponds, ornaments, flagpoles (less than 4.6 metres {15 feet} in height) or similar landscaping features, and decks less than 0.61 metres (2 feet) in height (measured from the finished grade to the underside of the supporting structure).
- (iv) All fences may be located within the required yard setbacks unless specifically prohibited by the conditions of a development permit.
- (d) Rounding Exceptions

Discrepancies in measured distances due to rounding as part of a conversion calculation from imperial measure to metric measure or vice versa, shall be resolved by relying on the metric distance, and this may be rounded to one decimal place.

### 2. UNDERSIZED LOTS

- (a) No permit shall be issued for any development on a site, the area or width of which is less than the minimum prescribed for the district in which the site is located, except that a lot of separate record in the Land Titles Office containing less than the minimum area or width specified for the district may be used subject to the discretion of the Development Authority if all other requirements of the Bylaw are observed.
- (b) When two or more contiguous substandard lots are contained in the same Certificate of Title an application for development on one of them may not be considered unless or until a consolidation of the said lots has been carried out in such a way as to create one or more lots which do meet minimum standards of width, depth and acreage.

### 3. PARCEL DENSITY

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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Notwithstanding anything else in this Bylaw, a lot with a separate Certificate of Title at the time of third reading of this Bylaw, which may exceed the permitted parcel density within that district, may be permitted a development permit for one or more of the uses allowed within the district provided that all other district requirements can be met.

### 4. DWELLING UNITS PER PARCEL

- (a) No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a lot unless provided for in this bylaw (e.g. multiple unit buildings are identified as specific uses within certain districts and can therefore be approved without reference to this section).
- (b) The Development Authority may, in a development permit, exempt any person or land from the operation of subsection (a), if the parcel has sufficient land area to support a second dwelling unit (e.g. for building setbacks and sewage and water service) and if any one of the following apply:
  - (i) The parcel is zoned Agricultural (AG) and a maximum of two single detached dwellings are proposed (NOTE: clustered farm dwellings are discretionary uses in the AG District and are therefore exempt from (a)); or,
  - (ii) In all residential districts, a second dwelling unit may be considered for temporary approval based on compassionate reasons such as financial hardship, special health needs, and age related needs.
- (c) Temporary approval of a second dwelling unit in a new building is prohibited unless as a condition of approval, the dwelling is placed on a temporary base or foundation from which it can easily and quickly be moved, and provided the temporary approval has accounted for Sections 3(8) and 3(23) (Manufactured Homes) of this Bylaw.

### 5. MAIN BUILDING PER LOT

No person shall construct or cause to be constructed, more than one main building per lot unless authorized by the Development Authority. In addition, no person shall construct, or cause to be constructed, an accessory building in excess of 100 m<sup>2</sup> on a residential lot unless the main residential building is constructed prior to, or at the time of, construction of the accessory building.

### 6. GARAGES

Unless otherwise specified in this by-law, garages shall be limited to one per lot.

### 7. ACCESSORY USES, BUILDINGS AND STRUCTURES

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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- (a) For the purpose of calculating yard setbacks and site coverage requirements, when an accessory building or structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principal building and not as an accessory building.
- (b) Any accessory building or structure, except a deck or fence, shall be located at least 1.8 metres (6 feet) from any principal building.
- (c) All accessory buildings and structures, except fences, shall adhere to the minimum setback requirements in each district unless otherwise specified as a special regulation. A fence may have no setback from a property line unless setbacks are specifically required in the development permit. If a fence is to be shared by two property owners, a joint application is required.
- (d) In all residential districts, a swimming pool shall be considered an accessory use. In all other districts, a swimming pool is a recreation facility or accessory recreation facility (use/structure), subject to the context of the application and as determined by the Development Authority.
- (e) Two accessory buildings or structures per residential lot that are less than 10 m<sup>2</sup> (108 ft.<sup>2</sup>) in area and not permanently attached to the ground shall be permitted by this By-law without a Development Permit.
- (f) In all residential districts, the maximum number of accessory buildings or structures permitted per lot shall be two (2), plus one garage (Section 3(6)) and two small (under 10 m<sup>2</sup>) accessory buildings as described in Section 2(6)(k) and 3(7)(e) above. Buildings or structures associated with a Major or Minor Agricultural Pursuit may be permitted in addition to this maximum at the discretion of the Development Authority.
- (g) Fences, decks, stairs and other similar structures are excluded from the calculation described above in Section 3(7)(f).

### 8. TEMPORARY USES, BUILDINGS, AND STRUCTURES

- (a) Temporary uses, buildings, or structures may be permitted in all Districts at the discretion of the Development Authority, provided that temporary buildings or structures are not placed on permanent foundations and provided that the use, building or structure is listed as either a permitted or discretionary use in the relevant land use district.
- (b) A show home used for the purposes of sales and marketing of new homes may be approved as a temporary use of a permanent building in all residential districts, provided the show home is constructed as an approved dwelling unit

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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ultimately intended for residential occupancy.

- (c) Except as noted in Section 3(23) of this Bylaw, temporary uses, buildings, or structures may be approved for a period of up to five (5) years. Renewal of these approvals may be permitted but such renewals shall not extend the total length of a temporary approval beyond ten (10) years.
- (d) Temporary approval of a second dwelling unit is prohibited unless as a condition of approval, the dwelling is placed on a temporary base or foundation from which it can easily and quickly be moved, and provided the temporary approval is in accordance with Sections 3(4) and 3(23) (Manufactured Homes) of this Bylaw.
- (e) Where a person proposes to extend the temporary period beyond the time set out in the permit, he shall, not later than sixty days prior to the day on which the development permit will cease to be in effect, make written application to the Development Authority for renewal of the permit setting forth the reasons therefore. If an application for renewal is submitted after this date, the application shall be refused and a new application must be submitted, but any approval of such an application, and any subsequent renewal applications, shall be treated as though the original application had been properly renewed.

### 9. UTILITIES

The erection of a building on any site where it would otherwise be permitted under this Bylaw shall be prohibited when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply to the building of water, electric power, sewage and street access, or any of them, including payment of the costs of installing or constructing any such utility or facility by the developer.

### 10. LANDS SUBJECT TO FLOODING OR SUBSIDENCE

Development on land that is subject to flooding or subsidence or that is marshy shall not be allowed.

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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### 11. DEVELOPMENT NEAR WATERBODIES, WATERCOURSES AND TRUMPETER SWAN HABITAT

- (a) Where a parcel of land borders on or contains a watercourse, the following setbacks from the high water mark of the watercourse shall apply:

Depth of the Watercourse	Minimum Building or Structure Setback
less than 3 m	At the discretion of the Development Authority
between 3m and 15 m	22 m
greater than 15 m less than 30 m	44 m
greater than 30 m	60 m

- (b) Except in the cases of permitted uses, the Development Authority may increase the building or structure setbacks where deemed necessary.
- (c) If a parcel of land borders on or contains a waterbody identified as a Trumpeter Swan habitat, the Development Authority shall determine the specific setbacks from the waterbody.
- (d) Development shall not be permitted on public lands located within Trumpeter Swan Habitat.
- (e) Development shall not be permitted when construction, earth moving, or the placement of fill in Trumpeter Swan Habitat is required or proposed in order to create private or public access to such development.

### 12. SETBACK FROM BEAR CREEK

Notwithstanding the provisions of Section 3.9.1, development may be allowed on any lot abutting the Bear Creek if an engineering report detailing foundation design is provided to, and approved by, the County prior to beginning construction, and provided construction proceeds in accordance with the approved engineering report.

### 13. TRANSPORTATION AND MUNICIPAL ROAD STANDARDS

- (a) All municipal roads and internal subdivision roads shall 30 metres in width. The subdivision of land for any purpose will not be allowed unless the minimum road standard has been met.
- (b) Separation between roadway intersections on all County arterial roads shall be no less than 300 metres.
- (c) Unless otherwise approved by the County of Grande Prairie Public Works

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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Superintendent, access to or from a municipal road shall not be permitted where it would be:

- (i) less than 150 metres (492 feet) from an existing access on the same side of the road;
  - (ii) less than 150 metres (492 feet) from a bridge;
  - (iii) less than 150 metres (492 feet) from an at-grade railway crossing.
- (d) Separation between existing driveways/accesses located on all County arterial roads shall be considered prior to approval of any new subdivision or development permit proposed to access these roads.
- (e) On all County arterial roads and secondary roads, there shall be no more than three lots per section with direct driveway access to such roads.
- (f) No person shall erect any building or structure in any district unless such building or structure is set back from all roadways in accordance with the following roadway classifications and corresponding minimum setback distances:

Primary Highway/Secondary Road	40 metres
Municipal Road	30 metres
Internal Subdivision Road/Service Road	as per District regulations

Those roads designated as Primary Highway, Secondary Road, and Municipal Road are identified in the County of Grande Prairie Transportation Master Plan.

- (g) All developments may require a permit from Alberta Transportation or its successors.
- (h) Where a planting and/or establishment of trees adjacent to any municipal road for a shelterbelt, hedge or similar purpose is intended, a minimum setback of 8 metres (25 feet) from the nearest property line of the roadway right-of-way shall be required.
- (i) Municipal road setbacks shall not apply to portable storage granaries located along a municipal road unless the portable storage granaries are located within a curve or near an intersection.

### 14. MOVED-IN BUILDINGS

- (a) All moved-in buildings are to be considered as discretionary uses. Any of these buildings that are to be used on a site as a principal or accessory use

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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shall require an application for a development permit. The application shall:

- (i) provide photographs of the building showing each elevation and the general condition of the building;
  - (ii) state the present location and use of the building.
- (b) The Development Authority may require the applicant to provide a performance bond to ensure completion of any renovations set as a condition of approval of a development permit for a moved-in building.

### 15. ILLUMINATION

- (a) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices. Lighting fixtures, which are not public uses and which are designed for exterior illumination, shall be installed with the light directed and deflected away from public roads.
- (b) Lighted fixtures that are not for public purposes shall not be more than 9.0 metres (30 feet) above finished grade.

### 16. LANDSCAPING AND SITE DESIGN

- (a) In addition to Section 2(7)(f) regarding site plan submissions, a more detailed landscape plan shall be required for a required landscape area in excess of 500 m<sup>2</sup> (5,385 ft<sup>2</sup>) on multi-family residential (three dwelling units or more), commercial, industrial, and institutional sites. For required landscaped areas less than 500 m<sup>2</sup> and for residential sites with less than three dwelling units, the applicant may incorporate the required information on the site plan in accordance with Section 2(7)(f). The detailed landscape plan and site plan shall include adjacent boulevards and reserve lands, and shall provide the following information:
- (i) common botanical names;
  - (ii) location of trees and shrubs;
  - (iii) number of trees and shrubs;
  - (iv) landscape details specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year round effect; and
  - (v) required landscaped areas not covered by seed/sod which may include, in combination with shrubs/flowers, any or all of the following:

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- a. Mulch Beds consisting of landscaping fabric and mulch with a minimum depth of 5 cm (1.97 in);
  - b. Rip-Rap” Rock Beds consisting of landscaping fabric and rock with a diameter of not less than 10 cm (3.94 in);
  - c. “Crushed Rock” consisting of landscaping fabric and rock with a diameter of 2.5 cm (0.98 in) or less;
  - d. Paving Stones/Stamped Asphalt or Concrete for walkways, outdoor eating areas, and parking lots may be considered for up to 50% of the required landscaped area; or
  - e. Raised Planters constructed with concrete, concrete blocks or wood with a height of not less than 0.6m or flower boxes attached to the building/structure.
- (b) The Development Authority may require that the landscape plan be prepared by a landscape architect or technologist;
- (c) Any portion of a site area not occupied by buildings, driveways, loading areas, or parking areas shall be landscaped or maintained in its natural state;
- (d) All landscaped areas shall be designed to facilitate effective surface drainage;
- (e) Trees shall be provided at the rate determined by the Development Authority, but shall not exceed one tree for every 50 m<sup>2</sup> of the required landscaped area. A minimum of one coniferous tree shall be planted for every two deciduous trees. Shrubs shall be provided at the rate determined by the Development Authority, but shall not exceed four shrubs for every 100 m<sup>2</sup> of the required landscaped area. A minimum of one coniferous shrub shall be planted for every two deciduous shrubs. Minimum tree size specifications at the time of planting shall be:
- (i) Coniferous – 1.8m high;
  - (ii) Deciduous – 5 cm Caliper at 0.45m above ground level;
  - (iii) Coniferous shrubs – 0.35m high; and
  - (iv) Deciduous shrubs – 0.6m high.
- (f) Notwithstanding anything to the contrary in Section 3(16)(e), multi-family residential sites may be landscaped as follows:
- (i) 10% of the area with one tree/50 m<sup>2</sup> and four shrubs/100 m<sup>2</sup>; and,
  - (ii) Balance of the site not covered by buildings or parking with one tree or four shrubs /150 m<sup>2</sup>.
- (g) All plants used shall be listed in the Alberta Horticultural Guide and shall be tolerant to Zone 2B and to specific site location factors (i.e. sun, excessive wind, shade, road salt).

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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- (h) If a landscaped area is required adjacent to a boulevard, the tree species and planting shall be similar to, or complement, the boulevard trees.
- (i) Notwithstanding anything to the contrary in Section 3(16)(e), if a landscaped screening buffer is required adjacent to a residential use, the landscaped buffer:
  - (i) shall be a minimum of 4.5m in width;
  - (ii) shall include a mix of deciduous and coniferous trees with at least 60% of these trees being coniferous;
  - (iii) shall include trees which are at least 6m high at maturity; and
  - (iv) may include shrubs in addition to trees provided that the shrubs are at least 1.8m high at maturity.
- (j) An at grade, off street parking lot sized to accommodate more than 25 vehicles shall provide dispersed landscaped areas within the interior of the parking area to give visual relief and break up large areas of parking into smaller cells. The landscaping treatment shall be in the form of:
  - (i) landscaped islands;
  - (ii) tree lines separating facing rows of parking stalls; or
  - (iii) some combination of forms.
- (k) Perimeter landscaping is required within required front yards and, in the cases of corner lots and through lots, within the yards located adjacent to the other roadways in all multi-family residential, commercial and industrial districts along a public roadway (other than a lane) or adjacent to a public use site. The landscape area shall be at least 3 metres wide, and:
  - (i) Deciduous trees, shall be planted at regular intervals;
  - (ii) Coniferous trees, shall be planted in clusters of three;
  - (iii) All trees must be at least 1.8m from the property line and at least 6 m high at maturity.
- (l) The applicant shall, as a condition of development permit approval, provide to the County either cash or an irrevocable Letter of Credit equal to 100% of the estimated landscaping costs. The amount shall be based on the average of up to three quotes or the costs estimated by the Development Authority and shall include the costs of the following items:
  - (i) Rough grading of landscaped area;
  - (ii) Minimum of 10cm of topsoil and sod/seed;
  - (iii) Cost of trees/shrubs; and,
  - (iv) Minimum of 15 cm of concrete or wooden curbing separating landscaped areas and parking areas.

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- (m) Pursuant to Section 3(16)(l), the conditions of security shall be:
  - (i) 50% of the cash or Letter of Credit to be released upon issuance of a construction completion certificate with respect to the landscaping;
  - (ii) The balance of the cash or Letter of Credit to be released as provided in Section 3(16)(n);
  - (iii) If a tree does not survive the maintenance period, the applicant shall replace it with a tree of similar size and type; and,
  - (iv) If the landscaping is not completed within two years of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the County to undertake the landscaping. If such amount shall be insufficient to cover the cost of the work the deficiency shall be a debt due from the developer to the County.
- (n) The cash or Letter of Credit shall be released to the developer, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping has been well maintained and is in a healthy condition one growing season after completion of the landscaping. The inspection shall take place within four weeks of the date of the written request.
- (o) All landscaped areas abutting a public roadway shall be developed in a manner that places the landscaped area between the property line and any fencing erected.

### 17. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS AND STRUCTURES

- (a) The quality of exterior treatment and design of all buildings, where development permit approval is required, shall be to the satisfaction of the Development Authority.
- (b) Pursuant to Section 3(17)(a), the Development Authority may consider the following when reviewing development proposals in all Districts:
  - (i) the design, character and appearance of all buildings with respect to their compatibility with any other buildings existing in the vicinity;
  - (ii) the exterior materials to be used to reduce the risks of wildfire damage (Fire Smart); and

### 18. SIGNS

- (i) the design of the building must be consistent with the purpose of the Land Use District in which it is located.

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- (a) A Development Permit shall be required for all signs.
- (b) No sign of an advertising, directional or information nature shall be erected on land or affixed to any exterior surface of any building or structure unless the Development Authority has approved an application for this purpose.
- (c) The applicant for a development permit for a sign shall in no case proceed with the construction, erection, alteration or relocation of such sign until the details, as herein before provided, have been approved and the development permit granted.
- (d) Signs may also require a permit from Alberta Transportation.
- (e) Notwithstanding the provisions of subsections 3(18)(a) to 3(18)(d) inclusive in this section, the following signs may be erected on land or affixed to the exterior surface of a building or structure without a development permit provided that the sign is not illuminated and that any necessary permits have been obtained from Alberta Infrastructure in accordance with the Highway Development Control Regulations.
  - (i) Temporary political signs, real estate signs, signs announcing any local event of a religious, educational, recreational, or cultural nature, or similar signs of a temporary character not exceeding 1.8 square metres (20 sq. ft.) and limited to one sign per parcel. Any temporary sign installed on a property shall be removed within fourteen (14) days of the termination of the event for which the signs are erected, by the owner of the signs or the owner of the property on which the sign is erected. The Development Officer may have such signs removed or destroyed after the 14-day timeframe.
  - (ii) Advertisements or signs in relation to the function of local authorities, utility boards or other public or quasi-public bodies.
  - (iii) Signs stating the name of any architectural firm, the names of contractors and suppliers, as well as signs advertising the future use of a building may be erected on the site where that building is under construction, and shall be removed immediately after any portion of the said building is occupied.

### 19. PARKING REQUIREMENTS

- (a) The Development Authority shall require all proponents of development to provide off-street parking and loading facilities in accordance with the location and scale of development proposed. Parking stalls for specific uses shall be provided as listed below in Table 3-1, unless otherwise specified in this Bylaw. For those uses not specifically identified, the Development Authority shall

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- impose such parking standards as deemed appropriate to those specific cases.
- (b) Any parking space or any loading space provided shall be developed and surfaced to the satisfaction of the Development Officer(s) within 12 months of the completion of the development for which the development permit was issued.
  - (c) When a building requires parking or loading spaces, the owner of the building shall provide the required parking and loading spaces at or before the time of occupancy of the building.
  - (d) Parking areas that are intended for public use shall only be used for the temporary parking of motor vehicles and shall not be used for extended storage of motor vehicles.
  - (e) The Development Authority may refuse to grant a development permit to an applicant not fully complying with parking requirements.
  - (f) All parking stalls and loading spaces required by this Bylaw shall be located on the same site as the use requiring them, subject to setback and yard requirements.
  - (g) All parking spaces, loading spaces, maneuvering aisles and driveways shall be surfaced and maintained to the satisfaction of the Development Authority.
  - (h) Driveways intended for two-way vehicle movements shall be at least 9 metres wide.
  - (i) Maneuvering aisles and fire lanes shall be at least 7 metres wide.
  - (j) Parking stall dimensions shall be 3 metres wide and 6 metres in depth for parking areas with 25 parking stalls or less.
  - (k) For parking areas that contain more than 25 parking stalls, the minimum parking stall dimensions may be reduced to no less than 2.7 metres wide and 5.4 metres in depth.
  - (l) Driveway widths for residential front yard parking stalls shall not exceed 40% of the total lot frontage at the property line, but in no case shall be less than three (3) metres wide.
  - (m) All residential uses shall provide two (2) parking stalls per residential unit unless otherwise specified in this Bylaw.
  - (n) Where the calculation of the required number of parking stalls or loading

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spaces results in a fraction number of parking spaces, the next higher number shall be applied (e.g. if 2.1 parking stalls are calculated, 3 parking stalls are required).

- (o) Parking stall requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific parking stall requirements are set. To facilitate the determination of parking requirements, a parking assessment prepared to a professional standard acceptable to the Development Officer, may be required to document the parking demand and supply characteristics associated with the proposed development. The County shall not be bound by any recommendations of such a parking assessment.
- (p) If a development falls within two or more of the categories listed in this Section, it shall comply with all parking regulations applicable to all of the categories.
- (q) All parking stalls abutting to or having access to a paved street shall be paved.

**TABLE 3-1: PARKING STANDARDS**

Use	Minimum Parking Standard
Abattoir	1 / 100 m <sup>2</sup> of Floor Area (FA)
Agricultural Machinery / Equipment Sales and Service	1 / 30 m <sup>2</sup> of FA
Agricultural Processing	1 / 100 m <sup>2</sup> of FA
Agricultural Service and Supply	1 per 30 m <sup>2</sup> of retail showroom and 1 per 200 m <sup>2</sup> of warehouse portion
Agricultural Supply Depot	1 / 30 m <sup>2</sup> of FA
Asphalt processing and storage	Discretion of Development Authority
Auction Mart (Auctioneering Services)	1 stall per 30 m <sup>2</sup> of FA
Auction Room	1 stall per 30 m <sup>2</sup> of FA
Automobile Repair Garage	6 per bay
Automobile Service Station	6 per bay, plus 1 / 25 m <sup>2</sup> of retail space
Automobile Supply Store	1 / 25 m <sup>2</sup> of FA
Automotive / Recreation Vehicle Sales and Rental	1 / 100 m <sup>2</sup> of FA
Auto Wrecker	Discretion of Development Authority
Bakery	1 / 100 m <sup>2</sup> of FA
Bank / Financial Institution	1 / 30 m <sup>2</sup> of FA
Bed and Breakfast	1 per rented room in addition to spaces required for the dwelling unit
Boarding or Lodging House	1 per lodging room
Bottled Gas, Sales and Storage	1 / 40 m <sup>2</sup> of FA

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Use	Minimum Parking Standard
Building Supply Outlet	1 / 30m <sup>2</sup> for retail showroom plus 1 per 200 m <sup>2</sup> for warehousing / wholesaling
Bulk Fuel and Chemical Storage	1 / 200 m <sup>2</sup> of FA
Bulk Sales Establishment	1 / 30m <sup>2</sup> of FA
Cannabis Retail Sales	1 / 25 m <sup>2</sup> of FA
Cannabis Production and/or Distribution	1 / 100 m <sup>2</sup> of FA
Caretaker's Residence	2 stalls
Car / Vehicle Wash	3 stalls
Caterer	1 / 200 m <sup>2</sup> of FA
Commercial Fertilizer Supply	1 per 30 m <sup>2</sup> of retail and 1 per 200 m <sup>2</sup> of warehouse portion
Commercial Recreation Facility	1 / 30 m <sup>2</sup> of FA
Communication Tower	1 stall
Concrete Manufacturing / Concrete Plant	1 / 100m <sup>2</sup> of FA
Construction Yard	Discretion of Development Authority
Contracting Services, Major	1 / 40 m <sup>2</sup> of FA for office space and 1 / 100 m <sup>2</sup> for all other buildings
Contracting Services, Minor	1 / 40 m <sup>2</sup> of FA for office space and 1 / 100 m <sup>2</sup> for all other buildings
Convenience Food Store	1 / 25m <sup>2</sup> of FA
Data Processing Establishment	1 / 40m <sup>2</sup> of FA
Dry Cleaning and Laundry Plant	1 / 200 m <sup>2</sup> of FA
Dry Cleaning Depot	1 / 25m <sup>2</sup> of FA
Dry Cleaning Establishment	1 / 50 m <sup>2</sup> of FA
Duplicating Shop	1 / 25 m <sup>2</sup> of FA
Eating Establishment	1 / 10 m <sup>2</sup> of FA, plus a minimum of 3 staff parking stalls
Electrical and Electronic Products Industry	1 / 100 m <sup>2</sup> of FA
Equipment Rental / Repair	1 / 20 m <sup>2</sup> of FA
Feedmills	1 / 100 m <sup>2</sup> of FA
Florist	1 / 25 m <sup>2</sup> of FA
Food and/or Beverage Service Facility	1 / 5 m <sup>2</sup> of FA, plus a minimum of 5 staff parking stalls
Funeral Home	Greater of 1 / 20 m <sup>2</sup> of FA or 20 spaces
Gas Bar	3 spaces
Golf Course	5 per tee
Grain Elevators	2 per elevator
Greenhouse, Commercial	1 / 30 m <sup>2</sup> of FA
Heavy Equipment Sales, Service, Storage and Rentals	1 / 100 m <sup>2</sup> of FA
Hotel	1.25 / unit
Industry, Hazardous	1 / 100 m <sup>2</sup> of FA
Industry / Manufacturing, Large Scale	1 / 100 m <sup>2</sup> of FA

## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

Use	Minimum Parking Standard
Industry / Manufacturing, Small Scale	1 / 100 m <sup>2</sup> of FA
Kennel	1 / 25 m <sup>2</sup> of FA
Laboratory	1 / 45 m <sup>2</sup> of FA
Laundromat	1 / 25m <sup>2</sup> of FA
Manufacturing / Industry	1 / 100m <sup>2</sup> of FA
Medical / Dental Clinic	1 / 20 m <sup>2</sup> of FA
Motel	1 per room
Nursery and Garden Store	1 / 30 m <sup>2</sup> of FA
Offices and Office Building	1 / 40 m <sup>2</sup> of FA
Offices accessory to the principal use of the land or building for industrial purposes	1 / 40 m <sup>2</sup> of FA
Oilfield Support Services	1 / 100 m <sup>2</sup> of FA
Pharmaceutical and Medical Products Industry	1 / 100 m <sup>2</sup> of FA
Pharmacy	1 / 25 m <sup>2</sup> of FA
Printing Establishment	1 / 200 m <sup>2</sup> of FA
Printing, Reproduction and Data Processing Industry	1 / 100 m <sup>2</sup> of FA
Propane Transfer Facility	Discretion of Development Authority
Public Uses	1 / 45 m <sup>2</sup> of FA
Recreation Facility, Indoor	1 / 20 m <sup>2</sup> of FA
Recreation Facility, Outdoor	Discretion of the Development Authority
Recycling Depot	1 / 100 m <sup>2</sup> of FA
Religious Assembly	1 / 5 persons seating capacity
Research facility	1 / 100 m <sup>2</sup> of FA
Residential Uses	2 stalls per unit
Restaurant	1 / 10 m <sup>2</sup> of FA, plus a minimum of 3 staff parking stalls
Retail Store	1 / 25 m <sup>2</sup> of FA
Salvage Yard	Discretion of the Development Authority
Sawmills	Discretion of the Development Authority
School, Elementary	5 stalls, plus 1 stall per classroom
School, Secondary	3 per classroom
Shopping Centre	1 / 25 m <sup>2</sup> of FA
Storage, Indoor	1 / 200 m <sup>2</sup> of FA
Storage, Outdoor	Discretion of the Development Authority
Supermarket	1 / 25 m <sup>2</sup> of FA
Taxi Establishment	1 / 6 m <sup>2</sup> of FA
Transport / Truck Terminal	1 / 100 m <sup>2</sup> of FA
Truck and Manufactured Home Sales and Rental	1 / 100 m <sup>2</sup> of FA
Truck Stop	Discretion of the Development Authority

## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

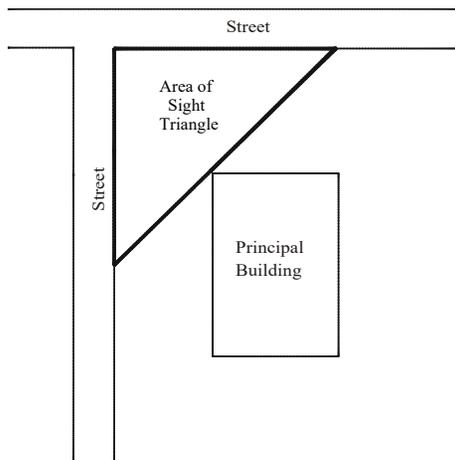
Use	Minimum Parking Standard
Veterinary Clinic	1 / 45 m <sup>2</sup> of FA
Warehouse	1 / 200 m <sup>2</sup> of FA
Warehouse Store	1 / 25 m <sup>2</sup> of FA

### 20. LOADING FACILITIES

- (a) A loading space shall be designed and located so that all vehicles using that space can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets.
- (b) A loading space shall be a minimum width of 3 metres and minimum depth of 9 metres and maintain a minimum overhead clearance of 4.3 metres.
- (c) The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change minimum loading space dimensions.
- (d) Loading space requirements shall be determined by the Development Authority.

### 21. CORNER SITES (SIGHT TRIANGLES)

No person on a corner site in any Hamlet Residential District, Rural Residential District, Rural Estate District, or Country Residential District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance 7.6 metres from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over 1 metre in height above the lowest street grade adjacent to the intersection (see diagram).



### 22. RELIGIOUS ASSEMBLY/PLACES OF WORSHIP (CHURCHES)

- (a) The site upon which a religious assembly is situated shall have frontage of not

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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less than thirty (30) metres and an area of not less than 929 square metres.

