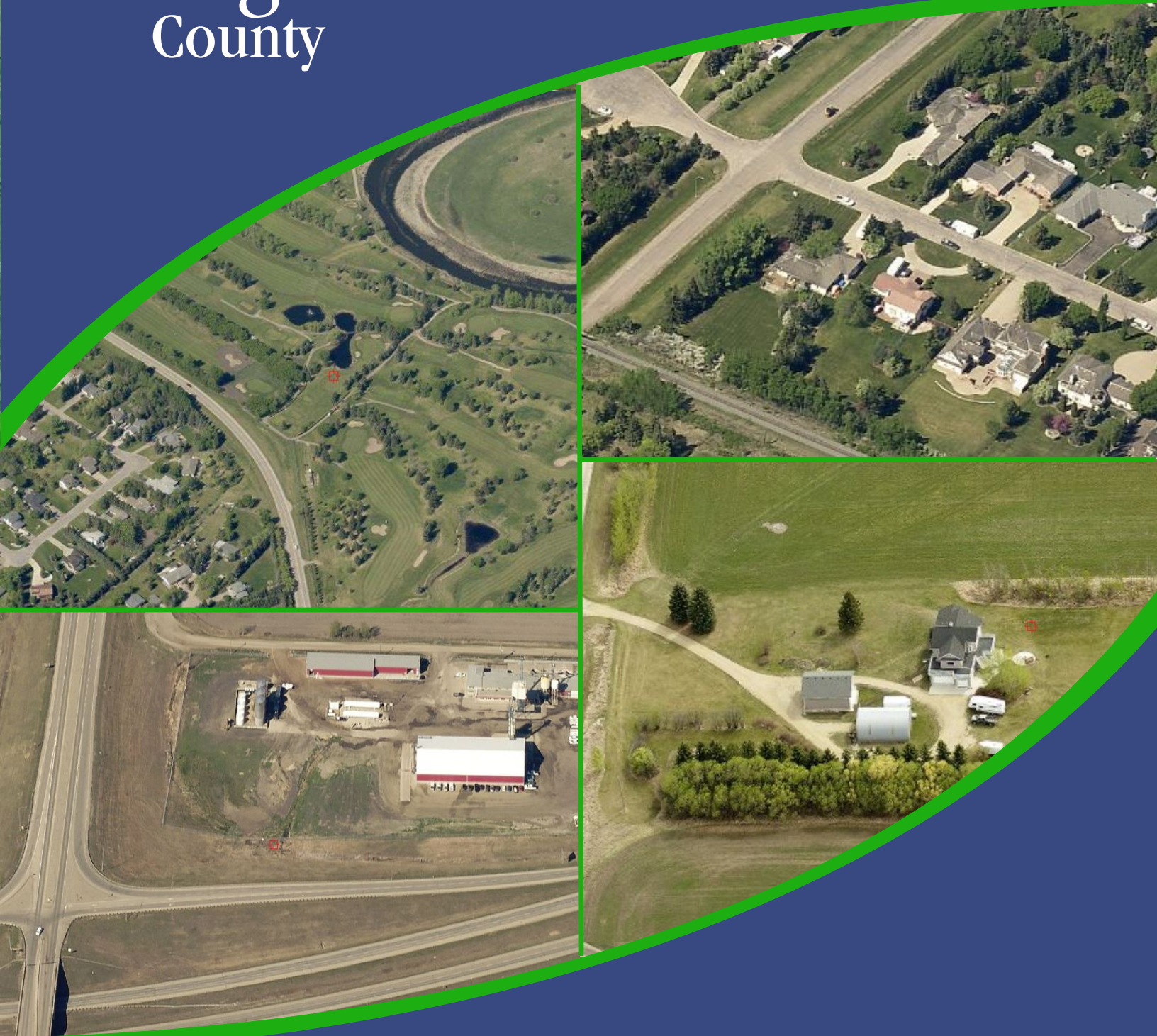


# Sturgeon County



## STURGEON COUNTY *Land Use Bylaw 1385/17*

Adopted July 10, 2017

# CONSOLIDATED STURGEON COUNTY LAND USE BYLAW 1385/17

Adopted by Council on July 10, 2017

**UPDATED: May 21, 2025**

This document is consolidated into a single publication for the convenience of users. The Official Bylaw and all amendments thereto are available from the Legislative Services Department and should be consulted in interpreting and applying this Bylaw. In the case of any dispute the original Bylaw must be consulted.

## BYLAWS CONSOLIDATED WITH BYLAW 1385/17

1397/17	Adopted by Council on December 12, 2017	1584/22	Adopted by Council on May 3, 2022
1395/17	Adopted by Council on March 27, 2018	1587/22	Adopted by Council on May 24, 2022
1405/18	Adopted by Council on June 26, 2018	1591/22	Adopted by Council on August 23, 2022
1407/18	Adopted by Council on June 26, 2018	1597/22	Adopted by Council on November 15, 2022
1414/18	Adopted by Council on February 26, 2019	1605/22	Adopted by Council on February 28, 2023
1416/18	Adopted by Council on August 28, 2018	1613/23	Adopted by Council on March 14, 2023
1418/18	Adopted by Council on October 23, 2018	1615/23	Adopted by Council on March 28, 2023
1421/18	Adopted by Council on January 22, 2019	1620/23	Adopted by Council on March 14, 2023
1425/18	Adopted by Council on February 12, 2019	1621/23	Adopted by Council on June 13, 2023
1432/19	Adopted by Council on June 11, 2019	1622/23	Adopted by Council on June 13, 2023
1436/19	Adopted by Council on September 10, 2019	1609/23	Adopted by Council on June 27, 2023
1441/19	Adopted by Council on June 25, 2019	1607/22	Adopted by Council on July 4, 2023
1457/19	Adopted by Council on March 10, 2020	1631/23	Adopted by Council on September 5, 2023
1458/19	Adopted by Council on September 8, 2020	1624/23	Adopted by Council on September 26, 2023
1460/19	Adopted by Council on January 14, 2020	1634/23	Adopted by Council on November 14, 2023
1463/19	Adopted by Council on January 14, 2020	1639/23	Adopted by Council on February 13, 2024
1465/19	Adopted by Council on March 10, 2020	1632/23	Adopted by Council on February 27, 2024
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1496/20	Adopted by Council on June 30, 2020	1642/23	Adopted by Council on April 23, 2024
1461/19	Adopted by Council on August 25, 2020	1645/23	Adopted by Council on April 23, 2024
1502/20	Adopted by Council on August 11, 2020	1649/24	Adopted by Council on May 28, 2024
1510/20	Adopted by Council on November 10, 2020	1670/24	Adopted by Council on March 25, 2025
1514/20	Adopted by Council on November 24, 2020	1672/25	Adopted by Council on April 8, 2025
1537/21	Adopted by Council on May 13, 2021	1662/24	Adopted by Council on May 14, 2025
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1570/22	Adopted by Council on April 12, 2022		
1571/22	Adopted by Council on July 12, 2022		
1581/22	Adopted by Council on July 12, 2022		



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## PART 1 ADMINISTRATION

### 1.1 TITLE

This Bylaw is the Sturgeon County Land Use Bylaw and is referred to throughout as “this Bylaw”.

### 1.2 PURPOSE

- .1 The purpose of this Bylaw is to regulate and control the *use* and *development* of land and *buildings* within Sturgeon County. This Bylaw:
  - (a) divides Sturgeon County into districts;
  - (b) prescribes in each district the *uses* that are *permitted* and *discretionary*;
  - (c) describes purposes for which land and *buildings* may be *used* within each district;
  - (d) establishes the number of *dwelling units* permitted on a *parcel* of land;
  - (e) establishes the duties of the *Development Authority*;
  - (f) establishes a method of making decisions on applications for *development permits* including the issuance of *development permits*; and
  - (g) identifies the manner in which notice of the issuance of a *development permit* is to be given.
- .2 The Bylaw shall be applied in a manner that serves to implement *statutory plans* which have been adopted by the County, as well as the *Municipal Government Act*, the Subdivision and Development Regulation and provincial land *use* policies.

### 1.3 COMPLIANCE WITH OTHER LEGISLATION

Nothing contained within this Bylaw and no approval, permit or agreement issued hereunder relieves any person from the requirement to comply with the provisions of any other applicable federal, provincial or municipal law nor the provisions of any caveat, *easement* or other instrument affecting a *building* or land.

### 1.4 ENACTMENT

- .1 The provisions of this Bylaw come into effect 60 days after receiving third reading by Council and the repeal of Land Use Bylaw 819/96, as amended (hereafter referred to as the “effective date”).
- .2 No provision of any other Bylaw with respect to districting, *development* control, *development* schemes and land *use* classifications shall hereafter apply to any parts of the County described in this Bylaw, except as specifically provided for in this Bylaw.
- .3 Subject only to the provisions in the *Municipal Government Act* regarding *non-conforming uses* and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the effective date onward.
- .4 Notwithstanding Subsection 1.4.3., any application for *development permit* deemed complete prior to this Bylaw coming into effect, will be processed and decided upon under the provisions of Land Use Bylaw 819/96 unless the <sup>1</sup>*developer* signs a consent form to have the application processed against the provision of this Bylaw.

### 1.5 MEASUREMENTS AND INTERPRETATION

- .1 Measurements listed shall adhere and comply to the stated Metric measurements. Imperial measurements are included for reference only. If a discrepancy exists within this Bylaw between the two measurements, the Metric measurements shall be referenced and adhered to.
- .2 Any measurement greater than the exact prescribed regulation shall be considered in excess of the requirement and shall not be rounded down.

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<sup>1</sup> 1632/23: All further references to “applicant” replaced with “*developer*”.

- .3 Internal references in this Bylaw shall be interpreted in accordance with the following numbering convention:

1 Part

1.1 Section

1.1.1 Subsection

1.1.1(a) Paragraph

1.1.1(a)(i) Subparagraph

1.1.1(a)(i)(A) Clause

- .4 Notwithstanding the definitions in Section 1.6 and Part 18, the *Municipal Government Act* as amended, takes precedence in the case of a dispute on the meaning of any words or clauses herein.
- .5 The words “shall” and “must” require mandatory compliance except where a variance has been granted pursuant to the *Municipal Government Act* or this Bylaw.
- .6 The word “should” advises compliance or adherence (discretionary).
- .7 The word “may” means “recommended for best practice”.
- .8 Words, phrases and terms not defined in this part may be given their definition in the *Municipal Government Act* or the *Safety Codes Act*. Other words shall be defined by the Canadian Oxford Dictionary or given their usual and customary meaning.
- .9 The terms “municipality” or “County” in this Bylaw shall refer to the municipal corporation of Sturgeon County in the Province of Alberta, unless otherwise noted. 1632/23
- .10 The term “Council” in this Bylaw shall refer to the Council of the municipal corporation of Sturgeon County in the Province of Alberta, unless otherwise noted.
- .11 In a case where more than one *overlay* applies to a *parcel*, the regulations in the most restrictive *overlay* shall take precedence.
- .12 If life safety will not be reduced, the *Development Authority* may accept a dimensional tolerance of up to 2% of any dimension within the bylaw without a variance. 1632/23

## 1.6 TERMINOLOGY

The following terms are defined for the purposes of interpreting the provisions of this Bylaw. (Definitions for uses are located in Part 18 of this Bylaw):

*Abut* means immediately contiguous to or physically touching, and when used with respect to a *parcel* or *development* area, means that the *development* area or *parcel* physically touches upon another *development* area or *parcel*, and shares a *parcel* boundary with it. (See Figure 1.1)



Figure 1.1: Abut

*Adjacent* means contiguous or would be contiguous if not for a river, stream, railway, road or utility *right-of-way* or reserve land and any other land identified in this Bylaw as *adjacent* land for the purpose of notifications. (See Figure 1.2)



Figure 1.2: Adjacent

*Aerodrome* see *airport*.

*Agricultural use* means the growing, raising, managing and/or sale of livestock, crops, food, horticulture and agri-food related value-added enterprises including education, motivated either by profit or lifestyle. This does not include *Cannabis Production and Distribution*.

1405/18

*Airport* means any area of land, water (including the frozen surface thereof) or other supporting surface *used*, designed, prepared, equipped or set apart for *use* either in whole or in part for the commercial arrival, departure, movement or servicing of aircraft thereon or associated therewith.

*Amenity area* means a space which is provided for active or passive recreation and enjoyment of the occupants of a *development*. Such an area may be for either private or communal *use* and may be under individual or common ownership.

*Average grade* means the ground elevation determined by averaging the highest elevation point and lowest elevation point along the front parcel line.

1609/23



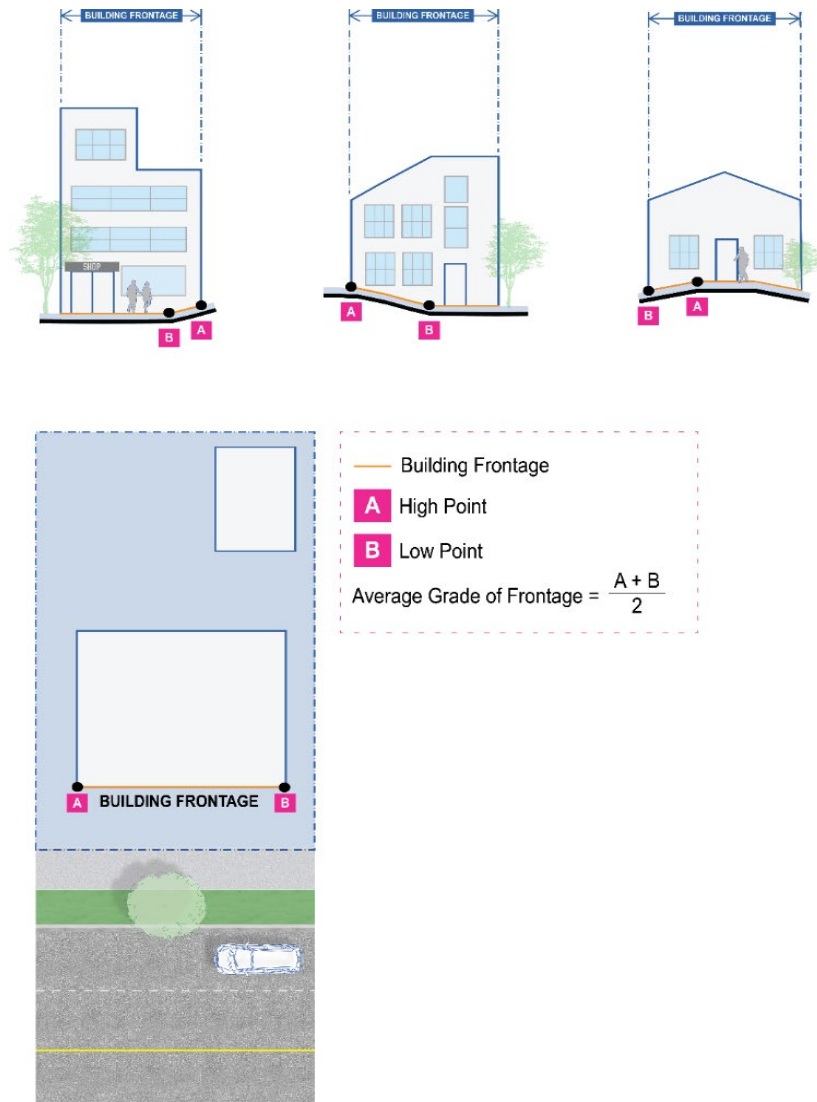


Figure 1.2A: Average Grade – Typical

1609/23

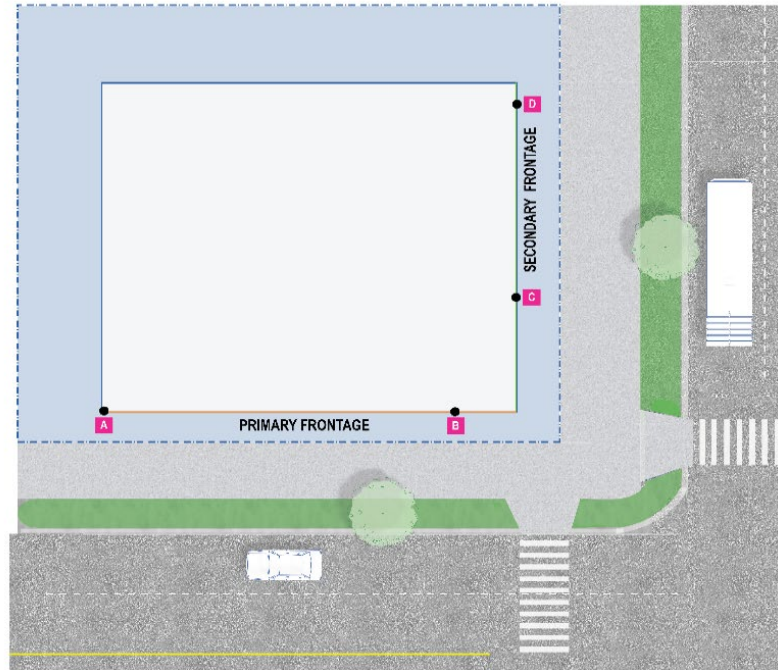
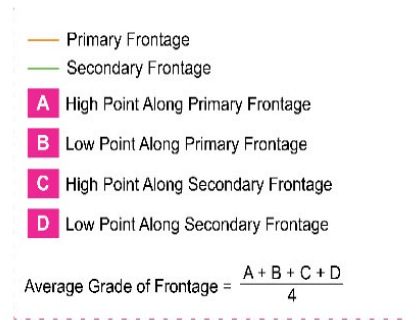
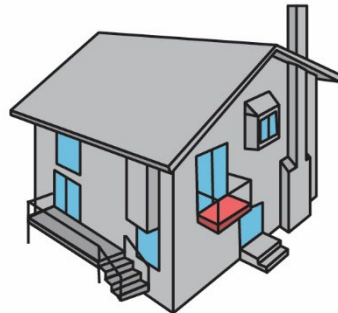


Figure 1.2B: Average Grade – Corner Lot

1609/23

*Balcony* means a covered or uncovered *deck* attached to a *principal building*, more than 0.6m (2ft) above *grade* and does not have direct access to the ground. (See Figure 1.3)

Figure 1.3: Balcony



*Bare land unit* means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the *Surveys Act*, RSA 2000, c.S-26, respecting *subdivision*.

**Basement** means a portion of a *building* or *dwelling*, partly or wholly below *grade* and has no more than 1.8m of its clear height above *grade* and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of this Bylaw.

1432/19; 1587/22

**Block length** means the distance between intersections of through streets, such distance being measured along the longest street bounding the block and from the right-of-way line of the two (2) intersecting streets.

1609/23

**Building** means anything constructed or placed on, in, over or under land but does not include a *highway* or public *road* or a bridge forming part of a *highway* or public *road*.

**Buffer** means an area that prevents or mitigates the impact of incompatible *uses* with one another and may include but is not limited to a row of trees, shrubs, earth berm or *fencing*.

**Bylaw Enforcement Officer** means a person appointed by the County to enforce bylaws.

**Campsite** means a delineated area or site typically within a *campground* intended for occupancy by tents and *recreational vehicles* on a limited temporary basis and is ancillary to an approved use of the *parcel*.

1597/22

**Cannabis** means *cannabis* plant, fresh *cannabis*, dried *cannabis*, *cannabis* oil and *cannabis* plant seeds and any other substance defined as *cannabis* in the *Cannabis Act* (Canada) and its regulations, as amended from time to time and includes edible products that contain *cannabis*.

1405/18

**Cannabis accessory** means *cannabis accessory* as defined in the *Cannabis Act* (Canada) and its regulations, as amended from time to time.

1405/18

**Cartage** means the transportation of goods or materials by heavy vehicles, that typically involves a tractor unit and a trailer.

1421/18

**Clean Fill** means soil that has been excavated from uncontaminated sites that cannot or will not be reused at the site where the soil was excavated. This soil must meet the following criteria: naturally occurring clay, silt, sand, gravel and rocks up to 6 inches. Clean fill cannot contain any debris or any of the following materials: sod and grass; wood, branches and twigs; large rocks; garbage; construction materials; processed materials such as compost; dried hydro-vac processed residue; engineered fill products; re-used or recycled aggregate products; dried pond sediments; water treatment sludge; pea gravel; etc.; and mixed loads containing any of the above material.

1662/24

**Commencement** means the alteration of a *parcel* to further construction of the proposed *development*.

**Commercial trailer** means a non-motorized vehicle towed by a motorized vehicle. It is commonly used for the transport of goods and materials related to the operation of a *home-based business*.

**Common amenity area** means an indoor or outdoor space designed for active or passive recreational *uses* provided for the *use* of all occupants of a *development*.

**Common wall** means a wall erected at, or upon, a line separating two or more *parcels* of land, each of which is, or is capable of being, a separate legal *parcel*.

1609/23

**Concept plan** means a scaled drawing providing a two-dimensional layout of what is planned to be constructed on a *parcel* and how it will be serviced. A *concept plan* is not a *planning document*.

**Construction Fill** means material that has been procured from a supplier. This may be aggregates such as sand, marl or gravel or otherwise engineered or processed. Construction fill cannot contain any debris or any of the following materials: sod and grass; wood, branches and twigs; garbage; construction materials; processed materials such as compost; dried hydro-vac processed residue; re-used or recycled aggregate products; dried pond sediments; water treatment sludge; etc.; and mixed loads containing any of the above material. Construction fill is not earth or soil.

1662/24

**Council resolution** means a formal decision made following a vote by Council.

**Crushing** means the operation of an industrial crusher designed to process raw aggregate into finer materials.



*Deck* means an unenclosed platform or series of platforms with direct access to the ground. (See Figure 1.4)

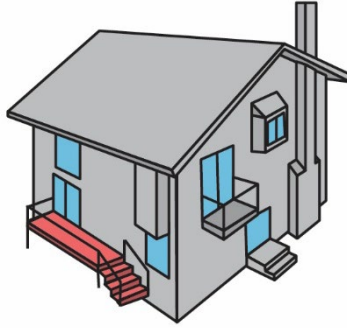


Figure 1.4: Deck

*Deck, covered* means a platform or series of platforms with a roof attached to and forming part of the same *building*, with direct access to the ground. A *covered deck* may be enclosed by glass or other *screening*.

*Density* means a form of measurement representing the ratio of *dwelling* units or *parcels* per net hectare.

*Designated Officer* means the County Commissioner of the County and those delegated by the County Commissioner, and incorporates the powers, duties and functions as established by the *Municipal Government Act* and the associated bylaws enacted by Council.

*Developer* means a person or agency required to obtain a permit or approval, or one that has possession of a valid permit or approval.

*Development* means:

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

*Development Agreement* means a contract between a municipality and a *developer* establishing an agreement over the *development* of land. These agreements can include provisions for the servicing of lands, payment of off-site levies and security and are required as a condition of a *development permit* or *subdivision* approval.

1632/23

*Development Authority* means the body established as such by the County's *Development Authority* Bylaw and is responsible for receiving, considering, and issuing decisions on applications for *development* under this Bylaw.

1591/22

*Development mix* means a variation in the *building* form and/or type along the block length such that the block is not comprised of only one built form and/or type for its entire length.

1609/23

*Development permit* means a document that is issued under this Bylaw and authorizes *development*. A *development permit* is separate and distinct from a *safety codes permit*.

*Discretionary use* means a *use* of land or *buildings* described in the district regulations of this Bylaw for which a *development permit* may be issued with or without conditions, and which conforms to this Bylaw.

*Dwelling* means a self-contained living quarter containing one *dwelling unit*;

*Dwelling, Temporary* means a *dwelling, single detached* or mobile home on a non-permanent foundation which is to be used as a *dwelling unit* for a temporary period of time as determined by the Development Approving Authority and includes an Agricultural Dwelling or a Family Care Dwelling.

1432/19

*Dwelling unit* means a complete *building* or self-contained portion of a *building*, containing kitchen, living, sleeping and sanitary facilities intended as a permanent residence and having an independent entrance either from the outside of the *building* or through a common area inside the *building*.

*Easement* means a registered right to *use* land, generally for access to another *parcel* or as a *right-of-way* for a *utility* *minor* or *major*.

*Elevation* means a drawing made in *projection* on a vertical plane to show a *building* façade or, is a geographic location referencing its height above or below a fixed reference point.

*Encroachment* means any *development* or *landscaping* improvement which crosses over a *parcel* line, *easement* or a *setback*.

*Environmentally significant lands* means, as defined in the Municipal Development Plan, all lands in the County that are:

- (a) a swamp;
- (b) a gully, ravine or coulee;
- (c) an escarpment;
- (d) a natural drainage course;
- (e) riparian lands *adjacent* to the beds and shores of rivers, streams, creeks, watercourses and natural drainage courses;
- (f) wetlands;
- (g) lands subject to flooding, including flood risk areas, floodways and flood fringes;
- (h) *hazardous lands*;
- (i) *natural areas* including forest, woodlands, meadows and prairies; or
- (j) contaminated lands.

*Event* means a limited term commercial activity or gathering that may include entertainment, food and beverage services, additional parking, and other additional services. Examples may include weddings, ceremonies, retreats, parties, corporate functions, concerts, tradeshow, markets, and farm-to-table dinners.

1597/22

*Excavation* means any breaking of ground, except common household gardening.

*Exterior storage* means the storage of material and equipment associated with use, but excludes the maximum number of passenger vehicles, commercial vehicles and commercial trailers allowed and associated with the use.

1560/21

*Extraction* means the *stripping* and *stockpiling* of soil, overburden and aggregate materials and the transport of said materials.

*Farmstead* means the developed portion of an agricultural *parcel* which is generally comprised of a *dwelling* and various improvements related to the raising or production of crops or livestock. A *farmstead* may include *accessory buildings*, *accessory agricultural buildings* and *shelterbelts*.

*Fence* means a vertical physical barrier constructed for the purposes of marking a boundary, limiting visual intrusion, preventing unauthorized access or sound abatement.

*Floor area* means the sum of the areas of all floors of a *building* measured to the outside surface of exterior walls and the centre line of fire walls but not including the *floor areas* of basements, attached garages, verandahs or breezeways.

1560/21

*Foundation* means the lower portion of a *building*, usually concrete or masonry, including the footings which transfer the weight of the *building* to the ground.

*Frontage* means the length of a *parcel* *adjacent* to a *road* boundary measured along the front *parcel* line, or upon a specified *parcel* line determined by the *Development Authority* where a *parcel* does not *abut* a *road*.

*Full municipal servicing* means the provision of both a municipal waterline and a municipal sanitary line to a *parcel* or *development*. This does not include the provision of such services by private or co-op means, nor does it include the provision of only one of these municipal services.

*Garage Suite* means a separate single storey *dwelling unit* developed within or above a detached garage or attached to the side or rear of a detached garage which shall be accessory to a *principal dwelling*.

1432/19; 1587/22

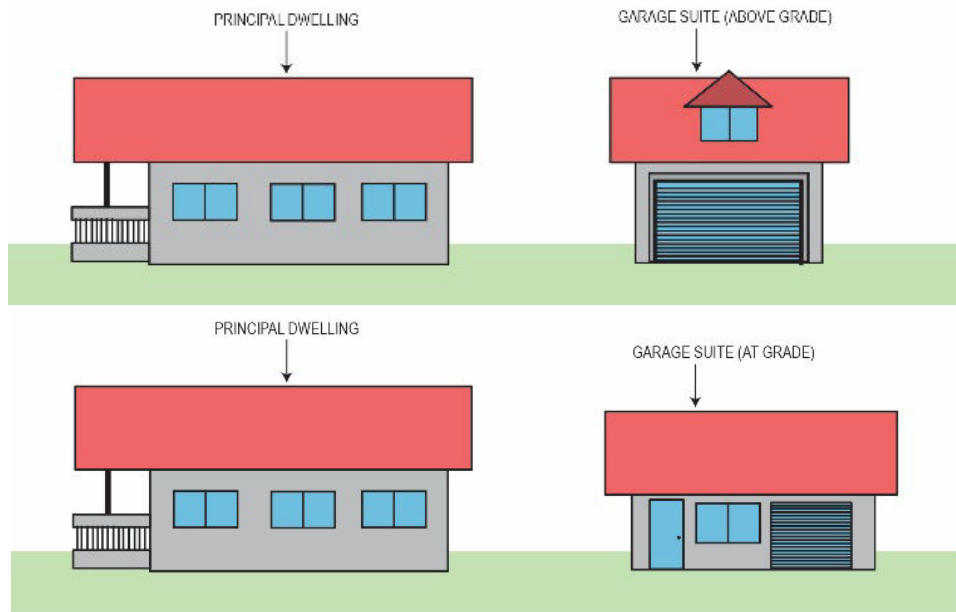


Figure 1.5: Garage Suites

1432/19; 1587/22

*Garden Suite* means a separate single-storey *dwelling unit* which shall be accessory to a *principal dwelling*.

1432/19; 1587/22

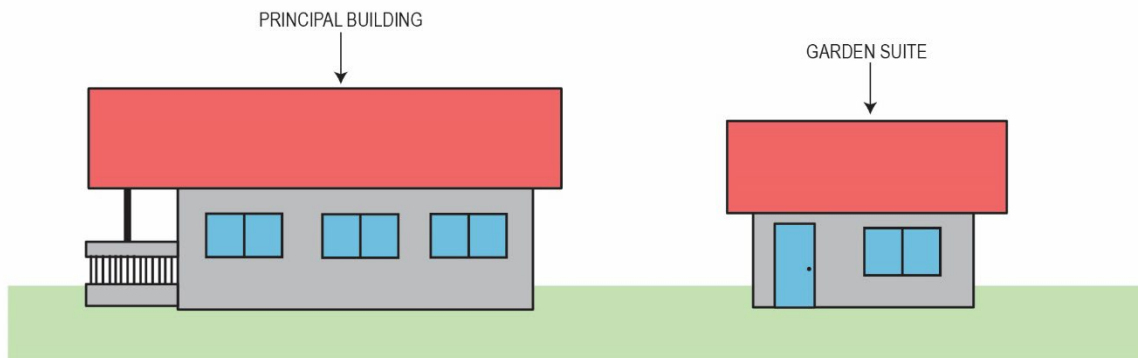


Figure 1.6: Garden Suites

1432/19; 1587/22

*Glazing* means a part of a wall or window, made of glass. Common types of glazing that are used in architectural applications include clear and tinted float glass, tempered glass, and laminated glass as well as a variety of coated glasses.

1609/23

*Golf course* means an outdoor facility designated primarily for the game of golf. *Accessory uses* may include office, *retail sales*, golf driving range or practice facility or both, food and beverage service and other commercial *uses* typically associated with a clubhouse facility.

*Grade* means the final ground *elevations* for controlling the flow of surface water on a lot upon completion of topsoil, *landscaping* and/or vegetation.

*Grading* means any work, operation or activity resulting in a disturbance of the earth. This includes but is not limited to the removal of topsoil or borrow, the stockpiling, excavating, trenching, backfilling, filling, land leveling, recontouring and grading. This does not include tree clearing, dugouts or the installation or removal of any landscaping.

1662/24

*Grading plan* means a plan or drawing prepared by a *practicing professional* engineer showing contours and *grade elevations* for the existing topography, and providing the proposed ground surface *elevations* at a given site on a *parcel* to demonstrate positive major drainage away from any *buildings*, structure or *adjacent parcels*.

*Guest unit* means an attached or detached room, cottage, cabin, yurt or *campsite* that is designed to be used as temporary accommodations for one or more people. All guest units provide for sleeping and sanitation, although sanitation may be provided through shared bathrooms. A guest unit may be equipped with a partial kitchen.

1560/21, 1597/22

*Hard surface* means a durable surface which may be constructed of concrete, asphalt, compacted gravel, or other durable rigid materials suitable for all-weather pedestrian or vehicular traffic.

*Hauling* means the transport of materials *off-site* through the local or provincial *road* network.

*Hazardous lands* mean lands that are, or may be, inappropriate for *subdivision* or *development* due to inherent or natural environmental hazards, such as susceptibility to flooding, erosion, poor drainage, organic soils, steep slopes or any physical condition or limitation that, if developed, may lead to the deterioration or degradation of the environment, cause property damage or loss of life. Additional hazards may include but are not limited to surface and subsurface features, such as active and abandoned gas/oil well, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.

*Height* see Section 5.12

*Highway* means land that is authorized by a *highway* authority to be *used* or surveyed for *use* as a public *highway* and includes a bridge forming part of a public *highway* and any structure incidental to the public *highway*.

*Industrial Hemp* means a crop of a cannabis plants or any part of that plant in which the concentration of tetrahydrocannabinol (THC) is 0.3% or less in the flowering heads or leaves. Industrial hemp is not a type of *Cannabis* as defined in this Bylaw.

1436/19

*Infill subdivision* means the further *subdivision* of an existing subdivided *parcel* within a location where the *subdivision* pattern is already established, for the purposes of increasing *density* or *development* activity.

*Land and Property Rights Tribunal* means the Land and Property Rights Tribunal established under the Land and Property Rights Tribunal Act.

1632/23

*Land fragmentation* means when a natural or man-made boundary, such as a stream or river, transportation network or registered drainage course, physically divides the landscape. Lands identified as riparian zones or intermittent (unregistered) natural or man-made drainage ways do not constitute grounds for fragmentation.

*Landowner* 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.
- (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 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 (i) above, the person registered under the *Land Titles Act*, RSA 2000, c.L-4 as the owner of the fee simple estate in the land.

*Landscaping* means the added features to a site or *development* through the use of:

- (a) natural elements consisting of vegetation such as trees, shrubs, hedges, grass and other ground cover, and
- (b) hard elements consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.

*Lane* means a *road* that is primarily intended to give access to the rear of *buildings* and *parcels*.

*Loading space* means an *on-site parking stall* reserved for temporary parking for the purpose of loading or unloading goods and materials.

*Lot* see *Parcel*

*Manager* means the manager of the County department appointed by the County Commissioner that is responsible for administering this Bylaw, or their delegate(s).

*Marginal Fill* means earth material that contains debris including sod and grass; wood, branches and twigs, and large rocks; But does not contain garbage; construction materials; processed materials such as compost; dried hydro-vac processed residue; engineered fill products; used or recycled aggregate products; dried pond sediments.

1662/24

*Memorandum of Agreement* means a written document which outlines the objectives of a *development* between Sturgeon County and the *developer*. This document shall be registered on title for the duration of the *development*.

1632/23

*Municipal Government Act* means the *Municipal Government Act*, RSA 2000, c.M-26, and any amendments or successor legislation along with its associated regulations.

*Municipal improvements* mean all improvements within publicly owned lands and *rights-of-way*. This includes, but is not limited to *roads*, sidewalks, water, sanitary, stormwater connections and lateral lines, ditches, *utilities*, municipal reserves and traffic signage.

*Municipal violation tag* means a County-issued notice or ticket that alleges a Bylaw offence and provides a person with the opportunity to pay an amount to the County in lieu of prosecution for the offence.