- (b) In the case where a manse, rectory, parsonage or other building that is accessory to a religious assembly (eg. A minister's residence), is to be erected on the same site as the place of worship, the combined area of the site shall not be less than 1858 square metres (20,000 square feet).
- (c) The front, side and rear yard setbacks in the case of a religious assembly site shall be those permitted within the district in which such site is located.

### 23. MANUFACTURED HOMES

- (a) In those districts where manufactured homes are identified as a permitted or discretionary use, these homes must be placed either on screw piles and shall be skirted with material similar in design and material to the rest of the structure, or on a permanent concrete foundation.
- (b) Manufactured homes may be permitted for temporary periods not exceeding a one-year period where it is to be used as a temporary dwelling while a main building on the property is actually under construction.
- (c) Where a person proposes to extend the temporary period beyond the time set out in the permit, he shall not later than sixty days prior to the day on which the development permit will cease to be in effect make written application to the Development Authority for renewal of the permit setting forth the reasons therefore.

### 24. DUGOUTS

All dugouts shall be set back a minimum of thirty (30) metres from any lot line.

### 25. WASTEWATER TREATMENT FACILITIES

- (a) The subdivision of land for a residential use, school, hospital or food establishment will not be permitted within 300 metres of an operating wastewater treatment plant.
- (b) Development permits of schools, hospitals, food establishments or a residential use will not be approved within 300 metres of an operating wastewater treatment facility.
- (c) The subdivision of land for a wastewater treatment facility will not be permitted within 300 metres of any school, hospital, food establishment or a residential use.
- (d) A development permit for a wastewater treatment facility will not approved

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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within in 300 metres of any school, hospital, food establishment or residence.

### 26. LANDFILL AND WASTE SITES

The subdivision of land for a residential use, school, hospital or food establishment will not be permitted within 450 metres of an operating landfill or hazardous waste management facility or dry waste site.

Development permits for schools, hospitals, food establishments or any residential use will not be approved within 450 metres of an operating landfill or hazardous waste management facility or dry waste site.

The subdivision of land for a landfill, hazardous waste management facility or dry waste site will not be permitted within 450 metres of any residential use, school, hospital or food establishment.

A development permit for a landfill, hazardous waste management facility or dry waste site will not be approved within 450 metres of any residential use, school, hospital or food establishment.

### 27. METRIC (IMPERIAL) MEASURE

Where imperial measure is identified in this By-law, it is for reference only for the convenience of the reader. For any conflict between metric measure and imperial measure as contained in this By-law, metric measure shall take precedence and be considered the accurate standard by which to assess District Requirements.

### 28. CANNABIS PRODUCTION AND/OR DISTRIBUTION:

1. Any CANNABIS PRODUCTION AND/OR DISTRIBUTION facility should not be located less than 500 m from any of the following uses:
  - a. The lot boundary of a provincial health care facility, health service, or health clinic.
  - b. The lot boundary of a building containing an elementary school, secondary school, or licensed day care facility.
  - c. The lot boundary of a parcel of land that is designated as school reserve or municipal and school reserve under the Municipal Government Act.
  - d. The lot boundary of a commercial recreation facility, indoor recreation facility, outdoor recreation facility, park or recreational use (intensive or extensive).

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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- e. The Municipal Planning Commission may reduce the separation distance where it is demonstrated that there would be no adverse land use impacts and the intent of the regulation is not compromised.
2. Any CANNABIS PRODUCTION AND/OR DISTRIBUTION facilities should not be located less than 100 m from a Residential District. For the purposes of this subsection only:
    - a. The 100 m separation distance shall be measured from the closest point of the lot boundary of the CANNABIS PRODUCTION AND/OR DISTRIBUTION Use to the closest point of the residential district boundary.
    - b. The Municipal Planning Commission may reduce the separation distance where it is demonstrated that there would be no adverse land use impacts and the intent of the regulation is not compromised.

### 29. CANNABIS RETAIL SALES

1. Any CANNABIS RETAIL SALES should not be located less than 500 m as measured from the boundary of the parcel from which a CANNABIS retail store is located to any of the following uses:
  - a. The lot boundary of a provincial health care facility, health service, or health clinic.
  - b. The lot boundary of a building containing an elementary school, secondary school, or licensed day care facility.
  - c. The lot boundary of a parcel of land that is designated as school reserve or municipal and school reserve under the Municipal Government Act.
  - d. The lot boundary of a commercial recreation facility, indoor recreation facility, outdoor recreation facility, park or recreational use (intensive or extensive).
  - e. The Municipal Planning Commission may reduce the separation distance where it is demonstrated that there would be no adverse land use impacts and the intent of the regulation is not compromised.
2. Any CANNABIS RETAIL SALES should not be located less than 100 m from any other CANNABIS RETAIL SALES. For the purposes of this subsection only:
  - a. The 100 m separation distance shall be measured from the closest point

## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

of the lot boundary of the CANNABIS RETAIL SALES Use to the closest point of the lot boundary of any other approved CANNABIS RETAIL SALES Use.

- b. The Municipal Planning Commission may reduce the separation distance where it is demonstrated that there would be no adverse land use impacts and the intent of the regulation is not compromised.
3. Any CANNABIS RETAIL SALES should not be located less than 100 m from a “RETAIL STORE, LIQUOR”. For the purposes of this subsection only:
    - a. The 100 m separation distance shall be measured from the closest point of the lot boundary of the CANNABIS RETAIL SALES Use to the closest point of the lot boundary of the “RETAIL STORE, LIQUOR”.
    - b. The Municipal Planning Commission may reduce the separation distance where it is demonstrated that there would be no adverse land use impacts and the intent of the regulation is not compromised.

### 30. SUMMARY OF USE SEPARATION DISTANCES

FROM boundary of	TO (separation distance in metres)						
	Provincial health care, health service, clinic	Daycare, School, School reserve or Municipal and school reserve	Recreation facility or recreational use	CANNABIS retail sales	Liquor store	CANNABIS production and/or distribution	Residential district
CANNABIS retail sales	500	500	500	100	100	-	100
CANNABIS production and/or distribution	500	500	500	-	-	-	100
Retail (liquor)	-	-	-	100	-	-	-

### 31. VARYING CANNABIS SEPARATION DISTANCES:

1. In all districts where cannabis retail or cannabis production and/or distribution is allowed, the Municipal Planning Commission may vary the minimum separation distance requirement, provided this does not unduly affect the amenities, use or enjoyment of the site or neighbouring properties, with consideration to the following criteria:

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## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

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- a. Determining that the proposed location measured from the boundary of the site is not within 100m of a playground, public or private school, spray or splash park, youth centre, licensed day care/child care facility, social care facility, custodial care facility, clinic, or any place where persons under the age of 18 congregate; and
- b. Determining if the location will directly interface with pedestrian corridors that connect to a playground, public or private school, spray or splash park, youth centre, licensed day care/child care facility, social care facility, custodial care facility, clinic, or any place where persons under the age of 18 congregate; and
- c. Determining if the location of the CANNABIS RETAIL SALES use will directly interface with a playground, public or private school, spray or splash park, youth centre, licensed day care/child care facility, social care facility, custodial care facility, clinic, or any place where persons under the age of 18 congregate.

### 32. HOME OCCUPATIONS:

1. If the County determines that a Home Occupation development has exceeded beyond the intent and purpose of a home business, the capacity of the site and/or is determined to have an adverse impact on the neighbourhood or adjoining properties, measures shall be undertaken to either direct the home occupation to relocate or, if appropriate, rezone to an appropriate land use designation.
2. Any Home Occupation development permit applications requesting more than two (2) trucks, of any kind, or outdoor storage must include a diagram demonstrating suitable parking and storage area that is shielded from view of the neighbors such that the home occupation will not supersede the primary residential purpose of the lot.
3. The County may reduce the impact on the gravel road network by limiting the distance of a Home Occupation, Major to no more than ½ a mile from pavement.
4. Home Occupation, Minor:  
Minor Home Occupations are a permitted use within all districts that allow residential dwelling units and shall comply with the following:

## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

Home Occupation, Minor	
Employees	No employees permitted.
Maximum Area	Business must be contained within the principal residential dwelling unit.
Vehicles/Equipment	No outdoor business activity or storage of materials or equipment allowed on site except for company vehicles. Maximum of two (2) company vehicles up to one (1) ton.
Signage	No signage.
Business Related Visits	Shall not require more than four (4) business visits per day.
Development Permit	Not required.

### 5. Home Occupation, Intermediate:

Home Occupation, Intermediate	
Employees <sup>1,2</sup>	Maximum of four (4) employees.
Maximum Area <sup>1</sup>	Any outdoor activity or storage shall be at the discretion of the Development Officer.
Vehicles/Equipment <sup>1</sup>	Maximum of four (4) trucks up to one (1) ton, two (2) trailers, and related vehicles and minor equipment.
Signage <sup>1</sup>	Signage allowed at the discretion of the Development Officer.
Business Related Visits <sup>1</sup>	Maximum of eight (8) business related visits per day.
Road Use Agreement <sup>1</sup>	May be required if the Home Occupation development is located on a gravel road.
Offsite Levy/Road Improvement	Subject to Bylaw 2702 and the Municipal Government Act 650(1). Cannot be charged if previously paid on land.
Site Plan <sup>1</sup>	Parcels using more than two (2) trucks must include a site plan demonstrating suitable parking and storage.
Zoning <sup>3</sup>	Country Residential (CR-2), Country Residential (CR-3), Country Residential (CR-4), and Country Residential (CR-5) Districts.
Development Permit	Required.

<sup>1</sup>At the discretion of the Development Officer.

<sup>2</sup>Employees are considered as a person who visits the property on behalf of the business. A resident whom resides at the dwelling unit is not considered an employee.

<sup>3</sup>No Home Occupation, Intermediates shall be permitted on Country Residential (CR-2) parcels less than 1.0 ha in size.

## SECTION 3: GENERAL PROVISIONS FOR ALL DISTRICTS

### 6. Home Occupation, Major:

Home Occupation, Major	
Employees <sup>1,2</sup>	Maximum of twelve (12) employees.
Maximum Area <sup>1</sup>	On parcels 10 acres or larger, a maximum area of 50% of the lot may be used as outdoor storage.
	On parcels under 10 acres, a maximum area of 30% of the lot may be used as outdoor storage.
Vehicles/Equipment <sup>1</sup>	Maximum of four (4) trucks up to one (1) ton, two (2) trailers, up to two (2) trucks larger than one (1) ton, and related vehicles and minor equipment.
Signage <sup>1</sup>	Signage allowed at the discretion of the Development Officer.
Business Related Visits <sup>1</sup>	Maximum of twenty (20) business related visits per day.
Road Use Agreement <sup>1</sup>	May be required if the Home Occupation development is located on a gravel road.
Offsite Levy/Road Improvement	Subject to Bylaw 2702 and the Municipal Government Act 650(1). Cannot be charged if previously paid on land.
Site Plan <sup>1</sup>	Parcels using more than two (2) trucks must include a site plan demonstrating suitable parking and storage.
Zoning	Country Residential (CR-5) District.
Development Permit	Required.

<sup>1</sup>At the discretion of the Development Officer.

<sup>2</sup>Employees are considered as a person who visits the property on behalf of the business. A resident whom resides at the dwelling unit is not considered an employee.

### 33. WILD BOAR

Wild boar operations, including the raising or keeping of wild boar, are prohibited in all zoning districts in the County of Grande Prairie No. 1.

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## SECTION 4: AGRICULTURAL (AG) DISTRICT

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### 1. **PURPOSE**

This district is intended to cover the majority of land in the municipality in order to recognize agriculture as the predominant land use in the County.

### 2. **USES**

No person shall use any lot or erect or use any building or structure for any purpose except one or more of the following.

#### **Permitted Uses**

- (a) Agricultural Operations

#### **Discretionary Uses**

- (a) Abandoned Farmsteads
- (b) Abattoir
- (c) Accessory Buildings, Structures, or Uses
- (d) Aggregate Facility, Temporary
- (e) Aggregate Stockpiling, Temporary
- (f) Agricultural Industry
- (g) Agricultural Pursuit, Minor
- (h) Airport
- (i) Anhydrous Ammonia Storage
- (j) Asphalt Plant, Portable
- (k) Auction Mart (Auctioneering Services)
- (l) Bed and Breakfast Facility
- (m) Clustered Farm Dwellings
- (n) Communication Tower
- (o) Country Store
- (p) Day Care Facility
- (q) Dugouts
- (r) Electricity Production
- (s) Explosives Storage and Distribution
- (t) Farmsteads
- (u) Farm Buildings
- (v) Garage
- (w) Grain Elevator
- (x) Greenhouse, Farm
- (y) Handicraft Business
- (z) Home Occupation, Agricultural
- (aa) Institutional Uses
- (bb) Kennel

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## SECTION 4: AGRICULTURAL (AG) DISTRICT

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- (dd) Landfill Operation
- (ee) Manufactured Home
- (ff) Market Garden
- (gg) Modular Home
- (hh) Park
- (ii) Petroleum Facility
- (jj) Public Use
- (kk) Research Facility
- (ll) Sanitary Landfill Site
- (mm) Sewage Lagoon and Sewage/Wastewater Treatment Facilities
- (nn) Sign
- (oo) Single Detached Dwelling Unit
- (pp) Sod Farm
- (qq) Stripping of Topsoil
- (rr) Tannery
- (ss) Utilities
- (tt) Veterinary Clinic
- (uu) Water Treatment Facility

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to development in this district.

#### Farmsteads

Minimum Lot Area:	2 ha (5 acres)
Maximum Lot Area:	6 ha (15 acres)
Minimum Side Yard:	30 metres
Minimum Rear Yard:	30 metres
Minimum Front Yard:	30 metres

#### All Other Uses except Public and Institutional Uses, Accessory Buildings and Structures, and Farm Buildings

Minimum Lot Area:	58 ha
Maximum Lot Area:	At the discretion of the Development Authority
Maximum Lot Density:	At the discretion of the Development Authority
Minimum Front Yard:	30 metres
Minimum Side Yard:	30 metres
Minimum Rear yard:	30 metres

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## SECTION 4: AGRICULTURAL (AG) DISTRICT

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### 4. **SPECIAL REQUIREMENT: PUBLIC USES AND INSTITUTIONAL USES**

District requirements for parks, and public and institutional uses, including public sewage and water treatment facilities, public landfill sites, and other similar public uses, shall be at the discretion of the Development Authority.

### 5. **SPECIAL REQUIREMENT: CROWN LAND**

Proposed development on Crown land needing a development permit may require authorization or lease arrangements from the appropriate provincial department before issuance of a development permit is considered by the County of Grande Prairie No. 1.

### 6. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS AND STRUCTURES AND FARM BUILDINGS**

All accessory buildings and structures and farm buildings shall be set back a minimum distance of 30 m (100 feet) from the front lot line and 15 m (50 feet) from all other lot lines.

### 7. **SPECIAL REQUIREMENT: CLUSTERED FARM DWELLINGS**

Clustered farm dwellings may be allowed, provided that the Development Authority is satisfied that provision has been made for water supply, sewage disposal, and power to serve all of the dwelling units. The Development Authority may also limit the number of units, and place restrictions on the building size and construction.

### 8. **SPECIAL REQUIREMENTS: FARMSTEADS, ABANDONED FARMSTEADS AND FRAGMENTED PARCELS**

On any parcel created for farmsteads, abandoned farmsteads or fragmented parcels, minor agricultural pursuits may be allowed, subject to the provisions of Section 5 of the bylaw.

### 9. **SPECIAL REQUIREMENTS: AGRICULTURAL INDUSTRIES**

Agricultural industrial uses are subordinate to the predominant use of the land for agricultural production. The subdivision of land for small-scale industrial uses shall not be allowed. Industrial uses requiring separate title to a property shall be rezoned to an appropriate industrial district prior to subdivision.

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## SECTION 4: AGRICULTURAL (AG) DISTRICT

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### 10. **SPECIAL REQUIREMENT: MAXIMUM PARCEL DENSITY**

The maximum number of parcels that will be allowed to be subdivided from a quarter section without rezoning shall be one (1) plus the balance of the quarter section for any or all of the following reasons: farmsteads, abandoned farmsteads, and fragmented parcels. Parcels created for a public use or an institutional use will be exempted from the density calculation. Those parcels subdivided in accordance with this special requirement may later be appropriately zoned by the County as part of regular reviews and updates of the Land Use Bylaw.

### 11. **SPECIAL REQUIREMENTS: HOME OCCUPATION-AGRICULTURAL**

A home occupation-agricultural shall comply with the following:

- (a) The workplace may be used by no more than two non-resident employees,
- (b) There shall be no generation of vehicular traffic or parking in excess of that which is, in the opinion of the Development Officer, characteristic of the Agricultural district in which it is located,
- (c) Outdoor storage is at the discretion of the Development Officer,
- (d) No more than 3 commercial vehicles to be used in conjunction with the home occupation shall be parked or maintained on the site,
- (e) Any interior or exterior alterations or additions to accommodate the home occupation may be allowed at the discretion of the Development Officer.

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## SECTION 5: SPECIAL CONSIDERATIONS FOR RESIDENTIAL DISTRICTS

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In addition to the General Provisions for all districts outlined in Section 3 and the specific district requirements in each district, the following special provisions will apply to all country residential districts.

### 1. **“MINOR AGRICULTURAL PURSUITS”**

Minor agricultural pursuits will only be allowed in the following districts: CR-2, CR-4, CR-5 and in conformity with the following:

- (a) Livestock shall be limited to no more than one horse and foal 6 months of age or younger per acre or part thereof, to a maximum of three horses.

### 2. **VEHICULAR PARKING**

Not more than one commercial vehicle up to 5000 kg Gross Vehicle Weight, shall be parked or maintained on any lot in a country residential district. All vehicles must be parked on the lot. No on-road parking will be allowed.

### 3. **SITE DEVELOPMENT FOR FIRE PREVENTION**

Prior to issuance of a development permit, proponents may submit a “Fire Prevention Site Plan” to the County’s Fire Prevention Office for comment to allow proponents to improve the safety of new housing in the County to better protect residents from potential forest fires. For example, cedar shakes may not be a suitable roofing material in all parts of the County and would therefore not be recommended in some cases. In addition, it may be prudent for new homes to be setback at least 30 metres from all existing trees and shrubs.

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## SECTION 6: COUNTRY RESIDENTIAL (CR-1) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a residential district where the primary use is single dwelling units with limited additional uses. Building restrictions may be imposed.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Dwelling Unit, Single Detached (one/lot)
- (b) Garage (one/lot)
- (c) Utilities

#### **Discretionary Uses**

- (a) Accessory Use
- (b) One Accessory Building or Structure (less than 100 m<sup>2</sup>)
- (c) Second Accessory Building
- (d) Modular Home
- (e) Park
- (f) Public Use
- (g) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in the district.

Minimum Lot Area	1.0 ha
Maximum Lot Area:	4 ha
Maximum Lot Density Per Quarter Section:	Discretion of the Development Authority
Minimum Lot Width:	60 metres
Maximum Lot Length to Lot Width Ratio	6:1
Minimum Front and Exterior Side Yard:	7.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	3.0 metres
Minimum Exterior Side Yard:	7.0 metres
Maximum Building Height:	10.5 Metres
Minimum Landscaped Area:	40%

### 4. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure.

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## SECTION 7: COUNTRY RESIDENTIAL (CR-2) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a residential district where the primary use is single dwelling units with limited additional uses. Single dwelling units within this district are mainly serviced by potable water wells and private sewage disposal systems. Development may be serviceable if central or common water distribution systems and central or common sewage collection and treatment systems are available. It may be used as part of a new community development in the County that is subject to an approved area structure plan.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Dwelling Unit, Single Detached (one/lot)
- (b) Garage (one/lot)
- (c) Utilities

#### **Discretionary Uses**

- (a) Accessory Use
- (b) Agricultural Pursuit, Minor
- (c) Home Occupation, Intermediate
- (d) Modular Home
- (e) Park
- (f) Public Use
- (g) One Accessory Building or Structure (less than 100 m<sup>2</sup>)
- (h) Second Accessory Building
- (i) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in the district.

	Municipal Serviced	Un-Serviced
Minimum Lot Area	760 m <sup>2</sup>	1.0 ha
Maximum Lot Area:	1.0 ha	4.0 ha
Minimum Lot Width:	20 metres	60 metres

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## SECTION 7: COUNTRY RESIDENTIAL (CR-2) DISTRICT

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Minimum Front Yard	7.0 metres	7.0 metres
Minimum Rear Yard	7.0 metres	7.0 metres
Minimum Interior Side Yard	3.0 metres	3.0 metres
Minimum Exterior Side Yard	6.0 metres	7.0 metres
Maximum Building Height	10.5 metres	10.5 metres
Maximum Lot Coverage	35%	40%
Minimum Landscaped Area:	35%	40%

#### 4. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure. No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 2.0 metres (6.6 feet). This special requirement does not apply to garages.

#### 5. **SPECIAL REQUIREMENT: HOME OCCUPATION, INTERMEDIATES**

No Home Occupation, Intermediates shall be permitted on parcels less than 1.0 ha in size.

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## SECTION 8: COUNTRY RESIDENTIAL (CR-3) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a residential district that can accommodate a variety of housing styles and accessory uses and buildings but excludes minor agricultural pursuits.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Dwelling Unit, Single Detached (one/lot)
- (b) Garage (one/lot)
- (c) Utilities

#### **Discretionary Uses**

- (a) Accessory Use
- (b) Home Occupation, Intermediate
- (c) Manufactured Home
- (d) Modular Home
- (e) Park
- (f) Public Use
- (g) One accessory building or structure (less than 100 m<sup>2</sup>)
- (h) Second Accessory Building
- (i) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in this district

Minimum Lot Area	1.0 ha
Maximum Lot Area:	4 ha
Maximum Lot Density Per Quarter Section:	Discretion of the Development Authority
Minimum Lot Width:	60 metres
Maximum Lot Length to Lot Width Ratio	6:1
Minimum Front and Exterior Side Yard:	7.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	3.0 metres
Minimum Exterior Side Yard:	7.0 metres
Maximum Building Height:	10.5 Metres
Minimum Landscaped Area:	40%

### 4. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure.

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## SECTION 9: COUNTRY RESIDENTIAL (CR-4) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a residential district where a wide variety of single detached dwelling units are allowed along with an expanded range of accessory buildings and uses and minor agricultural pursuits.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Dwelling Unit, Single Detached (one / lot)
- (b) Garage (one/lot)
- (c) Utilities

#### **Discretionary Uses**

- (a) Agricultural Pursuit, Minor
- (b) Home Occupation, Intermediate
- (c) Manufactured Home
- (d) Modular Home
- (e) Park
- (f) Public Use
- (g) One accessory building or structure (less than 100 m<sup>2</sup>)
- (h) Second Accessory Building
- (i) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in this district.

Minimum Lot Area	1.0 ha
Maximum Lot Area:	4 ha
Maximum Lot Density Per Quarter Section:	Discretion of the Development Authority
Minimum Lot Width:	60 metres
Maximum Lot Length to Lot Width Ratio	6:1
Minimum Front and Exterior Side Yard:	7.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	3.0 metres
Minimum Exterior Side Yard:	7.0 metres
Maximum Building Height:	10.5 metres
Minimum Landscaped Area:	40%

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## SECTION 10: COUNTRY RESIDENTIAL (CR-4) DISTRICT

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### 4. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure.

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## SECTION 10: COUNTRY RESIDENTIAL (CR-5) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a residential district in which major home based businesses will co-exist with residential uses on larger parcels of land.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Dwelling Unit, Single Detached (one / lot)
- (b) Garage (one / lot)
- (c) Utilities

#### **Discretionary Uses**

- (a) Accessory Use
- (b) Agricultural Pursuit, Major
- (c) Agricultural Pursuit, Minor
- (d) Apiary
- (e) Bed and Breakfast
- (f) Dugouts
- (g) Home Occupation, Intermediate
- (h) Home Occupation, Major
- (i) Manufactured Home
- (j) Modular Home
- (k) One Accessory Building or Structure less than 100 m<sup>2</sup>
- (l) Second Accessory Building
- (m) Park
- (n) Public Use
- (o) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in this district.

Minimum Lot Area	1.0 ha
Minimum Lot Width:	60 metres
Minimum Front and Exterior Side Yard:	7.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Minimum Landscaped Area:	30%

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## SECTION 10: COUNTRY RESIDENTIAL (CR-5) DISTRICT

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### 4. **ALL OTHER USES**

District requirements shall be at the discretion of the Development Authority.

### 5. **SPECIAL REQUIREMENTS – AGRICULTURAL PURSUIT, MAJOR**

No person shall keep any livestock except in conformity with the following:

- (a) Combinations of different types of livestock are allowed provided the maximum number of animal units is not exceeded.
- (b) Animal units shall be limited based on lot area as follows:
  - (i) 1.2 ha (3 acres) – 2.4 ha (6 acres): Three (3) animal units (maximum)
  - (ii) 2.5 ha (6.1 acres) – 4 ha (10 acres): Six (6) animal units (maximum)
  - (iii) 4.1 ha (10.1 acres) – 8 ha (20 acres): Twelve (12) animal units (maximum)
  - (iv) Over 8 ha (over 20 acres): Twenty (20) animal units (maximum)
- (c) Animal units shall be calculated as follows:

Type of Livestock	Number of Such Livestock Deemed to Equal One Animal Unit
Dairy Cow (plus calf under 6 months)	1
Beef Cow (plus calf under 6 months)	1
Horse (plus foal under 6 months)	1
Sheep/Goats (plus lambs under 6 months)	2
Pigs (plus offspring under 2 months) <sup>1</sup>	2
Fowl	50
Rabbits	30
Ostriches	2
All Others <sup>1</sup>	At the discretion of Development Authority

<sup>1</sup>Wild boar are prohibited.

### 6. **SPECIAL REQUIREMENTS - DUGOUTS**

Dugouts shall be prohibited on lots with an area of less than 2.5 hectares.

### 7. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure.

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## SECTION 11: RURAL ESTATE (RE) DISTRICT

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### 1. **PURPOSE**

This District is to provide an opportunity for exclusive residential development in the County that is serviced by both a central or common water distribution and treatment system and by a central or common sanitary sewer collection and treatment system. This District should be separated from livestock operations by no less than 300 metres but may be proposed on agricultural lands. It may be used as part of new community development in the County that is subject to an approved Area Structure Plan.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Garage, Attached
- (b) One Accessory Building up to 50 m<sup>2</sup>
- (c) Single Detached Dwelling Unit (one/lot)
- (d) Utilities

#### **Discretionary Uses**

- (a) Accessory Use
- (b) Garage, Detached
- (c) Park
- (d) Public Uses
- (e) Second Accessory Building or Structure up to 50 m<sup>2</sup>
- (f) Sign
- (g) Modular Homes
- (h) Apiary

### 3. **DISTRICT REQUIREMENTS**

Minimum Lot Area	760 m <sup>2</sup>
Maximum Lot Area:	1.0 ha
Minimum Lot Width:	20 metres
Minimum Lot Depth:	38 metres
Minimum Front Yard:	7.0 metres
Minimum Rear Yard:	7.5 metres
Minimum Interior Side Yard:	3.0 metres
Minimum Exterior Side Yard:	6.0 metres
Maximum Building Height:	10.5 metres
Minimum Floor Area (Excludes Basement):	180 m <sup>2</sup>
Maximum Lot Coverage:	35%
Minimum Landscaped Area:	35%

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## SECTION 11: RURAL ESTATE (RE) DISTRICT

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### 4. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure. No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 2.0 metres (6.6 feet). This special requirement does not apply to garages

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## SECTION 12: RURAL RESIDENTIAL (RR-1) DISTRICT

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### 1. **PURPOSE**

This District provides for residential development that consists primarily of single detached dwelling units in areas that are not yet established as hamlets, but are part of an approved Area Structure Plan. These new communities must be serviced by a central or common water distribution and treatment system and by a central or common sanitary sewer collection and treatment system.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Garage (attached)
- (b) Utilities
- (c) Single Detached Dwelling Unit

#### **Discretionary Uses**

- (d) Accessory Building, Structure, or Use
- (e) Garage (detached)
- (f) Park
- (g) Public Use
- (h) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, and the Special Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in this district.

Minimum Lot Area:	595 m <sup>2</sup>
Minimum Lot Width:	17 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	
a) With Attached Garage:	1.5 metres
b) Without Attached Garage:	3 metres on one side and 1.5 metres on the other
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	35%
Minimum Landscaped Area:	30%

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## SECTION 12: RURAL RESIDENTIAL (RR-1) DISTRICT

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### 4. **SPECIAL REQUIREMENTS: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure. No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet).

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## SECTION 13: RURAL RESIDENTIAL (RR-2) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a residential district that is exclusively for single detached dwelling units, generally in a hamlet setting (serviced), but may also be applied to new fully serviced development in other parts of the County.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Single Detached Dwelling Unit
- (b) Garage
- (c) Utilities

#### **Discretionary Uses**

- (a) Accessory Use
- (b) One Accessory Building or Structure
- (c) Modular Home
- (d) Park
- (e) Public use
- (f) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	490 m <sup>2</sup>
Minimum Lot Width:	14 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	
a) With Attached Garage:	1.5 metres
b) Without Attached Garage:	3 metres on one side and 1.5 metres on the other
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	40%
Minimum Landscaped Area:	25%

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## SECTION 13: RURAL RESIDENTIAL (RR-2) DISTRICT

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### 4. **SPECIAL REQUIREMENTS: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure. No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet).

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## SECTION 14: RURAL RESIDENTIAL MIXED (RR-3) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide for a mix of housing styles within a fully serviced hamlet while offering the potential for a lower density and higher quality development than that found in other mixed residential districts in the County.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Single Detached Dwelling (min. area = 79 m<sup>2</sup>)
- (b) Manufactured Home (min. area = 79 m<sup>2</sup>)
- (c) Modular Home (min. area = 79 m<sup>2</sup>)
- (d) Utilities

#### **Discretionary Uses**

- (a) Accessory Building, Structure, or Use
- (b) Garage
- (c) Group Care Facility
- (d) Park
- (e) Public use
- (f) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	490 m <sup>2</sup>
Minimum Lot Width:	14 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	1.5 metres
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	40%
Minimum Landscaped Area:	25%

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## SECTION 14: RURAL RESIDENTIAL MIXED (RR-3) DISTRICT

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### 4. **SPECIAL REQUIREMENTS**

- (a) All dwelling units and additions thereto shall be on permanent foundations consisting of concrete footings and walls or concrete piers and/or grade beams. The running gear and hitch of mobile homes shall be removed and any mobile home shall be attached permanently to the foundation.
- (b) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres.
- (c) All accessory structures such as patios, porches, additions, and skirtings shall be factory prefabricated units, professionally built, or the equivalent thereof, and so designed and erected as to harmonize with the mobile home or house.
- (d) No single wide or double wide mobile home will be permitted that is older than eight (8) years at the time of application.
- (e) Access to accessory buildings from the back lane will not be permitted.
- (f) No accessory building or structure shall exceed the height of the main structure.

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## SECTION 15: RURAL RESIDENTIAL MIXED (RR-4) DISTRICT

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### 1. **PURPOSE**

This district is intended to allow for a variety of low density housing styles throughout Clairmont and other hamlets. Development legally approved prior to adoption of this Bylaw but does not conform to these regulations is intended to be legal non-conforming development. Generally, existing development in the County is to be serviced at least by a central or common sanitary sewer system, unless it lies within an Agricultural or Country Residential District. Un-serviced hamlet areas are considered legal non-conforming development. New un-serviced residential development in Hamlets and elsewhere in the County must conform to the standards found in a Country Residential District.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Garage
- (b) Manufactured Home (Single and Double Wide)
- (c) Modular Home
- (d) Single detached dwelling unit
- (e) Utilities

#### **Discretionary Uses**

- (a) Accessory Building, Structure or Use
- (b) Duplex
- (c) Group Care Facility
- (d) Park
- (e) Public Use
- (f) Semi-detached Dwelling
- (g) Senior Citizen's Complex
- (h) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Provisions for Hamlet Districts, the following regulations shall apply to every development in this district.

## SECTION 15: RURAL RESIDENTIAL MIXED (RR-4) DISTRICT

	Single Detached	Semi-detached Duplex
Minimum Lot Area:		
Sewer only:	1000 m <sup>2</sup>	N/A
Fully serviced lot	430 m <sup>2</sup>	300 m <sup>2</sup> /unit
Minimum Lot Width:		
Sewer only:	20 metres	N/A
Fully serviced lot:	12 metres	18 metres (9 m/side)
Minimum Front Yard:	6 metres	6 metres
Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
a)With Attached Garage:	1.2 metres	1.2 metres
b)Without Attached Garage:	3 metres one side 1.2 metres the other	3 metres and zero (0) metres for semi-detached dwelling units on common lot line.
Minimum Exterior Side Yard:	3.0 metres	3.0 metres
Maximum Building Height:	10.5 metres	10.5 metres
Maximum Coverage:	40%	45%
Minimum Landscaped Area:	25%	25%

#### 4. **SPECIAL REQUIREMENTS: ACCESSORY BUILDINGS AND STRUCTURES**

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1 metre (3 feet).
- (b) All accessory structures such as patios, porches, additions, and skirting shall be factory-prefabricated units, professionally built, or the equivalent thereof, and so designed and erected as to harmonize with the manufactured home or house.
- (c) No accessory building or structure shall exceed the height of the main structure.

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## SECTION 16: RESIDENTIAL CONDOMINIUM (RC) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide for serviced residential condominiums units.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Single Detached Dwelling
- (b) Attached Garage
- (c) Accessory buildings less than 92 square metres

#### **Discretionary Uses**

- (a) Accessory Structure or Use
- (b) Accessory buildings 92 square metres or greater
- (c) Park
- (d) Public use
- (e) Semi-detached Dwelling Units
- (f) Sign
- (g) Utilities
- (h) Detached Garage

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Land Use Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in this district.

Minimum Condominium Lot Area:	0.2 ha
Minimum Condominium Block Width:	30 metres
Minimum Front and Exterior Side Yard:	7.0 metres
Minimum Rear Yard:	7.0 metres
Maximum Building Height	10.5 metres
Minimum Interior Side Yard	
Between Blocks:	3.0 metres
Minimum Separation Between Buildings:	3.0 metres
Minimum Common Landscaped Area:	5%
Maximum Gross Density:	30 units/ha

**SECTION 16: RESIDENTIAL CONDOMINIUM (RC) DISTRICT**

	Single Detached	Semi-Detached
Minimum Unit Area (Land)	425 m <sup>2</sup>	300 m <sup>2</sup>
Minimum Unit Width (Land):	10 metres	9 metres
Minimum Landscaped Area/Unit:	30%	30%
Minimum Depth for Internal Yards:		
(a) Side Yards Between Units:	1.5 metres	1.5 metres
(b) Front and Rear Yards:	7 metres	7 metres

**4. SPECIAL REQUIREMENT: ACCESSORY BUILDINGS ON LAND UNITS**

No accessory building or structure shall be erected in any yard of a land unit other than the interior side yard or rear yard and shall be no closer to any lot line than 1.5 metres (5 feet). The maximum floor area for each accessory building on a land unit shall be 35 m<sup>2</sup>. Larger accessory buildings are allowed only on common property within the condominium block.

**5. SPECIAL REQUIREMENT: LAND UNITS**

The front yard for condominium land units may be measured from the edge of asphalt of a private condominium road.

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## SECTION 17: RESIDENTIAL CONDOMINIUM (RC-1) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide for serviced residential condominiums units that may include manufactured housing units.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Single Detached Dwelling
- (b) Attached Garage
- (c) Accessory buildings less than 92 square metres

#### **Discretionary Uses**

- (a) Accessory Structure or Use
- (b) Accessory buildings 92 square metres or greater
- (c) Manufactured Home
- (d) Modular Home
- (e) Park
- (f) Public use
- (g) Semi-detached Dwelling Units
- (h) Sign
- (i) Utilities
- (j) Detached Garage

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Land Use Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in this district.

Minimum Condominium Lot Area:	0.2 ha
Minimum Condominium Block Width:	30 metres
Minimum Front and Exterior Side Yard:	7.0 metres
Minimum Rear Yard:	7.0 metres
Maximum Building Height:	10.5 metres
Minimum Interior Side Yard:	3.0 metres
Minimum Separation Between Buildings:	3.0 metres
Minimum Common Landscaped Area:	5%
Maximum Gross Density:	30 units/ha

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## SECTION 17: RESIDENTIAL CONDOMINIUM (RC-1) DISTRICT

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	Single Detached	Semi-Detached
Minimum Unit Area (Land)	425 m <sup>2</sup>	300 m <sup>2</sup>
Minimum Unit Width (Land):	10 metres	9 metres
Minimum Landscaped Area/Unit:	30%	30%
Minimum Depth for Internal Yards:		
(a) Side Yards:	1.2 metres	1.2 metres
(b) Front and Rear Yards:	7 metres	7 metres

#### **4. SPECIAL REQUIREMENT: ACCESSORY BUILDINGS ON LAND UNITS**

No accessory building or structure shall be erected in any yard of a land unit other than the interior side yard or rear yard and shall be no closer to any lot line than 1.0 metres (3.3 feet). The maximum floor area for each accessory building on a land unit shall be 35 m<sup>2</sup>. Larger accessory buildings are allowed only on common property within the condominium block.

#### **5. SPECIAL REQUIREMENT: LAND UNITS**

The front yard for condominium land units may be measured from the edge of asphalt of a private condominium road.

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## SECTION 18: HIGH DENSITY RESIDENTIAL (HDR) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a district for high-density residential developments within hamlets.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Apartment Dwelling Unit and Apartment Building
- (b) Row Housing Dwelling Units

#### **Discretionary Uses**

- (a) Accessory Building, Structure, or Use
- (b) Day Care Facility
- (c) Duplex
- (d) Garage
- (e) Group Care Facility
- (f) Institutional use
- (g) Park
- (h) Public Use
- (i) Senior Citizen's Complex
- (j) Utilities

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:

- (a) Apartment, Seniors' Complex, and Group Care Facility:  
800 m<sup>2</sup> for first 4 units, plus 90 m<sup>2</sup> for each additional unit
- (b) Duplex, Row Housing: 200 m<sup>2</sup>/unit

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## SECTION 18: HIGH DENSITY RESIDENTIAL (HDR) DISTRICT

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Minimum Lot Width:

- (a) Row Housing: 20 metres/condominium or rental block or 6 metres/unit, except corner units shall have 9 metres.
- (b) All Other Uses: 12 metres

Minimum Front Yard:	6 metres, plus 1.2 metres for each additional storey above three storeys
Minimum Rear Yard:	2 metres, plus 1.2 metres for each additional storey above three storeys
Minimum Interior Side Yard:	3 metres for apartment buildings; 1.2 metres for all other uses, except row housing shall be 0 metres along the common vertical wall separating each unit.
Minimum Separation Between Buildings:	3 metres
Minimum Exterior Side Yard:	3 metres
Maximum Coverage:	50%
Minimum Landscaped Area:	25%

#### 4. **SPECIAL REQUIREMENTS**

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet).
- (b) Access to accessory buildings from the rear yard or back lane will not be permitted.

#### 5. **SPECIAL REQUIREMENT: LAND UNITS**

The front yard for condominium land units may be measured from the edge of asphalt of a private condominium road

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## SECTION 19: MANUFACTURED HOME COMMUNITY (MHC) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a district for manufactured home communities.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

#### **Permitted Uses**

- (a) Manufactured Home
- (b) Manufactured Home Community

#### **Discretionary Uses**

- (a) Accessory Building, Structure, or Use
- (b) Common Storage, Indoor and Outdoor
- (c) Convenience Food Store
- (d) Day Care Facility
- (e) Institutional Use
- (f) Laundromat
- (g) Park
- (h) Public Use
- (i) Rental or Management Office
- (j) Recreation Use, Intensive
- (k) Sewage / Wastewater Treatment Facilities
- (l) Sign
- (m) Utilities
- (n) Water Treatment Facility

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

## SECTION 19: MANUFACTURED HOME COMMUNITY (MHC) DISTRICT

Minimum Lot Area:	0.5 ha
Minimum Number of Units:	10
Minimum Lot Area per unit (single wide):	350 m <sup>2</sup>
Minimum Lot Width per unit (single wide):	12 metres
Minimum Lot Area (Double Wide):	400 m <sup>2</sup>
Minimum Lot Width (Double Wide):	13.5 metres
Minimum Side Yard:	1.5 m
Minimum Front Yard:	4.5 m
Minimum Rear Yard:	2.5 metres
Maximum Gross Density:	20 units/ha
Minimum Separation Space Between Buildings:	4.5 metres
Minimum Floor Area per Dwelling:	65 m <sup>2</sup>
Maximum Height of Building:	2 stories
Maximum Height of Accessory Buildings:	5 metres

### 4. **SPECIAL REQUIREMENTS**

- (a) Minimum Open Space Area:
- (i) 5 percent of the total area but open space area shall not include the area contained within the public roadway setbacks or required buffer strips.
  - (ii) Where the above requirements exceed 465 m<sup>2</sup> (5,000 square feet), one or more open space areas shall be provided.
  - (iii) Within the above required open space areas, the developer shall provide playground equipment to the satisfaction of the Approving Authority.
- (b) Buffer Strip: A minimum buffer strip of 6 metres (20 feet) shall be required to separate the boundary of any park lot from adjacent land uses outside the mobile park boundary.
- (c) Accessory Building or Structure:
- (i) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1 metre (3 feet).
  - (ii) All accessory structures, such as patios, porches, additions and skirtings shall be factory-prefabricated units, or the equivalent thereof, and so designed and erected as to harmonize with the manufactured home.
- (d) Minimum parking: 2 spaces per park lot plus 1 visitor space per 3 lots.

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## SECTION 19: MANUFACTURED HOME COMMUNITY (MHC) DISTRICT

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- (e) Spacing: A minimum of 4.5 metres (15 feet) of open space shall occur between manufactured homes and any addition attached to the manufactured home shall be regarded as part of the manufactured home for purposes of spacing.
- (f) An all-season pedestrian access shall be provided to all recreation and community facilities within the manufactured home community and shall be a minimum of one (1) metre (three feet) in width.
- (g) Screens, fences or walls shall be erected where necessary, as determined by the Development Authority around refuse collection points, playgrounds, and storage areas.
- (h) Public roadway setbacks and required buffers shall be suitably fenced and landscaped and protected from any sort of development that would compromise their use.
- (i) Only one primary, freestanding identification sign of residential character and appearance shall be erected at each entrance to a manufactured home community. The signs shall be of a size, type, construction, character and appearance to blend in with the residential character of the area to the satisfaction of the Development Authority.
- (j) Directional signs within the community must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.
- (k) Landscaping (including grass and mature trees) shall be provided on all area of the park not occupied by a manufactured home, addition, road, foot path, driveway or other permanent building.
- (l) All roads in the community shall be of all-weather construction and shall have a minimum road width of 7.3 metres (24 feet) within a 30.5 metre (100 foot) right-of-way.
- (m) Each community shall be designed in such a manner as to direct drainage away from each manufactured home lot to the satisfaction of the Development Authority.
- (n) The boundary of each manufactured home lot shall be clearly marked off by means of stakes or counter-sunk steel posts, fences, curbs or hedges or other means to the satisfaction of the Development Authority.

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## SECTION 19: MANUFACTURED HOME COMMUNITY (MHC) DISTRICT

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- (o) No recreation vehicle or holiday trailer shall be occupied as a permanent residence in any manufactured home community.
- (p) Street lighting in a manufactured home community shall be of low profile and blend in with the residential character of the area as well as ensure maximum privacy to each unit to the satisfaction of the Development Authority.
- (q) Each manufactured home community shall be serviced by communal water and sewer systems that have received appropriate permits from Alberta Environment.

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## SECTION 20: COUNTRY INDUSTRIAL (CM) DISTRICT

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### 1. **PURPOSE**

This District is to provide an opportunity for small businesses that cannot be defined as Home Occupations, yet are not ready or large enough to operate in a standard Industrial District, to operate in a Country Residential setting among other similar businesses. This District is intended to accommodate a residential dwelling as a required use with any permitted or approved discretionary industrial use.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Utilities
- (b) Single Detached Dwelling with any one of the following:
- (c) Agricultural Service and Supply Establishment
- (d) Contracting Services, Minor
- (e) Data Processing Establishment
- (f) Duplicating Shop
- (g) Equipment Rental/Repair
- (h) Industry/Manufacturing, Small Scale

#### **Discretionary Uses**

- (a) Accessory Buildings, Structure and Uses
- (b) Agricultural Processing
- (c) Dugout
- (d) Outdoor Storage
- (e) Park
- (f) Public Use
- (g) Sign
- (h) Single Detached, Modular and Manufactured Dwellings with any one of the following:
  - (i) all uses permitted with a single detached dwelling
  - (ii) Automobile Repair Garage
  - (iii) Bed and Breakfast
  - (iv) Contracting Services, Major
  - (v) Day Care Facility
  - (vi) Electricity Production
  - (vii) Kennel

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## SECTION 20 COUNTRY INDUSTRIAL (CM) DISTRICT

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- (viii) Nursery and Garden Store
- (ix) Offices
- (x) Printing Establishment
- (xi) Research Facility
- (xii) Storage, Indoor
- (xiii) Taxi Establishment
- (xiv) Transport / Truck Operation
- (xv) Veterinary clinic

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Serviced	Un-serviced
Minimum Lot Area:	4,000 m <sup>2</sup>	10,000 m <sup>2</sup>
Minimum Lot Width:	30 metres	40 metres
Minimum Front Yard:	10 metres	15 metres
Minimum Rear Yard:	7.5 metres	7.5 metres
Minimum Interior Side Yard:	8.0 metres	15 metres
Minimum Exterior Side Yard:	20 metres	20 metres
Maximum Building Height:	At the discretion of the Development Authority.	
Lot Coverage(Maximum):	50%	40%
Minimum Landscaped Area:	20%	25%

### 4. **SPECIAL REQUIREMENTS: SIGNS**

A single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park.

### 5. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping shall be a special requirement and shall be determined as follows:

- (a) A buffer strip of 15 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than an industrial Land Use District. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area may be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.

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## SECTION 20: COUNTRY INDUSTRIAL (CM) DISTRICT

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- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

### 6. **SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information on the prescribed form and in Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### 7. **SPECIAL REQUIREMENT: OUTDOOR STORAGE REQUIREMENTS**

- (a) All outdoor storage areas shall be appropriately fenced and should be concealed from view from the street by the fence or other suitable screening to the satisfaction of the Development Authority.
- (b) All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (c) All outdoor storage shall be located only to the rear of the main building and shall not be located in the front or exterior side yard.
- (d) All outdoor storage shall be accessory to the main use of the land or main building on the site.
- (e) All outdoor storage shall comply with the yard and setback requirements of this Section.

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## SECTION 21: CONFINED FEEDING OPERATIONS (CFO) DISTRICT

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### 1. **PURPOSE**

This is to provide a specific District intended only for those Confined Feeding Operations approved by the Province. These uses are not permitted in any other Land Use District in the County. The District will be applied to those sites approved by the Province as Confined Feeding Operations.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Confined Feeding Operations (CFOs)
- (b) Public Utilities
- (c) Public Uses

#### **Discretionary Uses**

- (a) Accessory Building, Structure, or Use
- (b) Manufactured Home
- (c) Modular Home
- (d) Single Detached Dwelling Unit

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district:

**As per Provincial Approvals.**

### 4. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS, STRUCTURES AND DWELLING**

All accessory buildings, structures and dwelling units shall be set back at a minimum distance of 30 m (100 feet) from the front lot line and 15 m (50 feet) from all other lot lines.

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## SECTION 21: CONFINED FEEDING OPERATION (CFO) DISTRICT

### **5. SPECIAL REQUIREMENT: CONDITIONS FOR RESIDENTIAL DEVELOPMENT**

Applications for a new residential use development permit within a Confined Feeding Operation (CFO) may be approved as a discretionary use, provided that the dwelling is associated with the operations of the CFO. If approved, the development permit may include a condition of approval requiring a restrictive covenant, which outlines the potential risks associated with the CFO. Additionally, the applicant or CFO owner may be required to provide a written waiver to the satisfaction of the Development Authority.

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## SECTION 22: LIMITED RURAL INDUSTRIAL (RM) DISTRICT

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### 1. **PURPOSE**

This district is intended to be applied to small industrial areas/parks within the boundaries of Hamlets and other urban areas within the County's jurisdiction.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Contracting Services, Minor
- (b) Equipment Rental/Repair
- (c) Utilities

#### **Discretionary Uses**

- (a) Accessory Building or Structure
- (b) Agricultural Processing
- (c) Auto Body and Repair Shop
- (d) Automobile Supply Store
- (e) Bulk Fuel and Chemical Storage
- (f) Cannabis Retail Sales - refer to Section 3(29-31)
- (g) Cannabis Production and/or Distribution - refer to Section 3(28, 30, 31)
- (h) Grain Elevator
- (i) Manufacturing Firm
- (j) Park
- (k) Public Use
- (l) Railroad Yard
- (m) Residential Dwelling accessory to the Principal Industrial Use
- (n) Sign
- (o) Storage, Indoor
- (p) Storage, Outdoor
- (q) Warehouse
- (r) Office or Office Building

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## SECTION 22: LIMITED RURAL INDUSTRIAL (RM) DISTRICT

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### 3. **DISTRICT REQUIREMENTS**

No person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Minimum Lot Area: Fully serviced lots:	929 m <sup>2</sup>
Minimum Lot Area: Un-serviced lots:	1858 m <sup>2</sup>
Minimum Lot Width:	30 metres
Minimum Front Yard:	7.5 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	Discretion of the Development Authority
Maximum Lot Coverage:	50%

### 4. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS**

No accessory building or structure shall be erected in any yard other than an interior side yard or rear yard and shall be no closer than one (1) metre to any lot line.

### 5. **SPECIAL REQUIREMENT: SCREENING AND FENCING**

- (a) All sites abutting a residential district shall be screened from view of residential district to the satisfaction of the Development Authority.
- (b) Outside storage areas, parking area and equipment storage areas shall be screened to the satisfaction of the Development Authority.

### 6. **SPECIAL REQUIREMENT: LANDSCAPING**

All sites abutting a residential district or facing a public highway shall provide a minimum of ten percent of the site area in the form of landscaping (including the provision of mature trees) to the satisfaction of the Development Authority.

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## SECTION 23: RURAL LIGHT INDUSTRIAL (RM-1) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide an industrial district that reflects both a rural and urban approach to industrial development. It may be serviced, but is generally characterized by large lots; individual private services; low building to site ratio; large open storage areas; and uses that may be compatible with an urban area, if appropriate buffering and screening is provided around these industrial uses. This district will be used to spot zone individual rural parcels throughout the County, but is primarily to be used to pre-zone new industrial parks in urban or quasi-urban settings. It is generally not intended for application to industrial parks that exist at the time of adoption of this Bylaw.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Agricultural Machinery/Equipment Sales and Service
- (b) Agricultural Service and Supply Establishment
- (c) Auction Mart (Auctioneering Services)
- (d) Auction Room
- (e) Automobile Supply Store
- (f) Contracting Services, Minor
- (g) Data Processing Establishment
- (h) Dry Cleaning and Laundry Depot
- (i) Dry Cleaning Establishment
- (j) Duplicating Shop
- (k) Equipment Rental/Repair
- (l) Industry/Manufacturing, Small Scale
- (m) Utilities
- (n) Vehicle Wash

#### **Discretionary Uses**

- (a) Accessory Buildings, Structures, and Uses
- (b) Agricultural Processing
- (c) Automobile Repair Garage
- (d) Automobile Service Station
- (e) Automobile, Truck, and Recreation Vehicle Storage
- (f) Automotive/Recreation Vehicle Sales and Rental
- (g) Bank/Financial Institution

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## SECTION 23: RURAL LIGHT INDUSTRIAL (RM-1) DISTRICT

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- (h) Building Supply Outlet
- (i) Bulk Sales Establishment
- (j) Cannabis Retail Sales - refer to Section 3(29-31)
- (k) Cannabis Production and/or Distribution - refer to Section 3(28, 30, 31)
- (l) Caretaker's Residence
- (m) Communication Tower
- (n) Construction Yard
- (o) Contracting Services, Major
- (p) Convenience Food Store
- (q) Dry Cleaning and Laundry Plant
- (r) Dugouts
- (s) Eating Establishment
- (t) Electrical and Electronic Products Industry
- (u) Electricity Production
- (v) Food and/or Beverage Service Facility
- (w) Gas Bar
- (x) Kennel
- (y) Laundromat
- (z) Nursery and Garden Store
- (aa) Offices accessory to the principal industrial use of the land or building
- (bb) Oilfield Support Services
- (aa) Pharmacy
- (bb) Printing Establishment
- (cc) Public Uses
- (dd) Railroad Yard
- (ee) Recreation Facility, Commercial
- (ff) Research Facility
- (gg) Signs
- (hh) Storage, Indoor
- (ii) Storage, Outdoor
- (jj) Taxi Establishment
- (kk) Transport/Truck Operation
- (ll) Truck and Manufactured Home Sales and Rental
- (mm) Veterinary Clinic
- (nn) Warehouse
- (oo) Office or Office Building

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## SECTION 23: RURAL LIGHT INDUSTRIAL (RM-1) DISTRICT

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### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Serviced	Un-serviced
Minimum Lot Area:	4,000 m <sup>2</sup>	10,000 m <sup>2</sup>
Minimum Lot Width:	30 metres	40 metres
Minimum Front Yard:	10 metres	15 metres
Minimum Rear Yard:	7.5 metres	7.5 metres
Minimum Interior Side Yard:	8.0 metres	15 metres
Minimum Exterior Side Yard:	20 metres	20 metres
Maximum Building Height:	At the discretion of the Development Authority.	
Maximum Lot Coverage:	50%	40%
Minimum Landscaped Area:	10%	10%

### 4. **SPECIAL REQUIREMENTS: SIGNS**

A single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority.

### 5. **SPECIAL REQUIREMENTS: LANDSCAPING**

Further to the landscape requirements contained in Section 3 – General Regulations, landscaping shall be determined as follows:

- (a) A buffer strip of 30 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than the AG, RM, RM-1, RM-2, RM-3, and RM-4 Land Use Districts. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

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## SECTION 23: RURAL LIGHT INDUSTRIAL (RM-1) DISTRICT

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### 6. **SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information identified on the prescribed form and in Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### 7. **SPECIAL REQUIREMENT: OUTDOOR STORAGE REQUIREMENTS**

- (a) All outdoor storage areas shall be appropriately fenced and should be concealed from view from the street by the fence or other suitable screening to the satisfaction of the Development Authority.
- (b) All storage sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (c) All outdoor storage shall be located only to the rear of the main building and shall not be located in the front or exterior side yard.
- (d) All outdoor storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

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## SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT

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### 1. **PURPOSE**

This district is to provide areas for industries and businesses that require larger open storage areas and/or may create a nuisance by reason of noise, smell, appearance but are generally not considered to be hazardous. This District will generally be applied to industrial areas that existed as of the date of adoption of this By-law and may be used to spot zone uses within new industrial areas or to zone parts of new industrial areas.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Any Uses Permitted in the RM-1 District

#### **Discretionary Uses**

- (b) Abattoir
- (c) Accessory Buildings, Structures, and Uses
- (d) Agricultural Processing
- (e) Agricultural Supply Depot
- (f) Automotive/Recreation Vehicle Sales and Rental
- (g) Automobile Repair Garage
- (h) Automobile Service Station
- (i) Automobile, Truck, and Recreational Vehicle Storage
- (j) Bank/Financial Institution
- (k) Bottled Gas, Sales and Storage
- (l) Building Supply Outlet
- (m) Bulk Sales Establishment
- (n) Cannabis Retail Sales - refer to Section 3(29-31)
- (o) Cannabis Production and/or Distribution - refer to Section 3(28, 30, 31)
- (p) Commercial Fertilizer Supply
- (q) Commercial Recreation Facility
- (r) Communication Tower
- (s) Construction Yard
- (t) Contracting Services, Major
- (u) Convenience Food Store
- (v) Drive-through Restaurant
- (w) Dry Cleaning and Laundry Plant

## SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT

- (x) Dugouts
- (y) Eating Establishment
- (z) Electricity Production
- (aa) Electrical and Electronic Products Industry
- (bb) Feed Mills
- (aa) Food and/or Beverage Service Facility
- (bb) Food Processing Plant
- (cc) Gas Bar
- (dd) Grain Elevators
- (ee) Greenhouse, Commercial
- (ff) Heavy Equipment Sales, Service, Storage and Rentals
- (gg) Kennel
- (hh) Laboratory
- (ii) Oilfield Support Services
- (jj) Pharmaceutical and Medical Products Industry
- (kk) Pharmacy
- (ll) Printing Establishment
- (mm) Printing, Reproduction and Data Processing Industry
- (nn) Public Uses
- (oo) Railroad Yard
- (pp) Research Facility
- (qq) Signs
- (rr) Storage, Indoor
- (ss) Storage, Outdoor
- (tt) Taxi Establishment
- (uu) Transport/Truck Operation
- (vv) Truck and Manufactured Home Sales and Rentals
- (ww) Truck Depot
- (xx) Utilities
- (yy) Veterinary Clinic
- (zz) Warehouse
- (aaa) Office or Office Building
- (bbb) Bulk Fuel and Chemical Storage
- (ccc) Aggregate Stockpiling, Temporary

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Municipal Serviced	Un-serviced
Minimum Lot Area:	4,000 m <sup>2</sup>	10,000 m <sup>2</sup>
Minimum Lot Width:	40 metres (131')	65 metres
Minimum Front Yard:	10 metres (32.8')	15 metres
Minimum Rear Yard:	8 metres (26.25')	8 metres
Minimum Side Yard:	8 metres (26.25')	15 metres
Maximum Building Height:	15 metres (49')	15 metres

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## SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT

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Maximum Lot Coverage:	60%	45%
Minimum Landscaped Area:	5%	5%

### 4. **SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information identified on the prescribed form and in Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### 5. **SPECIAL REQUIREMENTS: PARKING AND ACCESS**

Further to the parking requirements contained in Section 3 – General Regulations, all required parking shall be on site and the site plan shall clearly illustrate the parking and the traffic circulation on site as well as access to the site.