*Natural area* means a geographic area having a physical or cultural individuality developed through natural growth, rather than design or planning and is destined for conservation, preservation or restoration of natural features, biodiversity, ecological processes, and/or for cultural significance.

*Net residential hectare* means the land required for residential purposes within a residential neighbourhood. This excludes Environmental and Municipal Reserve, *roads* (including *local*, *collector* and *arterial*), *public utilities*, stormwater management facilities, and commercial, industrial, and institutional lands.

*Non-conforming building* means, as defined in the *Municipal Government Act*, a *building* that:

- (a) is lawfully constructed or lawfully under construction on the date that this Bylaw or any amendment thereof affecting the *building* or land on which the *building* is situated becomes effective; and
- (b) on the date this Bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with this Bylaw.

*Non-conforming use* means, as defined in the *Municipal Government Act*, 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 this Bylaw or any amendment thereof affecting the land or *building* becomes effective; and
- (b) that on the date this Bylaw or any amendment thereof becomes effective does not, or in the case of a *building* under construction will not, comply with this Bylaw.

*Off-site* means a location other than the *parcel* which is the subject of a *development*.

*On-site* means a location on the *parcel* which is the subject of a *development*.

*Overlay* means a regulatory tool within the Land Use Bylaw applied to a geographic area to alter or specify regulations for *permitted* and *discretionary uses* in otherwise appropriate Districts, in order to achieve the local planning objectives in specially designated areas as determined by the Municipal Development Plan, other statutory plan or study adopted by Council.

*Parcel* means a *lot* as shown on an official plan as defined in the *Surveys Act* that is filed in the Land Titles Office.

*Parcel area* means the total land area of a *parcel*.

*Parcel, corner* means a *parcel* at the intersection of two or more *roads* other than alleys or *lanes*.

*Parcel coverage* means the total percentage of the *parcel area* covered by all *buildings* or structures which are located higher than 0.6m (2ft) above *grade*.



*Parcel depth* means the distance between the front and rear *parcel lines* as measured perpendicularly or radially from the mid-point of the front *parcel line*.

*Parcel line or boundary* means a boundary delineating the edge of the *parcel*.

*Parcel width*, in the case of a rectangular parcel means the distance measured between the two side lot lines where it *abuts* the road. In the case of an irregularly shaped lot such as a pie-shaped *parcel*, the width shall be the horizontal distance between the side *parcel lines* at 9m (29.5ft) from the front *parcel line*. For reverse pie-shaped *parcels*, the *parcel width* is the horizontal distance between the side *parcel lines* measured 22m (72.2ft) from the front *parcel line*. For other *parcels* where the *parcel width* cannot be reasonably calculated by these methods, the *Development Authority* shall determine the mean parcel width having regard to access, shape and buildable area of the *parcel*, and the mean parcel width and location of *buildings* on *abutting parcels*.

*Parking stall* means a space delineated and set aside for the parking of one vehicle.

*Peace Officer* means a person as defined in the *Peace Officer Act*, S.A. 2006, c. P-35.

*Permeable Surface* means a surface that can be penetrated by water and includes, but is not limited to, soil, soft landscaping, concrete permeable pavers, loose granular materials, asphalt crush or other material approved by the *Development Authority*. Does not include hardscaped asphalt, concrete, traditional pavers, or packed gravel.

1632/23

*Permitted use* means a *use* of land or *building* or structures described in the district regulations of this Bylaw which conform to all applicable regulations of this Bylaw, for which a *development permit* shall be issued by the *Development Authority* with or without conditions.

*Planning document* means a tool used to provide long-range or current land *use* planning direction, in accordance with the Municipal Development Plan. It can refer to either a *regional* or *local planning document*.

*Planning document, local* means, as established by the Municipal Development Plan, a planning tool that provides detailed information on a site-specific *parcel* regarding the current land *use*, *subdivision* or *development*. The document builds upon and supports the *regional planning document* and provides additional details regarding the implementation of the plan.

*Planning document, regional* means, in accordance with the Municipal Development Plan, a planning tool that provides general information about land *use* planning and investment for a large spatial area in the County (or Neighbourhood). Examples include, but are not limited to Intermunicipal Development Plans, Area Structure Plans and Area Redevelopment Plans.

*Play structure* means a commercially manufactured construction that is designed for children to play on or in.

1560/21

*Practicing professional* includes but is not limited to an engineer, architect, landscape architect, planner, surveyor, biologist or geoscientist who is registered/licensed and in good standing with a professional organization constituted under an Act, practices under the organization's code of ethics and is subject to the organization's disciplinary action.

*Pre-Subdivision Multi-lot* means residential land that is being prepared for future multi lot residential development.

1662/24

*Principal building* means a *building* which constitutes the primary purpose for which the *parcel* is *used* and is the main *building* among one or more *buildings* on the site. The *principal building* shall be determined by the *Development Authority*.

*Principal dwelling* means the main *dwelling unit* on a *parcel*, typically the first *dwelling unit* constructed on a *parcel*.

1587/22

*Principal use* means the primary purpose for which a *building*, *development* area or *parcel* is *used* in the opinion of the *Development Authority*. There shall be no more than one *principal use* on a *parcel*, except where indicated by this Bylaw.

*Private property* means a property that is not defined as *public property*.

*Projection* means that portion of a *building* which extends horizontally beyond the *foundation* of a *building*, but is not constructed on the *foundations*, and may include, but is not limited to eaves, balconies, canopies, awnings, and uncovered *decks*. An *accessory building* is not considered a *projection*.

*Provincial violation ticket* means a "violation ticket" as defined in the *Provincial Offences Procedures Act*, RSA 2000, c.P-34.

*Public property* means, except for *highways*, any property owned, held or controlled by the County or other public authority.

*Public right-of-way* means any street, avenue, boulevard, highway, sidewalk, or alley or similar place which is owned or controlled by a governmental entity.

1609/23

*Quarter section* means a parcel of land equaling 64.7 ha (160 ac) more or less.

*Rail-Related* means any activity, *building* or structure that is related to the operation or maintenance of a railway, railyard and associated infrastructure, or requires access to railway infrastructure for transport.

*Reclamation* means the restoration of a *parcel* or *development* area in a manner that will accommodate future land use and *development*.

*Recreational vehicle* means a wheeled structure designed to provide seasonal and/or temporary living quarters for travel or recreational purposes which may or may not be a motor vehicle itself. Typical examples are travel trailers, motor homes, truck campers and tent trailers. A *recreational vehicle* is not a *dwelling*.

*Recycled Fill* means processed material such as re-used or recycled aggregate products, construction materials, dried sediments etc. that is classified as a beneficial use of waste by the Waste Control Regulation or has been otherwise approved as uncontaminated by a qualified professional.

*Retaining wall* means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock or similar materials, but does not include a *foundation* wall.

*Right-of-way* means an area of land required to accommodate a *utility* alignment or public *road* and includes:

- (a) a statutory *road* allowance;
- (b) a utility corridor or public *road* created by dedication;
- (c) a utility corridor or public *road* created by a *subdivision* plan or survey plan; or
- (d) a public *road* created by *easement* or other similar agreement allowing public traffic.

*Road* means a *road right-of-way* designed and constructed for public vehicular traffic. This does not include an alley or *lane*.

*Road, arterial* means a public *road* designed to accommodate medium to high traffic volumes for local and regional trips.

*Road, collector* means a public *road* that is designed to accommodate medium traffic volumes which connects *local* and *arterial roads* and also provides direct property access.

*Road, local* means a public *road* that is designed to accommodate low traffic volumes which provides direct access to rural and urban *development* such as country residential and estate areas, hamlets and industrial areas.

*Road surface* means that portion within the *road right-of-way* referred to as the carriage way which is intended for motor vehicle passage.

*Road use agreement* means an agreement between the County and a *developer* that determines the restrictions and procedures for *road use* by individuals or companies with extensive or continuous haul projects.

*Safety code permit* means a *building*, gas, plumbing, private sewage or electrical permit issued in accordance with the *Safety Codes Act*, RSA 2000, c. S-1.

*Screening* means a *fence*, berm or natural *landscaping* or combination of these used to visually and physically separate areas.

*Secondary suite* means a *dwelling unit* developed within, or attached to, a *principal dwelling*.

1587/22

*Self-supported* means supported by one or more columns, uprights, or braces in or upon the ground that are not attached to, and do not form part of a *building*.

*Setback* means the perpendicular distance that a *development* shall be set back from the front, side and rear *parcel* boundaries or *rights-of-way* as specified in the particular district in which the *development* is located. The minimum horizontal distance is measured perpendicularly from the nearest point of *development* or specified portion thereof, to the *parcel* boundary, excluding corner cuts. (See Figure 1.7)

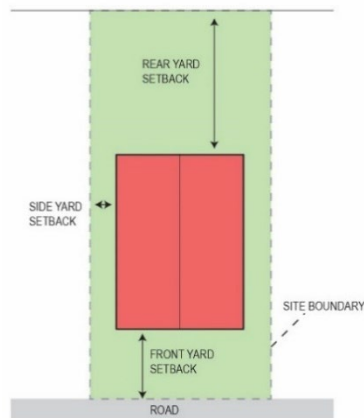


Figure 1.7: Setback

*Silica sand* means sand that is made up of at least 95% silicon dioxide and less than 0.6% iron oxide.

1607/22

[REMOVED] 1662/24

*Shelterbelt* means an established row(s) of mature trees which are intentionally planted and/or arranged by nature in a manner that has historically protected a property or *development* from the wind.

[REMOVED] 1560/21, 1632/23

*Statutory plan* means a Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plan or Area Redevelopment Plan adopted pursuant to the *Municipal Government Act*.

*Stockpiling* means a pile of topsoil, subsoil or overburden that is temporarily stored on a *parcel*.

*Storey* means that portion of a *building* which is situated between the top of any floor and the top of the floor above it, or the ceiling if there is no floor above. If the top of the floor directly above a basement is more than 1.8m (5.9ft) above *grade*, the basement shall be considered a *storey*. (See Figure 1.8)

*Storey, half* means the living space contained under a peaked roof. (See Figure 1.8)

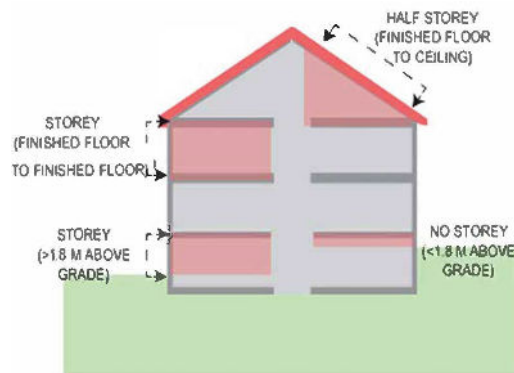


Figure 1.8: Storey and Storey, Half

*Street exposure* means the elevation, frontage, or façade of a building.

1609/23

*Stripping* means any activity that removes or significantly disturbs vegetated or otherwise stabilized soil surfaces, including clearing and grubbing operations.

*Structural alteration* means any change or addition to the supporting members of a structure, including the *foundations*, bearing walls, rafters, columns, beams and girders.

*Studio* means an enclosed space used by a person engaged in artistic employment or instruction in painting, sculpture, photography, music, dancing, dramatics, literature or similar occupations.

1609/23

*Subdivision* means the division of a *parcel* of land by an instrument, as per the *Municipal Government Act*.

*Subdivision and Development Appeal Board* means a group of members appointed by Council in accordance with the *Municipal Government Act* and the Subdivision and Development Appeal Board Bylaw.

*Substantial completion* means a stage of a construction or *building* project including the completion of exterior features (i.e. siding, roofing, windows, steps and landings, and *decks/railings*).

*Topsoil* means the A Horizon of soil as defined in the Field Handbook for the Soils of Western Canada or as otherwise identified by a qualified professional.

1662/24

*Use* means the purpose or function of land or *building* as determined by the *Development Authority*.

*Value Added Agricultural Processing* means storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting, applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods.

1597/22

*Variance* means a deviation from a regulation listed in this Bylaw.

1407/18

*Vehicle, commercial* means a unit which includes a multi-axle vehicle or trailer, used in relation to a *home-based business*. *Commercial vehicles* are those considered to require a Class 1, 2, 3 or 4 driver's license.

*Vehicle, passenger* means a vehicle which is considered to require a Class 5 driver's license.

*Verandah* means a roofed, open-air gallery or porch and is attached to the outside of a dwelling unit.

1560/21

*Washing* or *Wash plant* means a structure incidental to *secondary processing* which is *used* to clean and remove sediments from aggregate materials.

*Waste* As defined by the Waste Control Regulation.

1662/24

*Work camp* means a residential complex used to house camp workers by various contracting firms on a temporary basis. Without restricting the generality of the foregoing, 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 facilities. The units may be dismantled and removed from the *parcel* from time to time.

*Yard* means the required open space unoccupied by any *building*, unless otherwise permitted in this Bylaw. (Figure 5.1)

*Yard, front flanking* means that portion of a *parcel* on a corner *parcel* abutting the *front flanking parcel* line extending from the *front yard* to the *rear yard*. The *front flanking yard* is situated between the *front flanking parcel* line and the nearest wall of the *principal building*. (Figure 5.1)

*Yard, front* means a *yard* extending across the full width of a *parcel* from the front *parcel* line to the front wall of the main *building* situated on the *parcel*. (Figure 5.1)

*Yard, rear* means a *yard* extending across the full width of a *parcel* from the rear *parcel* line to the rear wall of the main *building* situated on the *parcel*. (Figure 5.1)

*Yard, side* means a *yard* extending across the full length of the *parcel* from the side *parcel* line to the sidewall of the main *building* situated on the *parcel*. (Figure 5.1)

1432/19

*Zero Lot Line* means a *development* on a lot where one side setback is reduced to 0m and the other side setback includes a maintenance and access easement acting as a setback.

1609/23

## 1.7 NON-CONFORMING USES AND BUILDINGS

- .1 The *Municipal Government Act* shall apply in the case of *non-conforming uses* and *buildings*.
- .2 If a *development permit* has been issued on or before the day on which this Bylaw or an amendment of this Bylaw comes into force in the County and this Bylaw would make the *development* in respect of which the *development permit* was issued a *non-conforming use* or *non-conforming building*, the *development permit* continues in effect in spite of the coming into force of this Bylaw.
- .3 A *non-conforming use* of land or a *building* may be continued but if that *use* is discontinued for a period of six consecutive months or more, any future *use* of the land or *building* shall conform with this Bylaw.
- .4 A *non-conforming use* of part of a *building* may be extended throughout the *building* but the *building*, whether or not it is a *non-conforming building*, may not be enlarged or added to and no *structural alterations* shall be made to it or in it.
- .5 A *non-conforming use* of part of a *parcel* may not be extended or transferred in whole or in part to any other part of the *parcel* and no additional *buildings* may be constructed on the *parcel* while the *non-conforming use* continues.
- .6 A *non-conforming building* may continue to be *used*, but the *building* may not be enlarged, added to, rebuilt or structurally altered except:
  - (a) to make it a conforming *building*;
  - (b) as the *Development Authority* considers necessary for the routine maintenance of the *building*; or
  - (c) in accordance with the variance powers of the *Development Authority* provided for in Section 2.8 of this Bylaw.
- .7 If a *non-conforming building* is damaged or destroyed by more than 75 percent of the value of the *building* above its *foundation*, the *building* may not be repaired or rebuilt except in accordance with this Bylaw.
- .8 The land *use* or the *use* of a *building* is not affected by a change of ownership or tenancy of the land or *building* unless otherwise stated in this Bylaw or as a condition of a *development permit*.
- .9 If a *building* becomes non-conforming solely due to a change in a *parcel boundary* as required by the County for the purpose of *road* widening and the *building* no longer meets the required *setback*, the *building* will be considered to be compliant with this Bylaw.
- .10 A temporary *dwelling* that was approved under Land Use Bylaw 819/96 may be allowed to remain pursuant to this Bylaw, forgoing the renewal of a *development permit* that was valid on the date of the passing of this Bylaw and shall be considered a *non-conforming building*. Should a temporary *dwelling* comply with the regulations of an *accessory dwelling unit* under Section 6.1A and the definition of a *single detached dwelling*, a *development permit* application to change the *use* may be applied for.

## 1.8 DEVELOPMENT AUTHORITY

- .1 The *Development Authority* is the Authority created by the establishment of a *Development Authority* Bylaw.
- .2 A *Development Authority*, acting as the *Development Authority*:
  - (a) shall receive and review *development permit* applications to determine if they are complete;
  - (b) may refer for comments, a *development permit* application, to any municipal, federal, or provincial department or any other agency, body or individual deemed appropriate;
  - (c) may consider and make a decision on any application for a *permitted* or *discretionary use*;
  - (d) [REMOVED] 1591/22
  - (e) shall keep and maintain, for inspection by the public, during normal office hours, a copy of this Bylaw, as amended; a register of all *development permit* applications and the decisions; and shall ensure that copies of this Bylaw and amendments are available to the public at the fee prescribed by Council;

1591/22



- (f) shall perform other such duties as described elsewhere in this Bylaw;
- (g) shall perform such duties as are established under this Bylaw to enforce this Bylaw in conformance with the *Municipal Government Act*, the Subdivision and Development Regulations and the provincial land use policies; and
- (h) with respect to DC districts, consider and make a decision on an application where Council has delegated the decision-making authority with direction that it considers appropriate.

.3 [REMOVED] 1591/22

.4 *Subdivision and Development Appeal Board*

The *Subdivision and Development Appeal Board* shall perform such duties as are specified in the Subdivision and Development Appeal Board Bylaw, and Part 2 of this Bylaw.

## 1.9 DIRECT CONTROL DISTRICTS

.1 General Purpose

These districts are intended to enable Council to exercise control over the *use* and *development* of *parcels* or *buildings*. These districts provide for *developments* that, due to their unique characteristics, innovative design, or unusual site constraints, require specific regulation unavailable in other districts.

.2 General Application

(a) There are two means of application for DC districts:

- (i) with regulations – The owner of a site may apply to amend this Bylaw to add a new DC district that would apply to an area or *parcel*. As part of the Bylaw amendment, a district would be created which would detail *uses*, requirements and provisions that would apply to the *subdivision* and/or *development* of the *parcel* or area; or
- (ii) without regulations – The owner of a site may apply to redistrict a site to DC, without the creation of *parcel* or area specific *uses*, requirements, or regulations. In this case, an application for a *development permit* will be considered based upon the merits of the respective proposal that is brought forward by the owner of the site, and would rely on the guidance and policies of any applicable planning document.

(b) DC districts shall only be applied where the following conditions are met:

- (i) the *development* is, in the opinion of Council, considered appropriate for the site, having regard to the policies and objectives of any plan, statutory or otherwise, this Bylaw, and compatibility with the scale and character of surrounding *development*;
- (ii) the *use* of any other district to accommodate the *development* would, in the opinion of Council, result in potential conflicts with existing or future surrounding *development*, should the full *development* potential of such a district be utilized; and
- (iii) the *development* is of a unique form or nature not contemplated or reasonably regulated by another district.

.3 *Statutory Plans*

A decision on any *development permit* application under a DC district shall have regard for any *statutory plan* affecting the lands the DC district applies to.

.4 Appeals

- (a) On a decision for *development permit* applications made by Council, there is no ability to appeal.
- (b) Where the decision of a *development permit* application is under the authority of the *Development Authority*, the ability to appeal is available subject to Section 685(4)(b) of the *Municipal Government Act*.

.5 Decisions can be rendered on *development permit* applications for *signs* by the *manager* in accordance with Part 7 of this Bylaw.

1407/18

## PART 2 DEVELOPMENT APPLICATION PROCESS

### 2.1 CONTROL OF DEVELOPMENT

- .1 Except as otherwise provided in this Bylaw or in the *Municipal Government Act*:
- (a) no *development* shall be undertaken within the County unless a *development permit* has been issued; and
  - (b) no person shall carry out or continue a *development* except in accordance with the terms and conditions of a *development permit*.

### 2.2 PERMIT FEES

A schedule of the current permit fees shall be established by *Council resolution* and will be applicable to applications contemplated under this Bylaw.

### 2.3 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- .1 The following *developments* do not require a *development permit* provided that the proposed *development* is in conformance with the applicable regulations of this Bylaw and shall be carried out or performed in accordance with all other applicable legislation, regulations and bylaws:
- (a) the maintenance or repair of a *building* if the work does not include structural alterations;
  - (b) the completion of a *development* which was under construction in accordance with a lawful *development permit* issued before the effective date of this Bylaw, provided that the *development* is completed within a period of twelve months from the date this Bylaw comes into effect, unless an extension to this period has been granted by the *Development Authority*; 1632/23
  - (c) *municipal improvements* that have been approved as part of a *Development Agreement*, such as, but not limited to: reservoir, lift station, pump house, entrance feature or gate, sound attenuation wall;
  - (d) trail improvements and *accessory uses* (included but not limited to benches, bike-racks, garbage bins or lighting);
  - (e) a *play structure*;
  - (f) a *temporary building* or structure on a *parcel* where: 1560/21
    - (i) the *temporary building* or structure is on the same *parcel* as the *principal building* under construction;
    - (ii) the *temporary building* or structure is not located on any *road* or utility *right-of-way*;
    - (iii) the *temporary building* or structure conforms to the *setbacks* of the applicable district; and
    - (iv) the *temporary building* or structure is removed within 30 days of *substantial completion* of the approved *development* and at the discretion of the *Development Authority*.
  - (g) the placement of *shipping containers* in accordance with Section 6.27 of this Bylaw;
  - (h) the erection of a *fence* or other enclosure which is no higher than 1.83m (6ft) in *height*; 1432/19
  - (i) *extensive agriculture*;
  - (j) *extensive livestock*;
  - (k) *confined feeding operation*;
  - (l) the erection of freestanding flagpoles, lightning rods and other poles not exceeding 4.5m (14.8ft) in *height* from *grade*;
  - (m) the *use* of a *building* or part thereof as a temporary voting station, a candidate's campaign office or any other official *temporary use* in connection with a federal, provincial, municipal or school board election or referendum;

- (n) uncovered *decks* that project into the *rear* and/or *side yard*, and are less than 0.6m (2ft) above *grade*;  
[REMOVED] 1662/24
  - (o) grading that is part of a development for which a development permit has been issued or in accordance with an executed Development Agreement;
  - (p) in all districts, construction of an *accessory building* that is less than 10m<sup>2</sup> (107.6ft<sup>2</sup>) in *floor area*, if the *development* complies with the provisions of this Bylaw; 1662/24
  - (q) *solar collectors* for micro generation mounted on a wall or roof of a *building*;
  - (r) those *uses* and *developments* exempted under the *Municipal Government Act* and regulations thereto;
  - (s) above and underground petroleum tanks as registered by the Alberta Safety Codes Authority; 1632/23
  - (t) above-ground swimming pools and above-ground hot tubs subject to meeting the applicable *setbacks* of the district;
  - (u) a *telecommunication tower and antenna system*;
  - (v) a *sport court*, except for in the R1, R2, R3 and R4 districts in accordance with Section 6.31 of this Bylaw;
  - (w) the storage of *recreational vehicles* in accordance with Section 6.20 of this Bylaw,
  - (x) *utility, minor*;
  - (y) an *accessory, agricultural building* within the AG district; and 1432/19
  - (z) *Industrial Hemp* 1436/19
- .2 The following *developments* do not require a *development permit* provided that the proposed *development* is in conformance with applicable regulations of this Bylaw but may require a *safety code permit*.
- (a) The repair or replacement of a *building* that is destroyed by a natural disaster or fire providing:
    - (i) the original *building* was not a *non-conforming use*;
    - (ii) the original *building* was *permitted*;
    - (iii) the replacement *building* will be located in the same location as the original;
    - (iv) the replacement *building* will be of the same size and footprint as the original; and
    - (v) the replacement *building* will be *used* for the same purpose(s) as the original.

## 2.4 APPLICATION FOR DEVELOPMENT PERMIT

- .1 An application for a *development permit* shall be made to the *Development Authority* on the proper application form. All *development permit* applications shall adhere to the minimum requirements outlined within the latest version of Sturgeon County's General Municipal Servicing Standards and include the following:
- (a) a completed application form with the signature of the *landowner(s)* or an agent authorized by the *landowner(s)* to make application;
  - (b) a statement of the proposed *use* of all parts of the land and *buildings*;
  - (c) a copy of the Certificate of Title for the subject property, issued within 30 calendar days prior to the application date;
  - (d) a minimum of three copies of a site plan at a size and scale satisfactory to the *Development Authority*, showing all of the following as required:
    - (i) the legal land description;

- (ii) *front, rear and side yard setbacks*;
  - (iii) *north arrow*;
  - (iv) the exact location of existing and proposed *buildings*;
  - (v) *outlines of roof overhangs and dimensions*;
  - (vi) *provision for on-site loading and vehicle parking*;
  - (vii) *location of, and dimensions of access and egress points to the site*;
  - (viii) *hard surfacing, landscaping and identification of surface treatment for all areas*;
  - (ix) *existing and proposed fencing*;
  - (x) *existing and proposed sign locations*;
  - (xi) *all right-of-ways and easements within or abutting the subject property*; and
  - (xii) *location of lighting and lighting standards, hydrants and utility fixtures*;
  - (e) *a minimum of three copies of the foundation plans, floor plans and elevations*;
  - (f) *the estimated project value of the proposed development, excluding land*;
  - (g) *identification of existing and abandoned well and battery sites*;
  - (h) *a Roadside Development Permit from Alberta Transportation when required*;
  - (i) *such fee and deposit as is prescribed by Council resolution from time to time, and*
  - (j) *the estimated commencement and completion dates*;
- .2 In addition to the above, the *Development Authority* may require an application for a *development permit* to include on the site plan the following:
- (a) *all adjacent roads and highways*;
  - (b) *any existing and proposed municipal services*;
  - (c) *existing and proposed site grades and drainage patterns*;
  - (d) *the location and boundaries of the bed and shore of any permanent stream or waterbody that is contained on or bounds the property as defined by an Alberta Land Surveyor*;
  - (e) *landscaping information, including the vegetation that is to be retained and removed being clearly identified and detailed planting plan with general type, size, number, spacing and height of plantings; and*
  - (f) *related proposed development such as sidewalks, patios, playgrounds and other similar features.*
- .3 Other information may be required by the *Development Authority* to determine how a proposed *development* may impact land *uses* in the vicinity. Additional information shall be prepared by a *practicing professional* and may include, but is not limited to:
- (a) *agricultural impact assessment*;
  - (b) *biophysical assessment*;
  - (c) *business plan*;
  - (d) *emergency response plan*;
  - (e) *environmental impact assessment*;
  - (f) *environmental site assessment*;
  - (g) *erosion and sediment control plan*;
  - (h) *farm verification*;
  - (i) *fiscal impact assessment*;

- (j) flood hazard mapping study;
- (k) geotechnical report;
- (l) groundwater report;
- (m) historical resources impact assessment;
- (n) landscape plan;
- (o) noise attenuation study;
- (p) parking assessment;
- (q) real property report;
- (r) reclamation plan;
- (s) risk assessment report;
- (t) site grading or drainage plan;
- (u) site servicing plan;
- (v) slope stability report;
- (w) traffic impact assessment;
- (x) tree preservation plan;
- (y) topographical survey;
- (z) wetland conservation plan; and
- (aa) any other report, study, plan or information.

## 2.5 COMPLETE APPLICATIONS

- .1 The *Development Authority* shall determine within 20 days after the receipt of a *development permit* application whether it is complete in accordance with the information requirements of this Bylaw.
- .2 The *Development Authority* shall inform the *developer* by electronic or standard mail within 20 days after the receipt of a *development permit* application that the application is considered complete.

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## 2.6 INCOMPLETE APPLICATIONS

- .1 An application for a *development permit* shall not be considered complete by the County until such time as the requirements of Section 2.4 have been met to the satisfaction of the *Development Authority*.
- .2 If an application for a *development permit* does not contain all the necessary information or does not contain sufficient details to complete an evaluation of the application and to make a proper decision, the *Development Authority* shall deem the application to be incomplete and inform the *developer* by electronic or standard mail within 20 days after the receipt of a *development permit* application that the application is considered incomplete.
- .3 When notifying a *developer* that their *development permit* application is incomplete, the *Development Authority* must inform the *developer* that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the *developer* and the *Development Authority* in order for the application to be considered complete.
- .4 The *Development Authority* shall inform the *developer* by electronic or standard mail within 20 days after the receipt of the updated application, that the application is considered complete or incomplete.

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## 2.7 REFERRALS

- .1 *Development permit* applications for *discretionary uses* which are located within 1.6km (1mi) of an *adjacent* municipality shall be referred to the said municipality for comments.
- .2 *Development permit* applications that include developments over 15m (49.2ft) in height; sanitary land fill; food garbage disposal; sewage lagoon; open water reservoir which are located within the Bird Hazard



Area of the Edmonton Garrison Heliport Zoning Regulations, shall be referred to CFB Edmonton for comments.

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- .3 All *development permit* applications which are located within 1.6km (1mi) of the boundary of a *parcel* districted AP, shall be referred to the relevant provincial or federal authority managing the license for the *airport* (e.g. Edmonton Airports, Transport Canada) for comments.
- .4 The *Development Authority* shall provide notification of a *development permit* application for *heavy industrial* use to affected *landowners* within a minimum of 1.6km (1mi) of the subject *parcel* to allow opportunities for public consultation prior to the *Development Authority* rendering its decision.

## 2.8 DECISION PROCESS

- .1 A complete application for a *development permit* will be considered by the *Development Authority* who:
  - (a) shall approve with or without conditions an application for a *permitted use* where the proposed *development* conforms to this Bylaw;
  - (b) may approve with or without conditions an application for a *discretionary use*, where the proposed *development* conforms to this Bylaw;
  - (c) may refuse an application for a *discretionary use*, where the proposed *development* does not conform to this Bylaw; or
  - (d) shall not accept an application for a *use* which is not a listed *permitted use* or *discretionary use* in the applicable district.
- .2 Notwithstanding Paragraph 2.8.1(c), the *Development Authority* may consider an application for a *development* that does not conform with this Bylaw, if in its opinion:
  - (a) the proposed *development* conforms with the *use* prescribed for the land or *building* in this Bylaw; and
  - (b) the proposed *development* would not:
    - (i) unduly interfere with the amenities of the neighbourhood; or
    - (ii) materially interfere with or affect the *use*, enjoyment or value of neighbouring properties.
- .3 [REMOVED] 1591/22
- .4 In exercising their discretion under Subsection 2.8.2, the *Development Authority* shall consider the general purpose and intent of the appropriate district and the following requirements:
  - (i) except as otherwise provided in this Bylaw, there shall be no variance from the regulations prescribing *dwelling unit density* or *parcel coverage*;
  - (ii) a variance from the provisions in this Bylaw shall not be granted when the variance will knowingly cause a *building* or *use* to not comply with federal, provincial, or other municipal regulations, including the *Safety Codes Act*; and
  - (iii) variance requests to *height*, *setbacks*, and other regulations that may affect the conformance of a structure with municipal, provincial, or federal regulations shall be circulated to affected departments for review and comment prior to a decision on the application for the *development permit*.
- .5 A variance request shall include justification as to why the regulation cannot be adhered to.
- .6 The *Development Authority* may issue a variance in accordance with Table 2.1 and Paragraph 2.8.6(a):

Table 2.1: Variances

District	Percentage of variance that may be granted by the Development Authority
AG – Agriculture	0.1 – 50%
AG2 – Agriculture 2	0.1 – 50%

District	Percentage of variance that may be granted by the Development Authority
R1 – Country Residential	0.1 – 40%
R2 – Country Estate Residential	0.1 – 40%
R3 – Hamlet Unserviced	0.1 – 40%
R4 – Hamlet Serviced	0.1 – 40%
R5 – Multi-Family	0.1 – 25%
R6 – Modular Dwelling	0.1 – 40%
R7 – Urban Residential	0.1 – 50%
HR – Hamlet Reserve	0.1 – 25%
IND – Integrated Neighbourhood	0.1 – 50%
CMUD – Commercial Mixed-Use	0.1 – 50%
C1 – Highway Commercial	0.1 – 25%
C2 – Local Hamlet Commercial	0.1 – 25%
C3 – Neighbourhood Commercial	0.1 – 25%
I1 – Rural Industry Support	0.1 – 50%
I2 – Local Industrial	0.1 – 50%
I3 – Medium Industrial Unserviced	0.1 – 50%
I4 – Medium Industrial Serviced	0.1 – 50%
IR – Industrial Reserve	0.1 – 50%
AP – Airport Support	0.1 – 50%
EP – Environmental Preservation	0.1 – 25%
INS – Institutional	0.1 – 25%
POS – Public Open Space	0.1 – 25%
PU – Public Utility	0.1 – 25%
REC – Recreational	0.1 – 25%

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- (a) The *Development Authority* may approve a variance in excess of Table 2.1 if any of the following criteria apply:
- (i) there are practical difficulties in complying with the affected regulation(s) due to the use, character, situation or location of land or a building which are generally not common to other sites in the same Land Use District;
  - (ii) potential impacts on adjacent properties or roadways and measures to mitigate such impacts have been addressed in the application;
- (b) At the discretion of the *Development Authority*, variances in excess of what is prescribed in Table 2.1 and where circumstances are not supported by Paragraph 2.8.6(a) shall be refused.

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## 2.9 DEVELOPMENT PERMIT CONDITIONS

- .1 In making a decision, the *Development Authority* may impose such conditions as are appropriate and as are specifically required by this Bylaw, permanently or for a limited time period.
- .2 As a condition of a *development permit* approval, the *Development Authority* may require that the *developer* enter into a *Development Agreement* with the municipality to do any or all of the following:
  - (a) construct or pay for the construction of:
    - (i) a *road(s)* or upgrades to a *road(s)* required to give access to the *development*;

- (ii) a pedestrian walkway system to serve the *development* or to give access to an *adjacent development*; or
    - (iii) *on-site* or other *parking facilities* and loading and unloading facilities.
  - (b) to construct, install or pay for any *municipal improvements* and/or utilities which will be needed to serve the *development*;
  - (c) pay an *off-site* levy or redevelopment levy imposed by bylaw; and
  - (d) provide an auto-renewable and irrevocable letter of credit or cash to secure performance of the conditions of the approval.
- 1407/18
- .3 To ensure compliance with a *Development Agreement*, the County may register a caveat under the *Land Titles Act* against the Certificate of Title of the property being developed. This caveat shall be discharged when the obligations to be assumed by the *developer* under the agreement have been fulfilled.
- .4 While not limiting the generality of the *Development Authority's* discretion as outlined herein, in making a decision regarding *development permit* applications the *Development Authority* may require the following conditions:
- (a) adherence to additional information as may be required under Subsection 2.4.3;
  - (b) adherence to a groundwater monitoring and groundwater protection program;
  - (c) adherence to a community benefits plan;
  - (d) adherence to community and neighbourhood consultation;
  - (e) adherence to provincial and federal regulatory compliance;
  - (f) adherence to specified hours, days, months or years of operation;
  - (g) limiting the time that a development permit may continue in effect;
  - (h) compliance with applicable *statutory plans*;
  - (i) any such other conditions as may be reasonably required, and
  - (j) the payment of deposits as per the County's Fees and Charges Schedule.
  - (k) shall conform to the submitted plans and shall not be moved, altered, or enlarged except where authorized by the permit; and
  - (l) adhere to a stormwater management plan;
- 1407/18; 1632/23
- .5 Notwithstanding any provision or requirements of this Bylaw, the *Development Authority* may establish a more stringent standard for a *discretionary use* when the *Development Authority* deems it necessary to do so.