### 6. **SPECIAL REQUIREMENT: LANDSCAPING**

Further to the landscape requirements contained in Section 3 – General Regulations, landscaping shall be determined as follows:

- (a) A buffer strip of 30 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than the AG, RM, RM-1, RM-2, RM-3, and RM-4 Land Use Districts. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

### 7. **SPECIAL REQUIREMENT: SIGNAGE**

A single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority.

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## SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT

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### 8. **SPECIAL REQUIREMENT: BUILDING SEPARATION**

There shall be a minimum distance of 45 metres (150 feet) between all buildings within this District.

### 9. **SPECIAL REQUIREMENT: OUTDOOR STORAGE REQUIREMENTS**

- (a) All outdoor storage areas shall be appropriately fenced and may be required to be concealed from view from the street by the fence or other suitable screening.
- (b) All storage sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (c) All outdoor storage should be located only to the rear of the main building but may be located in the front or exterior side yard at the discretion of the Development Authority.
- (d) All outdoor storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

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## SECTION 25: RURAL HEAVY INDUSTRIAL (RM-3) DISTRICT

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### 1. **PURPOSE**

This district provides for the development of industries that are generally incompatible with most industrial, commercial or residential land uses in the County. The uses may require large land area, have large storage to building ratios and/or are incompatible due to noise, smell, appearance, the presence of hazardous or dangerous material or goods used or stored on site or the nature of the activity on site.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Any Uses Permitted in the RM-2 District
- (b) Abattoir
- (c) Agricultural Processing
- (d) Agricultural Supply Depot
- (e) Auto Body and Repair Shop
- (f) Automobile, Truck, and Recreational Vehicle Storage
- (g) Bulk Sales Establishment
- (h) Contracting Services, Major
- (i) Heavy Equipment Sales, Service, Storage, and Rentals
- (j) Industry/Manufacturing, Large Scale
- (k) Oilfield Support Services
- (l) Pharmaceutical and Medical Products Industry
- (m) Printing Establishment
- (n) Printing, Reproduction and Data Processing Industry
- (o) Research Facility
- (p) Transport/Truck Operation
- (q) Truck and Manufactured Home Sales and Rentals
- (r) Veterinary Clinic
- (s) Warehouse

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## SECTION 25: RURAL HEAVY INDUSTRIAL (RM-3)

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### Discretionary Uses

- (a) Accessory Buildings and Structures
- (b) Anhydrous Ammonia Storage
- (c) Asphalt processing and storage
- (d) Automobile Repair Garage
- (e) Auto Wrecker
- (f) Bottled Gas, Sales and Storage
- (g) Bulk Fuel and Chemical Storage
- (h) Cannabis Production and/or Distribution - refer to Section 3(28, 30, 31)
- (i) Commercial Fertilizer Supply
- (j) Concrete Manufacturing/Concrete Plant
- (k) Communication Tower
- (l) Construction Yard
- (m) Dry Cleaning and Laundry Plant
- (n) Dugouts
- (o) Eating Establishment
- (p) Electrical and Electronic Products Industry
- (q) Electricity Production
- (r) Explosives Storage and Distribution
- (s) Feed Mill
- (t) Food Processing Plant
- (u) Industry, Forest Based
- (v) Industry, Hazardous
- (w) Kennel
- (x) Laboratory
- (y) Propane Transfer Facility
- (z) Public Uses
- (aa) Utilities
- (aa) Railroad Yard
- (bb) Recycling Depot
- (cc) Salvage Yard
- (dd) Signs
- (ee) Storage, Indoor
- (ff) Storage, Outdoor
- (gg) Tanker Truck Washing Facility
- (hh) Truck Depot
- (ii) Office or Office Building

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## SECTION 25: RURAL HEAVY INDUSTRIAL (RM-3)

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### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Serviced	Un-serviced
Minimum Lot Area:	6,000 m <sup>2</sup>	10,000 m <sup>2</sup>
Minimum Lot Width:	50 metres	90 metres
Minimum Front Yard:	10 metres	15 metres
Minimum Rear Yard:	7.6 metres	7.6 metres (25 feet)
Minimum Side Yard:	7.6 metres	15 metres (50 feet)
Maximum Height:	At the discretion of the Development Authority.	
Maximum Lot Coverage:	65%	50%
Minimum Landscaped Area:	5%	5%

### 4. **SPECIAL REQUIREMENTS: SIGNS**

A single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority.

### 5. **SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on the prescribed form and in Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### 6. **SPECIAL REQUIREMENTS: PARKING AND ACCESS**

Further to the parking requirements in Section 3 – General Regulations, all required parking shall be on site and the site plan shall clearly illustrate the parking and the traffic circulation on site as well as access to the site.

### 7. **SPECIAL REQUIREMENT: LANDSCAPING**

Further to the landscape requirements contained in Section 3 – General Regulations, landscaping shall be determined as follows:

- (a) A buffer strip of 30 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than the AG, RM, RM-1, RM-2, RM-3, and RM-4 Land Use Districts. This buffer strip shall be

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## SECTION 25: RURAL HEAVY INDUSTRIAL (RM-3)

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provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.

- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

### 8. **SPECIAL REQUIREMENTS: BUILDING SEPARATION**

There shall be a minimum distance of 45 metres (150 feet) between all buildings within this District.

### 9. **SPECIAL REQUIREMENT: OUTDOOR STORAGE REQUIREMENTS**

- (a) All outdoor storage areas shall be appropriately fenced and should be concealed from view from the street by the fence or other suitable screening to the satisfaction of the Development Authority.
- (b) All storage sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (c) All outdoor storage shall be located only to the rear of the main building and shall not be located in the front or exterior side yard.
- (d) All outdoor storage shall be accessory to the main use of the land or main building on the site.

### 10. **SPECIAL REQUIREMENT: STORAGE OF HAZARDOUS GOODS AND MATERIALS**

The storage of hazardous goods and materials may be allowed within the district, at the discretion of the Development Authority. The storage of any hazardous material must be within a wholly enclosed building. All applications for development permits shall clearly indicate if any hazardous material is to be stored on site. The nature and quantity of the hazardous material must be identified. The Development Authority may establish special conditions to govern the safe storage of hazardous materials.

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## SECTION 26: HIGHWAY INDUSTRIAL (RM-4) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide an industrial district that is located adjacent to a provincial highway and where the intention is to provide a higher level of design standards for properties fronting the highway.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Automotive/Recreation Vehicle Sales and Rental
- (b) Convenience Food Store
- (c) Gas Bar
- (d) Industry/Manufacturing, Small Scale
- (e) Utilities

#### **Discretionary Uses**

- (a) Accessory Buildings and Structures
- (b) Banks/Financial Institution
- (c) Cannabis Production and/or Distribution - refer to Section 3 (28, 30, 31)
- (d) Cannabis Retail Sales – refer to Section 3 (29-31)
- (e) Caterer
- (f) Clinic
- (g) Data Processing Establishment
- (h) Day Care Facility
- (i) Drive-through Restaurant
- (j) Duplicating Shop
- (k) Eating Establishment
- (l) Equipment Rental/Repair
- (m) Farmers'/Flea Market
- (n) Food and/or Beverage Service Facility
- (o) Hotels
- (p) Motels
- (q) Offices accessory to the principal industrial use of the land or building
- (r) Office or Office Building
- (s) Oilfield Support Services
- (t) Printing Establishment
- (u) Public Uses
- (v) Recreation Facility, Commerci

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## SECTION 26: HIGHWAY INDUSTRIAL (RM-4) DISTRICT

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- (w) Recreation Facility, Outdoor
- (x) Recreation Facility, Indoor
- (y) Restaurant
- (z) Retail Store
- (aa) Signs
- (bb) Storage, Outdoor
- (cc) Taxi Cab Establishment
- (bb) Theatre, Drive-In
- (dd) Truck Depot
- (ee) Transport / Truck Operation
- (ff) Truck Stop
- (gg) Vehicle Wash
- (hh) Veterinary Clinic
- (ii) Warehouse
- (jj) Warehouse Store
- (kk) Truck & Manufactured Home Sales and Rentals
- (ll) Dugouts
- (mm) Auctioneering Mart (Auctioneering Services)
- (nn) Auction Room

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Serviced	Un-serviced
Minimum Lot Area:	4000 m <sup>2</sup>	10,000 m <sup>2</sup>
Minimum Lot Width:	20 metres	50 metres
Minimum Front and Exterior Side Yard:		
(a) Provincial Highways:	40 metres	40 metres
(b) County Secondary Roads:	30 metres	30 metres
(c) All other roads:	15 metres	15 metres
Minimum Rear Yard:	7.5 metres	7.5 metres
Minimum Interior Side Yard:	7.5 metres	7.5 metres
Building Height:	Discretion of the Development Authority	
Maximum Lot Coverage:	50%	40%
Minimum Landscaped Area:	10%	10%

### 4. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section. The focus of the landscaping shall be the front yard but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from

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## SECTION 26: HIGHWAY INDUSTRIAL (RM-4) DISTRICT

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other uses or roads. In addition, all areas not covered by buildings and parking shall be landscaped. Barriers with a minimum height of 15 cm (6 inches) shall be used to protect the landscaping areas. All landscaping shall be identified on the site plan.

### 5. **SPECIAL REQUIREMENT: BUILDING LOCATION AND FRONT YARD**

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment shall be to the satisfaction of the Development Authority.

### 6. **SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on 'the prescribed form and in Section 2.7 of this Bylaw. In addition, the application shall include a rendering of the proposed development, a description of the external building material, colour of said material, and proposed fencing material. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### 7. **SPECIAL REQUIREMENT: STORAGE AREAS**

All outdoor storage areas shall be appropriately fenced or screened and should be concealed from view from the street by the fence or other suitable screening. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.

All outdoor storage shall be located only to the rear of the main building and shall not be located in the front or exterior side yard.

All outdoor storage shall be accessory to the main use of the land or main building on the site.

### 8. **SPECIAL REQUIREMENT: PARKING AND ACCESS**

Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard,

## SECTION 26: HIGHWAY INDUSTRIAL (RM-4) DISTRICT

durable, weather resistant surface. The Site Plan shall clearly illustrate the parking areas, spaces, and traffic circulation on site as well as access to the site.

### 9. **SPECIAL REQUIREMENTS: SIGNS**

In addition to the regulations governing signs found in Section 3, a single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority.

### 10. **SPECIAL REQUIREMENT: STORAGE OF HAZARDOUS GOODS AND MATERIALS**

The storage of hazardous goods and materials may be allowed within the district. The storage of any hazardous material must be within a wholly enclosed building. All applications for development permits shall clearly indicate if any hazardous material is to be stored on site. The nature and quantity of the hazardous material must be identified. The Development Authority may establish special conditions to govern the safe storage of hazardous materials.

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## SECTION 27: EXTRACTIVE INDUSTRIAL (EX) DISTRICT

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### 1. **PURPOSE**

This District is to provide primarily for long term mining of aggregates (sand and gravel) in the County.

### 2. **USES**

#### **Permitted Uses**

- (a) Accessory Uses, Buildings and Structures
- (b) Aggregate Facility
- (c) Aggregate Stockpiling
- (d) Aggregate Storage Area
- (e) Asphalt Processing and Storage
- (f) Concrete Manufacturing/Concrete Plant
- (g) Crushing Plant
- (h) Natural Resource Extraction Industry
- (i) Offices Accessory to the Principal Use of the Land or Building
- (j) Resource Extraction Operation

#### **Discretionary Uses**

- (a) Caretaker's Residence
- (b) Golf Course
- (c) Public Uses
- (d) Sign
- (e) Storage, Outdoor
- (f) Utilities
- (g) Vehicle Wash

### 3. **DISTRICT REQUIREMENTS**

Lot Area Minimum:	1100 m <sup>2</sup>
Lot Frontage Minimum:	30 metres
Required Yards Minimum:	
(a) Front Yard Depth:	18 metres
(b) Exterior Side Yard Width:	18 metres
(c) Interior Side Yard Width:	15 metres
(d) Rear Yard Depth:	15 metres
Minimum Landscaped Area:	10%
Open Storage:	Any part of any lot used as a permitted open storage area shall be fenced.

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## SECTION 27: EXTRACTIVE INDUSTRIAL (EX) DISTRICT

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### 4. **SPECIAL REQUIREMENTS: LANDSCAPING**

The focus of the landscaping shall be the front yard but additional landscaping shall include no less than a 10 metre ***planting strip*** along lot lines adjacent to public roads and other land use districts to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.

### 5. **SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information identified on the prescribed form and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

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## SECTION 28: RURAL INDUSTRIAL-DIRECT CONTROL (RM-DC) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to establish rules and regulations for industrial operations that have significant potential impacts on adjacent lands and land uses.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Discretionary Uses**

- (a) Accessory Buildings and Structures
- (b) Communications Tower
- (c) Dugouts
- (d) Bulk Fuel and Chemical Storage
- (e) Caretaker's Residence
- (f) Electricity Production
- (g) Industry, Forest Based
- (h) Industry, Hazardous
- (i) Industry/Manufacturing, Large Scale
- (j) Industry, Petro Chemical
- (k) Industry/Manufacturing, Small Scale
- (l) Natural Resource Extraction Industry
- (m) Offices accessory to the principal industrial use of the land or building
- (n) Public Uses
- (o) Railroad Yard
- (p) Resource Extraction Operation
- (q) Sign
- (r) Storage, Outdoor
- (s) Temporary Work Camp (***Bylaw no.: 2680-05-040***)
- (t) Utilities

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## SECTION 28: RURAL INDUSTRIAL-DIRECT CONTROL (RM-DC) DISTRICT

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### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	4 ha
Minimum Lot Width:	100 metres
Maximum Lot Density:	At the discretion of the Development Authority.
Minimum Front Yard:	30 metres
Minimum Rear Yard:	30 metres
Minimum Side Yard:	30 metres
Maximum Height:	At the discretion of the Development Authority.
Minimum Landscaped Area:	10%

### 4. **SPECIAL REQUIREMENT: BUILDING HEIGHT**

Building height shall be at the discretion of the Development Authority.

### 5. **SPECIAL REQUIREMENT: LANDSCAPING**

Further to the landscaping requirements found in Section 3 – General Regulations, landscaping shall be a special requirement and shall be determined as follows:

- (a) A buffer strip of 30 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than the RM-1, RM-2, RM-3, and RM-4 Land Use Districts, as well as any other RM-DC District. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

### 6. **SPECIAL REQUIREMENT: STORAGE AREAS**

All storage, freight or trucking yards shall be enclosed or completely screened by buildings, trees, landscaping features or fences or a combination of all to the satisfaction of the Development Authority.

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## SECTION 28: RURAL INDUSTRIAL-DIRECT CONTROL (RM-DC)

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### 7. **SPECIAL REQUIREMENT: SIGNAGE**

A single entrance or direction sign may be permitted by the Development Authority.

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## SECTION 29: COMPREHENSIVE COMMERCIAL (CC) DISTRICT

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### 1. **PURPOSE**

This district is to provide an area for a comprehensively designed and attractive mix of highway commercial, service commercial and general commercial uses located on high visibility highway/arterial road corridors and in other areas planned as major commercial centres as part of new community/neighbourhood development. Due to the intensity of commercial development anticipated, appropriate transitions are to be provided between these areas and residential development.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Automotive/Recreation Vehicle Sales and Rental
- (b) Banks/Financial Institution
- (c) Clinic
- (d) Convenience Food Store
- (e) Dry Cleaning and Laundry Depot
- (f) Eating Establishment
- (g) Florist Shop
- (h) Gas Bar
- (i) Hotel
- (j) Laundromat
- (k) Motel
- (l) Office or Office Building
- (m) Office, Medical/Dental
- (n) Personal Service Shop
- (o) Pharmacy
- (p) Restaurant
- (q) Retail Store
- (r) Theatre
- (s) Theatre, Movie
- (t) Utilities
- (u) Vehicle Wash
- (v) Warehouse Store

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## SECTION 29: COMPREHENSIVE COMMERCIAL (CC) DISTRICT

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### Discretionary Uses

- (a) Accessory Uses and Buildings
- (b) Automobile Repair Garage
- (c) Automobile Service Station
- (d) Automobile Supply Store
- (e) Boarding or Lodging House
- (f) Building Supply Outlet
- (g) Bus Station
- (h) Cannabis Retail Sales - refer to Section 3(29-31)
- (i) Caterer
- (j) Contracting Services, Minor
- (k) Data Processing Establishment
- (l) Day Care Facility
- (m) Drive-through Restaurant
- (n) Dry Cleaning and Laundry Plant
- (o) Dry Cleaning Establishment
- (p) Dugout
- (q) Duplicating Shop
- (r) Residential Dwelling Unit accessory to a Permitted or Discretionary Use
- (s) Equipment Rental/Repair
- (t) Farmers'/Flea Market
- (u) Food and/or Beverage Service Facility
- (v) Funeral Home
- (w) Gaming or Gambling Establishment
- (x) Greenhouse, Commercial
- (y) Nursery and Garden Store
- (z) Park
- (aa) Printing Establishment
- (aa) Public Use
- (bb) Recreation Facility, Commercial
- (cc) Recreation Facility, Indoor
- (dd) Religious Assembly\*
- (ee) Shopping Centre
- (ff) Signs
- (gg) Supermarket
- (hh) Taxi Establishment
- (ii) Theatre, Drive-In
- (jj) Tourist Information Facility
- (kk) Truck Stop
- (ll) Veterinary Clinic
- (mm) Warehouse

\*Note Section 3(22) of this Bylaw.

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## SECTION 29: COMPREHENSIVE COMMERCIAL (CC) DISTRICT

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### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Serviced	Un-serviced
Minimum Lot Area:	2,000 m <sup>2</sup>	10,000 m <sup>2</sup>
Minimum Lot Width:	30 metres	38 metres
Minimum Front Yard:	12 metres	12 metres
Minimum Rear Yard:	7.5 metres	7.5 metres
Minimum Side Yard:	3 metres	3 metres
Building Height:	Discretion of the Development Authority.	
Maximum Lot Coverage:	40%	35%
Minimum Landscaped Area:	10%	10%

### 4. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping shall be a special requirement and shall be determined as follows:

- (a) Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section.
- (b) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall be placed around all landscaped areas.
- (c) The minimum landscaped area shall be concentrated in front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (d) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

### 5. **SPECIAL REQUIREMENT: STORAGE AREAS**

All storage areas shall be appropriately fenced or screened. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority. All storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

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## SECTION 29: COMPREHENSIVE COMMERCIAL (CC) DISTRICT

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### 6. **SPECIAL REQUIREMENTS: PARKING**

Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface.

### 7. **SPECIAL REQUIREMENT: BUILDING LOCATION AND FRONTYARD**

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment shall be to the satisfaction of the Development Authority.

### 8. **SPECIAL REQUIREMENTS: SITE PLAN AND DEVELOPMENT AGREEMENT**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on the prescribed form and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

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## SECTION 30: GENERAL COMMERCIAL (GC) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide for commercial development within a hamlet and other serviced residential communities.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Banks/Financial Institution
- (b) Convenience Food Store
- (c) Florist Shop
- (d) Laundromat
- (e) Office or Office Building
- (f) Personal Service Shop
- (g) Restaurant
- (h) Retail Store
- (i) Tourist Information Facility
- (j) Utilities

#### **Discretionary Uses**

- (a) Accessory Use, Building or Structure
- (b) Automobile Repair Garage
- (c) Automobile Service Station
- (d) Automobile Supply Store
- (e) Automotive/Recreation Vehicle Sales and Rental
- (f) Bed and Breakfast
- (g) Boarding or Lodging House
- (h) Bulk Fuel and Chemical Storage
- (i) Cannabis Retail Sales - refer to Section 3(29-31)
- (j) Campground
- (k) Caterer
- (l) Clinic
- (m) Day Care Facility
- (n) Drive-through Restaurant
- (o) Dry Cleaning and Laundry Depot
- (p) Duplicating Shop
- (q) Eating Establishment
- (r) Farmers'/Flea Market

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## SECTION 30 GENERAL COMMERCIAL (GC) DISTRICT

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- (s) Food and/or Beverage Service Facility
- (t) Funeral Home
- (u) Gas Bar
- (v) Group Care Facility
- (w) Hotel
- (x) Motel
- (y) Manufactured Home
- (z) Museum
- (aa) Office, Medical/Dental
- (aa) Park
- (bb) Pharmacy
- (cc) Public Use
- (dd) Recreation Facility, Commercial
- (ee) Recreation Facility, Indoor
- (ff) Religious Assembly\*
- (gg) Residential Dwelling(s) Accessory to the principal commercial use
- (hh) Restaurant
- (ii) Sign
- (jj) Theatre
- (kk) Theatre, Movie
- (ll) Truck Stop
- (mm) Vehicle Wash

\*Note Section 3(22) of this Bylaw.

### 3. **DISTRICT REQUIREMENTS**

No person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Minimum Lot Area:	
Fully serviced Lots:	230 m <sup>2</sup>
Existing Un-serviced Lots:	230 m <sup>2</sup>
Minimum Lot Width:	7.5 metres
Minimum Front Yard:	7.5 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	None required except adjacent to residential districts whereby the side yard shall be a minimum of 3 metres or greater as required by the Development Authority.
Building Height:	At the discretion of the Development Authority.
Minimum Landscaped Area:	At the discretion of the Development Authority.
Maximum Lot Coverage:	At the discretion of the Development Authority.

### 4. **SPECIAL REQUIREMENTS**

- (a) All sites abutting a residential district shall be screened from view of the

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## SECTION 30 GENERAL COMMERCIAL (GC) DISTRICT

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residential district to the satisfaction of the Development Authority.

- (b) Outside storage areas shall be screened to the satisfaction of the Development Authority.
- (c) All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on the prescribed form and in Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

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## SECTION 31: LIMITED INSTITUTIONAL AND RECREATION (L-IR)

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### DISTRICT

#### 1. **PURPOSE**

This district is to provide zoning primarily for schools and institutional uses with limited recreation uses mostly within hamlets and other residential communities, but may be used for smaller isolated institutional sites in rural locations within the County.

#### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

##### **Permitted Uses**

- (a) Park
- (b) School, Elementary
- (c) School, Secondary
- (d) Utilities

##### **Discretionary Uses**

- (a) Accessory Building or Structure
- (b) Cemetery
- (c) Clinic
- (d) Community Hall
- (e) Day Care Facility
- (f) Institutional Use
- (g) Museum
- (h) Office, Medical/Dental
- (i) Public Use
- (j) Recreation Facility, Indoor
- (k) Religious Assembly\*
- (l) Senior Citizens' Complex
- (m) Caretaker's Residence
- (n) Group Care Facility

\*Note Section 3(22) of this Bylaw.

#### 3. **DISTRICT REQUIREMENTS**

The district requirements (lot area, yard requirements) shall be at the discretion of the Development Authority.

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## SECTION 32: INTENSIVE RECREATION (IR) DISTRICT

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### 1. **PURPOSE**

The district is to provide for all forms of recreation uses, but in a manner that has been comprehensively planned in order to limit impacts such as noise and traffic on surrounding land uses.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Commercial Recreation Facility
- (b) Community Hall
- (c) Park
- (d) Recreation Facility, Indoor
- (e) Recreation Facility, Outdoor
- (f) Utilities

#### **Discretionary Uses**

- (a) Accessory Building, Structure, or Use
- (b) Campground
- (c) Cemetery
- (d) Commercial Riding Stable
- (e) Day Care Facility
- (f) Guest Ranch
- (g) Golf Course
- (h) Institutional Use
- (i) Public Use
- (j) Recreational Amusement Park
- (k) Recreational Use, Extensive
- (l) Recreational Use, Intensive
- (m) Sign
- (n) Caretaker's Residence

### 3. **DISTRICT REQUIREMENTS**

The district requirements (lot area, yard requirements) shall be at the discretion of the Development Authority.

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## SECTION 33: URBAN RESERVE RESIDENTIAL (UR-R) DISTRICT

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### 1. **PURPOSE**

The purpose of this District is to regulate the subdivision and development of land in anticipation of eventual annexation into the City of GrandePrairie.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Existing Agricultural Operations

#### **Discretionary Uses**

- (a) Accessory Building, Structure or Use
- (b) Country Residential
- (c) Dugouts
- (d) Farm Buildings
- (e) Farmstead
- (f) Kennel
- (g) Manufactured Home
- (h) Public Use
- (i) Utilities
- (j) Recreational Use, Intensive
- (k) Recreational Use, Extensive
- (l) Sign
- (m) Sod Farming
- (n) Stripping of Topsoil

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

#### **Country Residential:**

Minimum Lot Area:	2 ha
Maximum Lot Area:	Discretion of the Development Authority
Maximum Lot Density Per Quarter Section	3 residential lots plus the balance
Minimum Lot Width:	30 metres
Minimum Front Yard:	30 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	7.5 metres

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## SECTION 33: URBAN RESERVE RESIDENTIAL (UR-R) DISTRICT

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### All Other Uses:

Minimum Lot Area:	58 ha (143 acres)
Minimum Front Yard:	32 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	7.5 metres

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## SECTION 34: URBAN RESERVE INDUSTRIAL (UR-M) DISTRICT

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### 1. **PURPOSE**

The purpose of this District is to regulate the subdivision and development of land in anticipation of eventual annexation by the City of Grande Prairie.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Existing Agricultural Operations

#### **Discretionary Uses**

- (a) Accessory Building, Structure, or Use
- (b) Dugouts
- (c) Farm Buildings
- (d) Farmstead
- (e) Home Occupation, Agricultural
- (f) Public Use
- (g) Sign
- (h) Stripping of Topsoil
- (i) Sod Farming
- (j) Utilities

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

#### **All Uses:**

Minimum Lot Area:	Discretion of the Development Authority
Maximum Lot Area:	Discretion of the Development Authority
Maximum Lot Density Per Quarter Section:	1 lot plus the balance
Minimum Lot Width:	30 metres
Minimum Front Yard:	32 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	7.5 metres

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## SECTION 35: URBAN RESERVE (UR) DISTRICT

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### 1. **PURPOSE**

The purpose of this District is to regulate the subdivision and development of land in anticipation of future development in County hamlets and to provide a buffer between the agricultural community and County hamlets.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Existing Agricultural Operations

#### **Discretionary Uses**

- (a) Accessory Building, Structure or Use
- (b) Country Residential
- (c) Dugouts
- (d) Farmstead
- (e) Farm Buildings
- (f) Institutional Use
- (g) Landfill Operation
- (h) Manufactured Home
- (i) Public Use
- (j) Recreational Use, Extensive
- (k) Recreational Use, Intensive
- (l) Sanitary Landfill Site
- (m) Sewage / Wastewater Treatment Facilities
- (n) Sign
- (o) Sod Farming
- (p) Stripping of Topsoil
- (q) Utilities
- (r) Water Treatment Facility

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## SECTION 35: URBAN RESERVE (UR) DISTRICT

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### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

#### Residential Uses:

Minimum Lot Area:	2 hectares
Maximum Lot Area:	At the Discretion of the Development Authority
Minimum Lot Width:	30 metres
Minimum Front Yard:	32 metres
Minimum Rear Yard:	30 metres
Minimum Interior Side Yard:	30 metres
Minimum Exterior Side Yard:	32 metres
Minimum Lot Density:	2 plus the balance of the quarter

#### Other Uses:

Minimum Lot Area:	At the discretion of the Development Authority
Maximum Lot Area:	At the discretion of the Development Authority
Maximum Lot Density:	At the discretion of the Development Authority
Minimum Front Yard:	32 metres
Minimum Rear Yard:	30 metres
Minimum Interior Side Yard:	30 metres
Minimum Exterior Side Yard:	32 metres

### 4. **SPECIAL REQUIREMENT**

The Development Authority may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this District.

## SECTION 36: MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

### 1. **PURPOSE**

The purpose of this District is to accommodate a range of medium density dwelling types to provide flexibility in the design and development of urban residential neighbourhoods.