## 2.10 NOTICE OF DECISION

- .1 The decision of the *Development Authority* on an application for a *development permit* shall be given to the *developer* in the form of a Notice of Decision.
- .2 The Notice of Decision must be in writing, specify the date on which the decision was made and contain any other information required by the regulations of this Bylaw.
- .3 The Notice of Decision must be given or mailed by electronic or standard mail to the *developer*, and advertised on the Sturgeon County website on the same day the decision is made.
- .4 Where a *development permit* has been issued for a *discretionary use* and, where applicable, for a *development permit* issued in a DC district or a *development permit* for a variance to a regulation, the *Development Authority* shall mail a notice by electronic or standard mail on the same day the decision is made to *adjacent landowners* and municipalities as per Section 2.7.
- .5 At the discretion of the *Development Authority*, notification may be expanded beyond the *adjacent landowners* or the criteria identified in Section 2.7.

- .6 The notices referred to in Subsections 2.10.2 and 2.10.3 shall indicate:
- (a) the date the decision was made;
  - (b) the location and *use* of the subject site;
  - (c) the decision of the *Development Authority*;
  - (d) that a *development permit* does not come into effect until after the 21-day appeal period has ended and no appeals have been submitted;
  - (e) that a *development permit* appeal to the *Subdivision and Development Appeal Board* may be made by any person affected by the issuance of a *development permit* for *discretionary use* or the granting of a variance, or the refusal of a *development permit*, pursuant to the provisions of the *Municipal Government Act*; 1407/18
  - (f) that the *Land and Property Rights Tribunal* will hear appeals of the Development Authority decisions where the land is the subject of an application is:
    - (i) the subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission; or
    - (ii) the subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas; and 1632/23
  - (g) the address where a copy of the *development permit* may be viewed or obtained.
- .7 Where an appeal has been made on a *development permit*, the *development permit* shall not come into effect until a decision allowing the *development* has been made by the *Subdivision and Development Appeal Board* or the *Land and Property Rights Tribunal*. 1632/23
- .8 When the *Development Authority* refuses an application for a *development permit*, the decision shall outline the specific reasons for the refusal and the time periods during which the *developer* can make an appeal and to whom.
- .9 The *Development Authority* shall provide notification of a *development permit decision* for a *natural resource extraction* or *secondary processing* use to all *landowners* within a minimum of 1.6km of the subject *parcel*. 1607/22

## 2.11 ISSUANCE OF DEVELOPMENT PERMIT

- .1 The *Development Authority* shall issue a *development permit* after completion of the following:
- (a) approval or conditional approval of the application;
  - (b) the delivery of an irrevocable letter of guarantee or letter of credit, if required;
  - (c) the execution and delivery of a *Development Agreement* pursuant to Subsection 2.9.2 if applicable;
  - (d) the payment of the *development permit* fee,
  - (e) the payment of any costs associated with a third-party review of the application, and
  - (f) the payment of any applicable securities or deposits.
- .2 The date of approval of a *development permit* shall be:
- (a) the date upon which the *Development Authority* approves the *development permit* application;
  - (b) in case of an appeal to the *Subdivision and Development Appeal Board*, the date upon which the *Subdivision and Development Appeal Board* or the *Land and Property Rights Tribunal* renders a written decision approving the *development permit*; or
  - (c) in the case of an appeal or leave to appeal to the Court of Appeal, the date that the Alberta Court issues its decision and any appeal to the Supreme Court of Canada from the determination of the Alberta Court of Appeal has been finally determined. 1632/23

- .3 If the *development* authorized by a permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the *development permit* approval ceases and the *development permit* is deemed to be void, unless an extension to this period has previously been granted by the *Development Authority*.
- .4 Where a *development permit* is issued for a site where any other *development permit* has been approved, all previous *development permits* shall be invalid if the physical aspects of the *development* conflict with each other, or both could not occur simultaneously on the site in conformity with the regulations of this Bylaw.
- .5 Where a Development Permit is requested to be revised, a new application shall be submitted with the following taken into consideration:
  - (a) If a revision is requested within 12 months from the date of the Notice of Decision, and it does not change the nature of the use, expiry, or approval, it may be considered a revision and an application for only the changes may be considered.
  - (b) The Development Authority may approve a change to supporting documents included in Section 2.4 within 12 months of the Notice of Decision if the changes meet the intent of the original approval.

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## 2.12 CANCELLATION OF A DEVELOPMENT PERMIT

- .1 The *Development Authority* may cancel or suspend a *development permit*, by written notice in accordance with Part 4 of this Bylaw to the *development permit* holder, in the case of the following:
  - (a) the application for the *development permit* contains a misrepresentation;
  - (b) the application for *development permit* was incomplete, in that relevant facts were omitted;
  - (c) the conditions of the *development permit* are not fulfilled or are not in the process of being fulfilled;
  - (d) the proposed *development* has deviated from the approved drawings;
  - (e) the *developer* fails to comply with a Stop Order as per the *Municipal Government Act*; or
  - (f) the *development permit* was issued in error.
- .2 Notwithstanding Subsection 2.12.1, the *Development Authority* shall not cancel a *development permit* that has been approved by the *Subdivision and Development Appeal Board*, the *Land and Property Rights Tribunal*, the Alberta Court of Queen's Bench, or the Alberta Court of Appeal.
- .3 Notice of the *Development Authority's* decision to cancel or suspend the *development permit* shall be provided in writing by ordinary mail to the *landowner*, to the *developer* of the *development permit* and adjacent landowners and such notice shall state the reasons for the cancellation of the *development permit*.
- .4 Any person who undertakes *development* or causes or allows any *development* after a *development permit* has been cancelled, shall discontinue such *development* immediately and shall not resume such *development* until a new *development permit* has been approved by the *Development Authority* and is valid pursuant to Section 2.11 of this Bylaw.

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## 2.13 DEVELOPMENT PERMIT DEEMED REFUSED

An application for a *development permit* is, at the option of the *developer*, deemed to be refused if the decision of the *Development Authority* is not made within 40 days after the application has been deemed complete, unless the *developer* has entered into an agreement with the *Development Authority* to extend the 40 day period.

## 2.14 RE-APPLICATION

Where an application for a *development permit* has been refused, another application for a *development permit* on the same site for the same or similar *use* of land may not be submitted by the same or any other *developer* until at least six months after the date of the refusal or such lesser time period as determined by the *Development Authority*.



**2.15 APPEAL**

- .1 An appeal may be made to the *Subdivision and Development Appeal Board* where the *Development Authority*:
  - (a) refuses an application for a *development permit*;
  - (b) fails to issue a decision in accordance with Section 2.13 of this Bylaw and the *development permit* is deemed refused;
  - (c) issues a *development permit* subject to conditions;
  - (d) grants or refuses to grant a variance; or
  - (e) issues an order under Part 4 of this Bylaw.
- .2 In addition to Subsection 2.15.1, any person affected by an order, decision, or development permit made or issued by a Development Authority may appeal to the *Subdivision and Development Appeal Board*.  
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- .3 An appeal may be made to the Land and Property Rights Tribunal where the land is:
  - (a) The subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission; or
  - (b) The subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Protected Areas.

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**2.16 SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING**

- .1 Pursuant to Section 686(2) of the *Municipal Government Act*, the *Subdivision and Development Appeal Board* must hold an appeal hearing within 30 days of the receipt of a notice of appeal.
- .2 The *Subdivision and Development Appeal Board* must give at least five days' notice in writing of the hearing:
  - (a) to the appellant;
  - (b) to the *Development Authority* whose order, decision or *development permit* is the subject of the appeal; and
  - (c) to those required to be notified pursuant to Subsection 2.10.3 of this Bylaw and any other person that the *Subdivision and Development Appeal Board* considers to be affected by the appeal and should be notified.
- .3 The *Subdivision and Development Appeal Board* must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including:
  - (a) the application for the *development permit*, the decision and the notice of appeal; or
  - (b) the order under Part 4 of this Bylaw.

**2.17 PERSONS TO BE HEARD AT THE HEARING**

- .1 At the hearing, the *Subdivision and Development Appeal Board* must hear:
  - (a) the appellant or any person acting on behalf of the appellant;
  - (b) a municipality or any of those to whom the application was referred under Section 2.7;
  - (c) the *Development Authority* from whose order, decision or *development permit* the appeal is made, or the person acting on his/her behalf, and
  - (d) any other person who claims to be affected and that the *Subdivision and Development Appeal Board* agrees to hear or someone acting on that person's behalf.

**2.18 DECISION OF THE BOARD**

- .1 In determining an appeal, the *Subdivision and Development Appeal Board*:

- (a) shall comply with the provincial land *use* policies;
  - (b) must have regard for but is not bound by *statutory plans* and the Subdivision and Development Regulations;
  - (c) may confirm, revoke or vary the order, decision or *development permit* or any condition attached to it or may make or substitute an order, decision or *development permit* of its own;
  - (d) may make an order or decision or issue or confirm the issuance of a *development permit* even though the proposed *development* does not comply with this Bylaw if, in its opinion, the proposed *development* conforms with the prescribed *use* for the land or *building* as defined in this Bylaw, and would not:
    - (i) unduly interfere with or affect the *use*, enjoyment or value of neighbouring properties; and
    - (ii) materially interfere with or affect the *use*, enjoyment or value of neighbouring properties.
- .2 The *Subdivision and Development Appeal Board* must give its decision in writing together with reasons for the decision within fifteen days of concluding the hearing.

## 2.19 COURT OF APPEAL

- .1 Pursuant to Section 688 of the *Municipal Government Act*, an appeal lies to the Court of Appeal on a question of jurisdiction or law with respect to:
- (a) a decision of the *Subdivision and Development Appeal Board*; or
  - (b) the *Land and Property Rights Tribunal* on a decision of an appeal under Section 619 of the *Municipal Government Act*, an intermunicipal dispute under Division 11 of the *Municipal Government Act* or a *subdivision* appeal.
- .2 An application for permission to appeal pursuant to Subsection 2.19.1 must be filed and served within 30 days after the issuance of the decision sought to be appealed, and notice of the application must be given to:
- (a) the County;
  - (b) the *Land and Property Rights Tribunal* or the *Subdivision and Development Appeal Board*; and
  - (c) any other person(s) that the judge directs.

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## PART 3 BYLAW AMENDMENT PROCESS

### 3.1 AMENDMENTS OF BYLAW

- .1 Any amendment to this Bylaw shall be made by an amending bylaw pursuant to Section 692 of the *Municipal Government Act*, following a public hearing in accordance with Section 230 of the *Municipal Government Act*.
- .2 At the discretion of the *manager*, a *developer* may be required to submit documentation in support of a proposed amendment prior to First Reading of the amendment to this Bylaw.
- .3 If the proposed amendment to this Bylaw is contradictory to an adopted *statutory plan(s)* or *planning document*, the *manager* shall advise the *developer* that an amendment must be made to the *statutory plan(s)* or *planning document* prior to, or concurrently with, the amendment to this Bylaw.
- .4 If deemed necessary, and in accordance with the provisions of the *Municipal Government Act*, Council may initiate an amendment to this Bylaw affecting any *parcel* of land without the *landowner's* consent.
- .5 Where an application to amend this Bylaw is refused, another application with respect to the same *parcel* or site for a change in land use designation shall not be accepted until at least six months after the date of refusal, unless:
  - (a) otherwise directed by Council; or
  - (b) new information related to the amendment is submitted by the *developer* and is deemed to be substantially different by the *Development Authority*.

### 3.2 AMENDMENT APPLICATIONS

- .1 All applications for amendment to this Bylaw shall be made to the *manager* in writing and shall, unless initiated by Council, be signed by the *landowner* or the *landowner's* agent authorized in writing.
- .2 An application to redistrict a *parcel* of land shall include, but is not limited to, the following:
  - (a) the name, physical and email address and phone number of the *developer* and the *landowner* of the subject *parcel* and a notice of who will act as the contact person for the application;
  - (b) a letter of authorization signed by all *landowner(s)*, their agent, or other persons having legal or equitable interest in the land, unless the application is initiated by Council;
  - (c) if applicable, the municipal address(es) of the subject *parcel* of land(s);
  - (d) a copy of the Certificate of Title for the subject *parcel(s)*, issued within thirty days prior to the application date;
  - (e) copy of any restrictive covenant(s) or caveats registered on the Certificate of Title;
  - (f) a written statement from the *developer* explaining the reasons for the proposed amendment and how the amendment conforms with any relevant *statutory plan(s)* or *planning document(s)*;
  - (g) a properly dimensioned map of an appropriate scale indicating the *parcel* of land(s) to be amended, its relationship to existing land uses within a 1km (0.6mi) radius of the boundaries of the *parcel* of land(s) and including any prominent geographic or natural features;
  - (h) the appropriate fee as amended from time to time by *Council resolution*;
  - (i) any other information as established by this Bylaw; and
  - (j) any other information or documents required by the *manager* or Council.
- .3 An application for a text amendment to this Bylaw shall include the following:
  - (a) a written statement from the *developer* explaining the reasons for the proposed Bylaw amendment and how the amendment conforms with relevant *statutory plan(s)* or *planning document(s)*;
  - (b) the exact content of the proposed text amendment;
  - (c) the appropriate fee as amended from time to time by *Council resolution*;

- (d) a description of how the proposed text amendment may affect properties or *developments* of a similar nature;
  - (e) any other information as established by this Bylaw; and
  - (f) any other information deemed necessary by the *manager*, Council, or established by this Bylaw.
- .4 Notwithstanding Subsection 3.2.3 of this Bylaw, an application shall not be accepted which proposes a text amendment affecting a *use* or regulation on a particular *parcel* only. In such instances, the *developer* shall instead be requested to either alter the application so that the proposed text amendment would be applicable to all properties or *developments* of a similar nature, or apply to redistrict the particular *parcel* to a more appropriate district.
- .5 The *manager* or Council may refuse to accept an application to amend this Bylaw if the required information has not been supplied or if the information is of inadequate quality to properly evaluate the application.

### 3.3 ADVERTISING REQUIREMENTS

- .1 Upon receipt of a complete application for amendment to this Bylaw, and prior to second reading of the amending bylaw, the *manager* shall cause the matter to be advertised in accordance with the Public Notification Bylaw.
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- .2 The *manager* may require that the *developer* hold at least one public meeting prior to the public hearing.
- .3 Notwithstanding Sections 3.3.1 and 3.3.2, this Bylaw may be amended without giving notice or holding a public hearing, if the amendment constitutes a clerical (which can include mapping), technical, grammatical or typographical error or does not materially affect this Bylaw in principle or substance, pursuant of Section 692(6) of the *Municipal Government Act*.
- .4 The *manager* shall require that a notification of a *public hearing* for any redistricting to a *DC – RE Resource Extraction – Direct Control District* or *RE - Resource Extraction* district be provided to all *landowners* within a minimum of 1.6km of the subject *parcel* to support public consultation opportunities during the redistricting process.

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### 3.4 PUBLIC HEARING

- .1 Pursuant to the *Municipal Government Act*, during a public hearing, Council:
- (a) must hear any person, group of persons or person representing them, who claims to be affected by the proposed amendment and who has complied with the procedures outlined by Council; and
  - (b) may hear any other person who wishes to make representations and whom Council agrees to hear.
- .2 After considering the representations made to it and any other matter it considers appropriate, Council may:
- (a) give another reading to the amendment bylaw;
  - (b) refer the amendment application back to Administration to request further information, clarification or for another reason;
  - (c) make an amendment to the amending bylaw and proceed to pass it without further advertisement or hearing(s); or
  - (d) defeat the amendment bylaw.

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## PART 4 ENFORCEMENT

### 4.1 GENERAL PROVISIONS

The Municipal Government Act shall apply in the case of Stop Orders issued where this Bylaw is contravened.

### 4.2 CONTRAVENTION

- .1 Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, or fails to comply with any order, notice, or direction given under this Bylaw, commits an offence. Each calendar day that a violation is permitted to exist shall constitute a separate offence.
- .2 No person shall authorize or undertake any *development* that is not consistent with the description, specifications or plans that were the basis for issuing a *development permit* under this Bylaw.
- .3 No person shall contravene or fail to comply with a condition of a *development permit* issued under this Bylaw or a *Development Agreement* entered pursuant to a *development permit* or a *subdivision* approval.

### 4.3 RIGHT OF ENTRY

- .1 Pursuant to Section 542 of the *Municipal Government Act*, a *Designated Officer* may enter into or upon any land or structure within the County for the purpose of ensuring compliance with this Bylaw or the *Municipal Government Act* and the regulations thereunder.
- .2 After reasonable notice to the *landowner* or occupant in accordance with the *Municipal Government Act*, a *Designated Officer* may enter the property at reasonable times (generally taken to mean between 7:30 a.m. to 10:00 p.m.) to ascertain if the requirements of this Bylaw are being met.
- .3 A person shall not prevent or obstruct a *Designated Officer* from carrying out any official duty under this Bylaw. If consent is not given, the County may apply for an authorizing order (e.g. Order of Court of Queen's Bench).

### 4.4 STOP ORDERS

- .1 A Stop Order may be issued in circumstances where *development*, land *use* or *use* of a *building* is not in accordance with:
  - (a) this Bylaw;
  - (b) Part 17 of the *Municipal Government Act*;
  - (c) the Subdivision and Development Regulation;
  - (d) a *development permit*;
  - (e) a *Development Agreement*; or
  - (f) a *subdivision* approval.
- .2 A Stop Order will be issued by the *Development Authority* or a *Designated Officer* and delivered to the appropriate recipient by a *Peace Officer* or *Bylaw Enforcement Officer* or via registered mail.
- .3 A Stop Order shall be made by written order directed to the *landowner*, the person in possession of the land or *buildings* or the person responsible for the contravention, or all of the above to conduct the following as specified:
  - (a) stop the *development* or *use* of the land or *building* in whole or in part;
  - (b) demolish, remove or replace the *development*; and/or  
take other measures as specified in the Stop Order to bring the *development*, *use* or activity into compliance with the pertinent regulations.
- .4 A Stop Order shall include the following information:
  - (a) the text of the regulation being violated;

- (b) a timeline of when the order must be carried out;
  - (c) the actions that must take place to bring the lands or activity into compliance, if possible and
  - (d) the recipients right to appeal the order.
- .5 If the Stop Order is not complied with, the County, in accordance with the *Municipal Government Act*, may enter upon the land or *building* and take such action as is necessary to carry out the Stop Order, or may apply to the Court of Queen's Bench to pursue a Court Order to achieve compliance.
- .6 The County's costs of carrying out any actions required for compliance with the Stop Order may be added to the tax roll of the land subject to the order.
- .7 The County may register a caveat with respect to a Stop Order in the Land Titles Office, provided that the caveat is discharged when the order has been complied with.
- .8 In a DC district, Council may delegate its authority to a *Designated Officer* to undertake enforcement actions.

#### 4.5 PENALTIES AND FINES

- .1 A person who violates or contravenes the provisions of this Bylaw or permits a violation of this Bylaw, is guilty of an offence, and is liable for the penalty/fine set out in Table 4.1, or if no penalty/fine is specified in Table 4.1 for the particular offence for a fine upon conviction of not less than \$250.00 and not more than \$10,000 and, in addition, an additional fine for every calendar day the offence continues.
- .2 A *Peace officer* or *Bylaw Enforcement Officer* may issue, with respect to an offence under this Bylaw, a *provincial violation ticket* or *Municipal violation tag*. 1631/23
- .3 Where a *provincial violation ticket* or *Municipal violation tag* specifies a fine amount in accordance with Table 4.1, a voluntary payment equal to the specified fine amount may be made. 1631/23

Table 4.1: Fines

Bylaw Reference	General Description of Offence	Minimum Penalty/Fine
Sections 2.1 and 4.2	Contravening approved <i>development permit</i> or conditions of approved <i>development permit</i> .	\$500 for first offence \$1,000 for second and following offences.
Section 2.12	Developing with expired <i>development permit</i> or continuing <i>development</i> after <i>development permit</i> cancellation.	\$1,000
Subsection 4.2	Contravention of any part of this bylaw.	\$500 for the first offence \$1000 for the second and following offences.
Subsection 4.2.1	Failing to comply with any order issued under Section 4.4 of this Bylaw,	\$1,000
Subsection 4.3.3	Obstruction of a <i>Peace Officer</i> or <i>Bylaw Enforcement Officer</i> .	\$1,000

- .4 The penalties and offences indicated in Table 4.1 are supplementary to the *Municipal Government Act*, under which any person who commences a *development* and fails to obtain a *development permit* or comply with a condition of a *development permit* is guilty of an offence.
- .5 With respect to a *sign* placed or erected in contravention of this Bylaw on a public *parcel* that is not subject to a lease or license of occupation, the appearance of the name of an individual, business or organization on the *sign*, whether for the purpose of declaring ownership of the *sign* or advertising thereon, is at first sight proof that the individual, business or organization caused or permitted the *sign* to be placed on the *parcel*, and that individual, business or organization shall be deemed responsible for the referenced contravention.



## PART 5 GENERAL REGULATIONS

The regulations included in this Part are in addition to those in Section 2.4 and shall apply to all districts, unless the district regulations state otherwise, in which case the district regulations shall prevail.

### 5.1 ACCESS TO A PARCEL

- .1 The *Development Authority* shall not approve a development permit unless provision for access is included with the application for a development permit, to the satisfaction of Engineering Services.
- .2 The *Development Authority* may impose a condition of the development permit, requiring the *developer* to enter into a development agreement with the County to construct or pay for the construction or upgrading of a road necessary to serve the development.

### 5.2 BARE LAND CONDOMINIUMS

- .1 A *bare land unit* shall comply with all the general regulations of this Bylaw and with the regulations applicable to the district within which the *bare land unit* is located as if the unit were a *parcel*.
- .2 With the exception of common property lines on semi-detached or attached units, no *building* on a *bare land unit* may encroach on any property line, utility *easement* or *right-of-way*.
- .3 A bare land condominium plan shall be treated in all respects as though it were a plan of *subdivision* and shall comply with all requirements for a *subdivision*, including but not limited to:
  - (a) adequate pedestrian and vehicle access;
  - (b) provision of supply of water, electrical power, gas and sanitary sewer and storm drainage; and
  - (c) sequencing and timing of construction of all *buildings* and servicing.

### 5.3 CORNER PARCELS

- .1 A *parcel* *abutting* two or more *roads* shall have one *front yard* and one *front flanking yard*, as determined by the *Development Authority*.
- .2 The *front yard* property line of a *parcel* is the shortest *parcel line* or *boundary* that *abuts* a *road*.

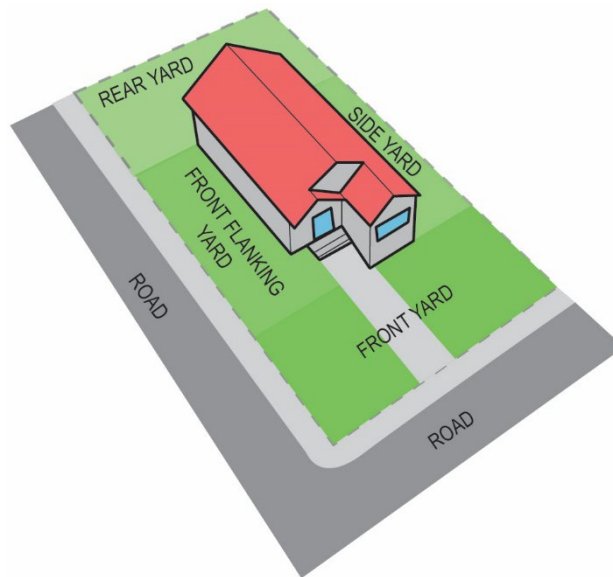


Figure 5.1: Location of Development on Corner Parcels

### 5.4 DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

- .1 The quality of the exterior treatment and design of all *buildings* shall be to the satisfaction of the *Development Authority* and shall be compatible with other *buildings* in the vicinity, unless the *building* is intended to set an improved standard of design, character or appearance.

- .2 The exterior finish of a *building* shall be completed within two years of the date of the *development permit* issuance unless otherwise stipulated by the *development permit*.

## 5.5 DWELLING UNITS ON A PARCEL

In all districts which allow a *dwelling*, only one *dwelling* shall be *permitted per parcel* as the *principal dwelling*, all others shall be considered as *Accessory Dwelling Units* unless otherwise specified in Sections 6.1A, 6.13A, and Parts 10 through 17 of this Bylaw.

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## 5.6 EASEMENTS, RIGHTS-OF-WAY AND ABANDONED WELLS

- .1 No *development* shall encroach on or be erected on an *easement* or *right-of-way* unless the owner of the encroaching structure has obtained written consent from the owner or licensee to which the *easement* or *right-of-way* has been granted.
- .2 *Setbacks* from abandoned well, *pipeline* and sour gas facilities shall be in compliance with provincial and federal requirements.

## 5.7 EXTERIOR STORAGE AND DISPLAY

- .1 Exterior storage of goods and materials associated with an approved *development permit* shall be kept in a clean and orderly manner at all times and shall be screened from *roads* and *adjacent* residential *uses* to the satisfaction of the *Development Authority*.
- .2 Exterior storage is not permitted within the required *front yard* or *flanking front yard setback* of a *parcel*.
- .3 Exterior display of goods and materials shall normally be temporary and shall be arranged and maintained in a clean and orderly manner. The location of an exterior display shall be to the satisfaction of the *Development Authority*.
- .4 Any exterior storage or display shall not unduly interfere with the amenities of the neighbourhood or materially interfere with the *use*, enjoyment or value of neighbouring *parcels*.
- .5 Any exterior storage or display shall not interfere with pedestrian or vehicular circulation or occupy any required *parking stalls*.

## 5.8 FENCES AND SCREENING

- .1 *Screening* in the form of *fences*, hedges, *landscaped* berms or other means is required for commercial and industrial *parcels* along the *parcel lines abutting* a residential land *use*. Such *screening* shall be at least 1.83m (6ft) in *height*. Length and width of the *screening* shall be at the discretion of the *Development Authority*.  
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- .2 No *fence* or wall shall:  
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- (a) in any residential district, exceed 1.83m (6ft) in *height* in a *rear yard* or *side yard* not *abutting* a public *road* without an approved *variance*;  
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  - (b) in any residential district, except for the AG and R1 districts, exceed 1m (3.3ft) in *height* in a *front yard* or *flanking front yard abutting* a public *road* without an approved *variance*;  
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  - (c) in any AG district, for extensive livestock purposes, exceed 2.44m (8.0ft) in *height*;  
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  - (d) in any commercial or industrial district, exceed 2.44m (8.0ft) in *height*;  
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  - (e) in any district, exceed the sight triangle requirements as specified in Section 5.18; or  
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  - (f) in any residential district, include any barbed wire.
- .3 The *Development Authority*, in considering an application, may impose conditions requiring the retention of trees, or additional plantings, or other *screening* of such a type and extent that is considered necessary.
- .4 In exercising the discretion of a *variance*, the *Development Authority* shall have regard to sightlines and safety on a road or abutting driveway.

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## 5.9 FUNCTIONAL PLANNING STUDIES FOR ROADS

Notwithstanding the *setback* provisions identified in any particular district, the *Development Authority* and any Appeal Board shall require a minimum *front*, *flanking front*, *side* or *rear yard setback* be increased to protect the *right-of-way* identified for *roads* for which the County has prepared and accepted a Functional Planning Study or which have been incorporated into the County's Transportation Master Plan.

## 5.10 GRADING 1662/24

### .1 General

- (a) The *Development Authority* shall consider applications that only include *Grading* as a discretionary use within the relevant land use district of this Bylaw unless otherwise exempted.
- (b) A development permit is required for Grading if the project involves any of the following unless otherwise stated:
  - (i) The infill of a dugout
  - (ii) the *parcel* is located within a flood risk area;
  - (iii) the excavation or infill of land is within or disturbing a natural wetland or drainage course;
  - (iv) the project may impede or interfere with the natural flow of surface water onto adjacent lands or in public ditches; or
  - (v) the proposed recontouring of land changes the grade by more than 0.60m (2.0ft), including stockpiling or removal of soil;
  - (vi) the excavation or infill of land is located within 10m (32.8ft) of a parcel line;
  - (vii) the site grading disturbance involves an area of more than 4,000m<sup>2</sup> (0.4ha)(43,055ft<sup>2</sup>) or affects a volume of more than 2,400m<sup>3</sup>; or
  - (viii) earth material is removed from the site.
- (c) In addition to the application requirements for a *development permit*, a *developer* may also be required to provide additional information including but not limited to:
  - (i) a pre-development site survey showing the existing conditions of the land to include topography, vegetation, drainage channels or ditches, natural wetlands and water courses.
  - (ii) a site plan showing the location and dimensions of the disturbed area with setbacks to parcel lines, the direction of flow of existing and proposed surface drainage with proposed grade elevations, proposed berm location with specifications (height/width) and existing or proposed access.
  - (iii) the source and volume of fill to be removed from or brought onto the site.
  - (iv) a temporary stockpile location plan.
  - (v) a detailed description of the operation or development with proposed start and end date of the project to the satisfaction of the Development Authority; and
  - (vi) Erosion and Sediment Control Plan if required by the General Municipal Servicing Standards.
- (d) Written consent or approval from the province shall be provided to the County prior to grading activity occurring on the parcel if a natural drainage course or wetland is affected as defined under the Water Act. A Wetland Assessment and Impact Report (WAIR) may be required to be submitted as part of an application.
- (e) Filling in excess of 1.5m in depth is considered a deep fill, and a restrictive covenant may be required to be registered on title in accordance with General Municipal Servicing Standards.

- (f) On Development sites that contain higher value soil than the proposed fill material, the higher value soil shall be stripped and stockpiled on the site prior to placement of fill material for reclamation of the site or used in landscaping.
- (g) The developer shall be responsible for obtaining and coordinating all aspects of utility crossing or proximity agreement(s), as needed, at their sole expense.
- (h) A Road Use Agreement shall be entered into with the County if the development requires heavy vehicle hauling of material that exceeds five (5) trips (~50m<sup>3</sup>) to or away from the same destination or project in a 24-hour period, or more than twelve (12) trips (~120m<sup>3</sup>) over three or more days.
- (i) Stockpiling shall only be considered on a temporary basis. The stockpiling of any materials that does not form an integral part of a wider development proposal on the parcel, that, in the opinion of the Development Authority, will create a visual detriment to the surrounding area, shall not be permitted.
- (j) Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. If the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
- (k) The developer shall provide a grading security deposit in accordance with the County's Fees and Charges Bylaw, as amended.
- (l) An as-built grading drawing prepared by a qualified professional may be required.

## .2 Material

- (a) If topsoil is proposed to be removed from the site or otherwise disrupted, a county Soil Conservation Officer shall review and render a decision that may include conditioning of decisions on topsoil removal in accordance with the Soil Conservation Act.
- (b) Any material brought onto a parcel may, at any time, require soil testing to ensure compliance with best practices. This may include testing for agricultural soil borne pests (including, but not limited to Clubroot or Canola), hydrocarbons, or Tier 1 or 2 soil analysis to be completed by an accredited laboratory and/or qualified professional at the sole expense of the developer, and the results be submitted to the County.
- (c) Material with sample results found to contain agricultural soil borne pests, or hydrocarbons and soil analysis that exceed regulatory limits or best practices shall be removed, remediated or managed to the satisfaction of the *Development Authority* at the Developer's sole expense.
- (d) *Clean fill* or *Marginal fill* proposed to be brought into a parcel shall be tested for agricultural soil borne pests and a Tier 1 soil analysis to be completed by an accredited laboratory and/or qualified professional at the sole expense of the developer prior to hauling. Additional tests shall be required, if the volume of material is significant or fill is procured from additional sites.
- (e) Only *Clean fill* or *Marginal fill* may be used for *Grading* on agricultural land used for the purposes of growing crops or raising of livestock.
- (f) *Construction Fill* proposed to be brought into a parcel shall provide a Safety Data Sheet specific to the product to the county and may be required to be included within a drawing detailing how the product will be used.
- (g) *Recycled Fill* proposed to be brought into a parcel shall be accompanied by a report by a qualified professional stating the product is nonhazardous, a Safety Data Sheet shall be provided and baseline Tier 1 soil analysis of the site to the satisfaction of the Development Authority shall be provided prior to hauling. Waste not approved in such a matter shall be removed to an authorized waste management facility and the site reclaimed.

## .3 Commercial, Industrial, and Institutional

- (a) These regulations apply to all lands districted under Part 14, 15, 16 and comparable Direct Control districts under Part 17.
- (b) The Development Authority shall consider applications for Grading as a permitted use within the relevant land use district of this Bylaw.
- (c) In addition to the application requirements for a development permit, a developer may also be required to provide additional information including but not limited to:
  - (i) a pre-development site survey showing the existing conditions of the land to include topography, vegetation, drainage channels or ditches, natural wetlands and water courses;
  - (ii) a site plan showing the location and dimensions of the disturbed area with setbacks to parcel lines, the direction of flow of existing and proposed surface drainage with proposed grade elevations, proposed berm location with specifications (height/width) and existing or proposed access.
  - (iii) Cut - Fill Plan illustrating the proposed cut, and fill requirements, existing and proposed contour elevations (existing contours at 0.5m intervals preferred, not to exceed 1.0m maximum)
  - (iv) Stormwater Management Plan to address capacity of existing systems and requirements to accommodate new flows with supporting calculations.
  - (v) Erosion and Sediment Control Plan if required by the General Municipal Servicing Standards.
- (d) *Grading* under this section shall adhere to an approved Stormwater Management Plan/Lot Grading Plan and an as-built drawing shall be required as a condition of development.