### 2. **USES**

<b>Permitted</b>	<b>Discretionary</b>
Accessory	Bed and Breakfast
Duplex	Boarding and Lodging
Dwelling, Multi Attached	Day Care Facility
Dwelling, Row Housing (Street Oriented)	Dwelling Unit, Single Detached
Dwelling Unit, Semi-detached	Group Care Facility
Dwelling, Row Housing (Condominium)	Residential Care Facility
Dwelling, Row Housing (Stacked)	Secondary Suite
Residential Sales Centre	Senior Citizen's Complex
	Dwelling Unit, Single Detached

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district:

<b>Subdivision Regulations</b>		
<b>Lot Area (Minimum):</b>	Dwelling, Duplex	374 m <sup>2</sup>
	Dwelling, Multi-Attached	190 m <sup>2</sup> / unit
	Dwelling, Row Housing	200 m <sup>2</sup> / unit
	Dwelling, Semi-detached	255 m <sup>2</sup> / unit
	Dwelling, Single Detached	374 m <sup>2</sup>
<b>Lot Width (Minimum):</b>	Dwelling, Duplex	11.0 m
	Dwelling, Multi-Attached	13.5 m
	Dwelling, Row Housing	6.0 m for internal units; or 7.6 m for end units
	Dwelling, Semi-detached	7.5 m / unit
	Dwelling, Single Detached	11.0 m
<b>Lot Depth (Minimum):</b>	Dwelling, Row Housing	

## SECTION 36: MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

Development Regulations		
<b>Front Yard Setback (Minimum):</b>	Main Building, lot accessed from an Alley	3.0 m
	Main Building, lot accessed from a Roadway	6.0 m
	Attached Garage	6.0 m
<b>Side Yard Setback (Minimum):</b>	Interior lot	1.2 m, except row housing shall be 0 m along the common vertical wall separating each unit
	Corner lot	3.0 m
<b>Rear Yard Setback (Minimum):</b>	Main Building, Interior lot	7.0 m
	Main Building, Corner lot	4.5 m
	Detached Garage accessed from an Alley, Corner lot	3.0 m
	Detached Garage accessed from an Alley, Interior lot	6.0 m
	Attached Garage accessed from an Alley, Corner lot	3.0 m
	Attached Garage accessed from an Alley, Interior lot	6.0 m
<b>Height (Maximum):</b>	Dwelling, Semi-detached	2 ½ Storeys or 10.5 m
	Dwelling, Single Detached	2 ½ Storeys or 10.5 m
	All other Dwelling Uses	3 Storeys or 12.0 m
	A maximum differential of one Storey allowed between adjacent sites.	
<b>Density:</b>	30 units per net hectare (minimum)	
	55 units per net hectare (maximum)	
<b>Site Coverage:</b>	Row Housing	65%
	All other development	50%
<b>Amenity Area:</b>	7.5 m <sup>2</sup> per Dwelling for Duplexes and Row Housing for private outdoor Amenity Area	
	7.5 m <sup>2</sup> per Dwelling for Multi-Attached Dwellings for either private outdoor or common Amenity Area	

\* subject to regulation in subsection 4

- (a) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides an adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:

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## SECTION 36: MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

- (i) Playground equipment;
  - (ii) Benches, picnic tables or other seating;
  - (iii) A gazebo or other shelter;
  - (iv) A patio;
  - (v) Courtyards;
  - (vi) Gardens; or
  - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific development under consideration.
- (b) Row Housing shall be developed:
- (i) on its own block face;

Maximum 4 dwellings per building shall be permitted; up to 6 dwellings per building shall be discretionary.

#### **4. SPECIAL REQUIREMENTS**

- (a) No accessory building or structure shall exceed the height of the main structure.
- (b) Front yard for condominium land units may be measured from the edge of asphalt of a condominium road.
- (c) Servicing will occur in the lane right-of-way on all laned housing products.
- (d) All dwelling units in this district require access from the back or rear of the unit, preferably at grade.
- (e) Builders should require fencing, planting and/or landscaping elements to separate rear parking pads from each other but may not be built within 1.5 metres of rear lot line.
- (f) Secondary Suites are not permitted except under the discretionary housing type, Dwelling Unit, Single Detached.

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## SECTION 37: DESIGN GUIDELINES MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

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### 1. **PURPOSE**

The purpose of these standards is to illustrate architectural and site planning criteria to ensure that buildings in the Medium Density Residential District provide a high standard of urban design and add to the aesthetic of the neighbourhood.

### 2. **BUILDINGS**

#### **Building Elements**

- (a) Buildings should include the following design elements to reduce the perceived mass and add architectural interest:
  - a. The use of recessions and projections, such as porches, by windows and entrance features; and
  - b. The use of a variety of exterior building cladding and materials.
- (b) Building components such as windows, doors, trim, columns, balconies, stairs, and roofline features should be in proportion to one another and to the overall mass of the building.
- (c) Roofs:
  - a. The roof line of buildings should consist of sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance OR flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme.
- (d) Entrances:
  - a. The principal entrance of each Duplex Dwelling, Semi-detached Dwelling, Row Housing, and Multi-attached Dwelling should front onto a public roadway other than a lane. Access to each dwelling unit may be provided only from the rear of the unit.

#### **Building Façade / Building Materials**

- (a) Architectural treatment of all façades of the building should create a unified building exterior.

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## SECTION 37: DESIGN GUIDELINES MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

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- (b) Building façade treatment should wrap around the side of the building to provide a consistent profile when exposed to the street.
- (c) Building façades should include finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.

### Building Typology

- (a) Semi-Detached Dwelling:



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## SECTION 37: DESIGN GUIDELINES MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

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### (b) Row Housing



### (c) Multi-Unit Dwelling



## 3. **PARKING AND ACCESS**

- (a) Vehicular access to properties from a public roadway should be restricted to the abutting lanes where available, to preclude breaks in the street façade and strengthen the pedestrian-oriented character of the area. Where there is no abutting lane, vehicular access should be provided from a flanking roadway other than an arterial roadway. Where there is no lane or flanking roadway then the street access should be limited to one access point.
- (b) All on-site parking should be located at the rear of the site.
- (c) To reduce the scale of surface parking and walking distance, parking should be located to the rear and side of buildings, where possible. Parking should not dominate street frontages or access entry areas. Rear yard setbacks are set at a minimum of 6.0 metres, and builders may consider larger setbacks to accommodate larger vehicles.
- (d) Fencing or landscaping should separate parking pads in the rear of laned products. Builders should follow the requirements under the Medium Density

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## SECTION 37: DESIGN GUIDELINES MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

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Residential District and may impose their own requirements as part of their architectural controls. Consideration can extend to the area abutting driveways between lots, for further architectural controls to prevent unsightly and unsafe storage.

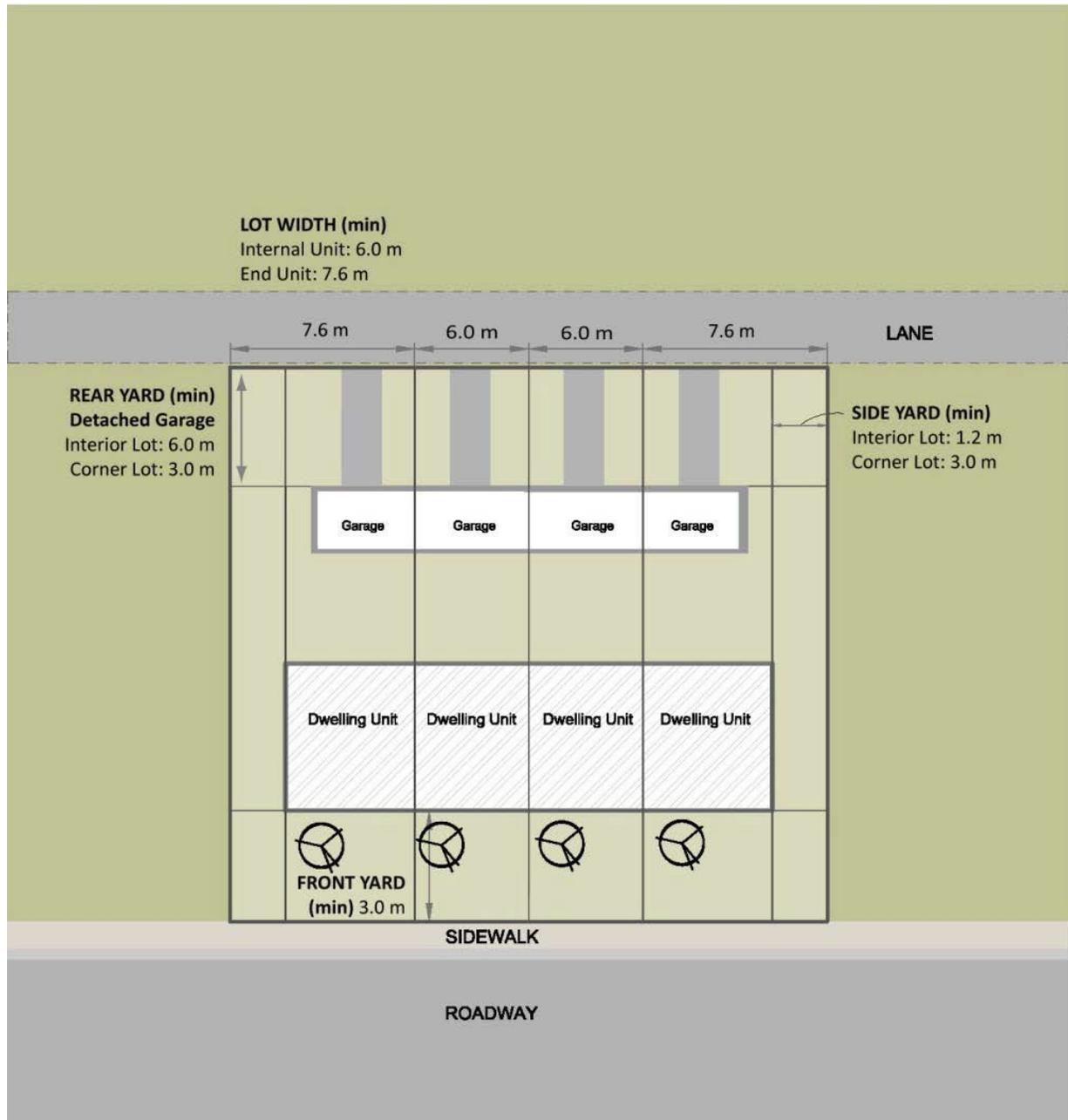
### 4. **LANED CONFIGURATIONS:**



# SECTION 37: DESIGN GUIDELINES

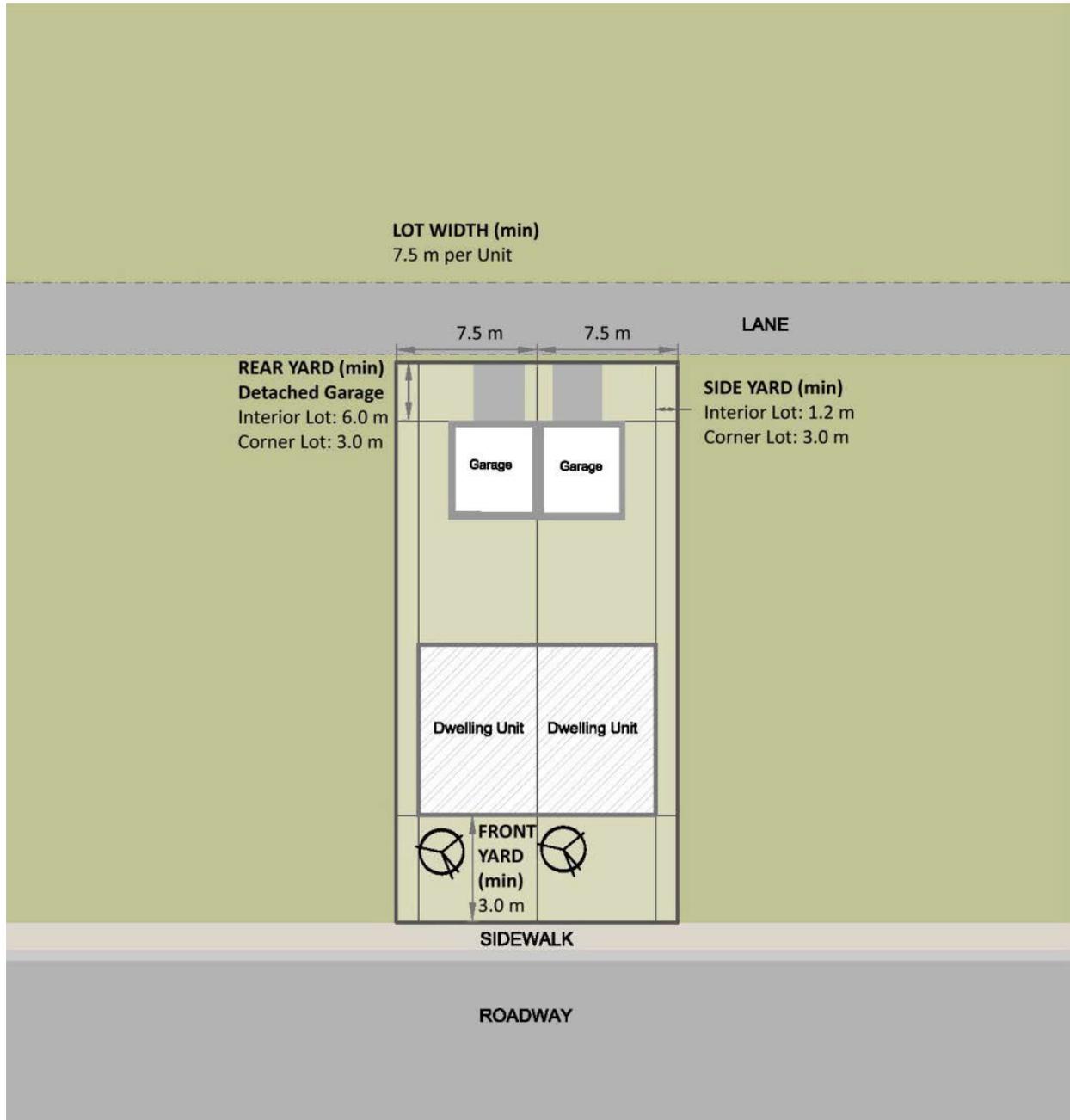
## MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

### Row Housing:



SECTION 37: DESIGN GUIDELINES  
MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

**Semi-Detached:**



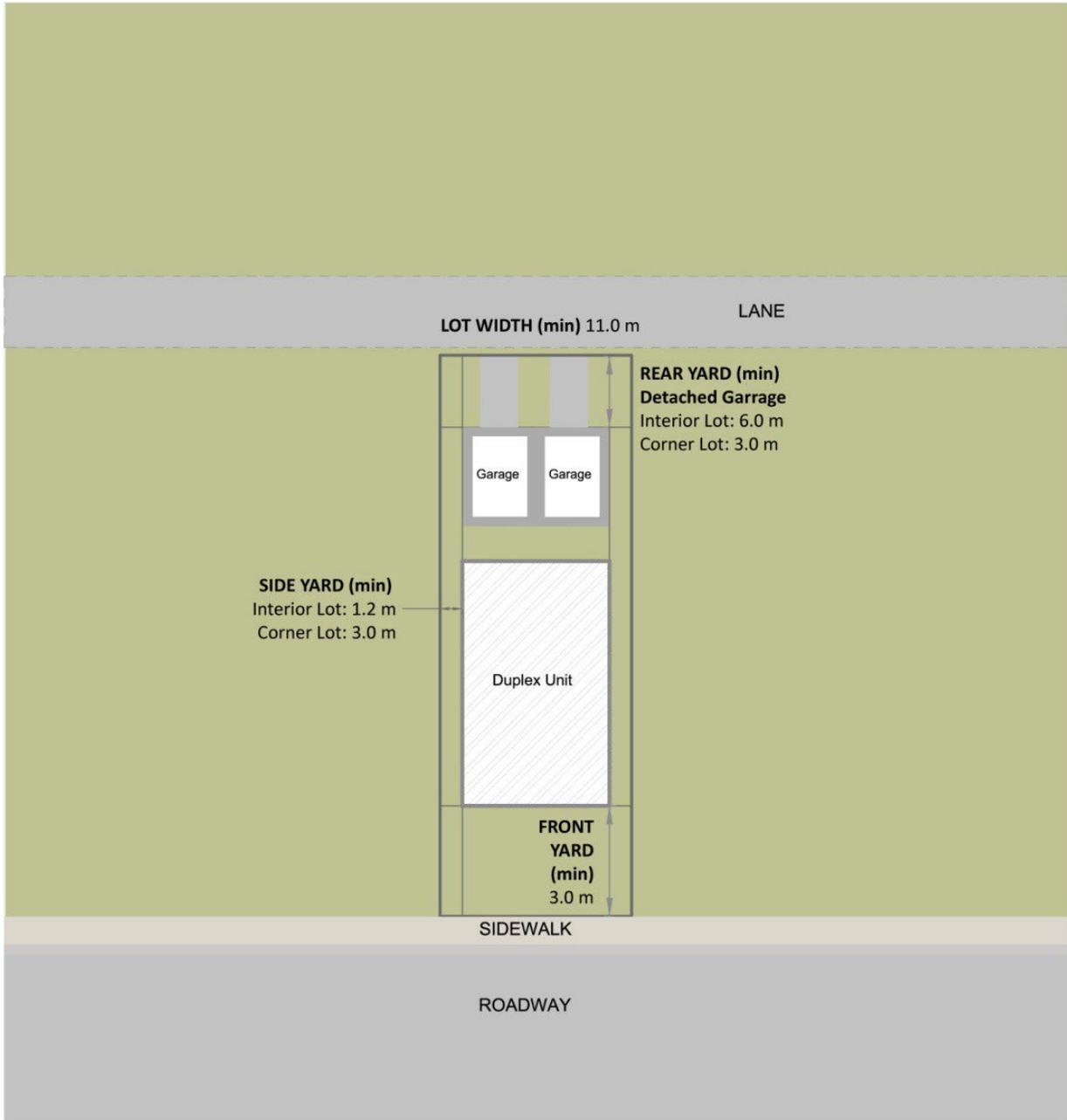
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# SECTION 37: DESIGN GUIDELINES

## MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

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### Duplex:



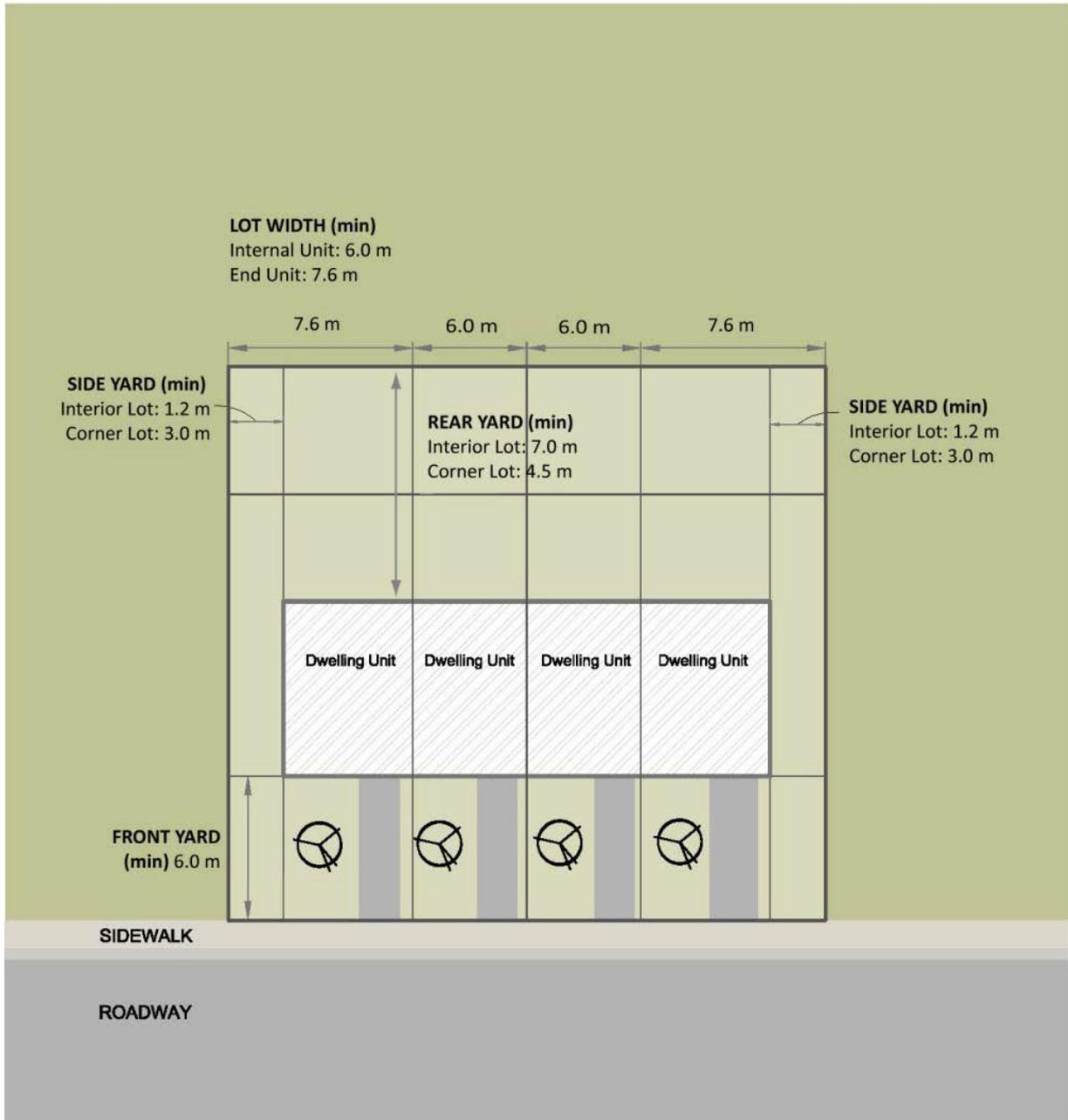
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SECTION 37: DESIGN GUIDELINES  
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5. **UN-LANED CONFIGURATIONS:**

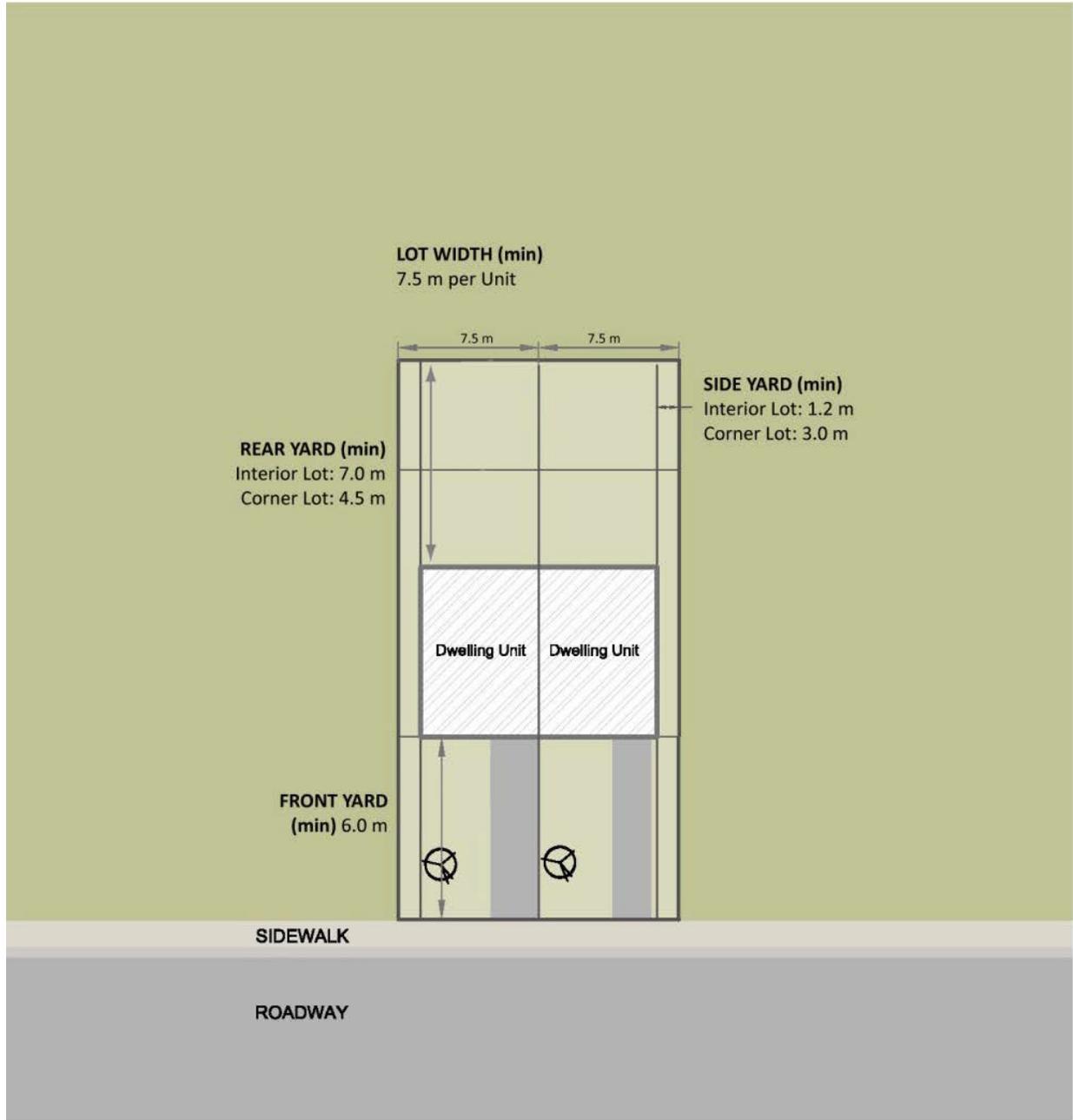
**Row Housing:**



SECTION 37: DESIGN GUIDELINES

MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

**Semi-Detached:**

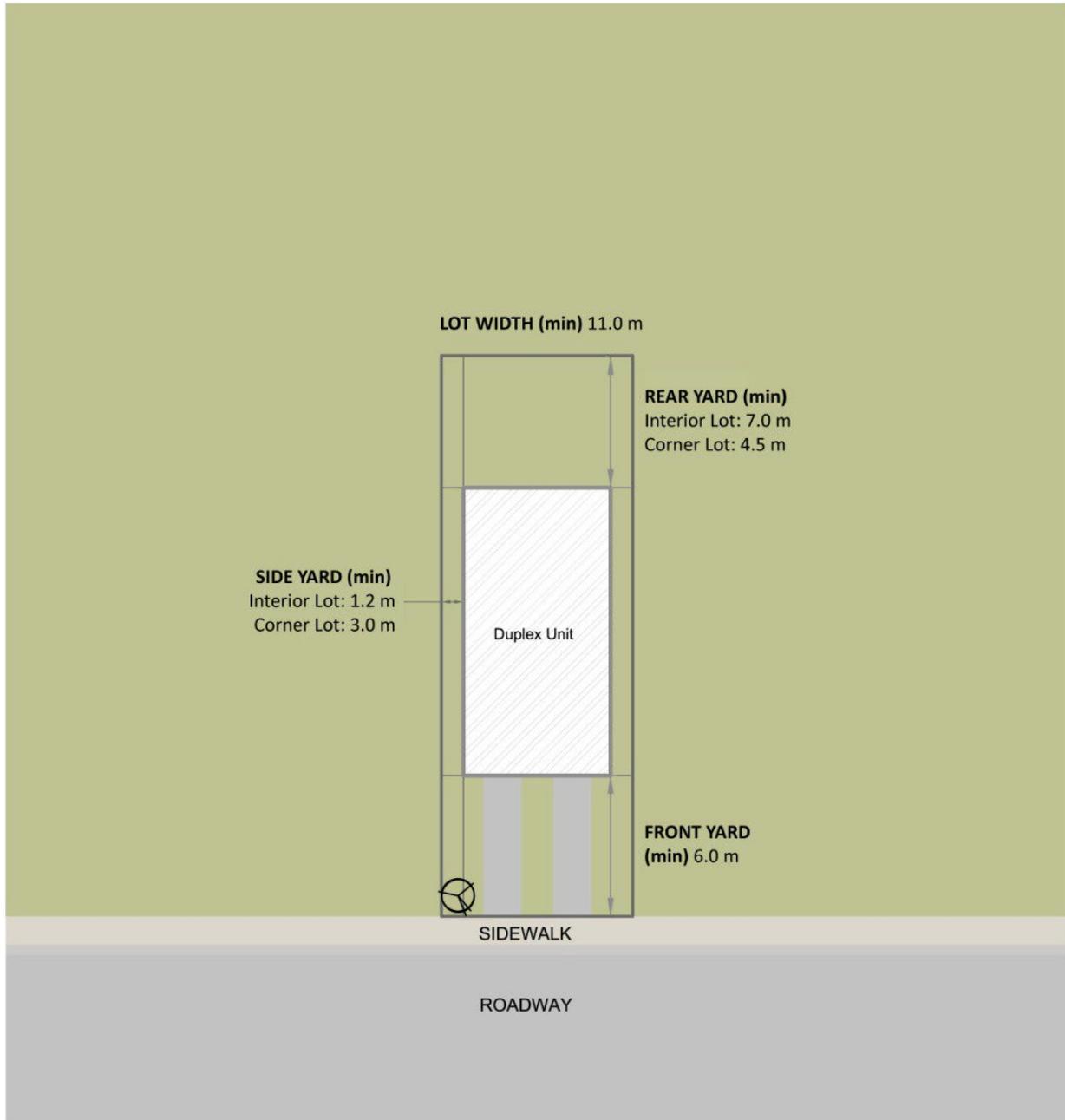


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SECTION 37: DESIGN GUIDELINES  
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**Duplex:**