#### .4 Residential

- (a) These regulations apply to all lands districted under Part 12, 13 and comparable Direct Control districts under Part 17.
- (b) The Development Authority shall consider applications for Grading for Pre-Subdivision Multi-lot as a permitted use within the relevant land use district of this Bylaw.
- (c) A developer Grading for a Pre-Subdivision Multi-lot shall be required to provide additional information including but not limited to:
  - (i) a pre-development site survey showing the existing conditions of the land to include topography, vegetation, drainage channels or ditches, natural wetlands and water courses;
  - (ii) a site plan showing the location and dimensions of the disturbed area with setbacks to parcel lines, the direction of flow of existing and proposed surface drainage with proposed grade elevations, proposed berm location with specifications (height/width) and existing or proposed access.
  - (iii) Cut - Fill Plan illustrating the proposed cut, and fill requirements, existing and proposed contour elevations (existing contours at 0.5m intervals preferred, not to exceed 1.0m maximum)
  - (iv) Stormwater Management Plan to address capacity of existing systems and requirements to accommodate new flows with supporting calculations.
  - (v) Erosion and Sediment Control Plan if required by the General Municipal Servicing Standards.
- (d) A development permit is required for Grading and the Development Authority shall consider applications that only include Grading as a discretionary use within the relevant residential land use district of this Bylaw. if the project involves any of the following:
  - (i) the proposed recontouring of land changes the grade by more than 0.1m and the excavation or infill of land is located within 1m of a parcel line; or
  - (ii) the site grading disturbance involves an area of more than 1000m<sup>2</sup> (0.1ha) (10,764ft<sup>2</sup>) or affects a volume of more than 100m<sup>3</sup>. Or

- (iii) the proposed recontouring of land would affect volume, direction or velocity of surface drainage or stormwater runoff.
- (e) In addition to the application requirements for a development permit, a developer shall provide a Lot Grading Plan prepared and stamped by a qualified professional unless an approved Overall Stormwater Management/Lot Grading Plan is in current effect for the parcel.
- (f) *Grading* of Residential parcels shall adhere to an approved Overall Stormwater Management/Lot Grading Plan and be in accordance with General Municipal Servicing Standards.
- (g) At any time, a landowner may be required to submit a Lot Grading Certificate, at the landowner's sole expense, if unauthorized alterations appear to result in surface drainage conflicts for neighbouring parcels or County rights of way.
- (h) Notwithstanding the above, requirements for a Lot Grading Plan may be exempted if, in the opinion of the Development Authority, the proposed development would not negatively impact grades or stormwater runoff.

## 5.11 HAZARDOUS LANDS

- .1 Where a *parcel abuts* or contains a natural slope, coulee, ravine or valley of 3m or more of valley depth, with or without a waterbody present, the *setbacks* from the top of bank shall be determined by a slope stability report in accordance with Section 4.3 of the Municipal Development Plan. 1632/23
  - .2 For the purpose of determining the *setback* required under Subsection 5.11.1, the valley depth is the vertical distance measured between the top of bank and the toe of the slope. For valleys that are composed of one or more benches, the valley depth is the vertical distance measured between the top of bank of the bench on which the *development* is to be located and the top of bank of the lower bench. 1632/23
  - .3 Notwithstanding any district regulation to the contrary, no development shall be allowed within 15m (49.2ft) of any slope of 15% or greater, unless a lesser or greater amount is identified as acceptable in a slope stability report prepared by a *practicing professional* engineer. 1632/23
- Figure 5.2: [REMOVED] 1632/23
- .4 The *Development Authority* may require that the top of bank or toe of slope be identified by survey completed by an Alberta Land Surveyor.
  - .5 Notwithstanding that a proposed *development* conforms in all respects with this Bylaw, where the application is for *development* on *parcels* that are or may be subject to flooding or subsidence, the *Development Authority* shall refuse a *development permit* application unless confirmation is provided from a *practicing professional* engineer demonstrating that the *development* can be made suitable for the *building* area.

## 5.12 HEIGHT

- .1 The *height* of a *building* shall be determined by calculating the vertical distance between the *grade* at the exterior wall (or design *grade* for *development* that is not built) and the highest point of the *building*.
- .2 On sloping ground, *height* shall be considered the average of the *height* at the highest and lowest *grade*.
- .3 In determining the highest point of a *building*, elements that are not essential to the structure of the *building* shall not be considered (see Figure 5.3), including but not limited to the following:
  - (a) elevator housing;
  - (b) mechanical housing;
  - (c) roof entrances;
  - (d) ventilation fans;
  - (e) skylights;
  - (f) *solar collectors*;
  - (g) *wind energy systems*;



- (h) steeples;
- (i) antennas;
- (j) smokestacks or chimneys;
- (k) fire walls;
- (l) parapet walls; and
- (m) flagpoles.

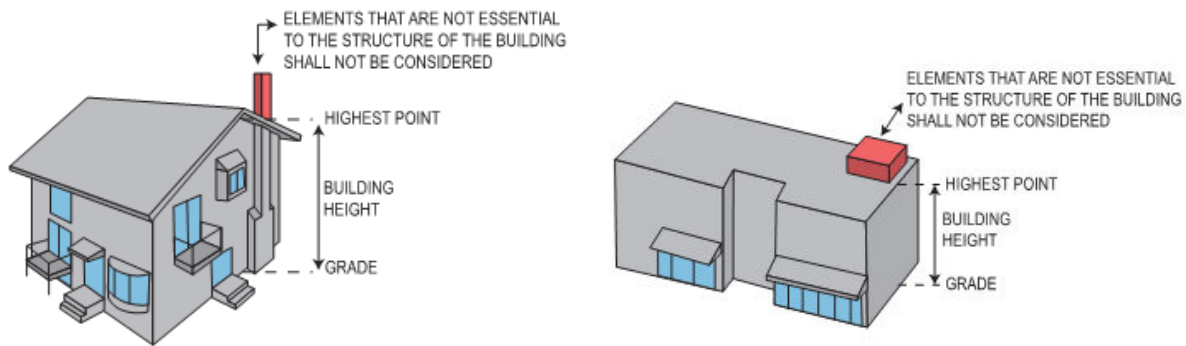


Figure 5.3: Elements Not Included in the Measurement of Height

### 5.13 INDUSTRIAL USES

- .1 In addition to the requirements of Subsections 2.4.1 and 2.4.2, the *Development Authority* may require the *developer* for a *development permit* within an industrial district or for an industrial use to provide the following information in addition to the general requirements of the application for a *development permit*:

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- (a) type of industry;
- (b) size of *building*;
- (c) number of employees;
- (d) estimated water demand and proposed source;
- (e) type of effluent and method of treatment;
- (f) transportation routes to be used;
- (g) the need for any ancillary work (*pipelines, rail spurs, roads, etc.*); and
- (h) any additional information required by the *Development Authority*.

### 5.14 LIGHTING

- .1 Any outdoor lighting for any *development* shall be located and arranged so that:
- (a) no direct rays of light are directed at any *adjacent parcels*;
  - (b) indirect rays of light do not adversely affect any *adjacent parcels*; and
  - (c) direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.

### 5.15 PARCEL COVERAGE

- .1 *Parcel coverage* shall be calculated as a percentage by dividing the total amount of *building footprint* on a *parcel* by the total *parcel area*.
- .2 For the purposes of calculating *parcel coverage*, the *building footprint* shall not include *hard surfacing* (such as driveways).

.3 For the purposes of calculating *parcel coverage*, the *building footprint* shall include:

- (a) the *principal building*;
- (b) any *accessory building* or carport;
- (c) any porch or verandah;
- (d) any *floor area* of an upper *storey* that projects beyond the perimeter of the ground floor; and
- (e) any *deck* 0.6m (2ft) or more above grade.

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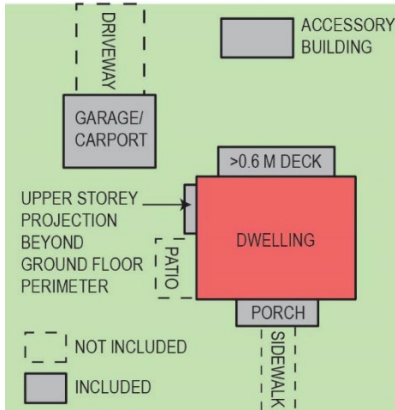


Figure 5.4: Elements Included in the Calculation of Parcel Coverage

.4 *Accessory, agricultural buildings* approved by the Natural Resources Conservation Board for the purposes of operating a Confined Feeding Operation are not to be considered when calculating parcel coverage.

1407/18

## 5.16 PERMITTED YARD ENCROACHMENTS

- .1 An eave, canopy, bay window, a cantilevered wall section or chimney may project over or onto a required *yard setback* to a maximum of 0.6m (2ft).
- .2 *Decks* which are less than 0.6m (2ft) in *height* or steps of a verandah may project over a required *rear yard setback* to a maximum of 1.5m (4.9ft).

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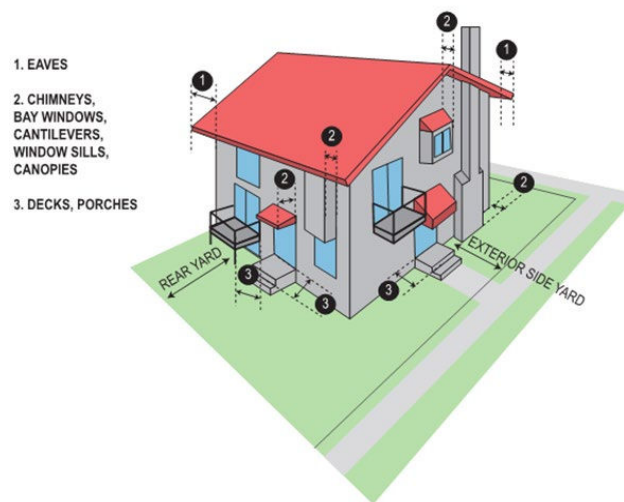


Figure 5.5: Permitted Yard Encroachments

## 5.17 RELOCATION OF BUILDINGS

- .1 A *development permit* is required when a *building* is moved to a new location, either within a *parcel*, or from one *parcel* to another.
- .2 Notwithstanding Subsection 5.17.1, this excludes *buildings* not requiring a *development permit* as listed in Section 2.3.
- .3 Any *foundation* remaining on a *parcel* that is not demolished subsequent to the removal of a *building* shall be secured by *fencing* or other means in order to ensure public safety.

## 5.18 SIGHT TRIANGLES

- .1 No *buildings*, *fences*, *signs*, trees, *shelterbelts*, haystacks or other similar obstructions to visibility which are more than 1m (3.3ft) above *road grade* shall be located within the sight triangle along the intersection of roads as specified in the Sturgeon County General Municipal Servicing Standards and as illustrated in Figure 5.6.
- .2 The location of any shelterbelts shall be located no closer than a minimum of 20m (65ft) from the centre line of the adjoining rural roadway or 30m (100ft) from the centre line of the adjoining rural roadway where two rural roads intersect.
- .3 Notwithstanding Subsection 5.18.1, corner *parcel* restrictions for *development abutting* provincial highways shall be determined by Alberta Transportation.

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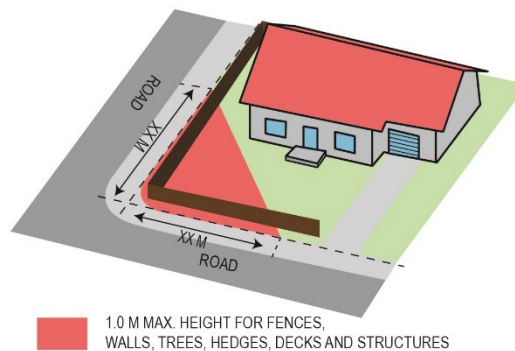


Figure 5.6: Corner Parcel Restrictions

## PART 6 SPECIAL REGULATIONS

The regulations included in this Part are in addition to those in Section 2.4 and apply to all districts, unless the district regulations state otherwise, in which case the district regulations shall prevail.

### 6.1 ACCESSORY USE, ACCESSORY BUILDING AND ACCESSORY AGRICULTURAL BUILDING

- .1 Unless otherwise indicated in a district, *accessory uses* and *buildings* are:
  - (a) *permitted* in all districts where the *principal use* is a *permitted use* in that same district and for which a *development permit* has been issued; and
  - (b) *discretionary* in all districts where the *principal use* is a *discretionary use* in that same district and for which a *development permit* has been issued.
- .2 An *accessory building* or an *accessory agricultural building* shall not be *used* as a *dwelling* unless approved as an *accessory dwelling unit* under Section 6.1A or a *surveillance suite* under Section 6.32. 1432/19; 1587/22
- .3 Where an *accessory building* is attached to a *principal building* by a roof, an open or enclosed structure above *grade* or a floor or *foundation* which is above *grade*, it is to be considered part of the *principal building* and not as an *accessory building* and shall adhere to the appropriate *principal building setback* regulations.
- .4 Except as otherwise provided for in this Section, for any district, an *accessory building* or *use* is not *permitted* on a *parcel* without a *principal building* or *use* being previously developed on the *parcel*.
- .5 Notwithstanding Subsection 6.1.4 and on a vacant parcel, the *Development Authority* may accept a *development permit* application for an *accessory building* concurrent with a *development permit* application for a *principal building*, subject to both *buildings* being constructed within the specified time frame approved by the *development permit*. 1407/18
- .6 An *accessory agricultural building* shall comply with the prescribed setbacks for an *accessory building* in the applicable district.
- .7 An *accessory building* or *accessory agricultural building* shall be set back a minimum of 1.9m (6.2ft) from the *principal building*.
- .8 [REMOVED] 1560/21

### 6.1A ACCESSORY DWELLING UNIT 1587/22

- .1 General Regulations
  - (a) A maximum of one *accessory dwelling unit* shall be considered per *principal dwelling* and shall be subordinate to the *principal dwelling* in all districts except AG-Major and AG-Minor parcels within the Agriculture District, and within the IND-Integrated Neighbourhood District, which may allow up to two *accessory dwelling units*. 1609/23
  - (b) An *accessory dwelling unit* located within or attached to a *principal dwelling* as a *secondary suite* shall be a *permitted use* in the AG and R1 Districts.
  - (c) Shall be constructed on a *foundation* which may or may not include a *basement*. 1632/23
  - (d) Shall not be separated from the *principal dwelling* by condominium conversion or subdivision.
  - (e) Shall be designed and finished to match or compliment the exterior finish of the *principal dwelling*.
  - (f) *Accessory dwelling units* should connect to municipal water and sanitary services where available.
  - (g) An application for an *accessory dwelling unit* shall verify that the *development* meets the current Alberta Private Sewage Systems Standard of Practice.
  - (h) Provision for on-site parking shall be in accordance with Part 9 of this Bylaw.

- (i) Shall not be permitted on the same parcel containing a *group home (major or minor)*, *farm help accommodation*, *bed and breakfast*, or *visitor accommodation*.  
1609/23; 1632/23
- (j) Shall have an entrance separate from any vehicle entrance and be either from a common indoor landing or directly from the exterior of the structure.
- (k) The minimum distance between an *accessory dwelling unit* and *principal dwelling* shall be 4.8m (15.7ft) or as per the Alberta Building Code.
- (l) *Accessory dwelling units* developed as *garden* or *garage suites* shall meet the *development* regulations for *accessory buildings* of the applicable district.

.2 Accessory Dwelling Unit floor area

- (a) Maximum *floor area* of *Accessory Dwelling Units* shall be: 115m<sup>2</sup> (1,237ft<sup>2</sup>) in the R1 district and on AG-Residential parcels within the AG and AG2 Districts, and 80m<sup>2</sup> (861sqft) in all other residential districts. There shall be no maximum floor area regulations on AG-Major and AG-Minor parcels within the AG and AG2 Districts, or within the IND-Integrated Neighbourhood District and CMUD-Commercial Mixed-Use District.  
1609/23; 1632/23
- (b) Notwithstanding the above, an *accessory dwelling unit* located entirely within a *basement* may have a maximum *floor area* up to the gross *floor area* of the main floor of the *principal dwelling*.
- (c) Specifically for *accessory dwelling units* developed within an *accessory building* such as a detached garage, the combined *floor area* shall not exceed the maximum *floor area* regulations for an *accessory building* of the applicable district.
- (d) Specifically in determining maximum *floor area* for *accessory dwelling units* shared mechanical rooms, stairways and attached garages shall be excluded from the *floor area* calculations.

## 6.2 BED & BREAKFAST 1560/21

.1 *Bed and breakfast developments* shall:

- (a) be an accessory *use* in the *dwelling*;
- (b) have a maximum of four guest rooms in the AG district and two guest rooms in all residential districts;
- (c) not alter the external appearance of the *dwelling* in any manner which, in the opinion of the *Development Authority*, is inconsistent with the existing character of the neighbourhood; and
- (d) not include a kitchen or food preparation facilities within the guest rooms.

.2 [REMOVED] 1560/21

.3 A parcel containing a bed and breakfast use shall not contain an accessory dwelling unit.

1560/21; 1587/22

## 6.3 CAMPGROUND

.1 A *concept plan* satisfactory to the *Development Authority* shall be submitted with the *development permit* application. The *concept plan* shall:

- (a) identify and address public safety concerns, incompatible land *use* issues, *environmentally significant lands*, *development* constraints and the topography of the site;
- (b) include a plan for the *development* area, including the number of stalls and sequence of the *development* proposed, including the preliminary layout of *campsites* and the general location of the transportation networks, land *use*, *public utilities* and reserve land. *Road* widths, *parcel* access and egress, emergency access, parking areas, storage areas, washroom and laundry areas and recreational areas shall also be addressed;

- .2 Roads leading to a proposed *campground* may be required, as a condition of *development* approval, to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed *campground* in accordance with Sturgeon County's General Municipal Servicing Standards.
- .3 **Campsite Requirements:**
  - (a) Minimum stall size:
    - (i) width - 6m (19.7ft);
    - (ii) length - 16m (52.5ft).
  - (b) Minimum natural or *landscaped buffer* between stalls: 4.6m (15ft).
- .4 **Vehicle Access and Road Requirements**
  - (a) The location and number of access points to a *campground* from a *road* shall be in accordance with Sturgeon County's General Municipal Servicing Standards.
  - (b) All access points shall be designed to accommodate two-way traffic.
  - (c) All *campsites* shall be accessible by means of an internal *road* with a minimum width of 3m (9.8ft) for one-way traffic, or 6m (19.7ft) for two-way traffic.
- .5 **Amenity and Recreation Areas:**
  - (a) A minimum of 5% of the total area of a *campground* shall be set aside as *amenity/recreation* spaces and placed in suitable locations.
  - (b) Pedestrian circulation routes to public facilities and major recreational activity areas shall be provided.
  - (c) Recreational areas shall not be located where it would intrude on the privacy of *adjacent* campers.
- .6 **Utility Services Requirements:**
  - (a) Sewage disposal, water supply and electrical servicing shall meet all relevant provincial and federal regulations.
  - (b) Utility and telecommunication services shall be located below ground.
  - (c) A sewage disposal facility (dump station) that is easily accessible and separated from *campsites* and *amenity* spaces shall be provided.
  - (d) Washroom facilities shall be provided in centralized locations.
- .7 **Post Development**

An as-built *grading plan* shall be provided within three months of completion of final *grading* to ensure that the campground was constructed in accordance with the approved plans for which the *development permit* was issued.

### 6.3A CANNABIS PRODUCTION AND DISTRIBUTION, STANDARD 1436/19

- .1 The *developer* shall obtain and demonstrate compliance with all relevant Alberta Gaming, Liquor and Cannabis Commission and Health Canada regulations, and other relevant provincial and federal regulations, as a condition of *development permit* approval.
- .2 *Cannabis production and distribution facility, standard* shall not be located within 400m of an existing *dwelling* on an adjacent parcel. Distances shall be measured between closest property lines of the subject parcels.
- .3 The *Development Authority* may require additional landscaping in addition to the regulations described in Part 8 of this Bylaw.
- .4 A noise impact assessment may be required by the *Development Authority*. If deemed necessary, a mitigation plan for noise impacts may also be required.



- .5 A *Development Permit* application for a *cannabis production or distribution facility, standard* shall include a detailed proposed plan for the development area that includes but is not limited to:
- (a) parcel layout;
  - (b) the area and dimensions of the distribution warehouses, including floor plans and building elevations;
  - (c) security plans;
  - (d) lighting plans;
  - (e) location, dimensions, and surfacing of parcel access and egress; and
  - (f) a grading plan demonstrating that the proposed use and site design does not interfere with site grading or drainage onto any road or adjacent parcel.
- .6 The *Development Authority* may require the *developer* to hold a public engagement session prior to the review and a decision on the permit application and to the satisfaction of the *Development Authority*.
- .7 Any development shall be designed to mitigate all off-site nuisance factors including excessive noise, odour, traffic, dust, and other impacts to the satisfaction of the *Development Authority*. A mitigation plan shall be provided at the time of *development permit* application to demonstrate that these nuisance factors have been mitigated.
- .8 Measures to ensure appropriate security requirements shall be proposed by the *developer*, to the satisfaction of the *Development Authority*. The *Development Authority* may require changes to the outdoor security plans as proposed.
- All activities related to the use must be located indoors.

### 6.3B CANNABIS PRODUCTION AND DISTRIBUTION, MICRO 1436/19

- .1 The *developer* shall obtain and demonstrate compliance with all relevant Alberta Gaming, Liquor and Cannabis Commission and Health Canada regulations, and other relevant provincial and federal regulations, as a condition of *development permit* approval.
- .2 A *cannabis production and distribution facility, micro* shall not be located within 100m of an existing *dwelling* on an adjacent AG districted parcel. Distances shall be measured between the closest exterior walls of the subject uses.
- .3 A *cannabis production and distribution facility, micro* shall not be located within 300m of an existing *dwelling* on a parcel districted R1-R6. Distances shall be measured between the closest exterior walls of the subject uses.
- .4 A *cannabis production and distribution facility, micro* shall not be located within 150m of:
- i. A provincial healthcare facility;
  - ii. A *school*;
  - iii. A school or municipal and school reserve.
- The 150m distance shall not be reduced by the *Development Authority*. Distance shall be measured between the closest exterior walls of the aforementioned uses.
- .5 A *cannabis production and distribution facility, micro* must be located a minimum of 6.0m from rear and side property lines and a minimum of 35.0m from front property lines. No variance to this distance shall be permitted.
- .6 The *Development Authority* may require additional landscaping in addition to the regulations described in Part 8 of this Bylaw.
- .7 A noise impact assessment may be required by the *Development Authority*. If deemed necessary, a mitigation plan for noise impacts may also be required.
- .8 A *Development Permit* application for a *cannabis production and distribution facility, micro* shall include a detailed proposed plan for the *development* areas that includes but is not limited to:

- (a) parcel layout;
  - (b) the area and dimensions of the distribution warehouses, including floor plans and building elevations;
  - (c) security plans;
  - (d) lighting plans;
  - (e) location, dimensions, and surfacing of parcel access and egress; and
  - (f) a grading plan demonstrating that the proposed use and site design does not interfere with site grading or drainage onto any road or adjacent parcel.
- .9 The *Development Authority* may require the *developer* to hold a public engagement session prior to the review and a decision on the permit application and to the satisfaction of the *development authority*.
- (a) The *Development Authority* may stipulate Sturgeon County's involvement with the public engagement, at their discretion.
- .10 Any development shall be designed to mitigate all off-site nuisance factors including excessive noise, odour, traffic, dust, and other impacts to the satisfaction of the *Development Authority*.
- .11 Measures to ensure appropriate security requirements shall be proposed by the *developer* to the satisfaction of the *Development Authority*. The *Development Authority* may require changes to the outdoor security plans as proposed.
- .12 All activities related to the use must be located indoors.
- .13 Only one *cannabis production and distribution, micro* development shall be permitted per *parcel*.

### 6.3C CANNABIS RETAIL SALES <sup>1436/19</sup>

- .1 Hours of operation shall be restricted at the discretion of the *Development Authority*.
- .2 The *developer* shall demonstrate how the proposed *development* meets or exceeds regulations put in place by the Alberta, Gaming, Liquor, and Cannabis Commission for such a *development*.
- .3 The *developer* shall demonstrate that sufficient lighting is included on the site for security and safety purposes to the satisfaction of the *Development Authority*.
- .4 The *Development Authority* may require landscaping or screening measures to ensure the proposed *development* is compatible with nearby and adjacent land uses.

### 6.4 CAR WASH

- .1 The *Development Authority* shall consider the location of *on-site* activities such as vehicle queuing and vacuum cleaning that may adversely affect *adjacent* properties and may require additional *screening* or *yard setbacks*.
- .2 A minimum of four in-bound queuing spaces shall be provided and one outbound queuing space for each entrance into a *car wash* facility. The *Development Authority* may require a greater number of inbound spaces. A variance may be issued to the minimum required queuing spaces where the design of the *development* and number of entries warrants a reduction.

### 6.5 CHILD CARE FACILITY

- .1 A *child care facility* shall comply with the provisions of the Provincial Day Care Regulations concerning site requirements, *development* standards and licensing.
- .2 When submitting an application for a *child care facility*, the *developer* shall address the following to the satisfaction of the *Development Authority*:
  - (a) on-site staff parking and drop-off requirements associated with the proposed *development* pursuant to Part 9 of this Bylaw;
  - (b) existing land *uses* in the area, and

- (c) techniques proposed by the *developer* to *buffer* any impact on existing *adjacent* land uses, if required.
- .3 No portion of a *parcel* used for a *child care facility*, including the *building* and, where provided, outdoor play space, shall be located within 50m (164ft) of a *service station* or a gas bar. This distance shall be measured from the pump island, fill pipes, vent pipes or *service station* or gas bar *building*, depending on whichever is closest to the *child care facility*.
- .4 *On-site* outdoor play spaces shall be securely *fenced*.
- .5 In a residential district, outdoor play space may be allowed in any *yard*, providing it is designed to limit any interference with other *uses* or the peaceful enjoyment of *adjacent* residential *parcels* through *fencing*, *landscaping*, *buffering* and the location of fixed play equipment.
- .6 In any non-residential district, the outdoor play space shall not be located in any *yard* that *abuts* a *road* or rail unless the design, size and other characteristics of the proposed play space mitigate the potential impact from the *road* or rail traffic upon children using the play space.
- .7 All *development permit* applications for *child care facilities* shall include:
  - (a) plans that show all *building elevations*;
  - (b) floor plans that show indoor play and rest areas, including the location of windows; and
  - a plan for the *development* area that shows the required *on-site* parking, drop-off facilities and, where provided, *on-site* outdoor play areas, including the location and type of fixed play equipment, *fencing*, *landscaping* and any *buffering* to be provided.

## 6.6 CONTRACTOR SERVICE MAJOR AND MINOR

- .1 The conditions of the *development permit* for a *contractor service*, *major* or *minor* may include, but are not limited to the following:
  - (a) the hours of operation;
  - (b) the amount and placement of exterior storage; and
  - (c) additional *landscaping* regulations above those proposed in Part 8 of this Bylaw.

## 6.6A DATA PROCESSING FACILITY 1570/22, 1672/25

- .1 *Development permits* for *Data Processing Facility (minor)* are issued for up to five years and will require a new permit prior to expiry.
- .2 The *Development Authority* may require additional landscaping and screening in addition to the regulations described in Part 8 and Section 5.8 of this Bylaw.
- .3 The *Development Authority* may require a noise impact assessment. If deemed necessary, a noise mitigation plan that includes a noise monitoring system may be required.
- .4 REMOVED 1672/25
- .5 *Data Processing Facility (minor)* developments shall be designed to mitigate all off-site nuisance factors including excessive noise, odour, traffic, dust, and other impacts to the satisfaction of the *Development Authority*. A mitigation plan shall be provided at the time of *development permit* application to demonstrate that these nuisance factors have been mitigated.
- .6 A *Data Processing Facility (minor)* shall be a maximum of 2ha in facility footprint or operating area. The operation area includes buildings and parking areas.

## 6.7 DECK

- .1 An unenclosed *deck*, at a *height* greater than 0.6m (2ft) above *grade*, shall:
  - (a) require a *development permit*;
  - (b) meet the *setback* requirements for a *principal building* in the applicable district; and
  - (c) be included in the calculation of *parcel coverage*.

- .2 A *covered deck* shall:
- (a) be considered an addition to the *principal building* and require a *development permit*;
  - (b) be included in the calculation of *parcel coverage* according to the applicable district; and
  - (c) meet the *setback* requirements for a *principal building* in the applicable district.

## 6.7A DIVERSIFIED AGRICULTURE, INTENSIVE AGRICULTURE, AND AGRICULTURE SUPPORT SERVICES 1597/22

- .1 A *development permit* application for *Diversified Agriculture* and *Agriculture Support Service* shall include a detailed proposed plan for the *development* area that includes but is not limited to:
- (a) hours and season of operation;
  - (b) peak site visits;
  - (c) anticipated noise;
  - (d) traffic volume and routing;
  - (e) servicing;
  - (f) site plan showing existing and proposed *buildings*, including outdoor areas open to the public;
  - (g) signage;
  - (h) occupancy of all current or proposed *buildings* including temporary *buildings* and farm *buildings*;
  - (i) equipment and/or material storage;
  - (j) number of employees;
  - (k) number of commercial vehicles; and
  - (l) any other information that the *Development Authority* considers necessary.
- .2 The business shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the *Development Authority*.
- .3 The *Development Authority* shall create an intensity matrix to assist in determining impacts of proposed *development* and may require conditions of *development* in accordance with section 2.9. The intensity matrix should also be used to determine a proposal's use between the *Intensive Agriculture*, *Diversified Agriculture* and *Agriculture Support Service* uses.

## 6.8 DRIVE-THROUGH RESTAURANT

- .1 A *drive-through restaurant* shall not be located on a *parcel* which in the opinion of the *Development Authority* cannot safely accommodate vehicle circulation and access.
- .2 The *Development Authority* may require greater *setbacks* than those established in the applicable district taking into consideration *adjacent* land *uses* and vehicle circulation and access.
- .3 A minimum of six on-site queuing spaces shall be provided from the order window (first window to serve customers).
- .4 Queuing spaces shall be a minimum of 6m (19.7ft) long and 2.8m (9.2ft) wide.
- .5 The queuing space shall not overlap with any *parking stalls* or drive aisles.
- .6 Drive aisles shall have a sufficient turning radius to accommodate vehicle entrance to the drive-through aisle.
- .7 No pedestrian access into the premises shall cross the drive-through aisle.
- .8 Where the drive through aisle is *adjacent* to a residential district, *screening* shall be provided in accordance to Section 5.8 of this Bylaw.
- .9 Garbage bins shall be enclosed to the satisfaction of the *Development Authority*.

**6.9 DUGOUT**

- .1 The minimum *setback* distance that shall be maintained between a new *dugout* and a *parcel line* is as follows:
  - (a) *front yard*: 40m (131.2ft);
  - (b) *side yard*: 15m (49.2ft) or 40m (131.2ft) if *abutting* a public road; and
  - (c) *rear yard*: 15m (49.2ft).
- .2 Notwithstanding Subsection 6.9.1, where a dugout existed prior to the passing of this bylaw, the dugout will not be subject to the prescribed setbacks.

**6.10 DUPLEX**

- .1 A *duplex* shall have *full municipal servicing* available before a *development permit* will be issued.
- .2 Each *dwelling* shall have separate, individual and direct access to *grade*.
- .3 REMOVED 1609/23
- .4 A *duplex* shall not contain a *home-based business* level 3.

1609/23

**6.11 EQUESTRIAN FACILITY**

- .1 Where limited overnight stays (during events only) are proposed, it may be considered as an *accessory use*.
- .2 A proposed *equestrian facility* that *abuts* an existing R1 land use district shall:
  - (a) maintain a 20m (65.6ft) *setback* from the *abutting* property line to any *accessory building used for the equestrian facility*;
  - (b) maintain a 20m (65.6ft) *setback* from the *abutting* property line to any proposed overnight stay area to the discretion of the *Development Authority*; and
  - (c) provide *screening* along those areas *abutting* the property line, to the satisfaction of the *Development Authority*.

**6.11A EVENT VENUE & COMMUNITY BUILDING 1597/22**

- .1 The business shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the *Development Authority*. At all times the privacy of the adjacent residential dwelling(s) shall be preserved and shall not, in the opinion of the *Development Authority*, unduly interfere with or affect the use, enjoyment or value of neighbouring or adjacent parcels.
- .2 The Development Authority may require any or all of the following with a *development permit* application or as a condition for an event venue or community building:
  - (a) operations outline or plan, including number of attendees, peak site visits, hours and season of operation, signage, and servicing;
  - (b) traffic impact assessment
  - (c) emergency response plan
  - (d) surveyed site plan;
  - (e) noise impact assessment. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required;
  - (f) community and neighbourhood consultation plan; and/or
  - (g) any other information required by the *Development Authority*.
- .3 *Development* shall provide adequate garbage receptacles and resources, to remove all garbage from the parcel.
- .4 For an Event Venue, the operator must reside in an onsite dwelling and be in attendance for every event.

**6.12 EXPLOSIVES STORAGE, DISTRIBUTION, DETONATION AND DISPOSAL**

- .1 All storage, handling and distribution of explosive materials shall be in accordance with federal legislation and regulations, including the *Explosives Act*, RSC 1985, c.E-17.
- .2 All explosives storage sites shall be *fenced* with security type *fencing* to the satisfaction of the *Development Authority* and so designed as to restrict entrance by unauthorized persons.
- .3 All *setbacks* from *adjacent uses* shall be in accordance with federal legislation and regulations, including the *Explosives Act*.
- .4 The *Development Authority* may require any or all of the following with a *development permit* application for storage, handling, distribution, detonation and/or disposal of explosives:
  - (a) an environmental impact assessment;
  - (b) a copy of any federal applications and evidence of federal approvals;
  - (c) an emergency response plan and risk assessment;
  - (d) identification of truck haul routes;
  - (e) details of security measures to be undertaken; and
  - (f) any other information required by the *Development Authority*.

**6.13 FAMILY DAY HOME**

- .1 A *family day home*:
  - (a) shall not be located in a *dwelling* containing a *home-based business* level 2 or level 3, and
  - (b) may require privacy *screening* for outdoor play areas;
- .2 In evaluating an application for a *family day home development*, the *Development Authority* shall consider:
  - (a) on-site staff parking and drop-off requirements associated with the proposed *development* pursuant to Part 9 of this Bylaw;
  - (b) existing land *uses* in the area; and
  - (c) techniques proposed by the *developer* to *buffer* the impact on existing *adjacent uses*, if required.

1609/23

**6.13A FARM HELP ACCOMMODATION** 1432/19

- .1 Proof of operations as *intensive agriculture*, *extensive agriculture*, or *extensive livestock* or *equestrian facility* use of the same *parcel* shall be provided to the satisfaction of the *Development Authority*.
- .2 *Farm help accommodation* shall not exceed a maximum of four *buildings*, grouped together on a *parcel*, with each building containing a maximum of eight sleeping units, bathroom facilities, and a common kitchen, dining, and living area.
- .3 *Accessory dwelling units* shall be included in the maximum number of *farm help accommodation* buildings on a *parcel*.

1560/21; 1587/22, 1632/23

**6.14 GROUP HOME MAJOR AND MINOR**

A *parcel* containing a *group home*, *major* or *minor* shall not contain an accessory dwelling unit.

1432/19; 1587/22

**6.15 HANGARS**

- .1 A *development permit* application is required to construct a *hangar* as a *permitted use* in any district.
- .2 In evaluating an application for a hangar development, the *Development Authority* shall only consider the setback requirements in the applicable district.
- .3 All hangars are subject to the *Safety Codes Act*.



**6.16 HOME-BASED BUSINESS**

- .1 All *home-based businesses* shall require a *development permit*.
- .2 Where a new *dwelling* is being constructed, a *home-based business development permit* application will not be accepted by the *Development Authority* until verification that the *dwelling* is suitable for occupancy has been obtained.
- .3 A *development permit* application for a *home-based business* shall include a description of the proposed business, an estimate of the anticipated number of business visits daily and per week during 'average' and 'peak' seasons, location, and area of equipment and/or material storage associated with the proposed business and details respecting the provision of parking and deliveries.
- .4 No more than one level 2 or 3 *home-based businesses* shall be allowed on one *parcel*.
- .5 *Home-based businesses* shall comply with the requirements provided in Table 6.1:

**Table 6.1: Home-Based Business Requirements**

	Level 1	Level 2	Level 3
<b>Business Size (maximum)</b>	<ul style="list-style-type: none"> <li>10% of the gross <i>floor area</i> of the <i>dwelling</i></li> </ul>	<ul style="list-style-type: none"> <li>30% of the gross <i>floor area</i> of the <i>dwelling</i></li> <li>Area of <i>accessory building(s)</i> at the discretion of the <i>Development Authority</i></li> </ul>	<ul style="list-style-type: none"> <li>30% of the gross <i>floor area</i> of the <i>dwelling</i></li> <li>100% of the gross <i>floor area</i> of <i>accessory building(s)</i> at the discretion of the <i>Development Authority</i></li> </ul>
<b>Equipment and/or material storage</b>	<ul style="list-style-type: none"> <li>Shall be located within the <i>dwelling</i></li> </ul>	<ul style="list-style-type: none"> <li>No exterior storage. Any storage shall be located within the <i>dwelling</i> or <i>accessory building(s)</i>.</li> </ul>	<ul style="list-style-type: none"> <li>Exterior storage shall not exceed 1% of the <i>parcel</i> size in accordance with Section 5.7</li> </ul>
<b>Client traffic generation (maximum)</b>	<ul style="list-style-type: none"> <li>None permitted</li> </ul>	<ul style="list-style-type: none"> <li>Eight vehicle visits per 24-hour period in the AG district</li> <li>Four vehicle visits per 24-hour period in all other districts</li> </ul>	<ul style="list-style-type: none"> <li>Ten vehicle visits per 24-hour period</li> </ul>
<b>Non-resident employees on site (maximum)</b>	<ul style="list-style-type: none"> <li>None permitted</li> </ul>	<ul style="list-style-type: none"> <li>Two</li> </ul>	<ul style="list-style-type: none"> <li>Four</li> </ul>
<b>Commercial vehicles (maximum)</b>	<ul style="list-style-type: none"> <li>None permitted</li> </ul>	<ul style="list-style-type: none"> <li>One (not exceeding 4,800kg if located in a residential district)</li> </ul>	<ul style="list-style-type: none"> <li>Three</li> </ul>
<b>Commercial trailers (maximum)</b>	<ul style="list-style-type: none"> <li>None permitted</li> </ul>	<ul style="list-style-type: none"> <li>One</li> </ul>	<ul style="list-style-type: none"> <li>Three</li> </ul>
<b>Passenger vehicles (maximum)</b>	<ul style="list-style-type: none"> <li>One</li> </ul>	<ul style="list-style-type: none"> <li>One</li> </ul>	<ul style="list-style-type: none"> <li>Two</li> </ul>
<b>Hours of operation</b>	<ul style="list-style-type: none"> <li>No limit</li> </ul>	<ul style="list-style-type: none"> <li>7:00a.m. to 8:00p.m.</li> </ul>	<ul style="list-style-type: none"> <li>7:00a.m. to 8:00p.m.</li> </ul>
<b>Additional on-site parking stall requirements</b>	In accordance with Part 9		
<b>Signage</b>	In accordance with Part 7		

- .6 An application for a *home-based business* level 2 or 3 shall include measures to mitigate impacts to *adjacent parcels*.
- .7 The *home-based business* shall not generate noise, smoke, steam, odour, dust, fumes exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the *Development Authority*. At all times, the privacy of the *adjacent* residential *dwelling(s)* shall be preserved and shall not, in the opinion of the *Development Authority*, unduly interfere with or affect the use, enjoyment or value of neighbouring or *adjacent parcels*.
- .8 A *development permit* issued to the *developer* is non-transferable. Should the *developer* move or sell the business, the permit will become void.
- .9 [REMOVED] 1560/21; 1587/22; 1632/23

## 6.17 KENNEL AND ANIMAL BOARDING

- .1 *Kenel and animal boarding* shall not be located within 300m (984.3ft) of a *dwelling* on an *adjacent parcel*.
- .2 The maximum number of animals to be kept *on-site* shall be at the discretion of the *Development Authority*.
- .3 *Kenel and animal boarding* facilities shall:
  - (a) be adequately designed and located to reduce impact of noise on *adjacent parcels*;
  - (b) not allow animals to be outdoors between the hours of 10:00p.m. and 7:00a.m.; and
  - (c) require any outside enclosures, pens, runs or exercise areas to be *fenced* and which shall:
    - (i) not be located within a *front* or *flanking front yard*;
    - (ii) be visually and acoustically *screened* to the satisfaction of the *Development Authority*; and
    - (iii) not be allowed if, in the opinion of the *Development Authority*, the existence of outdoor pens, runs or exercise areas is incompatible with the use of *adjacent parcels*.

## 6.17A LANDSCAPING CONTRACTOR SERVICE 1407/18; 1432/19

- .1 The business shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the *Development Authority*. At all times the privacy of the adjacent residential *dwelling(s)* shall be preserved and shall not, in the opinion of the *Development Authority*, unduly interfere with or affect the use, enjoyment or value of neighbouring or adjacent parcels.
- .2 *Landscaping contractor service* shall not be allowed on a parcel containing a *home-based business* level 2 or 3.
- .3 An application for a *landscaping contractor service* shall include measures to mitigate impacts to adjacent parcels.
- .4 All hard landscaping materials related to the business shall be kept within a screened storage area and shall not be located within the yard setbacks.
- .5 Vehicles, equipment, trailers, and machinery associated with the business shall be parked indoors or outdoors in a location that is not visible from a roadway or adjacent properties.
- .6 The number of vehicles and equipment allowed on the parcel shall be at the discretion of the *Development Authority*.
- .7 The number of non-resident employees on site shall not exceed ten (10).
- .8 Hours of operation shall be determined by the *Development Authority* having regard for both the operations and activities of the proposed *landscaping contractor service* and adjacent parcels.

## 6.18 MIXED USE DEVELOPMENT

- .1 In *mixed use developments*:
  - (a) residential entrances shall be designed separate from commercial or institutional entrances; and

- (b) *buildings* shall be designed and oriented to face all public *roads*, other than a *lane*.

## 6.19 OUTDOOR STORAGE

The following additional regulations shall apply:

- (a) *yard* and storage areas shall be *hard surfaced*;
- (b) all storage shall be *screened*; and
- (c) *encroachment* of storage areas into *setbacks* shall be at the discretion of the *Development Authority*.

## 6.20 RECREATIONAL VEHICLES

- .1 The storage of *recreational vehicles* shall comply with the provisions in Table 6.2 and the provisions of this Section:

1632/23

Table 6.2: Maximum Number of *Recreational Vehicles* Allowed on a Parcel

District	Maximum number of recreational vehicles allowed on a parcel without a development permit
AG – Major	5
AG – Minor	5
AG – Residential	3
AG2 – Agriculture 2	5
RE – Resource Extraction	0
R1 – Country Residential	3
R2 – Country Estate Residential	1
R3 – Hamlet Unserviced	1
R4 – Hamlet Serviced	1
R5 – Multi-Family	1
R6 – Modular Dwelling	1
R7 – Urban Residential	1
HR – Hamlet Reserve	0
IND – Integrated Neighbourhood	0
CMUD – Commercial Mixed-Use	0
C1 – Highway Commercial	0
C2 – Local Commercial	0
C3 – Neighbourhood Commercial	0
I1 – Rural Industry Support	0
I2 – Local Industrial	0
I3 – Medium Industrial Unserviced	0
I4 – Medium Industrial Serviced	0
I5 – Heavy Industrial	0
IR – Industrial Reserve	0
AP – Airport Support	0
EP – Environmental Preservation	0
INS – Institutional	0
POS – Public Open Space	0
PU – Public Utility	0
REC – Recreational	0

- .2 The storage of *recreational vehicles* in excess of the maximum amount for a district as listed in Table 6.2, shall be considered a *recreational vehicle storage facility* and will require a *development permit*.
- .3 Notwithstanding the contents of Table 6.2, those lands located in the Alberta Industrial Heartland, District 15 and utilized for *extensive agricultural* or *intensive agricultural* purposes, qualify for the same exemptions as allowed for under AG-Major, AG-Minor and AG-Residential in Table 6.2.

## 6.21 RECREATIONAL VEHICLE STORAGE FACILITY <sup>1463/19</sup>

- .1 Prior to rendering a decision on a *development permit* application for any use, the *developer* shall (if required) submit an associated Roadside Development Permit from Alberta Transportation and, if requested by the County/Alberta Transportation, a current traffic impact assessment.
- .2 A *recreational vehicle storage facility* shall require a *development permit* in accordance with the appropriate district regulations and shall comply with the following to the satisfaction of the *Development Authority*:
  - (a) access and egress to the facility should be provided via a *local* or *collector road*. Access and egress via a *highway* or an *arterial road* is discouraged;
  - (b) the facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction;
  - (c) vehicular access to the *parcel* and internal vehicular circulation shall be *hard surfaced*;
  - (d) upgrades to accesses or *roads* shall be in accordance with Sturgeon County's General Municipal Servicing Standards for commercial land *uses*; and
  - (e) perimeter *fencing* and *landscaping* to *screen* storage areas from the *abutting road* and *adjacent parcels* shall be provided.
- .3 A *development permit* application for a *recreational vehicle storage facility* shall include a detailed proposed plan for the *development* area that includes but is not limited to:
  - (a) *parcel* layout, including the location and dimensions of storage areas and drive aisles;
  - (b) the number of *recreational vehicles* and storage equipment to be stored *on-site*;
  - (c) security and lighting;
  - (d) location, dimensions and surfacing of *parcel* access and egress;
  - (e) proposed hours of operation; and
  - (f) site drainage demonstrating that the proposed *use* and site design does not interfere with *site grading* or drainage onto any *road* or *adjacent parcel*.
- .4 A security deposit as determined by the *Development Authority* shall be required and held by the County until such time that the *developer* completes the conditions of approval.
- .5 An as-built *grading plan* shall be provided within three months of completion of final *grading* to ensure that the *development* was constructed in accordance with the approved plans for which the *development permit* was issued.

## 6.22 RENEWABLE ENERGY FACILITY

- .1 The *developer* shall obtain and demonstrate compliance with all relevant Alberta Utility Commission and other provincial and federal permits, approvals and licenses.
- .2 An environmental impact assessment and/or noise impact assessment may be required by the *Development Authority*.
- .3 The *Development Authority* may require additional *landscaping* in addition to the regulations described in Part 8 of this Bylaw.
- .4 The *Development Authority* may require the *development permit* application to include a proposal for the reclamation of the *parcel*, prepared by a *practicing professional*.

**6.23 SALES CENTRE**

- .1 *Parcels* containing residential *sales centres* shall be located and developed such that their impacts on surrounding *roads* and residential *development* are minimized. In deciding upon an application, the *Development Authority* shall take into consideration the scale of the *sales centre* and its proximity to existing *development*.
- .2 The *developer* shall demonstrate that sufficient parking is available on or *adjacent* to the *parcel*.
- .3 The siting and *development* of *sales centre buildings* shall comply with the regulations of the district applicable to the *parcel*.
- .4 A *sales centre* shall not operate for a period greater than twenty-four months unless a new *development permit* is obtained and shall be removed from the *parcel* to the satisfaction of the *Development Authority* once this period lapses.
- .5 A *sales centre* shall have *hard surface* access for pedestrians.

**6.24 SECONDARY DWELLING [REMOVED] 1587/22****6.25 SUITES [REMOVED] 1587/22****6.26 SEMI-DETACHED DWELLING**

- .1 A *parcel* for a *proposed semi-detached dwelling* shall have, and be connected to, *full municipal servicing*.
- .2 REMOVED 1609/23
- .3 A *semi-detached dwelling* shall not contain a *home-based business* level 3.

1432/19; 1587/22

1609/23

**6.27 SHIPPING CONTAINER**

- .1 The maximum number of *shipping containers* without a *development permit* shall comply with the provisions in Table 6.3 and the provisions of this Section:

1560/21

Table 6.3: Number of *Shipping Containers* allowed on a *Parcel* without a *development permit* 1560/21

District	Maximum number of shipping containers allowed on a parcel without a development permit
AG – Major	5
AG – Minor	3
AG – Residential	1
AG2 – Agriculture 2	5
RE – Resource Extraction	5
R1 – Country Residential	1
R2 – Country Estate Residential	0
R3 – Hamlet Unserved	0
R4 – Hamlet Served	0
R5 – Multi-Family	0
R6 – Modular Dwelling	0
R7 – Urban Residential	0
HR – Hamlet Reserve	1
IND – Integrated Neighbourhood	0
CMUD – Commercial Mixed-Use	0
C1 – Highway Commercial	3
C2 – Local Commercial	1

District	Maximum number of shipping containers allowed on a parcel without a development permit
C3 – Neighbourhood Commercial	3
I1 – Rural Industry Support	5
I2 – Local Industrial	3
I3 – Medium Industrial Unserved	5
I4 – Medium Industrial Served	5
I5 – Heavy Industrial	5
IR – Industrial Reserve	5
AP – Airport Support	3
EP – Environmental Preservation	0
INS – Institutional	1
POS – Public Open Space	1
PU – Public Utility	1
REC – Recreational	2
DC – Direct Control	As per the designated decision-making authority

1560/21, 1609/23; 1632/23

- .2 *Shipping containers* shall have an exterior finish to match or compliment the exterior finish of the principal building or shall be *screened* from view to the satisfaction of the *Development Authority*.  
1560/21
- .3 Notwithstanding Subsection 6.27.1, one *shipping container* may be stored *on-site* if required for temporary storage associated with the construction or *development* of a *parcel* and shall be further regulated through the *development permit* conditions.
- .4 All *shipping containers* shall meet the minimum *setbacks* for *accessory buildings* of the applicable district.  
1432/19
- .5 *Shipping containers* shall be used for storage purposes only and shall not be used to store dangerous or hazardous materials or as a *dwelling*.
- .6 *Shipping containers* in excess of the noted amount for a district as listed in Table 6.3, shall be considered discretionary and will require a *development permit*.  
1560/21
- .7 Structurally altered or modified *shipping containers* shall be considered under the regulations of Section 6.1 Accessory Use, Accessory Building and Accessory Agricultural Building and shall conform to the Alberta Building Code.  
1560/21
- .8 Shipping containers shall not be stacked except for in the AP, I2, I3, I4 and I5 land use districts.

## 6.28 SHOOTING RANGE

- .1 Prior to submitting an application for a *development permit*, a *developer* shall obtain, provide and demonstrate ongoing compliance with all relevant provincial and federal permits and licenses.
- .2 The term of the *development permit* shall be equivalent to the expiry of the official *shooting range* approval provided by the Chief Firearms Officer of Alberta.
- .3 The *Development Authority* may require mitigation measures to address noise generated by the shooting range. This may include, but is not limited to, *landscaping*, *screening*, *fencing* and *berming*.
- .4 The hours of operation shall be determined by the *Development Authority*, but those hours shall require all gun fire to cease at sunset at an outdoor shooting range.
- .5 Appropriate signage to alert the surrounding community of the location of the *shooting range* shall be erected along the *parcel boundaries* to the satisfaction of the *Development Authority*. The signage shall contain the business name and contact information.



- .6 The *developer* shall provide a *reclamation* plan to the satisfaction of the *Development Authority* as part of an application for a *development permit*.

## 6.29 SHOW HOME

- .1 The conditions of the *development permit* for a *show home* may include but are not limited to the following:
- (a) restricting any public viewing of the *show home* until the *road* to the *show home* is *hard surfaced* to municipal standards; and
  - (b) limiting the operation of the *show home* for a period in excess of 24 months unless the *development permit* is renewed at the discretion of the *Development Authority*.
- .2 When a *show home* use ceases to operate, a *development permit* is required to convert the *development* to a *dwelling* for residential occupancy.
- .3 *Development permits* may be issued prior to the registration of a phase of a subdivision providing that the phase has received approval by the Subdivision Authority, there is a *Development Agreement* in place and there is a *hardsurfaced road* constructed from the municipal *road* to the *show home* in accordance with the *Development Agreement*. The *developer* shall also enter into a *show home* agreement with the County.

## 6.30 SOLAR COLLECTOR

- .1 A freestanding *solar collector* will be considered an *accessory building* and shall require a *development permit* and shall meet the *development* regulations of the applicable district.
- .2 A *solar collector* located on a roof or wall of a *building* does not require a *development permit* in accordance with Section 2.3 of this Bylaw.

## 6.30A SOLAR FARMS 1560/21

- .1 The minimum setback distances shall be:
- (a) 10m (32.8ft) from the edge of a road right-of-way to the fence of the solar farm, or greater based on road right-of-way requirements, and subject to the discretion of the *development authority*.
  - (b) 5m (16.4ft) from a parcel line not adjacent to a road right-of-way.
- .2 Setbacks from residences shall be determined in accordance with current Alberta Utilities Commission (AUC) Rule 012: Noise Control requirements (or any successor regulation) and not by any setback established by the municipality.
- .3 The minimum setback for the solar farm infrastructure from environmental features shall be established in accordance with the Alberta Environment and Parks Wildlife Branch (AEP-WM) guidelines and where applicable, accepted by AEP-WM.

## 6.31 SPORT COURT

- .1 Subject to Subsection 6.31.2, a *development permit* is not required for a *sport court* in accordance with Section 2.3 of this Bylaw if the *sport court* complies with the following:
- (a) a *sport court* shall not be located in the *front yard* or *flanking front yard* of a property and shall at minimum meet the *side* and *rear yard setbacks* applicable to the relevant district;
  - (b) any lighting fixtures shall be installed with light directed into the *sport court*. Any light shall be deflected away from public *roads*, surrounding *buildings* and/or *adjacent parcels*;
  - (c) the *use* of a *sport court* shall not be organized for profit; and
  - (d) the *use* of a *sport court* shall not be for public use.
- .2 A *development permit* for a *sport court* is required if any of the following are applicable:
- (a) the total *parcel coverage* (including the *sport court* and all *buildings*) exceed 25% of the *parcel area*;
  - (b) the total area of the *sport court* exceeds 200m<sup>2</sup> (2,152.8ft<sup>2</sup>);

- (c) any light poles exceed 3m (9.8ft) in *height*; or
- (d) any rink boards or fences exceed 1.83m (6ft) in *height*.

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.3 As part of a *development permit* application, the *Development Authority* may require the following:

- (a) the location of the *sport court* and relevant measurements and coverage;
- (b) *landscaping* and *fencing* measures to *screen* the *sport court* from surrounding properties;
- (c) location, type and *height* of boards (if any);
- (d) location, type and *height* of light poles (if any);
- (e) a drainage plan for the disposal of water (from rink in spring or when rink is no longer in use); and
- (f) any other information required by the *Development Authority*.

### 6.32 SURVEILLANCE SUITE

- .1 The maximum number of *surveillance suites* per *parcel* shall be one.
- .2 A *development permit* for a surveillance suite is considered void if the *use* or *development* with which the *surveillance suite* is associated ceases or is removed.
- .3 The maximum *floor area* of a *surveillance suite* shall be 70m<sup>2</sup> (753.5ft<sup>2</sup>).
- .4 Where a *surveillance suite* is attached to the *principal building* on a *parcel* by a roof, an open or enclosed structure, a floor or a *foundation*, it is to be considered a part of the *principal building*.

### 6.33 TELECOMMUNICATION TOWER AND ANTENNA SYSTEM

All *telecommunication tower and antenna systems* which include masts, towers and other supporting structures (telecommunication facilities) are federally regulated and are exempt from obtaining a *development permit*. If the proposed tower is over 15m in height, an application for a Proposed Telecommunications Tower and Antenna System is required. Following the application process, the manager will issue a letter acknowledging that the relevant municipal process has been completed in accordance with the County's protocol and will include recommendations regarding the proposal where necessary.

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### 6.34 TEMPORARY ASPHALT PLANT AND TEMPORARY CONCRETE BATCH PLANT

- .1 The period for a *development permit* for the operation of a *temporary asphalt plant* or *temporary concrete batch plant* shall be at the discretion of the *Development Authority* based on the scope of the project.
- .2 A *temporary asphalt plant* or *temporary concrete batch plant* shall not be located within 400m (1,312.3ft) of a *dwelling*.
- .3 Notwithstanding Subsection 6.34.2, a *temporary asphalt plant* or *temporary concrete batch plant* may be permitted within 400m (1,312.3ft) of a *dwelling* as agreed to in writing by the resident(s) of the existing *dwelling*.

### 6.35 TOPSOIL SCREENING

- .1 A development permit application shall include but is not limited to the following:
  - (a) A detailed description of the operation with proposed start and end date of the project, anticipated number of visitors daily and per week during 'average' and 'peak' season, hours of operation, the source and amount of material to be removed or brought onto the *parcel* and techniques proposed to mitigate any noise or dust generated from the *use* that may impact *adjacent* land *uses*;
  - (b) a site plan of the *development* area which shall include:
    - (i) access and egress designed to accommodate two-way traffic to control entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow in accordance with Sturgeon County's General Municipal Servicing Standards;
    - (ii) location of internal roads;

- (iii) the proposed location of the screening equipment;
- (iv) the proposed location and dimensions of any *stockpile* or berm; and
- (v) any existing *buildings* and their *uses*; and
- (c) A *grading plan* shall be required if the *development* impedes or interferes with the natural flow of surface water onto *adjacent* lands or public *road rights-of-ways*.
- .2 All *setbacks* shall be at the discretion of the *Development Authority*.
- .3 Any lighting shall be provided in accordance with Section 5.14.
- .4 The hours of operation for *topsoil screening* shall take place only within the hours specified by the *Development Authority*. The *Development Authority* shall have regard to but is not bound by the following guidelines:
  - (a) 8:00a.m. to 6:00p.m. Monday to Friday; and
  - (b) 8:00a.m. to 8:00p.m. Saturday to Sunday and Statutory Holidays.

## 6.36 TOWN HOUSE

The maximum number of *dwelling units* that can be consecutively attached is six.

## 6.37 VETERINARY CLINIC

- .1 A *veterinary clinic* shall comply with the following regulations:
  - (a) all animals being kept overnight shall be within a *building*; and
  - (b) any enclosures, runs or outdoor pens shall be located on the *parcel* in such a manner that the keeping of animals does not interfere with the *use* and enjoyment of *adjacent* properties.

## 6.37A VISITOR ACCOMMODATION <sup>1560/21</sup>

- .1 The number of guest units shall not exceed 10 units in the AG and AG2 land use districts. Any proposal containing 11 or more guest units shall apply for a redistricting. 1632/23
- .2 A guest unit shall not exceed 55m<sup>2</sup> (600ft<sup>2</sup>) in floor area.
- .3 Washroom facilities shall be provided.
- .4 Public roads leading to a proposed visitor accommodation may be required, to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed visitor accommodation in accordance with Sturgeon County's General Municipal Servicing Standards.
- .5 Adequate garbage receptacles shall be provided, utilized and maintained.
- .6 [REMOVED] <sup>1597/22</sup>

## 6.38 WIND ENERGY SYSTEM

- .1 A *wind energy system* is an *accessory building* and requires a *development permit*.
- .2 In addition to the requirements of Section 2.4 of this Bylaw, *development permit* applications for *wind energy systems* shall follow Alberta's Micro-generation regulation.
- .3 The *total height* of a *wind energy system* may exceed the maximum allowable *height* of the applied district by a maximum of 2m (6.6ft).
- .4 A *wind energy system* shall comply with the following:
  - (a) there shall be a limit of one *wind energy system* per *parcel*;
  - (b) *setbacks* from *buildings* and *parcel* lines shall be at the discretion of the *Development Authority*;
  - (c) a *wind energy system* shall have a minimum *blade* clearance of 7.6m (24.9ft) from *grade*.

## PART 7 SIGN REGULATIONS

### 7.1 PURPOSE

- .1 The purpose of these regulations is to ensure that *signs*:
  - (a) do not disrupt the orderly and safe flow of vehicle and pedestrian traffic;
  - (b) do not unduly interfere with the amenities of the district in which they are located;
  - (c) do not materially interfere with or affect the *use*, enjoyment or value of neighbouring *parcels*; and
  - (d) are not in an overall state of dilapidation, disrepair or abandonment.

### 7.2 APPLICABILITY

- .1 The regulations contained within this Part shall apply to all *signs* that are posted, placed or erected on both *private property* and *public property*.
- .2 Unless otherwise indicated herein, the County Bylaw 1127/07 regulates signage that is posted, placed or erected on County *road rights-of-way*.
- .3 Notwithstanding Subsection 7.2.1 and 7.2.2 regulations do not apply to *municipal signs* or *signs* that are posted, placed or erected in accordance with a contractual arrangement between the County and another party.

### 7.3 DEFINITIONS

In this Bylaw, the definitions set out in the following Section shall be used in addition to those established in Section 1.6 and Part 18 of this Bylaw.

*A-board sign* means an A-shaped, *temporary sign* with no external supporting structure that is set upon, but not attached to, the ground. (See Figure 7.1)

*Animated or digital sign* means a *sign* that uses movement, video or changing/flashing of lighting or text.

*Awning or canopy sign* means a *sign* incorporated upon or within an awning. (See Figure 7.1)



Figure 7.1: Sign Types

*Banner sign* means a *temporary sign* constructed from a non-rigid fabric in a banner style which is attached to a pole or other structure.

*Billboard* means a *sign* displaying only *third party advertising*, primarily self-supporting and may be permanently affixed to the ground. (See Figure 7.1)

*Community notice board* means a structure erected by the County for the purpose of posting temporary community notices.

*Construction site identification sign* means a *temporary sign* erected on a construction site for the purpose of advertising or providing information related to the referenced construction project.

*Developer marketing sign* means a *temporary sign* promoting vacant properties or *show homes* within a subdivision.

*Development directional sign* means a *temporary sign* placed or erected for the purpose of guiding or directing pedestrian or vehicular traffic to new subdivisions, new home areas, or *show homes*.

*Directional sign* means a private *sign* directing pedestrian or vehicular traffic, including ingress and egress *signs* and parking *signs*.

*Election sign* means a temporary federal, provincial, municipal or *school election sign* or any other *temporary sign* connected with the holding of an election conducted in accordance with federal, provincial or municipal law. For the purposes of this Bylaw, a *sign* connected with a scheduled vote of the electorate (a process referred to by the *Local Authorities Election Act*, RSA 2000, c.L-21) shall be considered an *election sign*.

*Fascia sign* means a *sign* attached, etched or painted on a *building*. A wall mural shall not be considered a *fascia sign*. (See Figure 7.2)

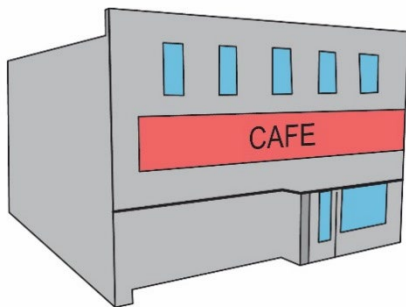
*Flag sign* means a *sign* constructed of fabric hung from a pole.

*Freestanding sign* means a *sign* anchored into the ground on a standard base or column permanently affixed to the ground and not attached to any *building* or other structure, and may display signage for a single or multiple tenants of the *parcel*. (See Figure 7.2)

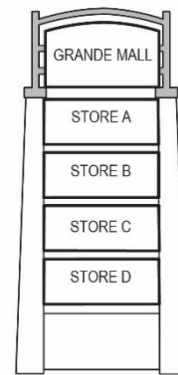
*Illumination* means the lighting of any *sign* by artificial means.

*Low profile sign* means a *freestanding sign* not exceeding 2m (6.6ft) in *height* that incorporates a design and *building* material accentuating the architectural theme of the *building* or *buildings adjacent* to its location.

*Motor vehicle sign* means a *sign* placed on, placed within or attached to the exterior of a motor vehicle, which advertises or promotes the business for which the motor vehicle is being used, or the sale of that motor vehicle, in the form of a "for sale" *sign*, provided that the motor vehicle is parked entirely on a private property or entirely on the property of an approved *vehicle sale and rental use*.



Fascia Sign



Freestanding Sign



Portable Sign



Projecting Sign

Figure 7.2: Sign Types

*Municipal sign* means a *sign* erected or placed by or on behalf of a municipality.

*Neighbourhood identification sign* means a *sign* that displays the name of a County neighbourhood or business park.

*Pedestrian-oriented sign* means designed, scaled and located in such a way that the primary purpose of the *sign* is to provide information to pedestrians and cyclists.

*Portable sign* means a *temporary sign*, with changeable copy, designed to be readily relocated. (See Figure 7.2)

*Projecting sign* means a *sign* that is attached to, supported by, and extends at least 0.5m (1.6ft) outward from, a *building*. Neither a *canopy sign* nor an *awning sign* shall be considered a *projecting sign*. (See Figure 7.2)

*Real estate sign* means a *temporary sign* erected or placed for the purpose of advertising real property for sale, lease or rent.

*Roof sign* means a *sign* attached to the roof of a *building* or parapet of a *building*.

*Self-supported* means supported by one or more columns, uprights, or braces in or upon the ground that are not attached to, and do not form part of a *building*.

*Sign* means a device or structure erected or placed for the purpose of providing direction or providing information on such things as a development, business, product, service, location, event or person.

*Sign area* means the areas of a *sign* that are available for copy (excluding the main support structure). The *sign area* of a multiple faced *sign* is the area of all faces.

*Sign height* means the vertical distance measured at right angles from the highest point of the *sign* or *sign* structure to the finished *grade* directly below.

*Temporary sign* means a *sign*, not permanently installed or in a fixed position for a limited period of time.

*Third party advertising* means advertising of a product or activity that is conducted, sold or offered elsewhere than on the *parcel* upon which the *sign* is located.

*Traffic control device* means any *sign*, signal, marking or device placed, marked or erected by the County for the purpose of regulating, warning or guiding traffic.

*Window sign* means a *sign* placed on or inside a window that faces outward and is intended to be seen from the outside.

## 7.4 GENERAL REGULATIONS

### .1 Notwithstanding any other regulations of this Bylaw:

- (a) *signs* shall not be constructed or located such that they may be confused with or detract from a *traffic control device*, *municipal sign* or other municipal device;
- (b) *signs* shall not be constructed or located such that they interfere with the safe or orderly movement of pedestrians, cyclists or motor vehicles or the sight lines required under this or any other bylaw;
- (c) a *sign* displaying a neighbourhood name shall be consistent with any County neighbourhood naming policy;
- (d) a *sign height* shall not exceed the maximum *building height* allowed in the applicable district;
- (e) the *illumination* of a *sign* shall not negatively affect, nor pose a safety hazard to, an *adjacent property* or area;
- (f) wiring and conduits for electrified *signs* shall be concealed from view;
- (g) *signs* shall be designed and constructed to ensure:
  - (i) the durability of the *sign* (taking into account whether it is a permanent or *temporary sign*);
  - (ii) the compatibility of the *sign* with *adjacent development*; and
  - (iii) the compatibility of the *sign* with the architecture of the *building frontage* on the property;
- (h) if a *sign* fits within two or more *sign* categories then:
  - (i) it shall be a *permitted use* if it is a *permitted use* under each *sign* category;



- (ii) it shall be a *discretionary use* if it is a *discretionary use* under at least one applicable *sign* category; and
- (iii) it shall comply with all regulations applicable to each category of *sign*;
- (i) *signs* on *public property* in a residential district shall:
  - (i) not exceed 1.5m<sup>2</sup> (16.1ft<sup>2</sup>) in *sign area*, unless otherwise authorized under this Bylaw;
  - (ii) not exceed 3m (9.8ft) in *sign height*, unless otherwise authorized under this Bylaw; and
  - (iii) be *self-supported* or *wall-mounted signs*, unless otherwise authorized under this Bylaw; and
- (j) *signs* displaying third party advertising on trailers and *shipping containers* are prohibited in all districts.
- .2 Unless otherwise stated hereunder, all *signs* shall have a *development permit* in compliance with this Bylaw.
- .3 Quality, aesthetic character and finishing of *sign* construction shall be to the satisfaction of the *Development Authority*.
- .4 *Signs* shall not be permitted within 0.8km (0.5mi) of a *highway* unless prior approval from Alberta Transportation has been obtained.

## 7.5 APPLICATION FOR SIGN PERMITS

- .1 No person shall place, replace, erect or use any *sign* without first obtaining a *development permit*, except as provided in Section 7.6, or where stated otherwise in this Bylaw.
- .2 The *Development Authority* may issue a *development permit* if the *sign* complies with the provisions of this Bylaw.
- .3 In addition to the requirement of Section 2.4 of this Bylaw, an application for a *development permit* to erect a *sign* shall include the following:
  - (a) the name and address of:
    - (i) the *sign* company responsible for the *sign*;
    - (ii) the owner of the *sign*; and
    - (iii) the *landowner* of the *parcel* or premises upon which the *sign* is to be erected;
  - (b) a site plan designating the following location details:
    - (i) location of the proposed signage;
    - (ii) the distance to a public *road surface*; and
    - (iii) the distance to aerial power lines from *freestanding signs*;
  - (c) a plan showing the following construction details:
    - (i) the overall dimensions of the *sign* and the total *sign area*;
    - (ii) the *height* of the top and the bottom of *sign* above the average ground level at the face of the *building* or *sign*;
    - (iii) the method of *illumination*; and
    - (iv) such other information as the *Development Authority* may require; and
  - (d) whenever the conditions of installation require unusual structural provisions, the *Development Authority* may require that a structural drawing be prepared by and bear the seal of a *practicing professional* engineer.

## 7.6 REGULATIONS FOR SPECIFIC TYPES OF SIGNS

- .1 *A-board sign*

- (a) An *A-board sign* is a *permitted use* in industrial or commercial districts and no *development permit* is required provided the *sign*:
  - (i) does not exceed 0.8m<sup>2</sup> (8.6ft<sup>2</sup>) in *sign area*;
  - (ii) does not exceed 1m (3.3ft) in *sign height*;
  - (iii) is not located on a public utility *lot*; and
  - (iv) maintains a separation distance of 10m (32.8ft) from another *A-board sign*.