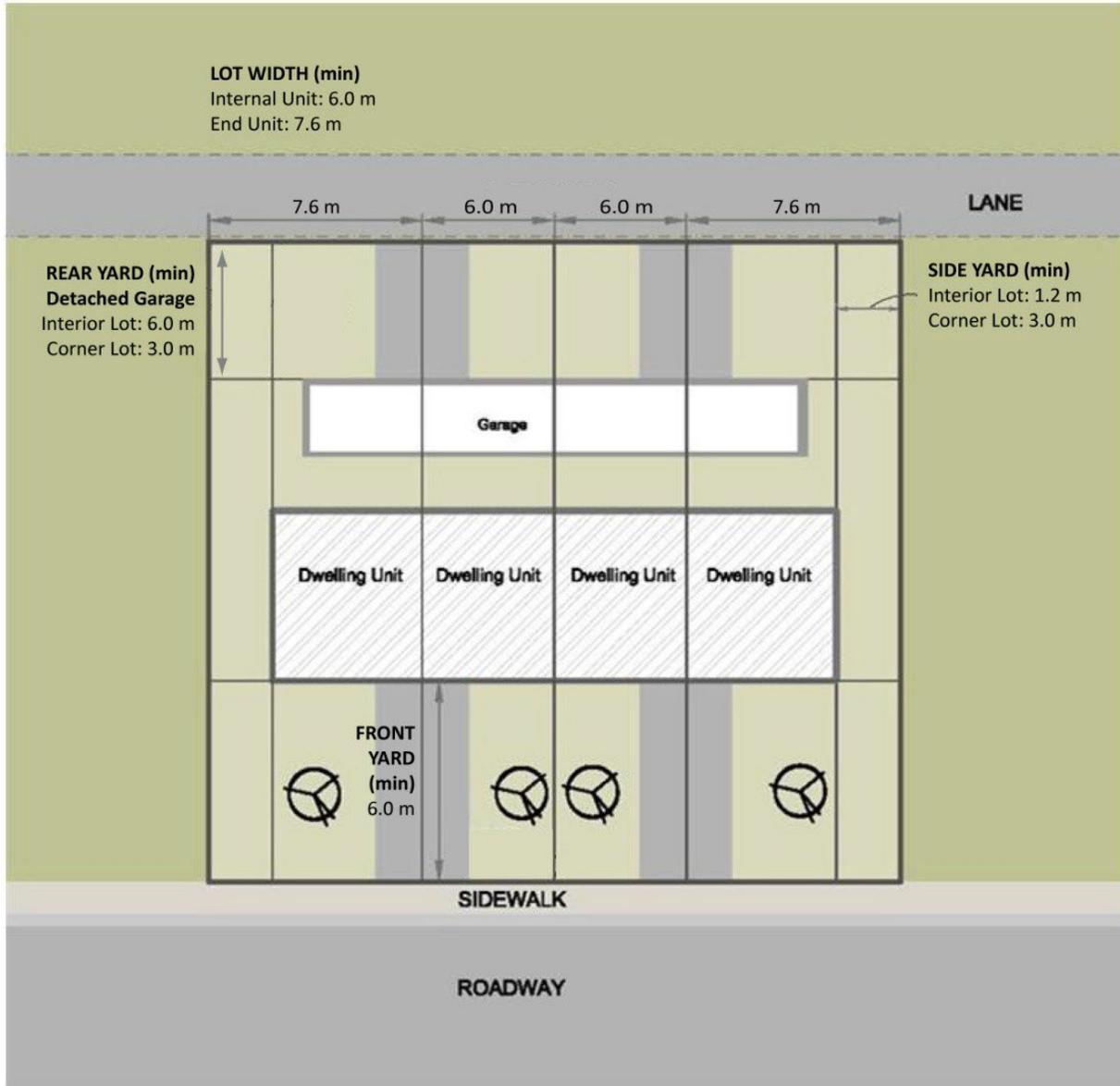


# SECTION 37: DESIGN GUIDELINES

## MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

### 6. FRONT DRIVEWAY AND LANED CONFIGURATION:

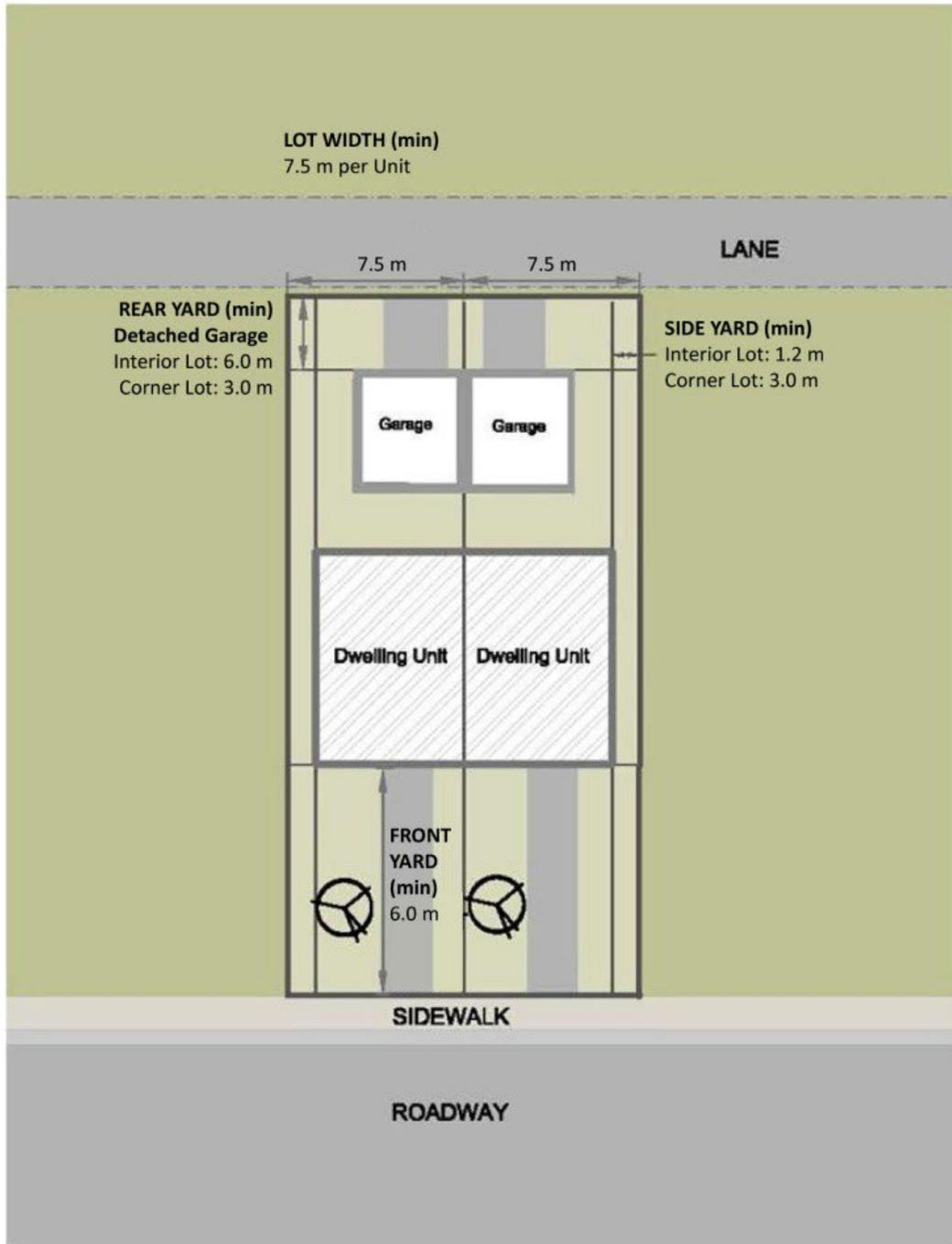
#### Row Housing:



SECTION 37: DESIGN GUIDELINES

MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

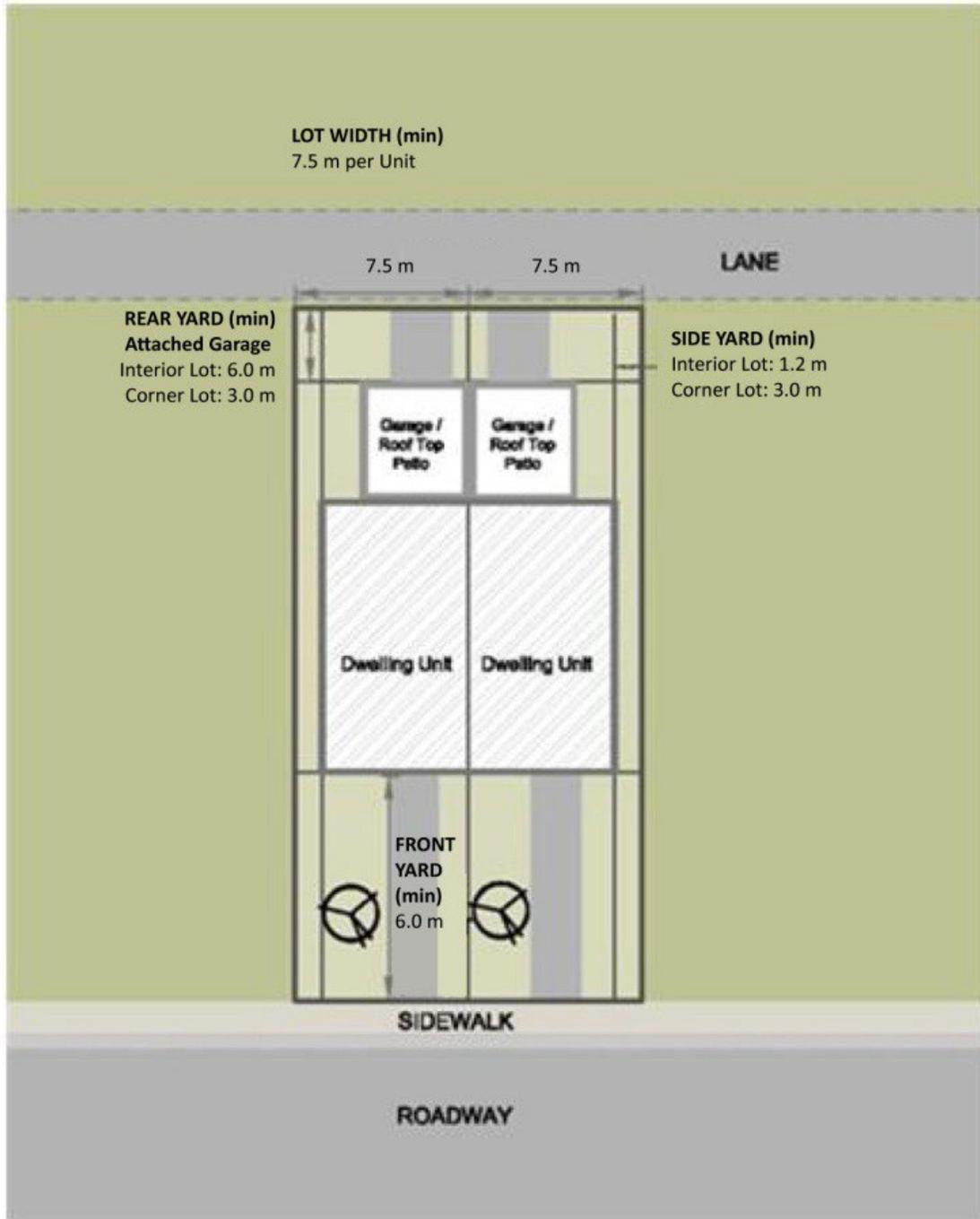
Semi-Detached Option 1:



# SECTION 37: DESIGN GUIDELINES

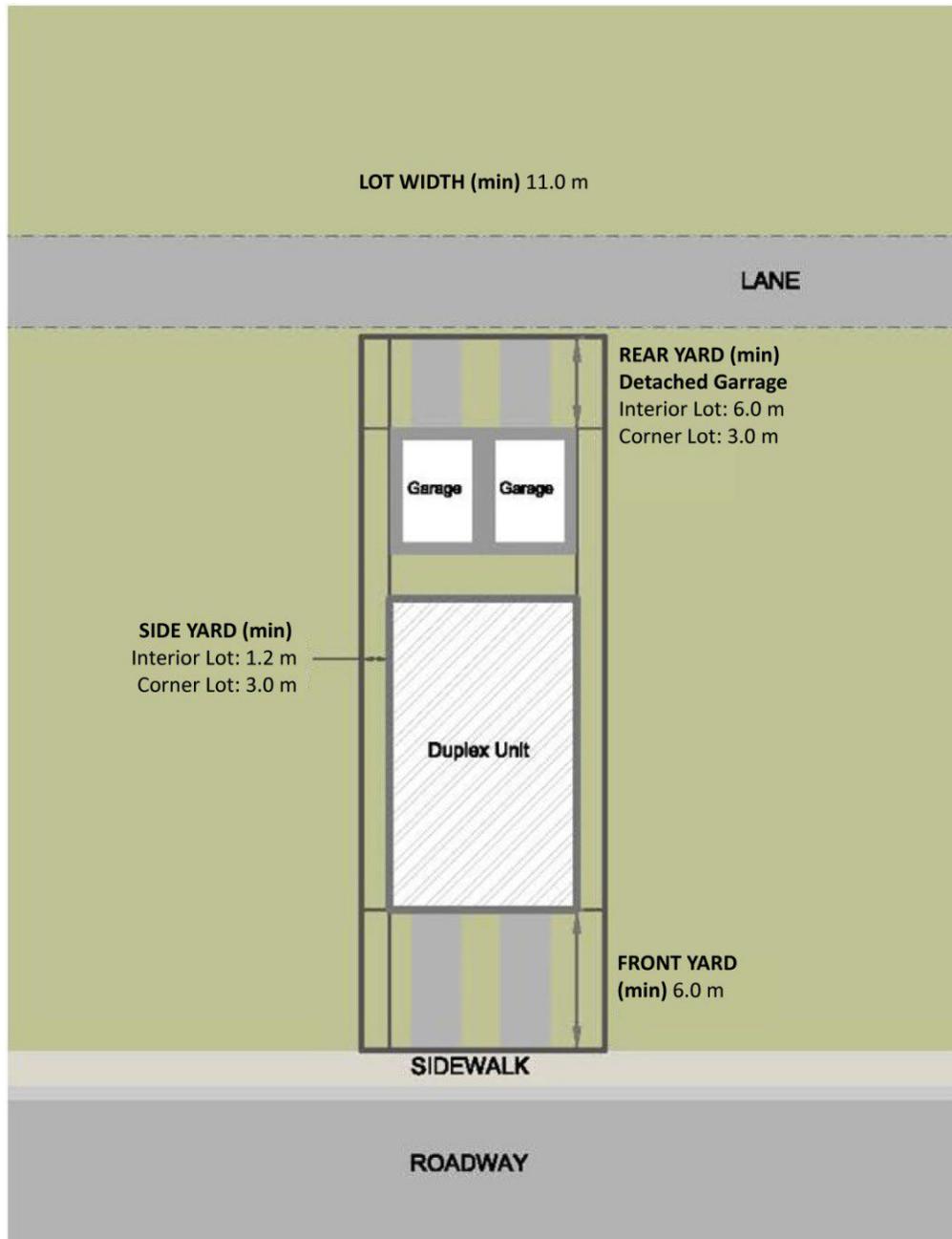
## MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

### Semi-Detached Option 2:



## SECTION 37: DESIGN GUIDELINES

### MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT



#### 7. LANDSCAPING

- (a) Where a boulevard is located between the sidewalk and a road and has a width of 2 metres or more, deciduous trees should be planted at a spacing of 10 metres where possible or at the discretion of the Development Officer.
- (b) Detached dwellings, Semi-detached dwellings, and Duplex dwellings should provide a minimum of 2 trees per dwelling unit.

# SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

## Section 38: Downtown Centre Mixed Use District (MU1)

### 1. SECTION PURPOSE

The regulations contained within this section apply to lands contained within *Overlay Maps 1, 2 and 3* of this bylaw. Where required, specific reference to the corresponding overlay map is made. These regulations contain a combination of land use and traditional zoning controls, along with strong architectural and detailed design requirements, in order to reach the desired form and design objectives of the Clairmont Downtown Area. Used in conjunction with the other applicable development standards of this bylaw, the purpose of this section is to facilitate the achievement of a high quality downtown design, that meets the following design objectives:

- To develop a form which respects the natural elements and inter-relationship with its surrounding environment that creates a unique destination where people want to live, work, and play.
- To develop architectural design that is consistent through the Downtown corridor.
- To develop a modern contemporary architectural design that corresponds with the lake and Main Street design elements.
- To enable both natural and artificial light into public spaces.
- To create visibility between public spaces and the interior and exterior of the buildings.

### 2. LAND USE AND DISTRICT REQUIREMENTS

#### 2.1 Uses

**Intent:** The intent of separating the uses between the ground floor and upper floors is to focus the uses that have a strong need for display frontage and interface with the public realm (retail, commercial shops, etc.) to locate along the street frontage, in order to contribute to a sense of character and facilitate increased streetscape activity. The exception to this relates to building envelopes 1, 2 and 14 on *Overlays 1, 2 and 3* where it is acknowledged that the level of interface with the street frontage is not considered as important.

GROUND FLOOR USES	
Permitted	Discretionary
Accessory	Commercial Entertainment Facility
Bank/Financial Institution	Farmer's/Flea Market
Bar/Minor Pub	Museum
Clinic (envelopes 1, 2 and 14 only)	Parkade – See definition to be added below
Convenience Food Store	Recreation Facility, Commercial
Fitness Centre (envelopes 1, 2 and 14 only)	Recreation Facility, Indoor
Hotel (Lobby and amenity uses only)	Residential Care Facility (envelopes 1, 2 and 14 only)
	Cannabis Retail Sales - refer to Section 3(29-31)

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

Office, Medical/Dental (envelopes 1, 2 and 14 only)	
Office or Office Building	
Personal Service Shop	
Restaurant, Eating Establishment	
Restaurant, General	
Restaurant, Limited	
Restaurant – Take Out/Delivery	
Retail Store	
Retail, Liquor	
Shopping Centre	
Supermarket, Minor	
Theatre, Movie	
Theatre	
Veterinary Clinic, Minor (envelopes 1, 2 and 14 only)	

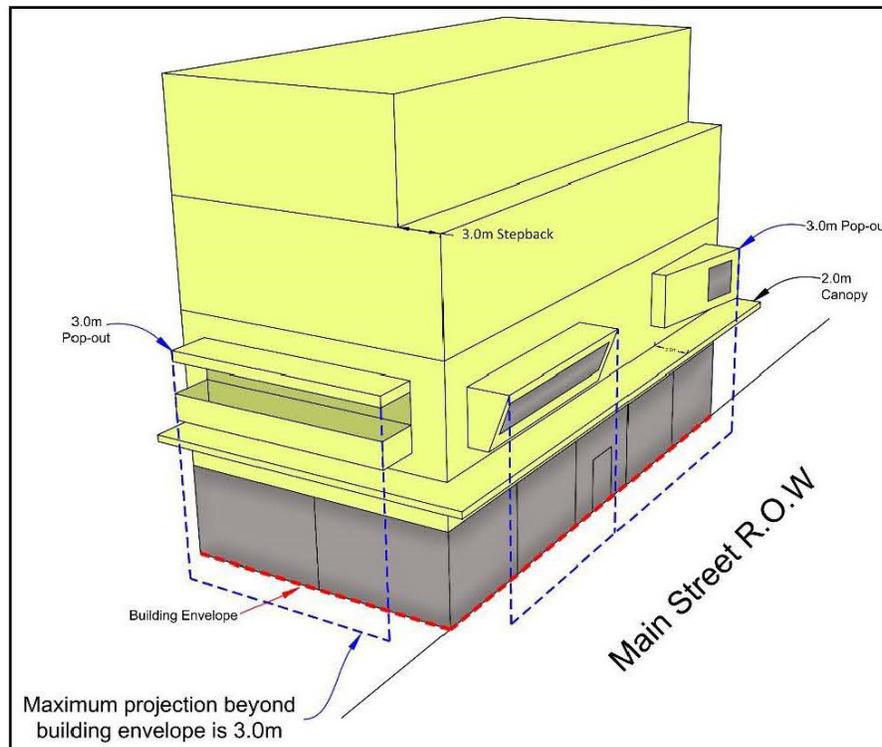
<b>UPPER FLOORS</b>	
<b>Permitted</b>	<b>Discretionary</b>
Apartment Building	Boarding or Lodging House
Business Supportive Service	Commercial Entertainment Facility
Bank/Financial Institution	Farmer`s/Flea Market
Bar/Minor Pub	Museum
Clinic	Parkade
Convenience Food Store	Recreation Facility, Commercial
Day Care Facility	Recreation Facility, Indoor
Fitness Centre	Residential Care Facility
Government Office	Residential Care Facility
Hotel	Social Care Facility
Live/Work Unit	Trade/Commercial Schools
Mixed Use Apartment	
Office or Office Building	
Office, Medical/Dental	
Personal Service Shop	
Restaurant, Eating Establishment	
Restaurant, General	
Restaurant, Limited	
Restaurant – Take Out/Delivery	
Retail Store	
Retail, Liquor	
Shopping Centre	
Supermarket, Minor	
Theatre	
Theatre, Movie	
Veterinary Clinic, Minor	

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

### 2.2 Building Envelope Areas

**Intent:** The layout of the Clairmont Downtown is the result of considerable design strategies, focused on the function of the Main Street and surrounding area for vehicles, pedestrians and cyclists. The location of building envelope areas ensure buildings are located up against the street frontage to maintain a strong connection and symmetry along Main Street. The plan also seeks to provide the opportunity for developers to be creative in their design through enabling the use of space above ground floor over the right of way.

- a. Building development shall only occur within the designated building envelope areas, as indicated on **Overlay Maps 1, 2 and 3**.
- b. Notwithstanding the above statement, developers may apply for a variance to extend the upper floors of buildings outside of a designated building envelope area, up to a maximum of 3.0 metres horizontally, to accommodate architectural features such as overhangs, balconies and protruding rooflines. Applications for variances of this nature shall be evaluated based on the following criteria:
  - I. Preservation of sightlines to the lake;
  - II. Impact of increased shadow into key public areas;
  - III. Materials and design of feature consistent with those outlined within section 4 of this district.
- c. 2.2.b shall not apply to building frontages above the third floor stepback facing the Main Street as indicated in section 2.8.



*Example of regulation 2.2.b.*

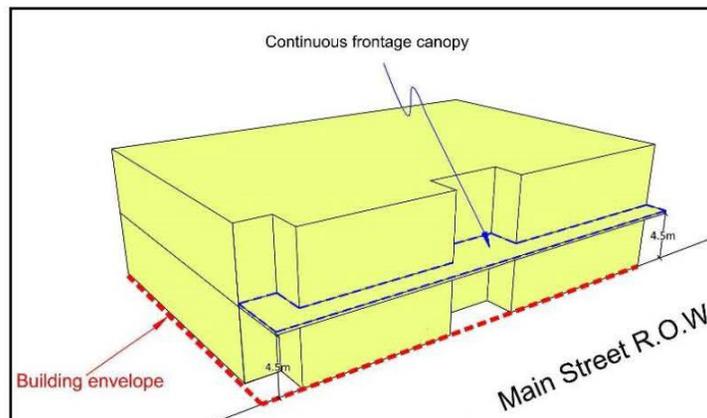
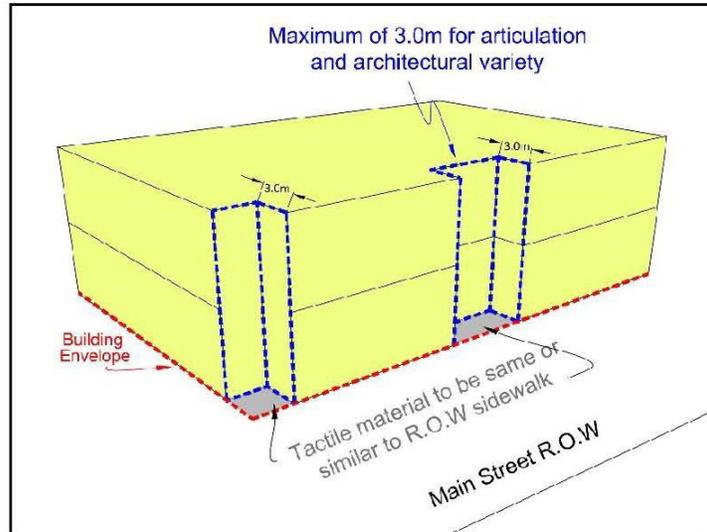
## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

### 2.3 Development Setbacks

**Intent:** Buildings along Main Street are expected to be located up to the street frontage to create interaction between the street and the shops while also creating symmetry along the street. To enable design interest and the ability for outdoor eating, the controls also enable the indentation of the buildings slightly off the right-of-way boundary.

#### **Building Frontage Setback:**

- a) Building frontages, as identified on *Overlay Map 2* shall have a setback of 0 metres, with an exception of a maximum of 3.0 metres to create architectural variety (articulation), and accommodate street related activities, such as sidewalk cafes, architectural features and landscaping that contribute to the pedestrian oriented character of the area. The tactile surface material of the private land where the indentation occurs shall be the same or similar to the right-of-way sidewalk.
- b) Frontage canopies shall be continuous, through and including the setback areas.



### 2.4 Subdivision and Development Requirements

**Intent:** In order to meet the specific design objectives of the downtown area, the layout of roads, accesses, building envelope areas and surface parking areas have been carefully designed and considered. To maintain this vision, subdivision and development applications must clearly demonstrate how the proposal will meet the requirements of the land use district.

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## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

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As part of any subdivision or development permit application submission for lands contained within the downtown area as indicated on *Overlay Maps 1, 2 and 3*, the applicant is required to demonstrate the following:

- a. That required parking is met either on-site or through an off-site agreement (such as a shared parking and access agreement) accepted by council. Such parking agreement approved by council will be required to be registered against the property(s);
- b. That the building meets all building code requirements relating to boundary lines;
- c. Notwithstanding the above, where an application for the subdivision of lands within the downtown as indicated on *Overlay Maps 1, 2 and 3* has been made prior to the construction of any building, the applicant must prepare and submit a concept parking layout for the entire parking area to which it connects to demonstrate how it would integrate with the remaining portion of that parking lot.

### 2.5 Minimum Height of Ground Floor Levels

**Intent:** It has been demonstrated that retail sales excel with taller window displays and clear visibility between the pedestrian space and the store. To obtain design consistency along Main Street a minimum ground floor height has been established that has been based on research carried out on retail window frontage.

The height of all ground floor levels (excluding those within building envelope areas 1, 2 and 14 and parkade commercial areas as shown on *Overlay Maps 1, 2 and 3*) shall be a minimum of 4.6 metres (15 feet), to enable the creation of large-windowed storefronts to maximize light infiltration, promote retail sales and provide clear visibility to the street.

### 2.6 Balconies

**Intent:** It is envisaged that the downtown will include residential apartments to enable downtown living. To maintain a level of privacy between residential apartments, and ensure residents have functional outdoor amenity living spaces, providing minimum balcony separation and sizes is a requirement and a standard practice.

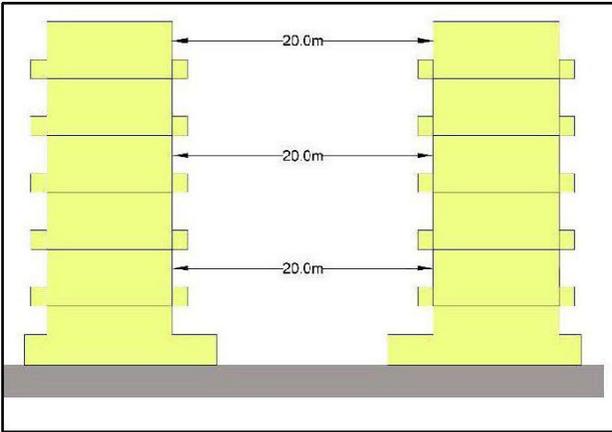
#### a) Minimum Residential Balcony Size

All residential units shall have an outdoor balcony with a minimum area of 7.5 m<sup>2</sup>. Hotels are not required to have a balcony.

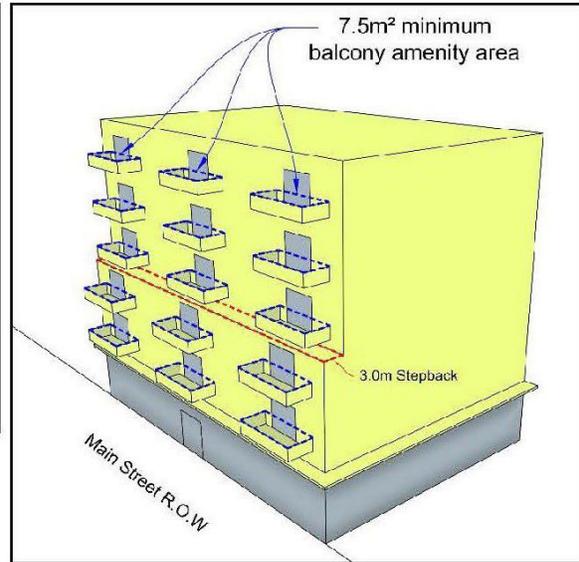
#### b) Building Separation

Where balconies are provided, a minimum building separation of 20.0 metres from the exterior wall (measured from the floor of the unit) shall be required in order to maintain a certain level of privacy. Separation shall be measured from the exterior wall of the buildings.