## .2 *Animated or digital sign*

- (a) An *animated* or *digital sign* is a *discretionary use* in all industrial, all commercial and the INS district subject to the issuance of a *development permit*.

## .3 *Awning and canopy sign*

- (a) *Awning and canopy signs* shall be considered a *permitted use* subject to the issuance of a *development permit*, and:
  - (i) may be located in commercial and industrial districts; and
  - (ii) may be located in a residential district which allows for multiple *dwellings* provided that such *signs* are limited to *on-site* name and address identification.
- (b) An *awning or canopy sign* shall:
  - (i) not exceed a maximum vertical dimension of 1.5m (4.9ft), unless otherwise stated;
  - (ii) on a one *storey building*, not extend more than 30cm (11.8in) above the roof or parapet;
  - (iii) on a *building* with more than one *storey*, not extend more than 75cm (29.5in) above the floor of the second *storey* (and in any event, shall not extend over the bottom of any second *storey* windowsill);
  - (iv) provide a minimum vertical clearance of 2.5m (8.2ft) from finished *grade* to the bottom of the *sign*; and
  - (v) not extend beyond the width of the *building frontage* except where the *sign* is wrapped around a corner, in which case it shall extend for a distance that is equal to the width of the *sign*.

## .4 *Banner sign*

- (a) A *banner sign* is a *permitted use* in the all commercial, all industrial, the AG and INS districts and no *development permit* is required provided the *sign* is placed on a *parcel* for a period not exceeding 48 total hours in a calendar month.
- (b) Notwithstanding Paragraph 7.6.4(a) upon the issuance of a *development permit* and at the discretion of the *Development Authority*, a *banner sign* may be placed for more than 48 hours in the INS district provided the *sign* is used to advertise a non-profit or charity event. The *development permit* shall state the period of time (up to 30 consecutive days) that the *banner sign* may be erected.
- (c) A *banner sign* is a *discretionary use* in residential districts and requires a *development permit*.
- (d) A *development permit* for a *banner sign* is valid for a maximum of 30 consecutive days. Following the expiration of the *development permit*, the *parcel* shall remain free of *banner signs* for a minimum of 30 consecutive days. *Banner signs* can be displayed on a property for a maximum of 90 days in a calendar year.
- (e) A *banner sign* that is attached to the side of a *building* shall comply with the dimensional regulations for *fascia signs*.

## .5 *Billboard*

- (a) As a *discretionary use* subject to the issuance of a *development permit*, a *billboard* may be located in the AG, industrial, and commercial districts.

- (b) A *billboard* shall:
- (i) be a *self-supported* or *wall-mounted sign*;
  - (ii) not exceed 30m<sup>2</sup> (322.9ft<sup>2</sup>) in *sign area*;
  - (iii) not exceed 8m (26.2ft) in *sign height*;
  - (iv) be located a minimum of 30.5m (100ft) from a *road surface* intersection;
  - (v) be located a minimum of 100m (328.1ft) from a residential district;
  - (vi) be located a minimum of 400m (1,312.3ft) from another *billboard*;
  - (vii) be located a minimum of 25m (82ft) from any *freestanding sign*;
  - (viii) subject to Subparagraph 7.6.5(b)(iv), be located a minimum of 3m (9.8ft) from all *parcel lines*; and
  - (ix) not project beyond the boundary of a *parcel* upon which the *billboard* is located.

.6 *Construction site identification sign*

- (a) A *construction site identification sign* is a *permitted use* in all districts and no *development permit* is required provided that the *sign*:
- (i) is a *self-supported* or *wall-mounted sign*;
  - (ii) does not exceed 3.5m (11.5ft) in *sign height*;
  - (iii) does not exceed 5m<sup>2</sup> (53.8ft<sup>2</sup>) in *sign area*; and
  - (iv) is not erected for a period longer than 12 months from the issuance of a *safety code permit* relating to the construction project.

.7 *Development directional sign*

- (a) A *development directional sign* is a *permitted use* in a residential district and no *development permit* is required provided that the *sign*:
- (i) be a *self-supported sign*;
  - (ii) not exceed 1.5m<sup>2</sup> (16.1ft<sup>2</sup>) in *sign area*;
  - (iii) not exceed 3m (9.8ft) in *sign height*;
  - (iv) be located a minimum of 30.5m (100ft) from a *road surface* intersection;
  - (v) is not erected for a period longer than 36 months; and
  - (vi) is included in a *Development Agreement* which addresses the placement of a *development directional sign*.

.8 *Developer marketing sign*

- (a) A *developer marketing sign* shall be allowed only as part of a *Development Agreement*.
- (b) A *developer marketing sign* is a *permitted use* in a residential district, and no *development permit* is required provided that the *sign*:
- (i) is a *self-supported sign*;
  - (ii) is not *illuminated*;
  - (iii) is located in a subdivision or *development* that is subject to a *Development Agreement* which addresses the placement of a *developer marketing sign*;
  - (iv) does not exceed 3m<sup>2</sup> (32.3ft<sup>2</sup>) in *sign area*;
  - (v) does not exceed 3m (9.8ft) in *sign height*; and
  - (vi) is not erected for a period longer than 36 months.

**.9 Directional sign**

- (a) A *directional sign* is a *permitted use* and subject to the issuance of a *development permit*, may be located in the commercial, industrial, AG and INS districts.
- (b) A *directional sign* shall:
  - (i) be a *self-supported* or *wall-mounted sign*;
  - (ii) not exceed 3m<sup>2</sup> (32.3ft<sup>2</sup>) in *sign area*;
  - (iii) not exceed 2.5m (8.2ft) in *sign height*; and
  - (iv) be located a minimum of 30.5m (100ft) from a *road surface* intersection.
- (c) A *directional sign* shall not include advertising copy, with the exception of a logo.

**.10 Election sign**

- (a) *Election signs* are *permitted uses* in all districts and no *development permits* are required provided that:
  - (i) such *signs* are removed within three days after the election;
  - (ii) the consent of the *landowner* or occupant is obtained;
  - (iii) such *signs* are not attached to *fences*, trees or utility poles; and
  - (iv) the *sign* indicates the name of the sponsor.

**.11 Fascia sign**

- (a) A *fascia sign* is a *permitted use* in the commercial, industrial, AG and INS districts and no *development permit* is required provided that the *sign* does not exceed 0.5m<sup>2</sup> (5.4ft<sup>2</sup>) in *sign area*.
- (b) Subject to the issuance of a *development permit*, a *fascia sign* in excess of 0.5m<sup>2</sup> (5.4ft<sup>2</sup>) in *sign area* may be located in the all commercial, all industrial, the AG and INS districts.
- (c) A *fascia sign*:
  - (i) shall have a minimum vertical clearance of 2.5m (8.2ft) from finished *grade* to the bottom of the *sign*;
  - (ii) shall not extend more than 30cm (11.8in) in *height* above a *building* or parapet; and
  - (iii) shall not extend more than 40cm (15.7in) outward from the supporting *building's frontage*.

**.12 Flag sign**

- (a) A *flag sign* is a *permitted use* in all districts and no *development permits* are required provided that the *sign*:
  - (i) be decorative; or
  - (ii) promotes the buying or selling of a product, or the supply of services that are available on the *parcel* on which the *flag sign* is located.
- (b) A *flag sign* shall:
  - (i) have a minimum clearance of 3.5m (11.5ft) from the bottom edge of the flag to *grade*;
  - (ii) be set back a minimum of 1m (3.3ft) from any *property* line;
  - (iii) have a separation distance of 5m (16.4ft) from any other *sign on-site*, other than another *flag sign*;
  - (iv) be limited to a maximum of:
    - A. one flag on a parcel less than 0.25 ha (0.6 ac) and with a frontage of 30m (98.4ft) or less;
    - B. three flags on a parcel less than 0.25 ha (0.6 ac) and with a frontage greater than 30.0m (98ft);

- C. four flags on a parcel greater than 0.25ha (0.6ac) but less than 1ha (2.47ac); and
- D. six flags on a parcel greater than 1ha (2.47ac);
- (v) be *freestanding* and not attached to any other *sign* or structure;
- (vi) have a maximum *height* of 5m (16.4ft);
- (vii) have a maximum *sign area* of 2.8m<sup>2</sup> (30.1ft<sup>2</sup>); and
- (viii) be removed:
  - A. upon completion of the subdivision for which it is advertising;
  - B. upon removal of a temporary sales office for which it is advertising;
  - C. upon residential occupancy of a show home for which it is advertising;
  - D. within 36 months from the date of approval of a development permit for a residential sales centre; or
  - E. whichever comes first.

### .13 *Freestanding sign*

- (a) A *freestanding sign* is a *permitted use* and requires a *development permit* in:
  - (i) commercial and industrial districts;
  - (ii) AG and INS districts; and
  - (iii) residential districts which allow for multiple *dwellings* provided that the *sign* is for name and address identification only.
- (b) A *freestanding sign* shall:
  - (i) not exceed 7.5m<sup>2</sup> (80.7ft<sup>2</sup>) in *sign area* unless the *parcel* upon which the *sign* is located has a *frontage* wider than 30m (98.4ft) (in which case the *sign* may be up to 1m<sup>2</sup> (10.8ft<sup>2</sup>) larger for each additional 15m (49.2ft) of *frontage*);
  - (ii) not exceed 10m (32.8ft) in *sign height*;
  - (iii) be located a minimum of 3m (9.8ft) from all *parcel lines abutting a road*; and
  - (iv) not project beyond the boundary of the *parcel* upon which it is located.
- (c) notwithstanding Subparagraph 7.6.13(b)(i), the maximum *sign area* for a low-profile *freestanding sign* shall be 2.5m<sup>2</sup> (26.9ft<sup>2</sup>);
- (d) In a commercial district, a *freestanding sign* shall be separated by a minimum of 25m (82ft) from any other *freestanding sign* or a *billboard*.
- (e) No more than one *freestanding sign* is allowed per *parcel*.
- (f) Notwithstanding Paragraph 7.6.13(d), in all commercial and all industrial districts where there are multiple tenants on one *parcel*, the *Development Authority* may issue a *development permit* for one additional *freestanding sign*.

### .14 *Home-based business and bed and breakfast sign*

- (a) *Development permits* are not required and are a condition of a *development permit* for a *home-based business* and *bed and breakfast sign*.
- (b) Signage associated with a *home-based business* or *bed and breakfast* shall be regulated in accordance with the following requirements:
  - (i) one *on-site*, commercially produced *sign* to identify the business;
  - (ii) *sign* dimensions shall be a maximum of 1m (3.3ft) in length and 0.6m (2ft) in *height*;

- (iii) the *sign* shall, displayed as a *window sign*, be affixed to the *building* or be located in the *front yard adjacent* to the front *parcel boundary* and either be *self-supporting* or attached to existing *fencing*; and
- (iv) no *off-site* signage associated with a *home-based business* is permitted.

.15 *Neighbourhood identification sign*

*Neighbourhood identification signs* are subject to a *Development Agreement*, may be located in all districts and do not require a *development permit*.

.16 *Portable sign*

- (a) A *portable sign* is a *permitted use* in the all commercial, all industrial, the AG, INS and POS districts and requires a *development permit*.
- (b) *Portable signs* shall not be located in residential districts.
- (c) *Portable signs* shall:
  - (i) not exceed 5m<sup>2</sup> (53.8ft<sup>2</sup>) in *sign area*;
  - (ii) not exceed 2.5m (8.2ft) in *sign height*;
  - (iii) be located no less than 1.5m (4.9ft) from any *parcel line*; and
  - (iv) maintain a separation distance of 30m (98.4ft) from another *portable sign*.
- (d) In the INS and AG districts, *portable signs* are limited to a maximum of one *sign* per *parcel*.
- (e) In industrial and commercial districts, *portable signs* are limited to a maximum of one *sign* per 90m (295.3ft) of *parcel frontage*.
- (f) A *development permit* for a *portable sign* is valid for a maximum of 90 days.

.17 *Projecting sign*

- (a) A *projecting sign* is a *permitted use* in commercial and industrial districts and requires a *development permit*.
- (b) A *projecting sign* shall:
  - (i) not exceed 0.5m<sup>2</sup> (5.4ft<sup>2</sup>) in *sign area*;
  - (ii) be placed so that the distance between the nearest edge of the *sign* and the *building* to which it is attached does not exceed 0.3m (1ft);
  - (iii) provide a minimum vertical clearance of 2.5m (8.2ft) from finished *grade* to the bottom of the *sign*;
  - (iv) have clearance from any electrical power lines or other utilities and provide for safe pedestrian movement or any other activities or *use* underneath the *projecting sign*;
  - (v) except for corner *parcels*, be located at right angles to the *building* facade;
  - (vi) complement the architecture and coordinate with other streetscape improvements and *development*;
  - (vii) on a one-storey *building*, not extend more than 0.3m (1ft) above the roof or parapet; and
  - (viii) on a *building* with more than one *storey*, not extend more than 0.75m (2.5ft) above the floor of the second *storey* (and in any event, shall not extend over the bottom of any second *storey* windowsill).

.18 *Real estate sign*



- (a) A *real estate sign* is a *permitted use* in all districts, and no *development permit* is required, provided:
  - (i) that the *sign* is a *self-supported* or *wall-mounted sign*;
  - (ii) in a residential district:
    - A. has a maximum *sign area* of 1.5m<sup>2</sup> (16.1ft<sup>2</sup>); and
    - B. has a maximum *height* of 1.8m (5.9ft);
  - (iii) in a commercial, industrial, INS or AG district:
    - A. has a maximum *sign area* of 6m<sup>2</sup> (64.6ft<sup>2</sup>); and
    - B. has a maximum *height* of 4m (13.1ft);
  - (iv) the *sign* is located a minimum of 1.5m (4.9ft) from all *parcel lines*; and
  - (v) that the *sign* advertises only the *parcel* upon which the *sign* is located.
- (b) No more than two *real estate signs* are allowed per *parcel*.

#### .19 *Roof sign*

- (a) A *roof sign* is a *permitted use* in all industrial and all commercial districts and requires a *development permit*.
- (b) A *roof sign* shall not exceed 8m<sup>2</sup> (86.1ft<sup>2</sup>) in *sign area*.
- (c) The maximum vertical dimension of a *roof sign* is 3m (9.8ft), however the vertical dimension of the *sign* plus the *building height* shall not exceed the maximum *height* allowances in the district.
- (d) No more than one *roof sign* is allowed per *building*.
- (e) A *roof sign* shall not overhang a *building*.
- (f) A *roof sign* may be *illuminated*.

#### .20 *Other signs*

- (a) Subject to any other applicable provision of this Section, a *development permit* is not required for:
  - (i) *signs* posted or exhibited inside a *building*;
  - (ii) *window signs*;
  - (iii) *motor vehicle signs*, provided the vehicle is not temporarily or permanently parked for the purpose of displaying the *sign*;
  - (iv) *signs* located on a *community notice board*;
  - (v) *signs* erected pursuant to a *Development Agreement*;
  - (vi) emergency or warning *signs* placed on a public *building*, *parcel* or utility *right-of-way*; and
  - (vii) the erection/placement of signage in accordance with the following requirements or situations:
    - A. a sign, signboard, billboard or advertising material within a highway right-of-way, provided a permit has been issued by Alberta Transportation;
    - B. official notices, signs, placards or bulletins required or permitted to be placed pursuant to the provisions of federal, provincial or municipal legislation;
    - C. municipal address numbers or letters displayed on parcel to which they refer; and
    - D. signs or advertisements related to the functions or work of the municipality or other public authority.

#### .21 *Owner's Responsibility*

- (a) Neither the granting of a *development permit* for a *sign* nor the approval of the plans nor any inspections made by the *Development Authority* shall in any way relieve the owner from full compliance with this Bylaw or other applicable legislation.
- (b) All *signs* shall be kept in a safe, clean and tidy condition and may be required to be renovated or removed if not properly maintained.
- (c) The owner of a *sign* shall permit the *Designated Officer* to enter the *landowner's parcel* at any reasonable time for the purpose of inspecting the *sign* or administering or enforcing this Bylaw.
- (d) Unless otherwise allowed in this Bylaw, no person shall attach anything to an existing *permitted sign* for which a *development permit* has been issued unless a new *development permit* is issued for such addition.

## .22 Enforcement

- (a) In addition to the enforcement regulations established by Part 4 of this Bylaw, the subsequent regulations shall apply to *signs* within the County.
- (b) The *Development Authority* may, by notice in writing:
  - (i) direct the owner to correct the condition of any *sign* or remove any *sign* within thirty days of receipt of the notice where, in the opinion of the *Development Authority*, that condition or *sign* constitutes a violation of this Bylaw or any *development permit* hereunder, has become unsightly or is unsafe;
  - (ii) order the owner to stop work on a *sign* if it is proceeding in contravention of this Bylaw; and/or
  - (iii) order the owner to stop work on a *sign* if a *development permit* has not been issued.
- (c) Removal and Impoundment of *Signs*
  - (i) In addition to pursuing any other remedy referenced under this Section, a *Designated Officer* may cause to be immediately removed and/or impounded any *sign*:
    - A. placed in contravention of a provision of this Bylaw;
    - B. where, in his or her opinion, the sign is in a state of extensive disrepair; or
    - C. where safety concerns or emergency conditions may justify such removal.
  - (ii) A *sign* removed under Paragraph 7.6.22(c) shall be delivered to a *storage facility* where it will remain impounded until claimed by an individual, business or organization referenced on the *sign*.
  - (iii) If an impounded *sign* is not reclaimed within 30 days of the individual, business, or organization being notified (either verbally or in writing) of the *sign's* removal, the County may dispose of the *sign* in any manner it deems appropriate.

## PART 8 LANDSCAPING REGULATIONS

The regulations included in this Part apply to all districts, unless the district regulations state otherwise.

### 8.1 GENERAL LANDSCAPING REGULATIONS

- .1 The *Development Authority* may require that site *landscaping* be provided in conjunction with, and addressed as part of, any *development permit* for multi-family, industrial, commercial and institutional uses.
- .2 *Landscaping* may be required as a condition of a *development permit* involving existing *development* if the proposed *development* enlarges or increases the intensity of *use* as determined by the *Development Authority*.
- .3 As a condition of the *development permit* where a *landscaping* plan is required, the *Development Authority* shall require all *landscaping* to be completed within two years of the issuance of *development permit* approval. This includes paving required for a commercial business operation and if necessary, *landscaping* in accordance with a landscape plan approved as part of the *development permit* consistent with Section 8.2 to the satisfaction of the *Development Authority*. The *landowner*, *developer* and/or successor or assignees shall be solely responsible for the necessary *landscaping* and proper maintenance of the *development parcel*.
- .4 The provision of site *landscaping* is a continuing obligation of a *development permit* and shall be installed and maintained in accordance with accepted horticultural practices and consistent with the approved landscape plan, if it is required as a condition of the *development permit*.
- .5 Any *retaining wall* exceeding 1.2m (3.9ft) in *height* shall be designed by a *practicing professional* engineer and inspected after construction by a *practicing professional* engineer. The *landowner* shall provide to the County the design and inspection report, both bearing the seal and signature of a *practicing professional* engineer. If such *retaining wall* was not approved as part of the *development permit* for the *principal use* on the *parcel*, a separate *development permit* for the *retaining wall* and *grading* must be obtained.

### 8.2 LANDSCAPE PLAN

- .1 At the discretion of the *Development Authority*, a landscape plan may be required as part of the application for a *development permit* and the plan shall be prepared by a landscape architect or a person qualified to perform such work.
- .2 Where a landscape plan is required it will be added as a condition of the *development permit* and shall be deemed approved for construction only upon approval of the overarching development permit.
- .3 The landscape plan shall include information for the proposed site as well as all *adjacent* boulevards and existing property, drawn at a size and/or scale satisfactory to the *Development Authority* and clearly indicates and accurately identifies the following:
  - (a) name of the project and/or *developer*;
  - (b) site area in hectares proposed to be landscaped, as well as the percentage of the *parcel area*;
  - (c) north arrow, the *parcel* lines, dimensions of the subject site and identification of *adjacent* land uses;
  - (d) location of all existing and proposed utilities and easements, including storm sewers, catch basins for site drainage and overhead utilities;
  - (e) location of all existing and proposed *buildings*, parking areas, driveways and entrances;
  - (f) location of all existing plant materials to be retained on the subject site;
  - (g) location of all new plant materials being proposed for the subject site;
  - (h) proposed trees, shrubs, flower beds and ground covers labeled with a key to a cross-referenced plant list identifying the common and botanical names, quantity, size and method of planting, grass mix for sod and/or seed;
  - (i) vegetation planting details for installation;

- (j) location of all proposed landscape furniture and/or landscape amenities for the subject site including height of fencing and screen walls; and
  - (k) all other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving.
- .4 Any changes to an approved landscape plan require a new approval of the *Development Authority* prior to the landscaping being installed.
- .5 The *Development Authority* may consider an application for a development permit that does not provide all the information required by Subsection 8.2.3 if, in the opinion of the *Development Authority*, the information provided is sufficient to show that the landscaping provisions of the Bylaw can be met.

### 8.3 LANDSCAPE APPROVAL

- .1 *Landscaping*, including location, design, extent of plantings and other *landscaping* treatments provided, shall be subject to approval of the *Development Authority*, taking into consideration, in its sole discretion, the following criteria:
- (a) *landscaping* shall be clustered in planting beds to represent a natural arrangement on the site;
  - (b) as required by the *Development Authority*, any undeveloped portion of site may be required to be *graded*, contoured and seeded, or left to recover to its natural condition;
  - (c) all plant material shall meet the horticultural standards of the most current edition of the "Guide Specifications for Nursery Stock" by the Canadian Nursery Trade Association; and
  - (d) all tree/shrub planting required pursuant to Sections 8.5, 8.6 and 8.7 shall be suitable to Edmonton region plant hardiness zones.

### 8.4 SECURITIES FOR LANDSCAPING

- .1 The *Development Authority* may require as a condition of a *development permit* approval, a guaranteed security from the property *developer* or *landowner* in a form acceptable by the *Development Authority*.
- .2 The amount of the required security shall be based upon projected cost of the *landscaping*, shall be calculated by the *developer* or *landowner*, and shall be based on information provided in the approved landscape plan. If in the reasonable opinion of the *Development Authority*, these projected costs are inadequate, the *Development Authority* may establish a higher *landscaping* cost for the purposes of determining the amount of the *landscaping* security.
- .3 Where *development* on a site is approved in phases, the *landscaping* security need only be provided on that portion of the site approved in each phase plus the amount required to minimally landscape the balance of the site should future *development* not proceed in a timely fashion. The *landscaping* security shall be required in subsequent phases on the remainder of the site at the time these phases are approved for *development*.
- .4 In the event that the *developer* or *landowner* does not complete the required *landscaping* or fails to maintain the *landscaping* in a healthy condition and the proceeds from the security are insufficient for the County to complete the required work, should it elect to do so, then the *developer* or *landowner* shall pay such deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the *developer* or *landowner* indicating how the proceeds of the security were applied, within 60 days of completing or maintaining the *landscaping*.
- .5 Upon receipt of a written request from the parties involved in the *development*, including but not limited to the property *developer* or *landowner*, condominium association or the issuer of the security, an inspection of the finished *landscaping* may be scheduled by the *Development Authority*.
- .6 *Landscaping* inspections shall comply with the following:
- (a) inspections shall be conducted only during the normal growing season, approximately May 1<sup>st</sup> through November 1<sup>st</sup>;
  - (b) the *Development Authority* shall perform the *landscaping* inspection within 30 days of receipt of the inspection request subject to Paragraph 8.4.6(a); and

- (c) upon approval of the *landscaping* by the *Development Authority*, the security, unless otherwise drawn upon, shall be fully released.

## 8.5 COMMERCIAL AND INSTITUTIONAL LANDSCAPING REQUIREMENTS

- .1 Notwithstanding the remainder of this Section, all *development* on lands designated C1, C2, C3 and INS shall be subject to the following landscape standards:

Table 8.1: Commercial and Institutional Landscape Standards

Planting	Standard
<b>Minimum Landscaping Area for Sites</b>	On sites smaller than 1ha (2.47ac), a minimum of 10%, or as otherwise required by the <i>Development Authority</i> , of the site area shall be landscaped.  On sites larger than 1ha (2.47ac), a minimum of 60%, or as otherwise required by the <i>Development Authority</i> , of the required <i>front</i> and <i>side yard setbacks</i> of the site shall be landscaped.
<b>Trees</b>	One tree for every 40m <sup>2</sup> (430.6ft <sup>2</sup> ) of landscaped area, to a minimum of four trees, at a proportion of approximately 1:1 of deciduous and coniferous trees, provided that where new tree plantings are otherwise required, existing trees that comply with the minimum tree sizes can be used.
<b>Shrubs</b>	One shrub for every 60m <sup>2</sup> (645.8ft <sup>2</sup> ) of landscaped area shall be provided.
<b>Minimum Tree Sizes</b>	Deciduous trees shall be a minimum 63.5mm (2.5in) caliper measured 457.2mm (18in) from ground level.  Coniferous trees shall be 2.4m (7.9ft) in <i>height</i> .

*Note: Where the calculation of the required number of trees and shrubs results in fractions of trees and shrubs, the values shall be rounded up to the next whole number.*

## 8.6 INDUSTRIAL LANDSCAPING REQUIREMENTS

- .1 Notwithstanding the remainder of this Section, all *development* on lands designated I2, I3 and I4 shall be subject to the following landscape standards:

Table 8.2: Industrial Landscape Standards

Planting	Standard
<b>Minimum Landscaping Area for Sites</b>	A minimum uninterrupted landscaped <i>yard</i> of 3m (9.8ft) in width shall be required <i>adjacent</i> to any public <i>road</i> . This includes <i>yards adjacent</i> to public lands or reserve lands that are <i>adjacent</i> to <i>collector, arterial roads</i> and <i>highways</i> .
<b>Trees</b>	One tree for every 40m <sup>2</sup> (430.6ft <sup>2</sup> ) of landscaped area, to a minimum of four trees, at a proportion of approximately 1:1 of deciduous and coniferous trees, provided that where new tree plantings are otherwise required, existing trees that comply with the minimum tree sizes can be used.
<b>Shrubs</b>	One shrub for every 60m <sup>2</sup> (645.8ft <sup>2</sup> ) of landscaped area shall be provided, to a minimum of six shrubs.
<b>Minimum Tree Sizes</b>	Deciduous trees shall be a minimum 63.5mm (2.5in) caliper measured 457.2mm (18in) from ground level.  Coniferous trees shall be a minimum 2.4m (7.9ft) in <i>height</i> .

*Note: Where the calculation of the required number of trees and shrubs results in fractions of trees and shrubs, the values shall be rounded up to the next whole number.*

- .2 Notwithstanding the remainder of this Section, all *development* on lands designated I5 shall be subject to the following landscape standards:

Table 8.3: Heavy Industrial Landscape Standards

Planting	Standard
<b>Minimum Landscaping Area for Sites</b>	At the discretion of the <i>Development Authority</i> .
<b>Trees</b>	One tree for every 60m <sup>2</sup> (645.8ft <sup>2</sup> ) of landscaped area, to a minimum of four trees, at a proportion of approximately 1:1 of deciduous and coniferous trees, provided that where new tree plantings are otherwise required, existing trees that comply with the minimum tree sizes can be used.
<b>Shrubs</b>	One shrub for every 80m <sup>2</sup> (861.1ft <sup>2</sup> ) of landscaped area shall be provided, to a minimum of six shrubs.
<b>Minimum Tree Sizes</b>	Deciduous trees shall be a minimum caliper 63.5mm (2.5in) measured 457.2mm (18in) from ground level.  Coniferous trees shall be a minimum 2.4m (7.9ft) in <i>height</i> .

*Note: Where the calculation of the required number of trees and shrubs results in fractions of trees and shrubs, the values shall be rounded up to the next whole number.*

## 8.7 RESIDENTIAL LANDSCAPING REQUIREMENTS

- .1 Notwithstanding the remainder of this Section, all *development* on lands within the R5 district that incorporates *town house* and/or *apartment uses* on a single *parcel* may be subject to the following landscape standards, at the discretion of the *Development Authority*:
- (a) a minimum of 20% of the *parcel area* should be landscaped, including all areas of the *parcel* not covered by *buildings* or parking; and
  - (b) including one deciduous or coniferous tree and four shrubs for each *dwelling unit* on the *parcel*.

## 8.8 LANDSCAPING VARIANCES

The *Development Authority* may, where the *Development Authority* considers it appropriate, vary any or all of the *landscaping* regulations of this Bylaw. Before granting a variance to the *landscaping* standards of this Bylaw, the *Development Authority* may require the *developer* to submit a report from a qualified landscape professional, such as a horticulturist or landscape architect, explaining and justifying the variance.

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## PART 9 PARKING REGULATIONS

### 9.1 ACCESS TO PARKING FACILITIES

*Parcel* access and egress areas shall be *hard surfaced* and in accordance with Sturgeon County's General Municipal Servicing Standards.

### 9.2 ON-SITE PARKING FACILITIES

- .1 All required *on-site parking facilities* shall only be *used* for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the *building* or *use* for which the *parking facilities* are provided, unless otherwise approved by the *Development Authority*. *On-site parking facilities* shall not be *used* for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- .2 All *on-site parking facilities* shall be so constructed that:
  - (a) every *on-site parking stall* provided shall be *hard surfaced* if the access is from a *road* or *lane* which is *hard surfaced*; parking areas shall be paved or of a gravel mixture in accordance with the Sturgeon County's General Municipal Servicing Standards; and
  - (b) each parking area shall be so *graded* and drained as to dispose of all stormwater runoff. In no case shall drainage be allowed to cross a sidewalk or *parcel boundary* unless otherwise approved by the *Development Authority*.
- .3 Employee parking is encouraged to be provided at the side or rear of *principal buildings*.
- .4 *On-site parking facilities* shall have adequate lighting for the entire *parking facility*. Such lighting shall be directed away from *adjacent parcels* and where, in the opinion of the *Development Authority*, they would have adverse effects.

### 9.3 OFF-SITE PARKING FACILITIES

- .1 *Off-site parking facilities* shall only be *used* for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the *building* or *use* for which the *off-site parking facilities* are provided, unless otherwise approved by the *Development Authority*. *Off-site parking facilities* shall not be *used* for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- .2 All *off-site parking facilities* shall be so constructed that:
  - (a) every *off-site parking stall* provided shall be *hard surfaced* if the access is from a *road* or *lane* which is *hard surfaced*; parking areas shall be paved or of a gravel mixture in accordance with the Sturgeon County's General Municipal Servicing Standards; and
  - (b) each parking area shall be so *graded* and drained as to dispose of all stormwater runoff. In no case shall drainage be allowed to cross a sidewalk or *parcel boundary* unless otherwise approved by the *Development Authority*.
- .3 *Off-site parking facilities* shall have adequate lighting for the entire *parking facility*. Such lighting shall be directed away from *adjacent* properties, and where, in the opinion of the *Development Authority*, they would have adverse effects.
- .4 At the discretion of the *Development Authority*, the *developer* may be required to implement *off-site* improvements determined necessary to ensure the safe and efficient movement of pedestrians destined between the *off-site parking facility* and the *building* or *use* for which the *off-site parking facility* is provided. Such *off-site* improvements may include (but are not limited to) crosswalks, sidewalks, signage, lighting and *landscaping*.

### 9.4 PARKING STALL REQUIREMENTS

- .1 The minimum dimensions of maneuvering aisles and *parking stalls* shall be in accordance with the regulations identified in Table 9.1.

Table 9.1: Minimum Parking Standards

Parking Angle in Degrees (see A in diagram)	Width of Stall in Metres (see B in diagram)	Depth of Stall Perpendicular to Maneuvering Aisle in Metres (see C in diagram)	Width of Stall Parallel to Maneuvering Aisle in Metres (see D in diagram)	Overall Depth in Metres (see E in diagram)	Width of Manoeuvring Aisle in Metres (one-way) (see F in diagram)
0	2.7 (8.9ft)	2.7 (8.9ft)	7.0 (23ft)	9.1 (29.9ft)	3.6 (11.8ft)
30	2.7 (8.9ft)	5.2 (17.1ft)	5.5 (18ft)	14.0 (45.9ft)	3.6 (11.8ft)
45	2.7 (8.9ft)	5.8 (19ft)	4.0 (13.1ft)	15.2 (49.9ft)	3.6 (11.8ft)
60	2.7 (8.9ft)	6.1 (20ft)	3.1 (10.2ft)	18.2 (59.7ft)	6.0 (19.7ft)
90	2.7 (8.9ft)	6.1 (20ft)	2.7 (8.9ft)	19.5 (64ft)	7.3 (24ft)
Stalls accessed directly from a public right-of-way					
90	2.7 (8.9ft)	5.5 (18ft)	2.2 (7.2ft)	N/A	N/A

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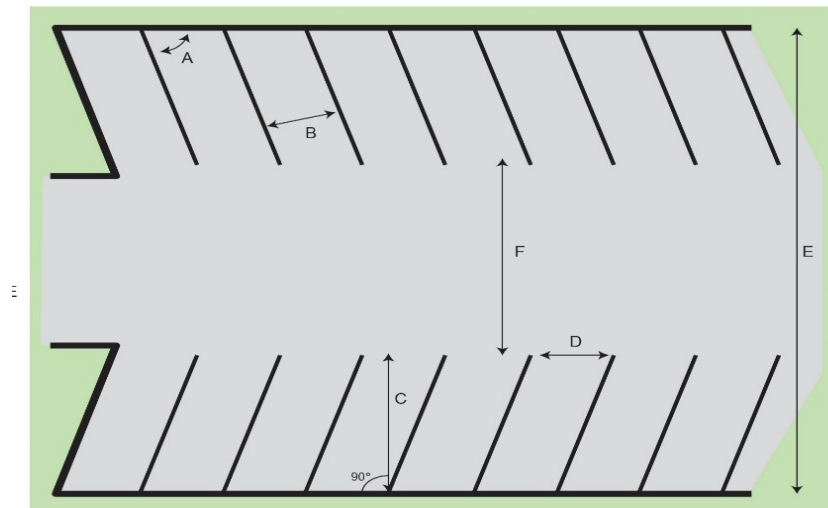


Figure 9.1: Parking Stall Standards

- .2 The minimum number of *on-site parking stalls* required for each *building* or *use* shall be as identified in Table 9.2. To seek a reduction in the minimum number of *on-site parking stalls* the *developer* shall provide a traffic/parking study prepared by a practicing transportation planning or engineering professional which endorses a reduction in the minimum number.
- .3 In the case of a *use* not specifically listed in Table 9.2, the minimum required number of *on-site parking stalls* shall be the same as for a similar *use* as determined by the *Development Authority*, unless an alternative recommendation is endorsed by a traffic and/or parking study prepared by a practicing transportation planning or engineering professional. Where the *development* falls within more than one *use*, the minimum required number of spaces shall be the sum of the requirements for each of the *uses*. In order to seek a reduction in the minimum number of on-site parking stalls the *developer* shall provide a parking assessment prepared by a practicing transportation planning or engineering professional which endorses a reduction in the minimum number required.
- .4 For the purposes of ensuring adequate parking supply, the parking requirements listed in Table 9.2 shall apply to both *on-site* and *off-site parking facilities*.

Table 9.2: Minimum On-Site Parking Stall Requirements

Residential	Minimum parking stall requirements
<i>Apartment</i> <i>Town house</i>	1 per bachelor or 1-bedroom unit, plus 1.5 per 2-bedroom unit, plus 2 per 3-bedroom unit, plus 1 visitor stall per 7 <i>dwelling units</i>
<i>Family day home</i> <i>Group home, major and minor</i>	2 per 5 clients
<i>Home-based business, level 2 and 3</i>	1 per non-resident employee, client parking will be at the discretion of the <i>Development Authority</i> , and 1 per <i>commercial vehicle</i> .
<i>Duplex</i> <i>Semi-detached dwelling</i> <i>Single detached dwelling</i>	2 per <i>dwelling unit</i>
<i>Accessory dwelling unit</i>	1 for 80m <sup>2</sup> and under 2 for over 80m <sup>2</sup>

1432/19; 1587/22

Commercial	Minimum number of parking stalls
<i>Bed and breakfast</i>	1 per guest room (in addition to the requirements for a <i>single detached dwelling</i> )
<i>Bulk fuel sale</i>	1 per fueling station, plus 4 for staff
<i>Car wash</i> <i>Service station</i>	3 per 100m <sup>2</sup> (1,076.4ft <sup>2</sup> ) of gross <i>floor area</i> of <i>building</i> only, plus 1 per gas pump
<i>Child care facility</i>	1 per 4 children
<i>Commercial school</i>	0.8 stalls per student based on projected maximum capacity
<i>Diversified Agriculture</i>	2 per 100m <sup>2</sup> of gross <i>floor area</i> of public <i>buildings</i> and 0.5 per 100m <sup>2</sup> of outdoor areas open to the public. or At the discretion of the <i>Development Authority</i> in consideration of a parking assessment.
<i>Drive-through restaurant</i> <i>Eating and drinking establishment</i>	1 per 4 seating spaces, plus 4 for staff
<i>Equestrian facility</i>	At the discretion of the <i>Development Authority</i> in consideration of a parking assessment
<i>Equipment sale, service and rental</i> <i>Vehicle sale and rental</i>	2 per 100m <sup>2</sup> (1,076.4ft <sup>2</sup> ) of gross <i>floor area</i>
<i>Event Venue</i>	1 per 3 seating capacity
<i>Funeral home</i>	1 per 4 seats
<i>Government service</i> <i>Professional, office and business service</i>	3.4 per 100.0m <sup>2</sup> (1,076.4ft <sup>2</sup> ) of gross <i>floor area</i>
<i>Hotel</i> <i>Motel</i>	1 per guest room, plus 1 per 3 staff on maximum shift
<i>Integrated highway facility</i>	At the discretion of the <i>Development Authority</i> in consideration of proposed <i>uses</i> and in consideration of a parking assessment if deemed required

Commercial	Minimum number of parking stalls
<i>Retail sale</i> <i>Retail sale, liquor</i>	3 per 100m <sup>2</sup> (1,076.4ft <sup>2</sup> ) gross <i>floor area</i> , up to 2,000m <sup>2</sup> (21,527.8ft <sup>2</sup> ); then an addition 4 stalls for every additional 100m <sup>2</sup> gross <i>floor area</i>
<i>Storage facility</i>	1 per 93m <sup>2</sup> (1,001 ft <sup>2</sup> ) gross <i>floor area</i>
<i>Vehicle sale and rental</i>	2 per 100m <sup>2</sup> (1,076.4ft <sup>2</sup> ) gross <i>floor area</i>
<i>Veterinary clinic</i>	2 per examination table, plus 4 for staff
<i>Visitor accommodation</i>	1 per guest unit

1560/21, 1597/22

Industrial	Minimum parking stall requirements
<i>Administrative building</i>	1 per 50m <sup>2</sup> (538.2ft <sup>2</sup> ) gross <i>floor area</i>
<i>Asphalt plant</i> <i>Fleet service</i> <i>Gas processing plant</i> <i>Heavy industrial</i> <i>Rail spur</i> <i>Rail yard</i> <i>Renewable energy facility</i> <i>Transloading facility</i>	At the discretion of the <i>Development Authority</i> in consideration of the parking assessment
<i>Auctioneering establishment</i>	1 per 93m <sup>2</sup> (1,001 ft <sup>2</sup> )
<i>Surveillance suite</i>	1 per unit
Any industrial use not listed separately in this Section	1 stall per 100m <sup>2</sup> (1,076.4ft <sup>2</sup> ) gross <i>floor area</i> for the first 2,000m <sup>2</sup> (21,527.8ft <sup>2</sup> ), then 1 stall per 500m <sup>2</sup> ; or 1 stall per 3 employees, or at the discretion of the <i>Development Authority</i> in consideration of a parking assessment

Institutional	Minimum parking stall requirements
<i>Community building</i>	1 per 3 seating capacity
<i>School</i> (elementary and junior high)	1 per 20 students based on projected maximum capacity, plus 1 per employee
<i>School</i> (senior high)	1 per 4 students based on project maximum capacity, plus 1 per employee
<i>Protective and emergency service</i>	1 per 40m <sup>2</sup> (430.6ft <sup>2</sup> ) of gross <i>floor area</i>
<i>Public/Private library and cultural facility</i>	1 per 40m <sup>2</sup> (430.6ft <sup>2</sup> ) of gross <i>floor area</i>
<i>Recreation facility, indoor</i> <i>Recreation facility, outdoor</i>	At the discretion of the <i>Development Authority</i> in consideration of a parking assessment
<i>Religious assembly</i>	1 per 3 seating capacity
<i>Residential care facility</i>	2 for every 5 beds

1647/24

.5 Permission to share *parking stalls* may only be granted by the *Development Authority* in the following circumstances:

- (a) the *developments* are in close proximity to each other and within 200m (656.2ft) of the *parcel* on which the *parking stalls* are located;
- (b) the primary operational natures of the *developments* result in peak parking demand that does not occur simultaneously, thereby minimizing the likelihood of an undersupply of parking spaces; and
- (c) the *Development Authority* is satisfied, as the third signee of the agreement, that the agreement between the *landowners* of the *parcels/developments* for the sharing of *parking stalls* is to be

permanent (and registered on the Certificate of Title) unless an alternative permanent arrangement is made that is satisfactory to the *Development Authority*.

- .6 Where a *building* is enlarged, or altered, or a change in the *use* occurs in such a manner as to cause a more intensive *use* of that *building*, provisions shall be made for the additional *parking stalls* in accordance with this Section. The calculations shall be based on the number of additional *parking stalls* required as a result of the enlargement, alteration or change in the *use* of the *building*, in addition to *parking stalls* that may have been removed due to the enlargement or alteration.

## 9.5 ACCESSIBLE PARKING STALLS

- .1 Accessible *parking stalls* shall:
  - (a) be provided in accordance with the *Safety Codes Act* in effect at the time of the *development permit* application, for which no discretion exists;
  - (b) be included, by the *Development Authority*, in the calculation of the applicable minimum *parking stall* requirements, and
  - (c) be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with provincial standards.
- .2 Accessible *parking stalls* shall be located in close proximity to the *building* entrance on a level surface.
- .3 Accessible *parking stalls* shall be arranged in a way that users of wheelchairs are not required to pass behind parked vehicles.
- .4 In the case of a *building* with multiple public entrances, a minimum of one accessible *parking stall* shall be located near each entrance.
- .5 Accessible *parking stalls* shall be designed in accordance with "Barrier-Free Design Guidelines" of the *Safety Codes Act*.

## 9.6 ON-SITE LOADING REQUIREMENTS

- .1 A *loading space* shall be designed and located so that all vehicles using that space can be parked and manoeuvred entirely within the bounds of the site before moving onto *adjacent roads*. Vehicles cannot back from public *roads* onto the site. All movements crossing the *parcel line* shall be forward. The *Development Authority* may require turning movement diagrams to ensure satisfactory maneuverability criteria.
- .2 A *loading space* situated within a *setback* distance from a *road* or *lane* shall not be counted for the purposes of this Section. Loading zones shall not be located in the *front yard* of a site that fronts a public *road* with less than a 6m (19.7ft) *setback*.
- .3 A *loading space* shall be a minimum width of 3m (9.8ft) and a minimum depth of 9.2m (30.2ft) and maintain a minimum overhead clearance of 4.3m (14.1ft).
- .4 Minimum *loading space* dimensions may be changed by the *Development Authority* having regard to the types of vehicles that are likely to use the *loading spaces*.
- .5 *Loading space* shall be *hard surfaced* in accordance with Sturgeon County's General Municipal Servicing Standards.
- .6 *Loading spaces* shall be so *graded* and drained as to dispose of all stormwater runoff. In no case shall drainage be allowed to cross a sidewalk or *parcel boundary* unless otherwise approved by the *Development Authority*.
- .7 *Loading space* 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 loading facility requirements are set.
- .8 Unless otherwise allowed by the *Development Authority*, the required *on-site loading space* for any *use* shall be as follows:

- (a) a minimum of one loading zone space per *apartment/semi-detached dwelling* in excess of twenty *dwelling units*; an additional *loading space* shall be required for each additional forty units. The *loading spaces* shall be located within 20m (65.6ft) of *building* entry doors.

## 9.7 BICYCLE PARKING

In addition to the required vehicular parking, bicycle parking may be provided at the discretion of the *Development Authority*.



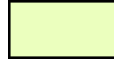
## PART 10 LAND USE DISTRICTS

### 10.1 ESTABLISHMENT OF LAND USE DISTRICTS

- .1 Land *use* districts and the associated district provisions are established for the County in accordance with Parts 10 through 17 of this Bylaw.
- .2 The land *use* districts map, which forms Schedule 1 of this Bylaw, divides the County into districts and specifies the district provisions applicable to particular lands.
- .3 Provisions listed in Parts 5 through 9 comprise all general and specific *development* regulations, signage, *landscaping* and parking regulations and shall govern any *permitted* and *discretionary uses* listed within all land *use* districts.

## PART 11 PRIMARY INDUSTRY DISTRICTS

### 11.1 AG – AGRICULTURE DISTRICT



#### .1 General Purpose

This district accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry. This district distinguishes between major, minor and residential where:

AG-Major are tracts of land 16ha (39.5ac) or larger in size;

AG-Minor are *parcels* between 4ha (9.8ac) and 15.9ha (39.3ac); and

AG-Residential are *parcels* smaller than 4ha (9.8ac).

#### .2 Uses

Permitted Uses	Discretionary Uses
Accessory dwelling unit****	Accessory dwelling unit****
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Bed and breakfast	Agricultural support service
Diversified Agriculture	Auctioneering establishment**
Dugout	Cannabis production and distribution, micro
Dwelling, single detached	Community garden
Family day home	Data Processing Facility (minor)
Farm help accommodation	Equestrian facility***
Group home, minor	Group home, major
Home-based business, level 1 (office)	Home-based business, level 3
Home-based business, level 2	Kennel and animal boarding
Intensive agriculture	Landscaping contractor service***
	Solar farm
	Temporary asphalt plant**
	Temporary concrete batch plant**
	Topsoil screening
	Veterinary clinic
	Visitor accommodation***

\* Refer to Section 6.1 for further clarification.

\*\* Only allowed on AG-Major parcels

\*\*\* Only allowed on AG-Major and AG-Minor parcels

\*\*\*\* Refer to Section 6.1A for further clarification.

1407/18; 1432/19; 1436/19; 1560/21; 1570/22; 1587/22, 1597/22, 1672/25

#### .3 Subdivision Regulations

- (a) Unless otherwise indicated within a *planning document*, a *quarter section* in the AG district of 64.7ha (160ac) shall contain a maximum combined *density* of four *parcels*, comprised of:
  - (i) two AG – Major *parcels* of approximately 32.4ha (80ac) each or alternative sizes necessary due to *land fragmentation*; and
  - (ii) two AG – Residential *parcels* (one of which may be subdivided from each AG – Major *parcel* having a minimum size of 32.4ha (80ac) in accordance with Paragraph 11.1.3(e) of this Bylaw).

- (b) Notwithstanding Subparagraph 11.1.3(a)(ii), the Subdivision Authority may consider the subdivision of a second AG – Residential parcel from the same 32ha (80 ac) AG parcel when all of the following criteria are met:
- (i) no other parcel has been subdivided from the abutting 32ha (80 ac) AG parcel on that same quarter section; and
  - (ii) no secondary dwelling exists on the abutting 32ha (80 acre) AG parcel on that same quarter section; and
  - (iii) such a location would assist in preserving agricultural land and/or avoid a site constraint on the abutting 32ha (80 ac) AG parcel on that same quarter section related to access, topography, a pipeline, or other hazard or land use conflict; and
  - (iv) the landowner of the abutting 32ha (80 ac) AG parcel on that same quarter section provides their written consent and furthermore allows the County to register a restrictive covenant agreeing to forgo any future opportunity for subdivision or a secondary dwelling pursuant to this Bylaw.
- (c) Where an AG – Major *parcel* is either smaller or larger than the conventional 64.7ha (160ac) and/or 32.4ha (80ac) *parcel* size (e.g. due to the presence of a redistricted *parcel(s)*, or surveying anomalies due to river lots or *land fragmentation*), the *subdivision* regulations are as follows:
- (i) AG – Major *parcels* between 16ha (39.5ac) and 47.9ha (118.4ac) shall be considered equivalent to a 32.4ha (80ac) AG *parcel* (i.e. half a *quarter section*).
  - (ii) AG – Major *parcels* between 48ha (118.5ac) and 79.9ha (197.5ac) shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*).
  - (iii) AG – Major *parcels* of 80ha (197.6ac) or larger shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*) plus any additional *subdivision* potential beyond 64.7ha (160ac) in accordance with the proportions referenced in Subparagraph 11.1.3(c)(i), (ii) or (iii).
- (d) AG – Minor *parcels* shall be considered equivalent to an AG – Residential *parcel* and therefore have no further *subdivision* potential.
- (e) The maximum size of an AG – Residential *parcel* shall be 1ha (2.47ac), unless a larger area is essential to:
- (i) encompass mature *shelterbelts*, existing *buildings* or any other related features associated with an existing *farmstead* (however, additional farmland will not be compromised to accommodate a septic system, the *setback* distances associated with a septic system, a *dugout*, or an extensive area of *fencing*); and/or
  - (ii) mitigate any site constraints which could otherwise significantly limit the *development* potential of a 1ha (2.47ac) *parcel* or create land *use* conflicts – such as but not limited to *setback* distances from pipelines, low-lying or steep topography, inaccessible portions of land or *land fragmentation* (however, additional farmland will not be compromised when a site constraint could equally be addressed by modifying the location and/or dimensions of the proposed 1ha (2.47ac) *parcel*).

#### .4 Development Regulations

Front yard and flanking front yard setbacks	Principal building	35m (114.8ft)
	Accessory building or accessory, agricultural building	20m (65.6ft)
Side yard and rear yard setbacks	Principal building	6m (19.7ft)
	Accessory building or accessory, agricultural building	3m (9.8ft)

1432/19

#### Additional Development Regulations for AG-Minor parcels

Maximum <i>floor area</i>	<i>Accessory building</i>	465m <sup>2</sup> (5,005.2ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	15%	

Additional Development Regulations for AG-Residential parcels		
Maximum <i>floor area</i>	<i>Accessory building</i>	230m <sup>2</sup> (2,475.7ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	15%	

1432/19

.5 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding the variance provisions in Section 2.8 of this Bylaw, the *Development Authority* shall not accept a variance to the *uses* within this district based on *parcel* size.

1407/18

**11.1A AG 2 – AGRICULTURE 2 DISTRICT** 1597/22**.1 General Purpose**

This district accommodates diversified agricultural development that has a greater effect on local road infrastructure and neighbouring parcels due to increased levels of traffic and visitors.

AG-Major are tracts of land 16ha (39.5ac) or larger in size;

AG-Minor are *parcels* between 4ha (9.8ac) and 15.9ha (39.3ac); and

AG-Residential are *parcels* smaller than 4ha (9.8ac).

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Agricultural support service</i>	<i>Accessory Dwelling Unit</i>
<i>Auctioneering establishment</i>	<i>Cannabis production and distribution, micro</i>
<i>Bed and breakfast</i>	<i>Event Venue</i>
<i>Community garden</i>	<i>Topsoil screening</i>
<i>Diversified Agriculture</i>	
<i>Dugout</i>	
<i>Dwelling, single detached</i>	
<i>Equestrian facility</i>	
<i>Farm help accommodation</i>	
<i>Intensive agriculture</i>	
<i>Kennel and animal boarding</i>	
<i>Landscaping contractor service</i>	
<i>Veterinary clinic</i>	
<i>Visitor accommodation</i>	

\* Refer to Section 6.1 for further clarification.

**.3 Subdivision Regulations**

At the discretion of the *Subdivision Authority*, as per section 11.1.3 of the AG – Agriculture District.

**.4 Development Regulations**

<i>Front yard and flanking front yard setbacks</i>	<i>Principal building</i>	35m (114.8ft)
	<i>Accessory building or accessory, agricultural building</i>	20m (65.6ft)
<i>Side yard and rear yard setbacks</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building or accessory, agricultural building</i>	3m (9.8ft)

**.5 Additional Development Regulations**

- a. All development in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

**11.2 RE – RESOURCE EXTRACTION DISTRICT** 1607/22**.1 General Purpose**

This district provides for the *extraction* and processing of *on-site* natural resources on lands. Once the *reclamation* process is complete, redistricting to the appropriate *use* is required.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building</i>	<i>Temporary asphalt plant</i>
<i>Accessory, use</i>	<i>Temporary concrete batch plant</i>
<i>Natural resource extraction</i>	<i>Data Processing Facility (minor)</i>
<i>Secondary processing</i>	

1672/25

**.3 Subdivision Regulations**

The minimum parcel area shall be determined by the Subdivision Authority.

**.4 Development Regulations**

- (a) *Development* regulations for this district are at the discretion of the *Development Authority* in consideration of all application information.
- (b) *Natural resource extraction* activities having a disturbance area of less than 5.1ha (12.6ac) on a *parcel* at any time, including any associated infrastructure, *stockpiles* connected with the pit shall not be permitted.
- (c) The operating area of a *natural resource extraction* and *secondary processing use* shall not be located less than:
  - (i) 400m (1,312.3ft) from the outside wall of an existing *dwelling* or the district boundary of a multi-*lot* subdivision, hamlet, or area subject to an approved *planning document* that includes residential *development*.
  - (ii) Notwithstanding Subparagraph 11.2.4(c)(i), *natural resource extraction* of *silica sand* shall not be located less than 800m (2,624.6ft) from the outside wall of an existing *dwelling* or the district boundary of a multi-*lot* subdivision, hamlet, or area subject to an approved *planning document* that includes residential *development*.
  - (iii) Notwithstanding the above prescribed setbacks, the operating area of a *natural resource extraction* and *secondary processing use* has no defined setback from an existing *dwelling* located on the *subject parcel*.

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

**.6 Landscaping Regulations**

- (a) The *natural resource extraction* and *secondary processing* operation shall be landscaped in such a manner as to mitigate nuisance produced by the *development* and operations, which may include features such as, but not limited to, the installation of a berm and/or *fence* around the perimeter of the *excavation* area.
- (b) At the discretion of the *Development Authority*, *landscaping* or *screening* may be required along the *front, rear, or side yard parcel boundaries adjacent* to public, residential or other land *uses*.
- (c) Restricted and noxious weeds are to be controlled by the *developer* to prevent the spread of weeds to neighbouring lands in accordance with provincial regulations.

**.7 Site Access and Traffic Regulations**



In addition to the Parking Regulations contained in Part 9 of this Bylaw, the following regulations shall apply to all *development* in this district:

- (a) At the discretion of the *Development Authority*, a traffic impact assessment may be required with a *development permit* application.
- (b) All access to the *natural resource extraction* and *secondary processing development* area shall be approved by the Development Authority. Access to the *development* areas shall be developed in a manner that ensures safe and efficient truck movement and adequate site drainage. All access to *development* areas and/or *off-site* improvements are at the sole expense of the *developer*.
- (c) For *development* areas located within 0.8km (0.5mi) of a *highway*, the *developer* shall provide the *Development Authority* with an approved permit obtained from Alberta Transportation.
- (d) A *road use* agreement, between the County and the *developer* of a *natural resource extraction* and/or *secondary processing* use shall be required (where Sturgeon County roads will be utilized) and shall be a condition of the development permit, and shall include the following terms and conditions:
  - (i) The speed of haul vehicles shall be limited to 60km/h, or a different speed as identified in a *road use agreement* for safety purposes.
  - (ii) The *developer* shall maintain the roads daily during operations haulage. This maintenance shall keep the road surfaces in the same condition as they were prior to operations commencing.
  - (iii) No engine retarder brakes shall be allowed:
    - A. within 500 meters of a dwelling unit, and
    - B. where signs prohibit the use of engine retarder brakes
  - (iv) The *developer* is responsible for dust suppression on all gravel surfaced roads that will be used under a *road use agreement*.
  - (v) All drivers must be provided with an orientation to the requirements of hauling and *road use agreement* provisions in Sturgeon County.
  - (vi) The overloading of any trucks is strictly prohibited.
  - (vii) All loaded trucks shall be covered by tarps.
  - (viii) The *road use agreement* shall also include haul routes, anticipated maintenance, dust control methods, security, signage, and participation in the Alberta Sand and Gravel Association's Central Truck Registry numbering system and other related clauses and provisions deemed necessary by Sturgeon County.
- (e) Offsite improvements to municipal infrastructure that are identified as per the recommendations of a traffic impact assessment shall be completed at the sole expense of the *developer* prior to the operation of *natural resource extraction* or *secondary processing* and shall require a separate *Development Agreement* with Sturgeon County.

.8 Stripping

Topsoil shall be stripped and stockpiled on-site for future reclamation prior to commencing operations.

.9 Reclamation

A proposal to reclaim a *natural resource extraction* or *secondary processing* area shall be included in the *development permit* application.

.10 Operational Hours

- (a) *Natural resource extraction* may operate 24 hours a day, seven days a week.
- (b) *Secondary processing*:

- (i) All operations should be considered to operate on a 12-hour/day shift Monday to Friday basis unless site or operational conditions warrant consideration of extended operational hours.
- (ii) Where extended hours are being considered (less than 24hrs/day 7 days per week), the hours may be based upon consideration of site characteristics, results of noise-modelling analysis, feedback from *landowners* within the minimum separation distance, and *on-site* noise suppression applications.

.11 Hours for *Hauling*

- (a) The removal of natural resources from the pit location (*hauling*) shall take place only within the hours specified by the *Development Authority*. The *Development Authority* shall have regard to, but is not bound by, the following guidelines:
  - (i) 6:00a.m. to 6:00p.m. Monday to Friday; and
  - (ii) 8:00a.m. to 4:00p.m. Saturday to Sunday and Statutory Holidays.

.12 Dust and Noise

- (a) The *developer* shall:
  - (i) Prevent noise from becoming an annoyance to *adjacent landowners* at the request of, and to the satisfaction of, the *Development Authority*. Required prevention may include, but not be limited to, locating *stockpiles* and berms to act as sound barriers and using methods of minimizing or reducing noise created by machinery and equipment. Installation of noise monitors may be required as a condition of a *development permit*.
  - (ii) Ensure compliance with provincial legislation regarding dust and air quality.

.13 Water Requirements for *Natural Resource Extraction* and *Secondary Processing Uses*

- (a) Adherence is required to Sturgeon County's Groundwater Management Plans and Ground Water Monitoring Program, where applicable.
- (b) Where a water well report is required, adherence is required to the necessary mitigation measures in the report and the hydrogeological impact assessment.

.14 Application Requirements

A *development permit application* for *natural resource extraction* and *secondary processing* shall include, but is not limited to the following:

- (a) A copy of the application for registration under the Code of Practice for Pits;
- (b) A copy of any application for approvals under the *Water Act*, and
- (c) Supplemental information addressing those stated under Subparagraph 11.2.4 to 11.2.12 of this Bylaw.

.15 Community Communications Requirements for *Natural Resource Extraction* and *Secondary Processing Uses*

- (a) The *developer* of all their *natural resource extraction* and *secondary processing* operations shall be required as a condition of the development permit to host a community event annually to engage with surrounding communities.
- (b) The community event shall adhere to the following criteria.
  - (i) The *developer* must host a community event and invite all *landowners*:
    - A. within 1.6km(1mi) of the boundaries of the parcel where *natural resource extraction* or *secondary processing* has been approved; and
    - B. adjacent to haul routes for the natural resource extraction or secondary processing operation, as identified in related *road use agreements*.
  - (ii) Notice of the community event must be mailed a minimum of two (2) weeks in advance of the open house (invitations must be postmarked a minimum of 14 days prior to the date of the

- community event); and provide an alternate opportunity for information provision and discussion for those community members unable to attend the community event.
- (iii) The community event must be hosted with a minimum of one (1) representative from Sturgeon County's administration in attendance.
  - (iv) The community event must include an opportunity for residents to ask questions and discuss topics of interest with the *developer*.
  - (v) A report summarizing the results of the community event must be provided to Sturgeon County within three months of the date of the community event.
- (c) The *developer* must provide landowner communications on a semi-annual basis.
- (d) These semi-annual landowner communications must:
- (i) be sent by mail;
  - (ii) be sent to all landowners of parcels:
    - A. adjacent to the haul route, and
    - B. that are located within 1.6km of the parcel with *natural resource extraction* or *secondary processing* operations.
  - (iii) Provide updates on relevant information about the operation, including but not limited to:
    - A. updates on quarterly monitoring or reporting results, and
    - B. any changes or updates regarding the operation that may affect or be noticed by surrounding parcels.
- (e) The *developer* must post signage on the parcel on which *natural resource extraction* or *secondary processing* is occurring or expected to occur. The sign placed shall:
- (i) be a condition of the development permit for a *natural resource extraction* or *secondary processing*, and not require a separate sign permit under this Bylaw;
  - (ii) utilize the standard sign design for *natural resource extraction* or *secondary processing operations*, as identified by Sturgeon County;
  - (iii) identify the purpose for which the lands are to be used;
  - (iv) identify the approximate time over which extraction of the lands will take place;
  - (v) identify the location where additional information may be obtained;
  - (vi) identify the company name and contact information where the public may discuss and request information, and
  - (vii) be placed in a location easily visible to the public.

#### .16 Approval Timelines

- (a) *Development permits* for the purpose of *natural resource extraction* and *secondary processing* in the County are issued for five years and will require a new permit (renewal) every five years thereafter until a final *reclamation* certificate is received from the Provincial Government.
  - (i) A report prepared by a *practicing professional* shall be submitted with a *development permit* application for renewal addressing progression of pit activities, amendments to any previous approvals and the estimated lifespan of the pit.
- (b) Natural resource extraction and secondary processing operations that currently hold a valid *development permit* as of the date of adoption of this Bylaw are permitted to continue. Once the *development permit* has expired or where an amendment to the operation is proposed, a new *development permit* shall be required and is subject to the provisions of this Bylaw.

**11.3 RE-DC – RESOURCE EXTRACTION - DIRECT CONTROL DISTRICT** 1607/22; 1632/23**.1 General Purpose**

The purpose of this district is to provide for the *extraction* and processing of *on-site* natural resources that, due to their unique characteristics and/or site conditions, require specific direction unavailable in the conventional RE – Resource Extraction District and allows for reduced setbacks and specific performance and development standards as determined by Council.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building</i>	<i>Temporary asphalt plant</i>
<i>Accessory, use</i>	<i>Temporary concrete batch plant</i>
<i>Natural resource extraction</i>	<i>Data Processing Facility (minor)</i>
<i>Secondary processing</i>	

1672/25

**.3 Decision Making Authority**

In this district, the Decision-Making Authority is the *Development Authority* and the *Subdivision Authority*.

**.4 Development Regulations for Natural Resource Extraction and Secondary Processing Uses**

- (a) *Natural resource extraction* activities having a disturbance area of less than 5.0ha (12.4ac) on a *parcel* at any time, including any associated infrastructure, *stockpiles* connected with the pit shall not be permitted.
- (b) Council is to consider the proposal *operating area of natural resource extraction* and/or a *secondary processing use* against the impacts to adjacent land uses to determine a suitable setback that is less than:
  - (i) 400m (1,312.3ft) from the outside wall of an existing *dwelling* to the nearest edge of the operating area of a *natural resource extraction* and *secondary processing use*.
  - (ii) in the case of the extraction of *silica sand*, 800m (2,624.6ft) from the outside wall of an existing dwelling or from the district boundary of a multi-lot subdivision, hamlet, or area subject to an approved *planning document* that includes residential *development*.
- (c) The operating area of a *natural resource extraction* or *secondary processing use* shall not be located within any setback areas as determined in the *Code of Practice for Pits*.
- (d) Setbacks from any Sturgeon County roads are to be determined by the *Development Authority* based on engineering requirements and Sturgeon County's roadway classifications.
- (e) Mining sequences shall be planned to commence extracting the resources and progressively reclaim in areas that pose the most impact to adjacent dwellings and identified sensitive areas.

**.5 In accepting an application for the redistricting of land to a Resource Extraction DC District, the following pre-Application Community Consultation Requirements for *Natural Resource Extraction* and *Secondary Processing* Uses requirements will apply:**

- (a) An application for *natural resource extraction* and/or an application for *secondary processing* shall require a pre-application community consultation, as noted in paragraph 11.3.6(m) of this Bylaw.
- (b) The pre-application community consultation shall adhere to the following criteria.
  - (i) The *developer* must host an open house and invite all residents who reside:
    - A. Within 1.6km (1mi) of the boundaries of the parcel subject to the application for natural resource extraction or secondary processing, and
    - B. Adjacent to anticipated haul routes for the *natural resource extraction* or *secondary processing* application (as identified in the haul route plan specified in paragraph 11.3.6(g) of this Bylaw);

- (ii) Notice of the open house must be mailed a minimum of (2) weeks in advance of the open house (invitations must be postmarked a minimum of 14 days prior to the date of the open house); and
    - A. Provide an alternate opportunity for information provision and discussion for those community members unable to attend the open house.
  - (iii) The open house must be hosted with a minimum of one (1) representative from Sturgeon County's administration in attendance.
  - (iv) The open house must include an opportunity for landowners to ask questions and discuss topics of interest with the *developer*.
  - (c) A report summarizing the results of the open house event must be provided to Sturgeon County in accordance with the application requirements in paragraph 11.3.6(m) of this Bylaw.
  - (d) Results from the pre-application community consultation may inform any other condition deemed appropriate by the Development Authority.
- .6 In considering an application for the redistricting of land to a Resource Extraction DC District as complete, an application shall include, but is not limited to the following:
- (a) a copy of the application for registration under the Code of Practice for Pits;
  - (b) a copy of any application for approvals under the *Water Act*, and any other provincial or federal regulations;
  - (c) for development areas located within 0.8km (0.5mi) of a *highway*, an approved permit obtained from Alberta Transportation;
  - (d) a traffic impact assessment, where deemed to be required by Sturgeon County;
  - (e) a traffic related implementation plan that demonstrates how all traffic-related performance standards, monitoring and reporting requirements, as specified under paragraph 11.3.7(a) of this Bylaw will be met;
  - (f) a site access plan;
  - (g) a haul route plan identifying all County roads to be utilized during hauling;
  - (h) a track out management plan that identifies how roadways will be cleaned and maintained;
  - (i) a noise impact assessment deemed by a designated professional to assess the impacts of the operations;
  - (j) a noise related implementation plan that demonstrates how all noise related performance standards, monitoring, and reporting requirements, as specified under paragraph 11.3.7(c) of this Bylaw, will be met;
  - (k) an air quality impact assessment;
  - (l) an air quality implementation plan that demonstrates how all air quality related performance standards, monitoring, and reporting requirements, as specified under paragraph 11.3.7(d) of this Bylaw, will be met;
  - (m) evidence and results of pre-application community consultation undertaken in accordance with the requirements of subsection 11.3.5 of this Bylaw;
  - (n) a community communications plan, that identifies how the requirements of paragraph 11.3.7(f) of this Bylaw will be met;
  - (o) a water well report, for applications with operating areas within 800m (½mi) of a single dwelling, or 1200m (¾mi) of a multi-lot subdivision;
  - (p) a hydrological impact assessment, where required by the Province of Alberta or where a potential impact is identified through the water well report required in paragraph 11.3.6(o) of this Bylaw;
  - (q) an implementation plan to mitigate identified effects that the aggregate operation might have on the local water table, based on the hydrological impact assessment, where applicable;

- (r) a site-specific stormwater management plan that indicates the specific techniques to be used within the pit to responsibly manage surface drainage so as not to negatively impact positive surface drainage conditions situated up or downstream of the proposed operation;
- (s) an emergency response plan; and,
- (t) a visual impact assessment,
- (u) expected number and type of jobs and expected economic impact,
- (v) any other study, report or assessment required to assess the application.

.7 In considering regulations for the redistricting of land to a Resource Extraction DC District, Administration will prepare an analysis of the proponent's redistricting application for Council's consideration. The analysis will utilize a defined methodology that considers the expected Economic, Environmental and Social impacts of the proposed development. Based on this site-specific evaluation, stakeholder input and other factors, Council may impose specific performance standards listed below as regulations for the proposed district. These regulations will form conditions of the subsequent development permit.

(a) Transportation Requirements for Natural Resource Extraction and Secondary Processing Uses

- (i) A *road use agreement*, between the County and the *developer* of a *natural resource extraction* and/or *secondary processing* use shall be required (where Sturgeon County roads will be utilized) and shall be a condition of the development permit, and shall include the following terms and conditions:
  - A. The speed of haul vehicles shall be limited to 60km/h, or a different speed as identified in a *road use agreement* for safety purposes.
  - B. The *developer* shall maintain the roads daily during operations haulage. This maintenance shall keep the road surfaces in the same condition as they were prior to operations commencing.
  - C. No engine retarder brakes shall be allowed:
    - a. within 500 meters of a dwelling unit, and
    - b. where signs prohibit the use of engine retarder brakes.
  - D. The *developer* is responsible for dust suppression on all gravel surfaced roads that will be used under a *road use agreement*.
  - E. All drivers must be provided with an orientation to the requirements of hauling and *road use agreement* provisions in Sturgeon County.
  - F. The overloading of any trucks is strictly prohibited.
  - G. All loaded trucks shall be covered by tarps.
  - H. The *road use agreement* shall also include haul routes, anticipated maintenance, dust control methods, security, signage, and participation in the Alberta Sand and Gravel Association's Central Truck Registry numbering system and other related clauses and provisions deemed necessary by Sturgeon County.
- (ii) The *developer* shall adhere to the methods identified in the track out management plan submitted with the application.
- (iii) Offsite improvements to municipal infrastructure that are identified as per the recommendations of a traffic impact assessment shall be completed at the sole expense of the *developer* prior to the operation of *natural resource extraction* or *secondary processing* and shall require a separate *Development Agreement* with Sturgeon County.
- (iv) All accesses to the *natural resource extraction* and/or *secondary processing* use area shall be approved by the *Development Authority*. Access to the *development* areas shall be developed in a manner that ensures safe and efficient truck movement and adequate site drainage. All access to *development* areas and/or off- site municipal *improvements* are at the sole expense of the *developer*.