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT



Minimum building separation where balconies are provided.

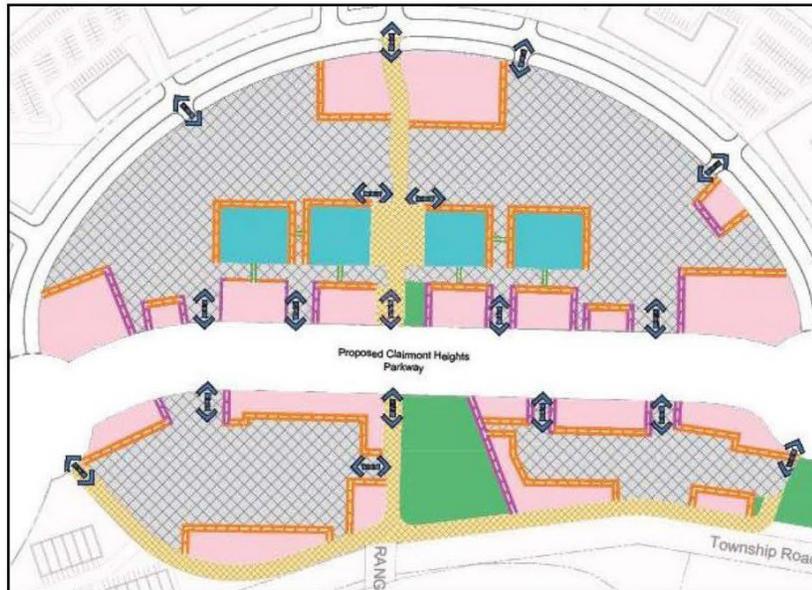


Minimum balcony area.

### 2.7 Vehicular Accesses

**Intent:** The downtown has been comprehensively planned to maximize the efficient movement of people and vehicles, and has included a detailed concept design of Main Street. This has led to specifically identifying where accesses from the public right-of-way onto adjoining lands will be permitted to appropriately function with the streetscape design.

All vehicular accesses and entrances shall be located as indicated on **Overlay Map 3**. Accesses shall be a maximum width of 8.0 metres;



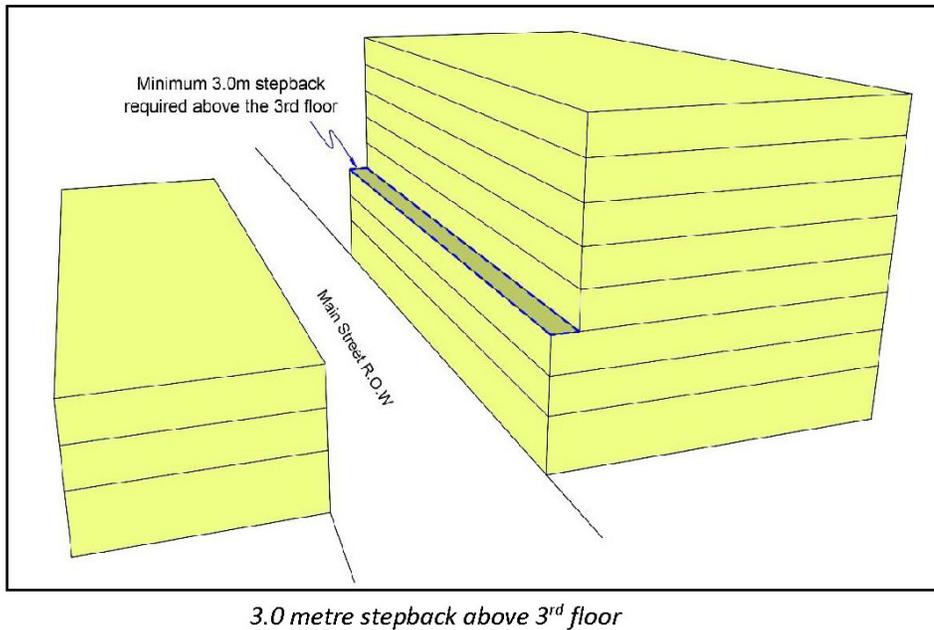
Access locations identified by the blue arrows, as indicated on Overlay Map 3.

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

### 2.8 Multi Storey Building Stepbacks

**Intent:** The proposed stepback relates to the north side of Main Street and has been established to mirror the scale of the building heights permitted to the south when viewed from a pedestrian perspective. Stepbacks help to mitigate the potential impact that may be created from larger monolithic structures that could undermine the overall character of the Main Street through the dominance of the building.

Buildings above the 3<sup>rd</sup> floor shall be stepped back a minimum of 3.0 metres.



### 2.9 Height

**Intent:** The height regulations have been established to achieve an increased level of density so that the remaining lands outside of the building envelope areas can accommodate the required parking, while maintaining porosity north and south to the lake, and allowing for maximum sunlight exposure based on daily and yearly sun cycles. The massing also enables a level of scaling that transitions to the surrounding lower density areas.

- a) The heights of development within the Building Envelope areas identified on *Overlay Map 2* shall be in accordance with the table below.
- b) Notwithstanding the above statement, developers may apply for a height variance beyond the stated maximum, provided the following criteria are met:
  - Sightlines to the lake are not impeded;
  - The additional building height does not result in shadows that significantly impact surrounding buildings and/or the public realm. There shall be no increase in shadows along Main Street and key public realm open areas;

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

- The height and massing of the building is consistent in character with the overall downtown area.

Building Site Reference (Overlay Map 2)	Height (Maximum)
1	4 storeys or 18m (59ft)
2	4 storeys or 18m (59 ft.)
3	4 storeys or 16m (52.5ft) (Parkade)
4	4 storeys or 16m (52.5ft) (Parkade)
5	4 storeys or 16m (52.5ft) (Parkade)
6	4 storeys or 16m (52.5ft) (Parkade)
7	2 storeys or 10m (32.8ft)
8	4 storeys or 18m (59ft)
9	8 storeys or 34m (111.5ft)
10	10 storeys or 42m (137.8ft)
11	10 storeys or 42m (137.8ft)
12	8 storeys or 34m (111.5ft)
13	4 storeys or 18m (59ft)
14	1 storey or 6m (19.7ft)
15	2 storeys or 10m (32.8ft)
16	2 storeys or 10m (32.8ft)
17	3 storeys or 14m (45.9ft)
18	3 storeys or 14m (45.9ft)
19	3 storeys or 14m (45.9ft)
20	2 storeys or 10m (32.8ft)
21	1 storey or 6m (19.7ft)
22	1 storey or 6m (19.7ft)
23	1 storey or 6m (19.7ft)
24	1 storey or 6m (19.7ft)

### 2.10 Surface Parking

**Intent:** For the downtown to function properly overall requires consistency in the location, organization and management of parking throughout the entire downtown area. The design carried out has focused on locating the majority of the parking to the north of Main Street to avoid visual and physical barriers between Main Street, the lake and the active transportation network that connects between both. The controls further seek to incorporate designs that break up the bleakness created by large asphalt parking areas, while taking the opportunity to incorporate low impact design solutions to managing stormwater.

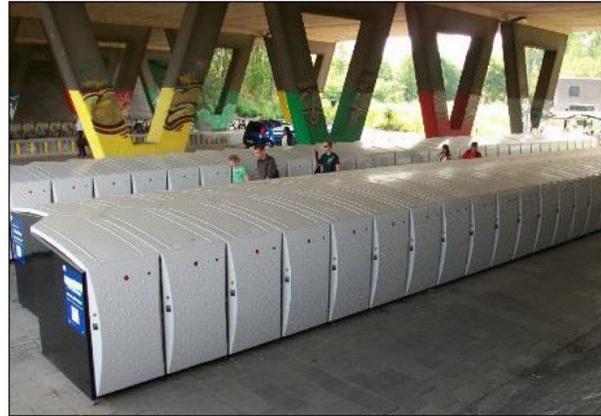
**Location:** Surface parking development shall only occur within the designated surface parking areas as indicated on *Overlay Maps 1, 2 and 3*.

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

**Shared Parking Agreements:** Notwithstanding Section 3(19)(f) of the general regulations of this bylaw, which requires parking and loading stalls to be located on the same site as the use requiring them, surface parking areas within the downtown will be shared among all landowners, through the creation of a shared parking and access agreement.

**Number of Parking Stalls:** The number of parking stalls required per use shall be in accordance with the General Regulations of this bylaw.

**Bicycle parking:** Developers shall provide outdoor bicycle parking near building entrances and amenity spaces. Secured internal bicycle parking within parkade structure will be encouraged, as shown in the example to the right.



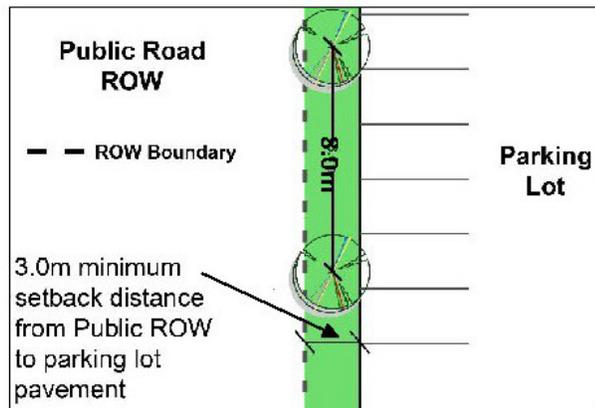
*Example of secured bicycle parking within a parkade.*

### **Landscaping:**

A detailed landscaping plan shall be submitted in accordance with Section 3, No. 16 Landscaping and Site Design of the Land Use Bylaw prior to approval of any development permit. This plan shall include details on pedestrian connections, location of landscaped islands, lighting, bicycle parking, as well as the location, size and species of vegetation. All landscaping plans shall be stamped by a professional certified landscape architect.

Landscaping plans for surface parking areas shall incorporate the following:

- Landscaped islands shall be located to limit contiguous parking spaces to a maximum of 20 spaces.
- Where surface parking abuts a public roadway, a 3.0-metre-wide buffer shall separate surface pavement from the road right of way. Trees within this buffer shall be spaced at a minimum of 8.0 metres apart, on centre, as shown in the diagram to the right.



*Required parking lot perimeter setback.*



*Example of bioswale within a parking lot.*

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

- Bioswales and rain gardens should be encouraged in place of landscaped islands within surface parking lots, as shown in the photo, to aid in the reduction of surface water runoff. Vegetation within bioswales shall be selected by a professionally registered landscape architect or technologist.

**Lighting:** LED lighting is encouraged throughout surface parking areas.



*Example of a landscaped walking path within a parking lot.*

**Walking Paths:** Dedicated walkways should be designed throughout parking areas to facilitate safe pedestrian movement to buildings, as shown in the photo to the right. Paths shall be landscaped and illuminated.

### 2.11 Screening and Fencing

**Intent:** As part of creating a tidy and desirable downtown it is important that screening is provided for essential supporting needs of the retail area, like loading and waste bin areas, to maintain an overall high level of design for the downtown. Recycling and composting bins are encouraged.

Where required, loading spaces and waste bins shall be screened from view from adjacent sites and public roadways using an architectural screen wall/barrier, or stylized for aesthetic appeal, as shown in the examples below. Frontage materials should consist of wood, concrete, metal, masonry, composite material, or any combination thereof.



*Example of metal-screened waste bins.*



*Example of stylized waste bins for aesthetic appeal.*

### 2.12 Gateway and Entrance Architectural Treatments

**Intent:** As part of the overall intent of the downtown to create an aesthetically pleasing environment that is functional with its surrounding space, acknowledgement of key entrance points into the downtown, through the use of enhanced architectural features, can create a gateway entrance effect.

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

Areas identified as “Gateways/Entrances” on *Overlay Map 2* shall be designed using some or all of the following criteria, in order to create a distinguished gateway entrance within the downtown:

- Serve as a focal point that marks a specific place within the downtown (landmark);
- Creates visual interest;
- Varies in façade treatment from adjacent building sides;
- Building corners are highlighted by varying heights, façade plane (architectural protrusions, articulation, etc.);
- Gateways are well-illuminated;
- Landscaping and vegetation are used to create an inviting space;

Entrances to buildings shall be designed as an integral feature of the façade and should:

- Add interest along the street;
- Serve as a focal point;
- Emphasize primary street frontage;



*Example of enhanced architectural elements at entrance.*

### 2.13 Frontage Architectural Treatments

**Intent:** An important part of creating a sense of place includes considering the design of areas where public and private space intersect, in a manner that maximizes form and function. The downtown Main Street design concept incorporates contemporary elements that should be incorporated throughout the building design to create design continuity between public and private space. The following controls include a clear requirement for high quality building materials, in order to aid in the creation of a destination that people want to live, work and play. A key to succeeding in this goal is maintaining rhythm in design materials while enabling the flexibility of the architecture design.

Building frontages identified as “Frontage Architectural Treatment” on *Overlay Map 2* shall be designed in accordance with the following criteria:**2.13.1 Materials not permitted**

To achieve a modern contemporary architectural design, certain building materials are favoured over others. The following materials shall not be used:

- Vinyl;
- Stucco;
- Any other materials that do not achieve the modern contemporary design aesthetic consistent with the photos and figures within this bylaw.

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## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

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### 2.13.2 Materials Permitted

The following list identifies materials that shall be encouraged in the design and construction of building facades. The photos included illustrate examples of how these materials may be used:

#### **Brushed/Stainless Steel**

The silver appearance of stainless or brushed steel works well with water, and can assist with framing a building to look elegant and lite in appearance. It is envisaged that this material would be used for framing and support of glass windows, doors, canopies, balconies or decorative elements of the building as illustrated in the image.



*Example of brushed/polished aluminum and steel*

#### **Brushed and Polished Aluminum**

Similar to stainless steel, the sleek, modern appearance of polished aluminum can be used as an accent material to enhance architectural appeal.

#### **Powder Coated Aluminum and Steel**

Powder coated aluminum and steel can create an industrial-contemporary finish that compliments other contemporary materials permitted, primarily as an accent feature, including railings and fences.

#### **Polished Granite and Marble**

Polished granite and marble creates a modern appearance, and can also be used as accent features throughout building facades.



*Example of polished granite and marble.*

#### **Structure Boards**

Structure board (like HardiePlank) is a durable, versatile material that can serve as an architectural accent and be finished in various ways to mimic other high quality materials such as wood.

#### **Architectural Concrete**

Architectural concrete is another material that can create a bright appearance to the surrounding environment with smooth finishes enhancing a simple and contemporary form to a building. The use of concrete needs to be balanced to avoid over dominating a structure and making it appear heavy in form and size. However, it is an important structural element to a building and, when designed correctly, can be used to frame windows along with breaking up the flatness or mass of a building both vertically and horizontally in subtle approaches.



*Example of modern side paneling.*

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## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

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### **Natural Woods**

Contemporary designs can be architecturally enhanced through the incorporation of high quality wood elements to provide contrast in colour to concrete, stainless/brushed steel adding further textural elements. Wood elements within the design context could be used around framing decks, tactile wall changes or the underside of extended canopies or roofs as illustrated.

### **Anti-reflective Glass**

Simplicity of a contemporary building that generates a lite appearance coupled with capitalizing on sunlight into units or offices. Further, at ground level having a visible shop windows for pedestrians to look into enhances the retail opportunity and interface between the public and private spaces. A design element of Crime Prevention Through Environmental Design encourages transparent and visible interface between these spaces. Lighting transcending through the glass further enhances the appearance of the building and lighting of public spaces. Ground floor windows enable retailers to further display their product to the clients and increases the perceived space between the street and the building.

### **Brick**

Brick is a material used in more historic period buildings and it can lead to creating a heavy appearance with the building that is not cohesive with the relationship to the lake and overall design. However, used correctly, brick can add texture and enhance contemporary elements of a new building. An example of this element being used in this context is shown in the following photo.



*Example of modern design that utilizes wood panelling, glass and steel elements.*



*Example of anti-reflective glass storefront.*



*Example of use of brick.*

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

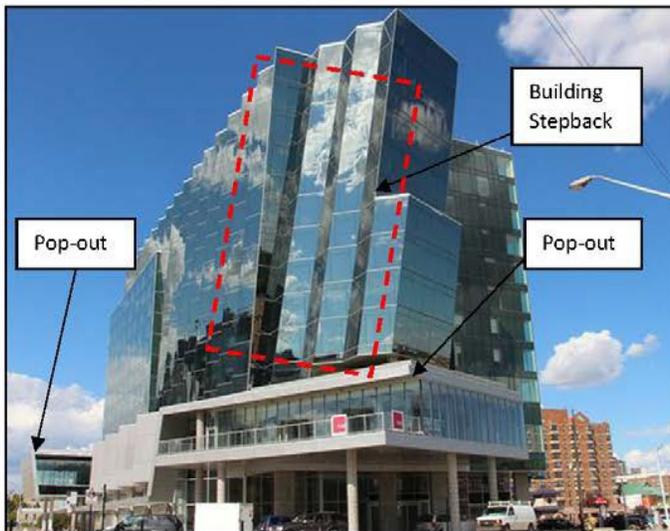
### 2.14 Massing and Architectural Rhythm

Building facades above the ground floor shall be designed to create visual interest and a sense of modularity by incorporating architectural variety. Large flat walls with monotonous features shall be avoided. Design methods encouraged to achieve these goals include:

- Use of contrasting colours and materials;
- Incorporating architectural protrusions and pop-outs;
- Designing entrance features that are architecturally distinct from the rest of the façade;
- Incorporating vertical and horizontal visual elements to provide relief along blank facades and define flow separation;
- Horizontal and vertical articulation;
- Protruding rooflines;
- Building step backs;



*Example of interesting overall architectural rhythm and massing that uses contrasting colours, materials, protrusions, stepbacks and variety.*



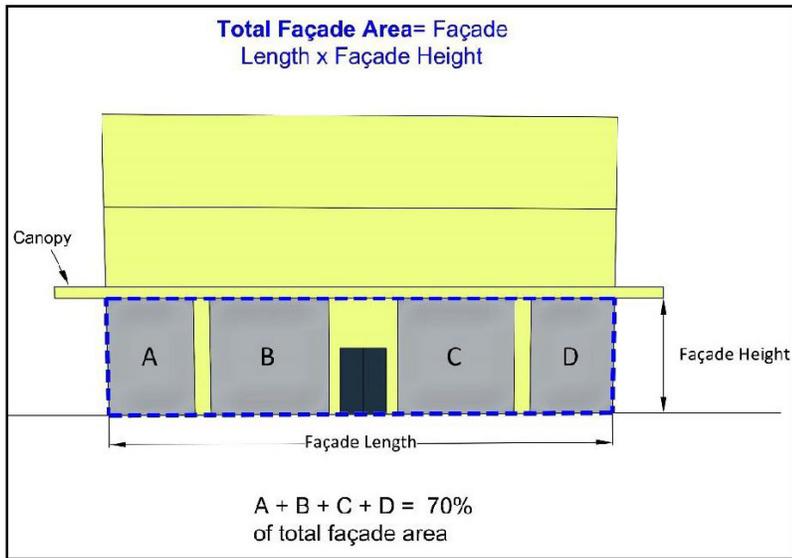
*Example of architectural variety, use of materials, as well as vertical and horizontal articulation*

# SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

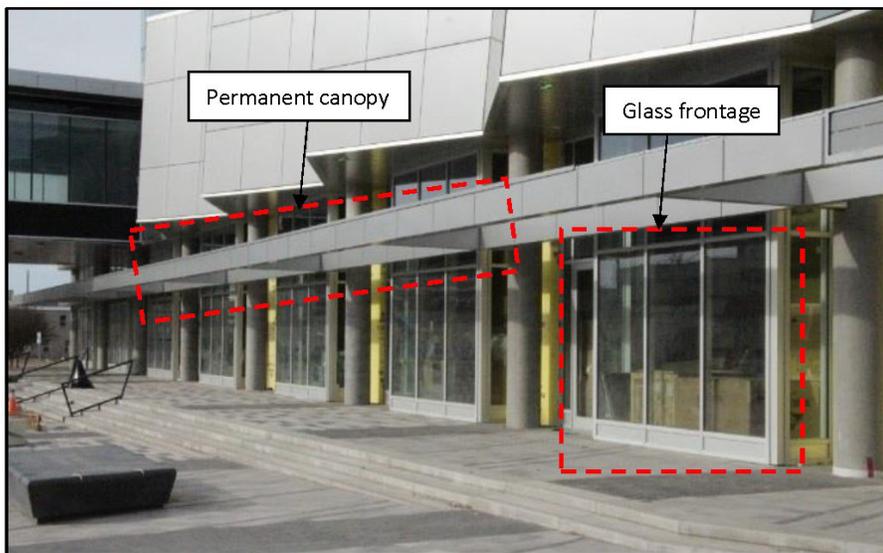
## 2.15 Ground Floor Glass Frontage

**Intent:** Retail studies have indicated that greater window display areas can increase sales as it provides a clear relationship between the sidewalk and the store. This interface is not only important from a retail sales perspective but also in creating a sense of comfort/safety associated with active spaces, for pedestrians.

- a. **Anti-Reflective Glass:** A minimum of 70% of the area of the ground floor façade shall be anti-reflective, non-tinted glass to maximize natural lighting, visibility, encourage a seamless public-private interface, and enable clear retail displays. Refer to “Frontage Architectural Treatment” on *Overlay Map 2*.



Example of configuration of glass frontage.



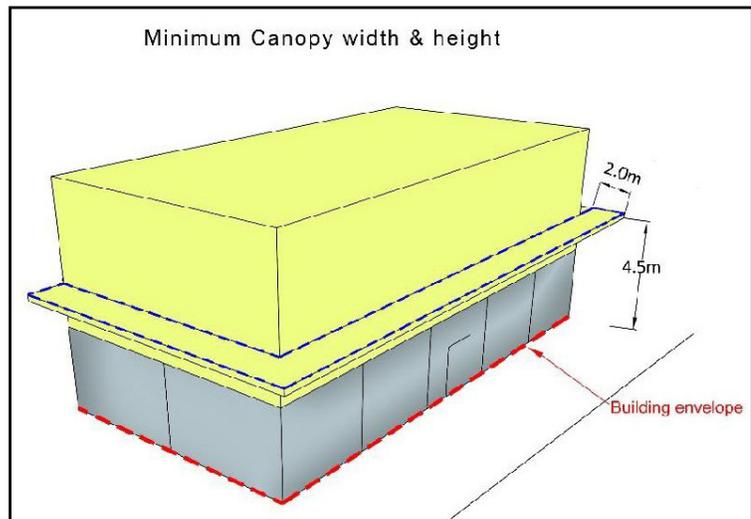
Example of anti-reflective ground-level storefront facades with a permanent, continuous canopy overhang.

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

### 2.16 Canopies

**Intent:** Canopies along the frontage of buildings not only function in providing pedestrians with shelter from the elements, but also assist with aesthetic appeal and variety by breaking up the massing of the building when viewed from the ground level.

- a) Buildings shall have canopies that extend a minimum of 2.0 metres (6.6ft) over the public right of way from the building facade, to serve as a shelter in order to promote pedestrian and patio use, and improve the interplay between private and public space. Canopies shall have a minimum height of 4.5 metres (14.7 feet), to line up with the top of the first floor.
- b) Canopies shall be continuous across the entire building length.
- c) *Materials Permitted:* Canopies shall be permanent structures protruding from the building façade, and incorporate elements that compliment materials used in the building façade, including glass, steel and architectural wood.



*Examples of permanent canopy overhang.*

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

### 2.17 Exterior lighting:

- a. Exterior lighting shall be designed in accordance with section 3(15) of the general regulations of this Bylaw, in addition to the following criteria:
  - Exterior lighting shall not negatively impact adjacent properties/buildings;
  - Illumination of lighting diverted downwards;
  - LED colour-changing ambient lighting is encouraged to enhance building design elements.

### 2.18 Rooflines:

**Intent:** Providing rooflines with interesting angles and projecting edges can contribute to architectural variety and interest, and achieve the overall modern design aesthetic intended for the downtown area.

Rooflines shall be designed to include strong linear elements, with enhancing architectural features such as overhangs, and shall be flat/angled. Rooftop mechanical equipment will be screened from public view.



*Example of protruding, pitched roofline.*

### 2.19 Signage

**Intent:** Signage is an important component of sales for retail stores and attracting customers, however, if signage is not controlled it can clutter spaces and dominate the visual form of an area. Controlled signage seeks to balance the need without undermining the overall urban design being developed in the downtown or adversely impacting potential nearby residents.

#### 2.19.1 General

- In addition to the following signage requirements, all signs shall adhere to the requirements outlined in Section 3 (18) of this bylaw.
- The overall style, materials and aesthetic of the sign should be compatible with the building materials and design of the building frontage, and overall design principles of the downtown.
- No form of signage will be permitted above the ground-floor level.

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## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

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- Freestanding signs are not permitted (excluding sandwich boards).

### 2.19.2 Types Permitted:

#### Fascia Signs

Fascia signs should be placed horizontally above the upper limit of the frontage windows of the ground floor, underneath the canopy. Fascia signs shall have a maximum area of 1.5m<sup>2</sup>.

#### Hanging Canopy Signs

Hanging canopy signs shall allow for a minimum clearance of 2.5 metres (8.2 feet) with a maximum area of 0.4m<sup>2</sup>.

#### Window Signs

Window signs with a maximum area of 0.4m<sup>2</sup> may be considered, provided the sign does not prevent natural light-flow from outside, obstruct pedestrian views into the storefront, or detract from the aesthetic appeal of the storefront.

#### Projecting Signs

Projecting signs protrude perpendicular from the building façade. These signs shall have a minimum clearance of 2.5 metres (8.2 feet) with a maximum area of 0.4m<sup>2</sup>.

#### Sandwich boards

Sandwich boards should not exceed 0.6 metres in area, and be located near the business entrance, in a manner that does not obstruct pedestrian traffic.



*Example of fascia sign.*



*Example of hanging canopy sign.*



*Example of projecting sign.*



## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

### 2.20 Side and Rear Architectural Treatments

**Intent:** All sides of the building should continue the architectural treatment to compliment the overall building, however, it is recognized that the level of design will likely be significantly less than the buildings that interface with Main Street.

The following design regulations apply to areas identified as “Side and Rear Architectural Treatment” on *Overlay Map 2*:

- a. **Design:** Building side and rear façade treatment materials shall be complimentary with the front façade, to provide a consistent profile when exposed to the street. However, architectural elements required on front facades like canopies and large glass windows are not mandatory.

### 2.21 Parkades

**Intent:** Based on the proposed density and required parking it is anticipated that parking structures will be required to meet parking demand. In order to mitigate the potential impact of these unsightly parking structures, cost effective design solutions that compliment or enhance the downtown will be required.

- a. “Parking Garage Architectural Treatments”, as identified on *Overlay Map 2*, require architectural treatments that incorporate one or more of the following visually-appealing components:

- Exterior screening;
- Silk screening;
- Modern panelling;
- Glass;
- Architectural ornamental lighting/illuminated panelling;
- LED ambient colour-changing lighting;
- Opaque glass cladding;

- b. No advertisements shall be incorporated into any façade treatment or screening method.
- c. Pedways should be encouraged to connect parkade structures with buildings fronting onto Main Street.
- d. Parkade structures are encouraged to be heated.
- e. If underground parking is provided that enables the required parking capacity for the downtown



*Example of a colourful LED and steel frame facade treatment to a parkade*



*Example of Pedway.*

## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

area to be met without the construction of parking garages, the areas identified as parking garages on Overlay Maps 1, 2 and 3 may be used for surface parking. Surface parking controls would then apply.

### 2.21.1 Parkade Commercial Area

**Intent:** Parkades can become an eye sore in an urban landscape that can impact people living in the area or people walking through the downtown. Enabling small retail stores where the parking garages interface with the shared space to provide activity along these frontages is one tool to assist in mitigating their impact.

- a) The ground floor exterior of parkades 4 and 5 facing the Shared Space ROW, identified as “Parkade Commercial Area”, on **Overlay Map 2** shall be designed with small recesses to accommodate retail/commercial space.
- b) Retail/commercial recesses shall be designed to have glass frontages, consistent with the design requirements outlined in Section 2.13 – Frontage Architectural Treatments.



*Example of small commercial areas incorporated into the bottom floor of a parkade in Lakewood, Colorado.*

### 2.22 Shared Space

**Intent:** Shared space encourages the spatial integration of vehicular, pedestrian and cyclist traffic, by removing segregating features (curbs, barriers), pavement markers, reducing speed limits, and allowing a shared use of the right of way surface. The creation of the shared space, as indicated on the **Overlay Maps 1, 2 and 3** will function as a vehicular access for central areas of the downtown, while at the same time creating a unique pedestrian and cyclist promenade that allows users to connect to storefronts, open space, parks and the Lake.

#### 2.22.1 Design:

The following criteria shall be used in the design of the shared space right of way:

- a. *Uniform grade:* No curbs or separation feature resulting in a step-down or change in grade shall be designed into the shared space right of way;
- b. *Surfacing:* Shared space shall have tactile surfaces (stamped pavement, etc.) and incorporate a variety patterns and/or colours.

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## SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT

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*Examples of shared space.*

### 2.23 Sidewalks Within a Property

**Intent:** A key focus on the success of the downtown is its functionality for all forms of transportation movement and therefore it is important that there is recognition of where continued sidewalks from the Main Street through to key destinations is required.

Pedestrian sidewalks shall be built adjoining the perimeter of buildings, as indicated on **Overlay Map 3**. Sidewalks adjoining building sides shall be a minimum of 3.0 metres in width, and sidewalks adjoining building rears shall be a minimum of 1.5 metres in width.

### 3. SITE PLAN APPROVALS

The site plan, architectural treatment of buildings, provision of landscaped open space, lighting and parking layout and site access shall be subject to approval by the Development Authority.



# SECTION 38: DOWNTOWN MIXED USE (MU1) DISTRICT





Section 39 Omitted intentionally

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## SECTION 40: BEAVERLODGE AIRPORT DIRECT CONTROL (BA-DC) DISTRICT

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### 1. **PURPOSE**

To provide for:

- 1) the continuing aviation operations of the Beaverlodge Airport, and
- 2) to accommodate daily business operations, activities and use of site by or in association with the North Peace Bracket Racing Association (“NPBRA”) which may include but not be limited to property rentals, required maintenance, community group use, track and equipment rentals, runway rentals, advertising, camping and/or RV Storage.

### 2. **AREA OF APPLICATION**

This provision shall apply to Lot B, Plan 822 0528 containing 30.01 ha more or less, located on the N½ 27-71-10-W6M as illustrated in Schedule “A”.

### 3. **AUTHORITY AND ADMINISTRATION**

- (a) All development in this District shall require a development permit unless otherwise specified.
- (b) All applications for development permits shall be referred to Council for a decision in accordance with Section 2(3)(h) except for the following uses which may be approved by the Development Officer:
  - (i) Accessory Building or Use
  - (ii) (Temporary) Public Use
  - (iii) Racing Events
  - (iv) Sign
  - (v) Utilities
- (c) Pursuant to the Act, there is no appeal to the Subdivision and Development Appeal Board for a decision on a development permit in this District.

**4. USES**

Permitted Uses	Discretionary Uses
None	<ul style="list-style-type: none"> <li>(a) Accessory Building or Use</li> <li>(b) Airport</li> <li>(c) Campground (Temporary)</li> <li>(d) Caretaker’s Residence</li> <li>(e) Commercial Recreation Facility</li> <li>(f) Grandstand (Temporary)</li> <li>(g) Hangar</li> <li>(h) Institutional Use</li> <li>(i) Maintenance Shop</li> <li>(j) Outdoor Storage</li> <li>(k) Parking Lot (Temporary)</li> <li>(l) Public Use</li> <li>(m) Recreational Amusement Park</li> <li>(n) Recreational Flying</li> <li>(o) Recreational Use, Extensive</li> <li>(p) Recreational Use, Intensive</li> <li>(q) Recreation Facility, Indoor</li> <li>(r) Recreation Facility, Outdoor</li> <li>(s) Racing Events</li> <li>(t) Sign</li> <li>(u) Utilities</li> </ul>

**5. DEFINITIONS**

For the purpose of this District, the following definitions shall apply. All other terms shall be defined in accordance with Section 1(7).

- (a) “Grandstand” means a structure providing seating for a stadium, racetrack, parade route, or similar use, usually consisting of tiers with rows of individual seats.
- (b) “Hangar” means a structure intended for the housing and/or repair of aircraft.
- (c) “Maintenance Shop” means a structure intended for the repair and storage of equipment.
- (d) “Recreational Flying” means aviation for non-commercial purposes and may include a group and/or organization involved in aviation activities and flight training.

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## SECTION 40: BEAVERLODGE AIRPORT DIRECT CONTROL (BA-DC) DISTRICT

- (e) “Racing Event” means a racing event that is organized and/ or hosted by the NPBRA.

### **6. DEVELOPMENT REGULATIONS**

- (a) The regulations contained in Section 3 (General Provisions for All Districts) shall apply to all development in this District.
- (b) Permanent development shall have a minimum setback of:
  - (i) 30 m from the Highway 722 right-of-way, and
  - (ii) 15 m from all other property lines.
- (c) No site work or grading shall take place on the site that will alter existing drainage patterns or contribute to the flooding or inundation of adjacent properties.
- (d) Airport Operations
  - (i) One of the principal uses of the site shall be an Airport, the operation of which for aviation activities shall be maintained in accordance with the sales agreement between the Town of Beaverlodge and the NPBRA dated February 27, 2015.
  - (ii) Racing Events, School Programs or any other similar or related activity that requires the temporary closure of the Airport to aviation traffic shall be preceded by the filing of a NOTAM (Notice to Airmen) in accordance with Transport Canada regulations.

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SECTION 40: BEAVERLODGE AIRPORT  
DIRECT CONTROL (BA-DC) DISTRICT

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## SECTION 41: GATEWAY COMMERCIAL (GWC) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a densified commercial development along high visibility arterial corridors, which serve as entrance routes to residential neighbourhoods in the County. Commercial development within this District shall be serviced with municipal water and sewer. Appropriate transitions are to be provided between these areas and residential development.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Automobile Service Station
- (b) Bar/Pub, Major
- (c) Bus Station
- (d) Business Support Services
- (e) Convenience Retail Store
- (f) Drive Through Banking
- (g) Farmers/Flea Market
- (h) Fitness Centre
- (i) Gas Bar
- (j) Hotel
- (k) Motel
- (l) Personal Service Shop
- (m) Rapid Drive Through Vehicle Service
- (n) Restaurant, General
- (o) Restaurant, Major
- (p) Restaurant, Drive-Through
- (q) Vehicle Rentals

#### **Discretionary Uses**

- (a) Accessory Uses, Buildings or Structure
- (b) Cannabis Retail Sales - refer to Section 3(29-31)
- (c) Restaurant, Existing Establishment
- (d) Restaurant, Minor
- (e) Supermarket, Minor
- (f) Supermarket, Major
- (g) Utilities
- (h) Veterinary Clinic, Major

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## SECTION 41: GATEWAY COMMERCIAL (GWC) DISTRICT

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### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	½ Acre
Minimum Lot Width:	30 metres
Minimum Front Yard:	12 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	3 metres
Building Height:	Discretion of the Development Authority.
Maximum Lot Coverage:	40%
Minimum Landscaped Area:	10%

### 4. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping shall be a special requirement and shall be determined as follows:

- (a) Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section.
- (b) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall separate all landscaped areas from hard surfaces.
- (c) The minimum landscaped area shall be concentrated in front yards, and exterior side yard but additional landscaping may be required in other yards to separate uses or to provide a buffer or screening from other uses. All landscaping shall be identified on the site plan.
- (d) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.
- (e) Buffer, Fencing, Screening: Shall be consistent with Section 1.7 of the Land Use Bylaw.

### 5. **SPECIAL REQUIREMENT: STORAGE AREAS**

All storage areas shall be appropriately fenced or screened. All sites abutting residential districts shall be screened from view of the residential district to be consistent with the County Design Standards. All storage shall be accessory to

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## SECTION 41: GATEWAY COMMERCIAL (GWC) DISTRICT

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the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

### 6. **SPECIAL REQUIREMENTS: ACCESS & PARKING**

Further to the parking requirements found in Section 3.19 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface.

### 7. **SPECIAL REQUIREMENT: BUILDING LOCATION AND FRONTYARD**

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment shall be to the satisfaction of the Development Authority.

### 8. **SPECIAL REQUIREMENTS: SITE PLAN AND DEVELOPMENT AGREEMENT**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on the prescribed form and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### 9. **CHARACTER & FORM:**

Design of the lot and all buildings contained on the site shall be consistent with County's Urban Design Guidelines.

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## SECTION 42: COMMERCIAL BUSINESS CENTRE – MINOR (CBMN) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to allow for commercial development that is intended to service the daily necessities of a new community or existing neighbourhood. New commercial development within existing neighbourhoods shall not alter the integrity or character of the existing neighbourhood. Commercial development within this district shall be serviced with municipal water and sewer and separate with a buffer between residential uses.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Fitness Centre
- (b) Government Office
- (c) Health Service
- (d) Personal Service Shop
- (e) Retail Store
- (f) Restaurant, Eating Establishment
- (g) Restaurant, Limited
- (h) Restaurant – Takeout / Delivery
- (i) Retail Store, Liquor
- (j) Shopping Centre
- (k) Supermarket, Minor
- (l) Theatre
- (m) Theatre/ Movie
- (n) Veterinary Clinic, Minor

#### **Discretionary Uses**

- (a) Accessory Uses, Buildings or Structure
- (b) Cannabis Retail Sales - refer to Section 3(29-31)
- (c) Bar/Pub, Minor
- (d) Public Use
- (e) Restaurant, General
- (f) Supermarket, Major

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## SECTION 42: COMMERCIAL BUSINESS CENTRE - MINOR (CBMN) DISTRICT

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### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

No building or combination of buildings shall exceed 3700m<sup>2</sup>.

Minimum Lot Area:	½ Acre
Minimum Lot Width:	30 metres
Minimum Front Yard:	12 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	3 metres
Building Height:	Discretion of the Development Authority.
Maximum Lot Coverage:	40%
Minimum Landscaped Area:	10%

### 4. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping requirements shall be determined as follows:

- (a) Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section.
- (b) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall separate all landscaped areas from hard surfaces.
- (c) The minimum landscaped area shall be concentrated in front yards, and exterior side yard but additional landscaping may be required in other yards to separate uses or to provide a buffer or screening from other uses. All landscaping shall be identified on the site plan.
- (d) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.
- (e) Buffer, Fencing, Screening: Shall be consistent with Section 1.7 of the Land Use Bylaw.

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## SECTION 42: COMMERCIAL BUSINESS CENTRE - MINOR (CBMN) DISTRICT

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### 5. **SPECIAL REQUIREMENT: STORAGE AREAS**

All storage areas shall be appropriately fenced or screened. All sites abutting residential districts shall be screened from view of the residential district to be consistent with the County Design Standards. All storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

### 6. **SPECIAL REQUIREMENTS: PARKING**

- (a) Access to buildings/uses on a single lot shall be shared. Parking for customers and staff may be shared.
- (b) Further to the parking requirements found in Section 3.19 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface.

### 7. **SPECIAL REQUIREMENTS: SITE PLAN AND DEVELOPMENT AGREEMENT**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on the prescribed form and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### 8. **CHARACTER & FORM:**

- (a) Design of the lot and all buildings contained on the site shall be consistent with County's Urban Design Guidelines.

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## SECTION 43: COMMERCIAL BUSINESS CENTRE MAJOR (CBMJ) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a space for large shopping centres and/or “Big Box Stores” that are intended to serve a community or regional area. These Districts shall be located within urban areas and serviced with municipal water and sewer and separate with a buffer between residential and industrial uses.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Big Box Store
- (b) Bar/Pub, Major
- (c) Bank/ Financial Institution
- (d) Hotel
- (e) Supermarket, Major
- (f) Retail Store
- (g) Restaurant, Eating Establishment
- (h) Restaurant, General
- (i) Restaurant Drive Through
- (j) Theatre
- (k) Theatre, Movie
- (l) Warehouse Store

#### **Discretionary Uses**

- (a) Accessory Uses, Buildings or Structure
- (b) Building Supply Outlet
- (c) Cannabis Retail Sales - refer to Section 3(29-31)
- (d) Fitness Centre Supermarket Minor
- (e) Nursery and Garden Store
- (f) Public Use
- (g) Restaurant, Limited
- (h) Retail Store
- (i) Utilities

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## SECTION 43: COMMERCIAL BUSINESS CENTRE MAJOR (CBMJ) DISTRICT

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### 2. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Serviced
Minimum Lot Area:	½ acres
Minimum Lot Width:	30 metres
Minimum Front Yard:	12 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	3 metres
Building Height:	Discretion of the Development Authority.
Maximum Lot Coverage:	40%
Minimum Landscaped Area:	10%

### 4. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping requirements shall be determined as follows:

- (a) Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section.
- (b) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall separate all landscaped areas from hard surfaces
- (c) The minimum landscaped area shall be concentrated in front yards, and exterior side yard but additional landscaping may be required in other yards to separate uses or to provide a buffer or screening from other uses. All landscaping shall be identified on the site plan.
- (d) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.
- (e) Buffer, Fencing, Screening: Shall be consistent with Section 1.7 of the Land Use Bylaw.

### 5. **SPECIAL REQUIREMENT: STORAGE AREAS**

All storage areas shall be appropriately fenced or screened. All sites abutting residential districts shall be screened from view of the residential district to be consistent with the County Design Standards. All storage shall be accessory to

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## SECTION 43: COMMERCIAL BUSINESS CENTRE MAJOR (CBMJ) DISTRICT

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the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

### **6. SPECIAL REQUIREMENTS: ACCESS & PARKING**

- (a) Access to buildings/uses on a single lot shall be shared. Parking for customers and staff may be shared.
- (b) Further to the parking requirements found in Section 3.19 –General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface.

### **7. SPECIAL REQUIREMENTS: SITE PLAN AND DEVELOPMENT AGREEMENT**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on the prescribed form and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### **8. CHARACTER & FORM:**

- (a) Design of the lot and all buildings contained on the site shall be consistent with County's Urban Design Guidelines.

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## SECTION 44: HIGHWAY INDUSTRIAL – DIRECT CONTROL (RM-DC2) DISTRICT

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### 1. **PURPOSE**

This district is to provide for the development of a salvage yard use on a site-specific direct control basis at the discretion of Council or delegated development authority in accordance with Section 641 of the Municipal Government Act.

### 2. **AREA OF APPLICATION**

This district shall apply to Lot 1; Block 1; Plan 122 3317; Pt. SE-2-73-6-W6M

### 3. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Discretionary Uses**

- (a) Accessory Buildings, Structures, and Uses
- (b) Office or Office Building
- (c) Oilfield Support Services
- (d) Salvage Yard
- (e) Signs
- (f) Storage, Outdoor
- (g) Utilities
- (h) Warehouse

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## SECTION 44: HIGHWAY INDUSTRIAL - DIRECT CONTROL (RM-DC2) DISTRICT

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### 4. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district. The development authority may, at its discretion, establish a higher standard.

	Municipal Serviced	Un-serviced
Minimum Lot Area:	4,000 m <sup>2</sup>	10,000 m <sup>2</sup>
Minimum Lot Width:	20 metres	50 metres
Minimum Front and Exterior Side Yard:		
(a) Provincial Highways	40 metres	40 metres
(b) County Secondary Roads	30 metres	30 metres
(c) All other roads	15 metres	15 metres
Minimum Rear Yard:	7.5 metres	7.5 metres
Minimum Interior Side Yard:	7.5 metres	7.5 metres
Maximum Building Height:	Discretion of Development Authority	
Maximum Lot Coverage:	50%	40%
Minimum Landscaped Area:	10%	10%

In addition to compliance and regulations in this bylaw, development may only be approved if it is in accordance with the site plan which forms part of this Highway Industrial – Direct Control (RM-DC2) District. Variations may be permitted at the Development Authority’s discretion.

### 5. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section. The focus of the landscaping shall be the front yard but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. In addition, all areas not covered by buildings and parking shall be landscaped. Barriers with a minimum height of 15 cm (6 inches) shall be used to protect the landscaping areas. All landscaping shall be identified on the site plan at time of development. The landscaping shall be to the satisfaction of the Development Authority.

### 6. **SPECIAL REQUIREMENT: BUILDING LOCATION AND FRONT YARD**

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face

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## SECTION 44: HIGHWAY INDUSTRIAL - DIRECT CONTROL (RM-DC2) DISTRICT

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the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment shall be to the satisfaction of the Development Authority.

### **7. SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on the prescribed form and in Section 2.7 of this Bylaw. In addition, the application shall include a rendering of the proposed development, a description of the external building material, colour of said material, and proposed fencing material. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

### **8. SPECIAL REQUIREMENT: STORAGE AREAS**

All outdoor storage areas shall be appropriately fenced or screened and should be concealed from view from the street by the fence or other suitable screening. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.

All outdoor storage shall be accessory to the main use of the land or main building on the site.

### **9. SPECIAL REQUIREMENT: PARKING AND ACCESS**

Further to the parking requirements found in Section 3 – General Regulations, the Site Plan shall clearly illustrate the parking areas, spaces, and traffic circulation on site as well as access to the site.

### **10. SPECIAL REQUIREMENTS: SIGNS**

In addition to the regulations governing signs found in Section 3, a single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority.

### **11. SPECIAL REQUIREMENT: STORAGE OF HAZARDOUS GOODS AND MATERIALS**

The storage of hazardous goods and materials may be allowed within the district. The storage of any hazardous material must be within a wholly enclosed building. All applications for development permits shall clearly indicate if any hazardous

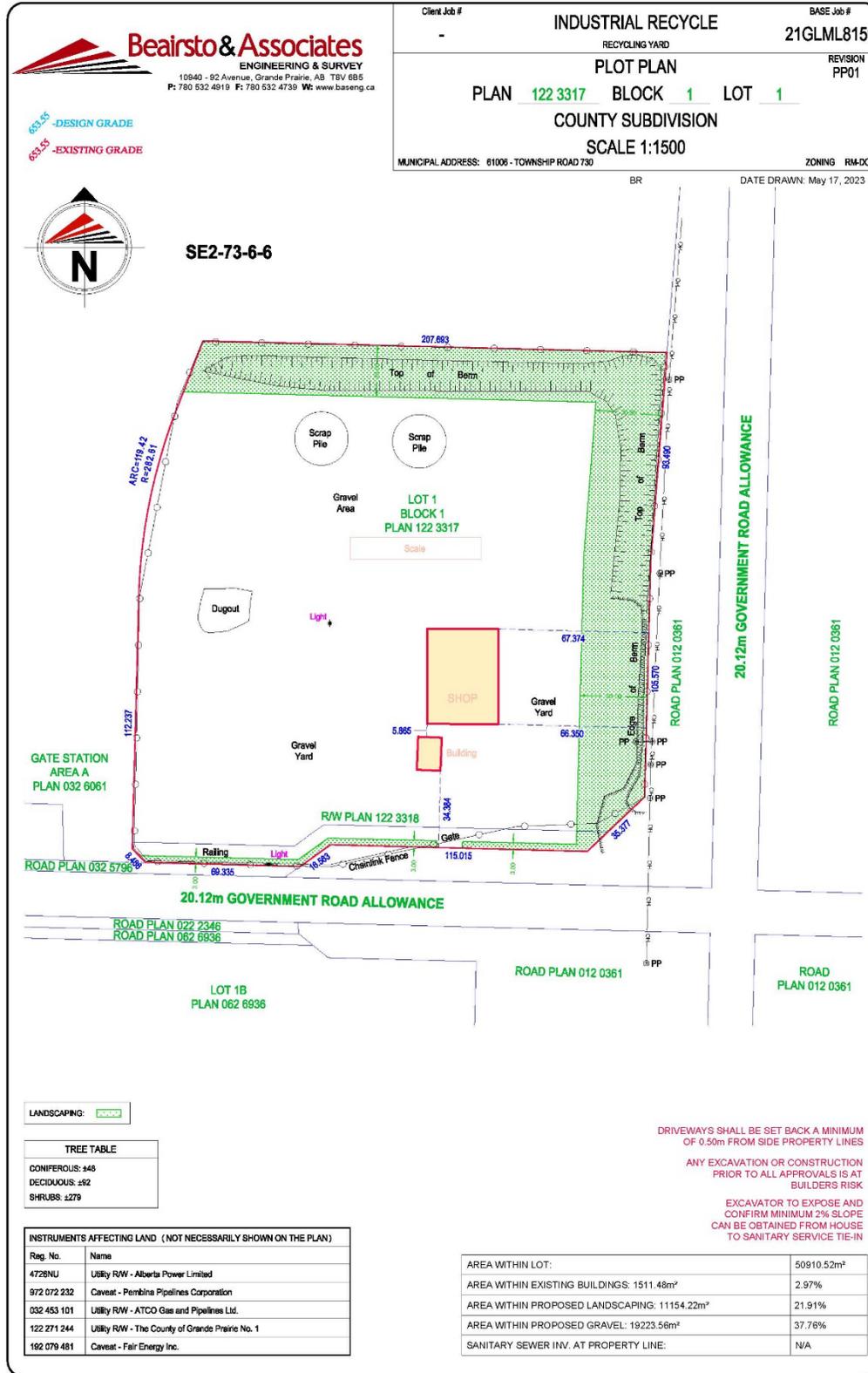
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## SECTION 44: HIGHWAY INDUSTRIAL - DIRECT CONTROL (RM-DC2) DISTRICT

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material is to be stored on site. The nature and quantity of the hazardous material must be identified. The Development Authority may establish special conditions to govern the safe storage of hazardous materials.

# SECTION 44: HIGHWAY INDUSTRIAL - DIRECT CONTROL (RM-DC2) DISTRICT



**Beirsto & Associates**  
 ENGINEERING & SURVEY  
 10840 - 92 Avenue, Grande Prairie, AB T8V 6B5  
 P: 780 532 4819 F: 780 532 4739 W: www.beirsto.ca

653.55 DESIGN GRADE  
 653.55 EXISTING GRADE

Client Job # - INDUSTRIAL RECYCLE RECYCLING YARD  
 BASE Job # 21GLML8159  
 PLOT PLAN REVISION PP01  
 PLAN 122 3317 BLOCK 1 LOT 1  
 COUNTY SUBDIVISION  
 SCALE 1:1500  
 MUNICIPAL ADDRESS: 61006 - TOWNSHIP ROAD 730  
 ZONING RM-DC  
 DATE DRAWN: May 17, 2023

LANDSCAPING: **Gravel**

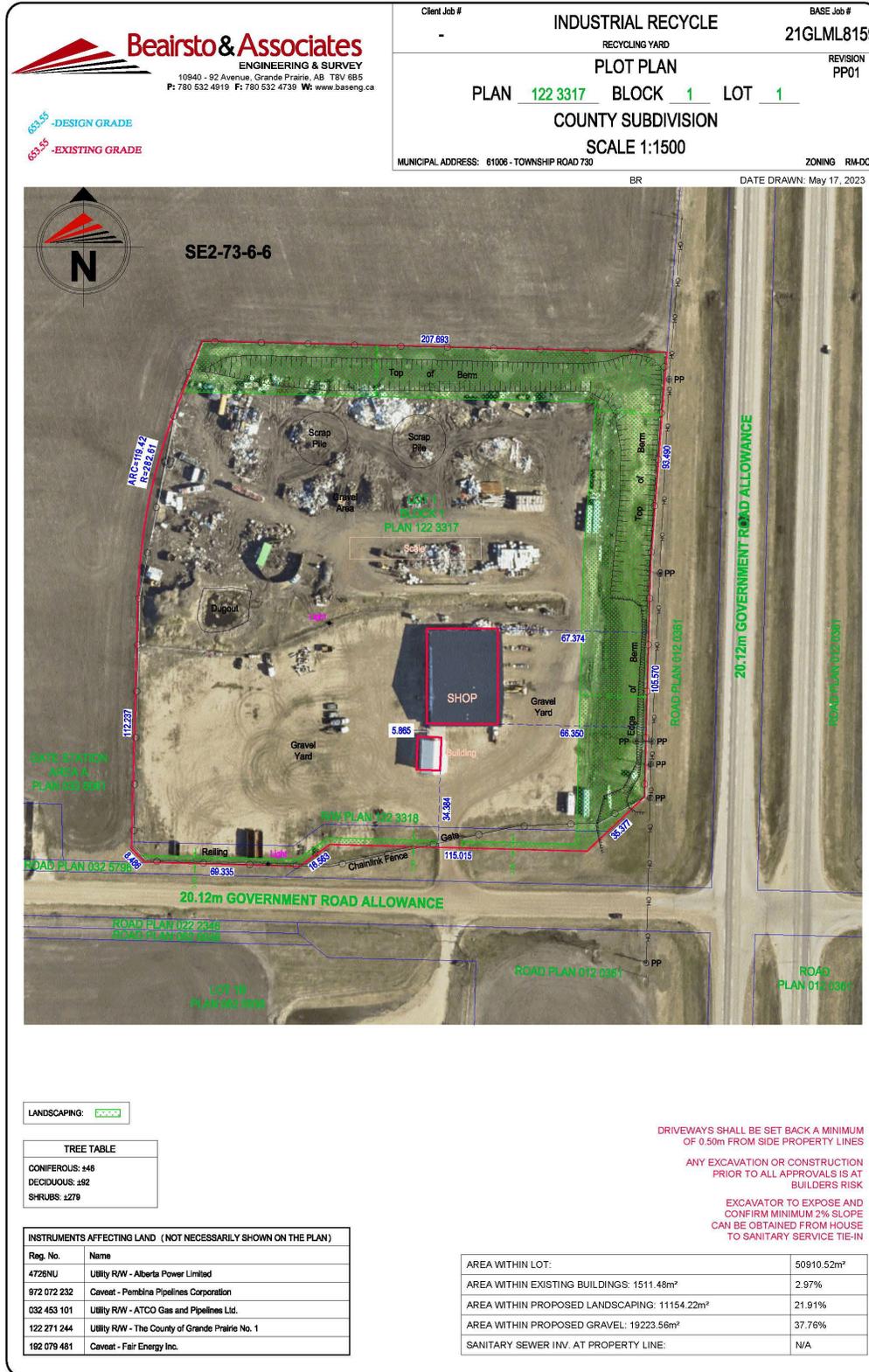
TREE TABLE	
CONIFEROUS: 449	
DECIDUOUS: 292	
SHRUBS: 2279	

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)	
Reg. No.	Name
4728NU	Utility RW - Alberta Power Limited
972 072 232	Caveat - Pembina Pipelines Corporation
032 453 101	Utility RW - ATCO Gas and Pipelines Ltd.
122 271 244	Utility RW - The County of Grande Prairie No. 1
192 079 481	Caveat - Fair Energy Inc.

AREA WITHIN LOT:	50910.52m <sup>2</sup>
AREA WITHIN EXISTING BUILDINGS: 1511.48m <sup>2</sup>	2.97%
AREA WITHIN PROPOSED LANDSCAPING: 11154.22m <sup>2</sup>	21.91%
AREA WITHIN PROPOSED GRAVEL: 19223.56m <sup>2</sup>	37.76%
SANITARY SEWER INV. AT PROPERTY LINE:	N/A

DRIVEWAYS SHALL BE SET BACK A MINIMUM OF 0.50m FROM SIDE PROPERTY LINES  
 ANY EXCAVATION OR CONSTRUCTION PRIOR TO ALL APPROVALS IS AT BUILDERS RISK  
 EXCAVATOR TO EXPOSE AND CONFIRM MINIMUM 2% SLOPE CAN BE OBTAINED FROM HOUSE TO SANITARY SERVICE TIE-IN

# SECTION 44: HIGHWAY INDUSTRIAL - DIRECT CONTROL (RM-DC2) DISTRICT



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## SECTION 45: HYTHE – DIRECT CONTROL (HY-DC1) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to establish rules and regulations for a Temporary Work Camp and permanent Apartment that will be operated by Hythe Pioneer Homes.

### 2. **AREA OF APPLICATION**

This district shall apply to Plan 2670TR; Lot D; Pt. NE-13-73-11-W6; 10410 100 Street in the Hamlet of Hythe.

### 3. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Discretionary Uses**

- (a) Accessory Buildings, Structures, and Uses
- (b) Apartment Building
- (c) Park
- (d) Public Uses
- (e) Storage, Outdoor
- (f) Temporary Work Camp
- (g) Utilities

### 4. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	0.4 HA
Minimum Lot Width:	60 metres
Maximum Lot Density:	At the discretion of Development Authority
Minimum Front Yard:	At the discretion of Development Authority
Minimum Rear Yard:	At the discretion of Development Authority
Minimum Side Yard:	At the discretion of Development Authority
Maximum Height:	At the discretion of Development Authority
Minimum Landscaped	10%

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## SECTION 45: Hythe - DIRECT CONTROL (HY-DC1) DISTRICT

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### **5. SPECIAL REQUIREMENTS: BUILDING HEIGHT**

Building height shall be at the discretion of the Development Authority.

### **6. SPECIAL REQUIREMENTS: LANDSCAPING**

Further to the landscaping requirements found in Section 3 – General Regulations, landscaping shall be a special requirement and shall be determined as follows:

- (a) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

### **7. SPECIAL REQUIREMENTS: STORAGE AREAS**

All storage shall be enclosed or completely screened by buildings, trees, landscaping features or fences or a combination of all to the satisfaction of the Development Authority.

### **8. SPECIAL REQUIREMENTS: SIGNS**

A single entrance or direction sign may be permitted by the Development Authority.

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SECTION 45: Hythe - DIRECT CONTROL (HY-DC1) DISTRICT

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Certified a True Copy

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Reeve

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County Administrator



# SCHEDULE "A"

## Land Use Bylaw DISTRICT MAPS

County of Grande Prairie No. 1  
Bylaw #2680

**June 16, 2003**

Maps were revised November 25, 2024  
and as new land use bylaw amendments are passed.

Prepared by

County of Grande Prairie No. 1