- (b) Water Requirements for Natural Resource Extraction and Secondary Processing Uses
  - (i) Adherence is required to Sturgeon County's Groundwater Management Plans and Ground Water Monitoring Program, where applicable.
  - (ii) Where a water well report is required, adherence is required to the necessary mitigation measures in the report and the hydrogeological impact assessment.
  - (iii) Adherence to the measures identified in the implementation plan, as required in paragraph 11.3.6(g).
- (c) Noise Requirements for Natural Resource Extraction and Secondary Processing Uses
  - (i) Noise attenuation methods (as identified in the noise impact assessment) shall include, but not be limited to:
    - A. installing noise attenuation infrastructure in recommended locations (as identified in the noise impact assessment) on the *parcel*;
    - B. locating stockpiles and berms to act as sound barriers to impacted areas;
    - C. using methods of minimizing or reducing noise created by machinery and equipment related to the *natural resource extraction* or *secondary processing* use; and
    - D. ensuring noise reducing mufflers are fitted on all hauling trucks to be used.
  - (ii) Noise limits at the subject property's *parcel lines* of operation sites shall not exceed:
    - A. 75 dBA (Leg (1 hour)), between the hours of 7:00 a.m. to 7:00 p.m., Monday to Friday;
    - B. 55 dBA (Leg (1 hour)), on Saturday, Sunday, and statutory holiday, and between the hours of 7:00 p.m. to 7:00 a.m., Monday to Friday; and
    - C. notwithstanding the above, if ambient noise levels already exceed decibel levels outlined above, noise levels shall not exceed 5 dBA (Leg (1 hour)) above existing ambient noise levels.
  - (iii) Noise monitoring and reporting shall be required as a development permit condition in accordance with the following requirements:
    - A. Monitors shall be sited and installed on the subject property's *parcel lines*, subject to the location recommendations of the submitted noise impact assessment.
    - B. Quarterly reports on noise levels and evidence of compliance with subparagraph 11.3.7(c)(ii) of this Bylaw are required to be submitted to Sturgeon County.
    - C. Annual reports conducted by a qualified third party to provide quality assurance on reported noise levels and compliance with subparagraph 11.3.7(c)(ii) of this Bylaw are required to be submitted to Sturgeon County.
    - D. Notwithstanding the above, noise monitoring and reporting shall not be required during months where extraction, processing, and hauling are not occurring. The *developer* must provide notification to Sturgeon County prior to the first date of any month that operations and associated monitoring will not be conducted.
  - (iv) Notwithstanding the above, noise limits, monitoring and reporting requirements specified in subparagraphs 11.3.7(c)(i through iii) of this Bylaw shall not apply at portions of *parcel lines* of the parcel which border another parcel districted as:
    - A. RE – Resource Extraction districts and
    - B. I5 – Heavy Industrial district
  - (v) Notwithstanding the above, noise limits and monitoring and reporting requirements as specified in subparagraphs 11.3.7(c)(i through iii) of this Bylaw shall not apply at *parcel lines* where there is no *dwelling* within 800m (½mi) of that *parcel line*.
- (d) Air Quality Requirements for Natural Resource Extraction and Secondary Processing Uses

- (i) Air quality protection methods shall include, but not be limited to, the following methods (subject to the recommendations of the submitted air quality impact assessment):
  - A. locating pit accesses away from residential accesses, where possible;
  - B. treating access routes with dust suppressant, to prevent dust from trucks and other moving equipment, in accordance with an approved *road use agreement*;
  - C. setting truck speed limited, as outlined in clause 11.3.7(a)(i)(A) of this Bylaw;
  - D. secondary processing facilities must be enclosed or sited at the bottom of a pit, where possible;
  - E. ensuring all truck loads are covered with tarps, as outlined in clause 11.3.7(a)(i)(G) of this Bylaw;
  - F. perimeter vegetation, seeding berms and stockpiles, or other erosion control methods;
  - G. limiting the area(s) of active extraction open at any one time by performing progressive reclamation and extraction, and
  - H. ensuring compliance of PM2.5 air quality levels as identified in the Alberta Ambient Air Quality Objectives.
- (ii) Air Quality monitoring and reporting shall be required as a *development permit* condition in accordance with the following requirement:
  - A. Monitors shall be sited and installed in the locations as recommended by the air quality impact assessment.
  - B. Quarterly reports on air quality levels and compliance with clause 11.3.7(d)(i)(H) of this Bylaw are required to be submitted to Sturgeon County.
  - C. Annual reports, conducted by a qualified third party to provide quality assurance on reported air quality levels and compliance with clause 11.3.7(d)(i)(H) of this Bylaw are required to be submitted to Sturgeon County.
- (iii) Notwithstanding the above, air quality monitoring and reporting requirements specified in subparagraph 11.3.7(d)(ii) of this Bylaw shall not apply at portions of *parcel lines* of this *parcel* which border another *parcel* districted as:
  - A. RE – Resource Extraction districts and
  - B. I5 – Heavy Industrial district
- (iv) Notwithstanding the above, air quality monitoring and reporting requirements as specified in subparagraph 11.3.7(d)(ii) of this Bylaw shall not apply at *parcel lines* where there is no *dwelling* within 800m (½mi) of that *parcel line*.
- (e) Landscaping and Visual Impacts for *Natural Resource Extraction* and *Secondary Processing* Uses
  - (i) All natural resource extraction and secondary processing operations shall require landscaping in such a manner as to mitigate visual impacts from the *development* and operations, which may include features such as, but not limited to:
    - A. The installation of a berm and/or fence around the perimeter of the excavation area.
    - B. Existing vegetation be retained where possible.
    - C. Equipment be stored away from *parcel lines* where possible and in the least obtrusive location possible.
    - D. Restricted and noxious weeds are to be controlled by the *developer* to prevent the spread of weeds to neighbouring lands in accordance with provincial regulations.
  - (ii) The community consultation results from the pre-application consultation as specified in paragraph 11.3.5(c) of this Bylaw, shall inform landscaping or screening that may be required along the operating boundaries of the pit.

- (iii) Visual impact monitoring and reporting shall be required as a development permit condition in accordance with the following requirements:
  - A. Quarterly reports on visual impacts and compliance with subparagraphs 11.3.7(e)(i through iii) of this Bylaw and recommendations adopted from the community consultation, are required to be submitted to Sturgeon County.
  - B. Annual reports to provide quality assurance on reported visual impacts and compliance with subparagraphs 11.3.7(e)(i through iii) of this Bylaw and recommendations adopted from the community consultation, are required to be submitted to Sturgeon County.
- (f) Community Communications Requirements for Natural Resource Extraction and Secondary Processing Uses
  - (i) The *developer* of *natural resource extraction* and *secondary processing* operations shall be required as a condition of the development permit to host a community event annually to engage with surrounding communities.
  - (ii) The community event shall adhere to the following criteria.
    - A. The *developer* must host a community event and invite all landowners:
      - a. within 1.6km (1mi) of the boundaries of the parcel where *natural resource extraction* or *secondary processing* has been approved; and
      - b. adjacent to haul routes for the natural resource extraction or secondary processing operation, as identified in related *road use agreements*.
    - B. Notice of the community event must be mailed a minimum of two (2) weeks in advance of the open house (invitations must be postmarked a minimum of 14 days prior to the date of the community event) and provide an alternate opportunity for information provision and discussion for those community members unable to attend the community event.
    - C. The community event must be hosted with a minimum of one (1) representative from Sturgeon County's administration in attendance.
    - D. The community event must include an opportunity for residents to ask questions and discuss topics of interest with the *developer*.
    - E. A report summarizing the results of the community event must be provided to Sturgeon County within three months of the date of the community event.
  - (iii) The *developer* must provide landowner communications on a semi-annual basis
  - (iv) These semi-annual landowner communications must:
    - A. be sent by mail;
    - B. be sent to all landowners of parcels:
      - a. adjacent to the haul route, and
      - b. are located within 1.6km of the parcel with *natural resource extraction* or *secondary processing* operations.
    - C. provide updates on relevant information about the operation, including but not limited to:
      - a. updates on quarterly monitoring or reporting results, and
      - b. any changes or updates regarding the operation that may affect or be noticed by surrounding parcels.
  - (v) The *developer* must post signage on the parcel on which *natural resource extraction* or *secondary processing* is occurring or expected to occur. The sign placed shall:

- A. be a condition of the development permit for *natural resource extraction* or *secondary processing* and not require a separate sign permit under this Bylaw;
- B. utilize the standard sign design for *natural resource extraction* or *secondary processing operations*, as identified by Sturgeon County;
- C. identify the purpose for which the lands are to be used;
- D. identify the approximate time over which extraction of the lands will take place;
- E. identify the location where additional information may be obtained;
- F. identify the company name and contact information where the public may discuss request information, and
- G. be placed in a location easily visible to the public

(g) Operational Hours for Natural Resource Extraction and Secondary Processing Uses

- (i) Natural resource extraction and secondary processing operations may operate:
  - A. between 6:00a.m. to 10:00 p.m. Monday to Friday; and
  - B. between 7:00 a.m. to 6:00 p.m., Saturday, Sunday, and Statutory Holidays.
- (ii) Extended or varied hours may be approved by the *Development Authority*. In such cases, the hours will be based upon consideration of site characteristics, results of a noise-modelling analysis, feedback from community consultation, location of haul routes and hauling accesses, and on-site noise mitigation measures.
- (iii) The removal of natural resources from the pit location (*hauling*) shall take place only within the hours specified by the *Development Authority*. The *Development Authority* shall have regard to, but is not bound by, the following guidelines:
  - A. 6:00 a.m. to 6:00 p.m. Monday to Friday; and
  - B. 7:00 a.m. to 5:00 p.m. Saturday, Sunday, and Statutory Holidays
- (iv) Extended or varied hours may be approved by the *Development Authority*. In such cases, the hours will be based on the consideration of site characteristics, results of a noise-modelling analysis, feedback from community consultation, location of haul routes and hauling accesses, and on-site noise mitigation measures.

(h) Stripping Requirements for Natural Resource Extraction and Secondary Processing Uses

- (i) Topsoil shall be stripped and *stockpiled* on-site for future reclamation prior to commencing operations.

.8 Reclamation Requirements for *Natural Resource Extraction* and *Secondary Processing Uses*

- (a) A proposal to reclaim a *natural resource extraction* or *secondary processing* area shall be included in the development permit application.

.9 Approval Timelines

- (a) Development permits for the purpose of natural resource extraction and secondary processing in the County are issued for five years and will require a new permit (renewal) every five years thereafter until a final reclamation certificate is received from the Provincial Government.
- (i) A report prepared by a practicing professional shall be submitted with a development permit application for renewal addressing progression of pit activities, amendments to any previous approvals and the estimated lifespan of the pit.

.10 Additional Development Regulations

- (a) All development in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw, where applicable.

## PART 12 RESIDENTIAL DISTRICTS

### 12.1 R1 – COUNTRY RESIDENTIAL DISTRICT



#### .1 General Purpose

To provide for multi-lot residential subdivisions in rural areas where *parcel* size is determined through limited servicing availability and associated regulations. *Parcels* in this district are generally larger than ones found in the R2 district and accommodate *uses* in a residential context.

#### .2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory dwelling unit**</i>	<i>Accessory dwelling unit**</i>
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Dwelling, single detached</i>	<i>Bed and breakfast</i>
<i>Group home, minor</i>	<i>Dugout</i>
<i>Home-based business, level 1 (office)</i>	<i>Family day home</i>
	<i>Group home, major</i>
	<i>Home-based business, level 2</i>
	<i>Sales centre</i>
	<i>Show home</i>

\* Refer to Section 6.1 for further clarification.

\*\* Refer to Section 6.1A for further clarification.

1432/19; 1587/22

#### .3 Subdivision Regulations

Minimum <i>parcel area</i>	0.8ha (2ac), if connected to a municipal sanitary line
	1ha (2.47ac), if no municipal sanitary line
<i>Parcel density</i>	Maximum 50 <i>parcels</i> per 64.7ha (160ac)
<i>Infill subdivision</i>	Further <i>subdivision</i> of existing <i>parcels</i> where the proposed <i>parcels</i> do not meet the minimum <i>parcel area</i> and/or the prescribed <i>parcel density</i> , shall be subject to the recommendations of an approved <i>local planning document</i> .

#### .4 Development Regulations

Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	12m (39.4ft)
	<i>Abutting collector road</i>	35m (114.8ft)
	<i>Flanking front yard</i>	10m (32.8ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	6m (19.7ft) or 10% of the <i>parcel width</i> , whichever is lesser, not to be less than 2.5m (8.2ft)
	<i>Accessory building</i>	3m (9.8ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	8m (26.2ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	230m <sup>2</sup> (2,475.7ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	15%	

1432/19

.5 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Access to residential *parcels* shall in all cases be from a *local* or *collector road* constructed for the subdivision.



**12.2 R2 – COUNTRY ESTATE RESIDENTIAL DISTRICT****.1 General Purpose**

This district accommodates multi-*lot* estate residential subdivisions with the provision of both municipal water and sanitary services. *Parcels* in this district are generally smaller than ones found in the R1 district and provides for *uses* in a residential context.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory dwelling unit**</i>
<i>Accessory, use*</i>	<i>Accessory, building*</i>
<i>Dwelling, single detached</i>	<i>Accessory, use*</i>
<i>Group home, minor</i>	<i>Bed and breakfast</i>
<i>Home-based business, level 1 (office)</i>	<i>Family day home</i>
	<i>Group home, major</i>
	<i>Home-based business, level 2</i>
	<i>Sales centre</i>
	<i>Show home</i>

\* Refer to Section 6.1 for further clarification.

\*\* Refer to Section 6.1A for further clarification.

1432/19; 1587/22

**.3 Subdivision Regulations**

<i>Minimum parcel area</i>	0.2ha (0.5ac)
<i>Minimum parcel width</i>	25m (82ft)
<i>Parcel density</i> (all new multi- <i>lot</i> subdivisions)	Maximum 5 <i>parcels</i> per hectare Minimum 2 <i>parcels</i> per hectare
<i>Infill subdivision</i>	Further <i>subdivision</i> of existing <i>parcels</i> where the proposed <i>parcels</i> do not meet the minimum <i>parcel area</i> and/or the <i>prescribed parcel width</i> , shall be subject to the recommendations of an approved <i>local planning document</i> . All proposed <i>parcels</i> and the remnant <i>parcel</i> must connect to <i>full municipal servicing</i> and be accessed via a <i>road, local</i> .

1613/23

**.4 Development Regulations**

<i>Minimum front yard setback</i>	<i>Abutting a local road</i>	12m (39.4ft)
	<i>Flanking front yard</i>	10m (32.8ft)
<i>Minimum side yard setback</i>	<i>Principal building</i>	3m (9.8ft), or 10% of <i>parcel width</i> , whichever is the lesser, but shall not be less than 2.5m (8.2ft)
	<i>Accessory building</i>	2.5m (8.2ft)
<i>Minimum rear yard setback</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
<i>Maximum height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	8m (26.2ft)
<i>Minimum floor area</i>	<i>Principal building</i>	100m <sup>2</sup> (1,076.4ft <sup>2</sup> )
<i>Maximum floor area</i>	<i>Accessory building</i>	140m <sup>2</sup> (1,506.9ft <sup>2</sup> )
<i>Maximum parcel coverage</i>		35%

.5 Additional Development Regulations

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

## 12.3 R3 – HAMLET UNSERVICED DISTRICT



### .1 General Purpose

This district accommodates residential *development* within traditional County hamlets that have municipal servicing constraints and are limited to private or communal sources, only partial municipal servicing or areas of the hamlet where provision of servicing cannot be accommodated.

### .2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory dwelling unit**</i>
<i>Accessory, use*</i>	<i>Accessory, building*</i>
<i>Dwelling, single detached</i>	<i>Accessory, use*</i>
<i>Home-based business, level 1 (office)</i>	<i>Bed and breakfast</i>
	<i>Dugout</i>
	<i>Family day home</i>
	<i>Group home, minor</i>
	<i>Home-based business, level 2</i>
	<i>Parking facility</i>
	<i>Sales centre</i>
	<i>Show home</i>

\* Refer to Section 6.1 for further clarification.

\*\* Refer to Section 6.1A for further clarification.

1407/18; 1432/19; 1587/22

### .3 Subdivision Regulations

Minimum <i>parcel area</i>	0.8ha (2ac), unless: <ul style="list-style-type: none"> <li>• a smaller size would be more compatible with the average size of neighbouring <i>parcels</i> within the hamlet; and</li> <li>• the <i>developer</i> can demonstrate that private sewage disposal requirements can be accommodated; and</li> <li>• the <i>parcel</i> is no less than 0.2ha (0.5ac).</li> </ul>
<i>Parcel density</i>	Maximum of 5 <i>parcels</i> per hectare
<i>Infill subdivision</i>	Further <i>subdivision</i> of existing <i>parcels</i> where the proposed <i>parcels</i> do not meet the minimum <i>parcel area</i> and/or the <i>prescribed parcel density</i> , shall be subject to the recommendations of an approved <i>local planning document</i> .

### .4 Development Regulations

Minimum <i>front yard setback</i>	<i>Abutting a local or collector road</i>	5.5m (18ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)
Minimum <i>side yard setback</i>	2.5m (8.2ft)	
Minimum <i>rear yard setback</i>	2.5m (8.2ft)	
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	6m (19.7ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	140m <sup>2</sup> (1,506.9ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	35%	

1407/18

.5 Additional Development Regulations

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

**12.4 R4 – HAMLET SERVICED DISTRICT****.1 General Purpose**

This district accommodates residential *development* within traditional County hamlets that have *full municipal servicing* available.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory dwelling unit**</i>
<i>Accessory, use*</i>	<i>Accessory, building*</i>
<i>Duplex</i>	<i>Accessory, use*</i>
<i>Dwelling, semi-detached</i>	<i>Bed and breakfast</i>
<i>Dwelling, single detached</i>	<i>Family day home</i>
<i>Group home, minor</i>	<i>Group home, major</i>
<i>Home-based business, level 1 (office)</i>	<i>Home-based business, level 2</i>
	<i>Parking facility</i>
	<i>Sales centre</i>
	<i>Show home</i>

\* Refer to Section 6.1 for further clarification.

\*\* Refer to Section 6.1A for further clarification.

1432/19; 1587/22

**.3 Subdivision Regulations**

<i>Minimum parcel area</i>	0.055ha (0.14ac)
<i>Minimum parcel width</i>	18m (59.1ft)
<i>Parcel density</i>	No more than 15 <i>lots</i> per hectare.
<i>Infill subdivision</i>	Further <i>subdivision</i> of existing <i>parcels</i> where the proposed <i>parcels</i> do not meet the minimum <i>parcel area</i> and/or the prescribed <i>parcel density</i> , shall be subject to the recommendations of an approved <i>local planning document</i> .

**.4 Development Regulations**

<i>Minimum front yard setback</i>	<i>Abutting a local or collector road</i>	5.5m (18ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)
<i>Minimum side yard setback</i>	2.5m (8.2ft)	
	Zero <i>lot</i> line where common wall is present	
<i>Minimum rear yard setback</i>	2.5m (8.2ft)	
<i>Maximum height</i>	<i>Principal dwelling</i>	12m (39.4ft)
	<i>Accessory building</i>	6m (19.7ft)
<i>Maximum floor area</i>	<i>Accessory building</i>	140m <sup>2</sup> (1,506.9ft <sup>2</sup> )
<i>Maximum parcel coverage</i>	35%	

1407/18

**.5 Additional Development Regulations**

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

**12.5 R5 – MULTI-FAMILY DISTRICT****.1 General Purpose**

This district will accommodate a range of residential *development* forms including a *semi-detached dwelling*, *duplex*, and/or *town house*. This district can be applied in hamlets where *full municipal servicing* is available.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Duplex</i>	<i>Apartment</i>
<i>Dwelling, semi-detached</i>	<i>Family day home</i>
<i>Home-based business, level 1 (office)</i>	<i>Mixed use development</i>
<i>Town house</i>	<i>Parking facility</i>
	<i>Sales centre</i>
	<i>Show home</i>

\* Refer to Section 6.1 for further clarification.

**.3 Subdivision Regulations for *Duplex***

	Interior Parcel	Exterior Parcel
Minimum <i>parcel area</i>	0.055ha (0.14ac)	
Minimum <i>parcel width</i>	9m (29.5ft)	12m (39.4ft)

**.4 Subdivision Regulations for *Semi-Detached Dwelling***

	Interior Parcel	Exterior Parcel
Minimum <i>parcel area</i>	0.025ha (0.06ac)	0.036ha (0.09ac)
Minimum <i>parcel width</i>	7.5m (24.6ft)	12m (39.4ft)

**.5 Subdivision Regulations for *Town House***

	Interior Parcel	Exterior Parcel
Minimum <i>parcel area</i>	0.2ha (0.5ac)	0.28ha (0.69ac)
Minimum <i>parcel width</i>	6m (19.7ft)	8.5m (27.9ft)

**.6 Subdivision Regulations for *Apartment***

Minimum <i>parcel area</i>	0.2ha (0.5ac)
Maximum <i>density</i>	35 units per net hectare

**.7 Development Regulations**

Minimum <i>front yard setback</i>	<i>Front yard</i>	5.5m (18ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)
Minimum <i>rear yard setback</i>	<i>Accessory building</i>	2.5m (8.2ft)
	<i>Principal building</i>	6m (19.7ft)
Minimum <i>side yard setback</i>	<i>Apartment</i>	3m (9.8ft)

	<i>Town house, semi-detached dwelling</i>	Zero <i>lot</i> line where common wall is present 2.4m (7.9ft) from end units
	<i>Flanking front yard</i>	4.5m (14.8ft)
	All other <i>uses</i>	1.5m (4.9ft), or 10% of <i>parcel width</i> , whichever is the greater
Maximum <i>height</i>	<i>Apartment</i>	14.5m (47.6ft)
	<i>Accessory buildings</i>	4.6m (15.1ft)
	All other <i>uses</i>	12m (39.4ft)
Maximum <i>parcel coverage</i>	All <i>uses</i>	55%
Common <i>amenity area</i> , outdoor	<i>Apartment, residential care facility</i>	7.5m <sup>2</sup> (80.7ft <sup>2</sup> ) per <i>dwelling unit</i>

## .8 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) No outdoor parking, trash collection or *outdoor storage* areas shall be developed within 3.0m (9.8ft) of any *parcel line* that *abuts* a *parcel* districted to allow a *single detached dwelling* as a *permitted use*.
- (c) A solid screen *fence* with a minimum *height* of 1.83m (6ft) shall be installed along all side and rear *parcel* boundaries that *abut* a site districted to allow a *single detached dwelling* as a *permitted use*.
- (d) A chain link *fence* may be provided in lieu of Paragraph 12.5.8(c) provided that a landscaped *buffer* with a minimum width of 1.5m (4.9ft) is provided to the satisfaction of the *Development Authority*.
- (e) *Mixed use development* shall only include *uses* that are listed as *permitted* and *discretionary*.

1432/19

## .9 Common amenity area

- (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 adequate area for unstructured passive or active recreation to the satisfaction of the *Development Authority*, as well as two or more of the following:
  - (i) playground equipment;
  - (ii) benches, picnic tables, or other seating;
  - (iii) gazebo or other shelter;
  - (iv) patio or courtyard;
  - (v) gardens, or
  - (vi) other recreational or *amenity uses* that would meet the needs of the residents for the specific *development* under consideration.



**12.6 R6 – MODULAR DWELLING DISTRICT** 1432/19**.1 General Purpose**

This district accommodates leasehold residential development in the form of *modular dwellings* and maintains the character of land lease communities.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Home-based business, level 1 (office)</i>	<i>Community building</i>
<i>Modular Dwelling</i>	<i>Family day home</i>
	<i>Recreational facility, outdoor</i>
	<i>Sales Centre</i>
	<i>Show home</i>

\* Refer to Section 6.1 for further clarification.

1560/21

**.3 Subdivision Regulations**

Minimum <i>parcel area (modular home park)</i>	1.0ha (2.47ac)

**.4 Development Regulations**

Minimum <i>front yard setback</i>	<i>Front yard</i>	4.5m (18ft)
	<i>Flanking front yard</i>	3.0m (9.8ft)
Minimum <i>side yard setback</i>	<i>Modular Dwelling</i>	2.5m (8.2ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Minimum <i>rear yard setback</i>	<i>Modular dwelling</i>	2.5m (8.2ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Maximum <i>height</i>	<i>Modular dwelling</i>	5.0m (16.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
	<i>Community building</i>	At the discretion of the <i>Development Authority</i>
Maximum <i>floor area</i>	<i>Modular dwelling</i>	160.5m <sup>2</sup> (1728ft <sup>2</sup> )
	<i>Accessory building</i>	32.7m <sup>2</sup> (352ft <sup>2</sup> )
Minimum separation distance between modular <i>dwellings</i>	5.0m (16.4ft)	
<i>Dwelling density</i>	Any proposal containing more than 4 (four) modular <i>dwellings</i> per <i>lot</i> , shall be subject to the recommendations of an approved <i>local planning document</i> .	

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Each *modular dwelling* shall be located on a *hard surface*.
- (c) Utilities shall be underground and internal roads shall be *hard-surfaced*, well-drained, and maintained.

- (d) Modular *dwelling*s and amenity areas within the development shall be connected by a *hard-surfaced* pedestrian walkway that shall be a minimum of 1.0m (3.3ft) in width.
- (e) For *modular home parks* consisting of more than 50 units, two separate means of access shall be provided. This may be in the form of a boulevard road with a central dividing strip so that in the event of a blockage on one side, the other side is available for two-way emergency traffic.
- (f) Where a *dwelling* structure already exists that does not conform to the definition of a *modular dwelling*, that structure shall be allowed to remain. However, any replacement of said structure shall conform to the definition of a *modular dwelling*.

.6 Parking

- (a) In addition to Part 9 Parking Regulations, the additional regulations shall apply to this District:
  - (i) Provision shall be made for visitor parking at the ratio of one space for every three *modular dwelling*s. Visitor parking may be dispersed throughout the property or in a central location within the *modular home park*.
- (b) patio or courtyard

.7 Common Amenity Area(s)

- (a) A minimum of 10% of the gross site area shall be set aside for dedicated amenity area.
- (b) The dedicated *common amenity* area may consist of a single, distinct area or be divided into multiple area. The *amenity* area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the *Development Authority*, as well as two or more of the following:
  - (i) playground equipment;
  - (ii) benches, picnic tables, or other seating;
  - (iii) gazebo;
  - (iv) patio or courtyard;
  - (v) gardens; or
  - (vi) other recreational or *amenity uses* that would meet the needs of the residents for the specific *development* under consideration.

**12.7 R7 – TRANSITIONAL VALLEY RESIDENTIAL DISTRICT** 1620/23**.1 General Purpose**

This district will accommodate a range of residential *development* forms. This district is to be used within area identified as Valley Core Reserve within the Sturgeon Valley Core Area Structure Plan and applicable areas of the Sturgeon Valley South Area Structure Plan where *full municipal servicing* is available.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Duplex</i>	<i>Accessory dwelling unit**</i>
<i>Dwelling, single detached</i>	<i>Apartment</i>
<i>Dwelling, semi-detached</i>	<i>Child care facility</i>
<i>Home-based business, level 1 (office)</i>	<i>Group home, minor</i>
	<i>Family day home</i>
	<i>Mixed use development</i>
	<i>Parking facility</i>
	<i>Town house</i>
	<i>Sales centre</i>
	<i>Show home</i>

\* Refer to Section 6.1 for further clarification.

\*\* Refer to Section 6.1A for further clarification.

**.3 Subdivision Density**

The maximum density shall be 20du/nrha.

**.4 Subdivision Regulations**

	Minimum Parcel Width	Minimum Parcel Depth
<i>Parcels adjacent to existing multi-lot residential development as identified by a Planning document.</i>	25m (82ft)	30m (98.4ft)
<i>All Other Parcels</i>	6m or 9m on corner parcels	30m (98.4ft)

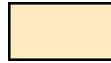
**.5 Development Regulations**

Minimum <i>front yard setback</i>	<i>Front yard</i>	5.5m (18ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)
Minimum <i>rear yard setback</i>	<i>Accessory building</i>	1.2m (3.9ft)
	<i>Principal building</i>	6m (19.7ft)
Minimum <i>Rear Lane setbacks</i>	<i>Accessory building</i>	1.2m (3.9ft) and; 3.5m (11.5ft) from any vehicle access door.
	<i>Principal building</i>	6m (19.7ft)
Minimum <i>side yard setback</i> Minimum <i>side yard setback</i>	<i>Apartment</i>	3m (9.8ft)
	<i>Town house, semi-detached dwelling</i>	Zero <i>lot</i> line where common wall is present
		2.4m (7.9ft) from end units

	<i>Flanking front yard</i>	4.5m (14.8ft)
	All other <i>uses</i>	Zero <i>lot</i> line where common wall is present
		1.2m (3.9ft)
Maximum <i>height</i>	<i>Apartment</i>	14.5m (47.6ft)
	<i>Accessory buildings</i>	4.6m (15.1ft)
	All other <i>uses</i>	12m (39.4ft)
Maximum <i>parcel coverage</i>	All <i>uses</i>	55%

.6 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

**12.8 HR – HAMLET RESERVE DISTRICT****.1 General Purpose**

This district reserves lands *adjacent* to existing County hamlets by permitting limited temporary land *use* and *extensive agricultural uses* that will not limit or compromise the hamlet's ability to accommodate future growth. This district shall be implemented in conjunction with a *local planning document* being established for the associated hamlet.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Dugout</i>	<i>Community garden</i>
<i>Dwelling, single detached**</i>	<i>Home-based business, level 1 (office)**</i>
	<i>Home-based business, level 2 **</i>
	<i>Recreational vehicle storage facility</i>

\* Refer to Section 6.1 for further clarification.

\*\* Only where an approved *dwelling* is existing prior to this district coming into effect.

**.3 Subdivision Regulations**

The Subdivision Authority shall not consider the premature *subdivision* of lands within this district until such time as a *planning document* is approved by Council that identifies the future *development* pattern for the lands within this district.

**.4 Development Regulations**

All *development* regulations shall be at the discretion of the *Development Authority* having regard to the Municipal Development Plan, and the future expansion of growth in the *adjacent* hamlet.

**.5 Additional Development Regulations**

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

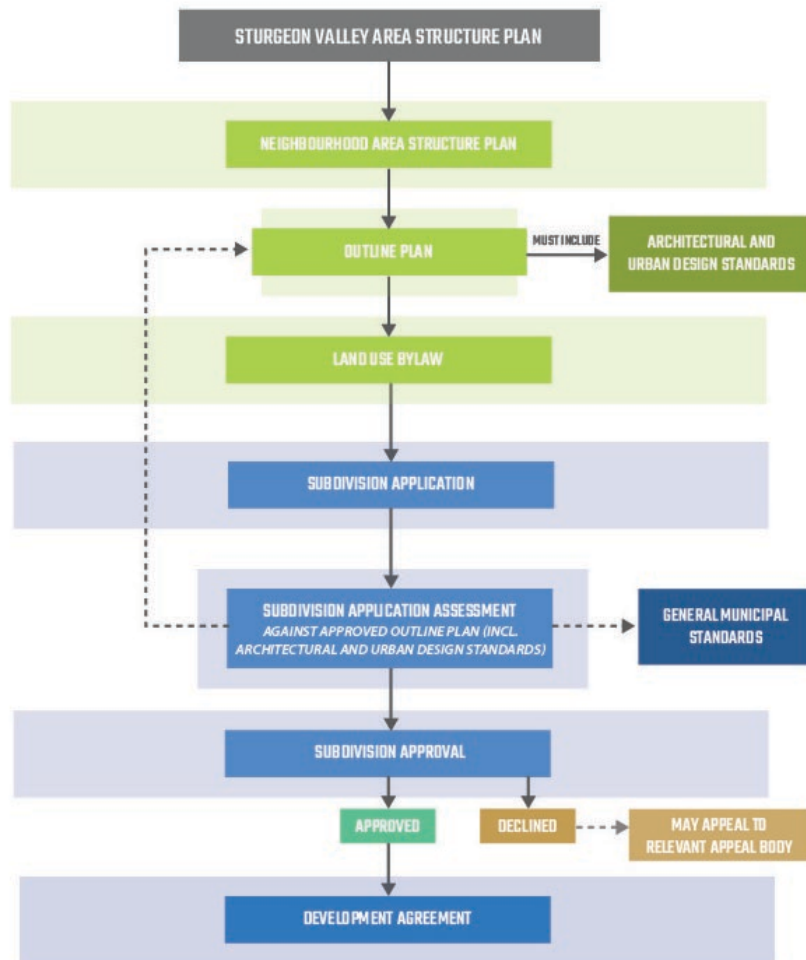
## PART 13 STURGEON VALLEY SOUTH 1609/23

### 13.1 ADMINISTRATION

- .1 Sturgeon Valley Vision  
The Sturgeon Valley is an attractive and unique community that maintains a small-scale community feel with development characteristics reflecting the proud agricultural history of the County. This community will be innovative through incorporating elements that drive a clean energy economy, reduces our carbon footprint, and protects natural key environmental features such as waterways, tree stands, and wildlife. This community will also showcase a comprehensive active transportation network that connects to parks, natural spaces, and key commercial hubs throughout the community. A safe, connected, green, and unique community full of life.
- .2 Notwithstanding any other section within this Land Use Bylaw, the regulations contained within Part 13 shall be applied to those lands identified as being part of the Sturgeon Valley South Area Structure Plan. Where contradictions occur between what is described in Part 13 and other sections of this Bylaw, Part 13 shall apply.
- .3 The selection of materials, colours, and façade elements within the IND - Integrated Neighbourhood District and the CMUD – Commercial Mixed-Use District are just as important as the built form and its interface with the public right-of-way to meet the Sturgeon Valley Vision. To that end, *developers* shall be required to submit an Outline Plan prior to applying for re-districting and subdivision, which will include Architecture and Urban Design Standards.
- .4 When an application is submitted for re-districting, subdivision, or development permit, the Development Authority shall assess the application against the approved Outline Plan. Applications that are in non-compliance with the approved Outline Plan may be declined.

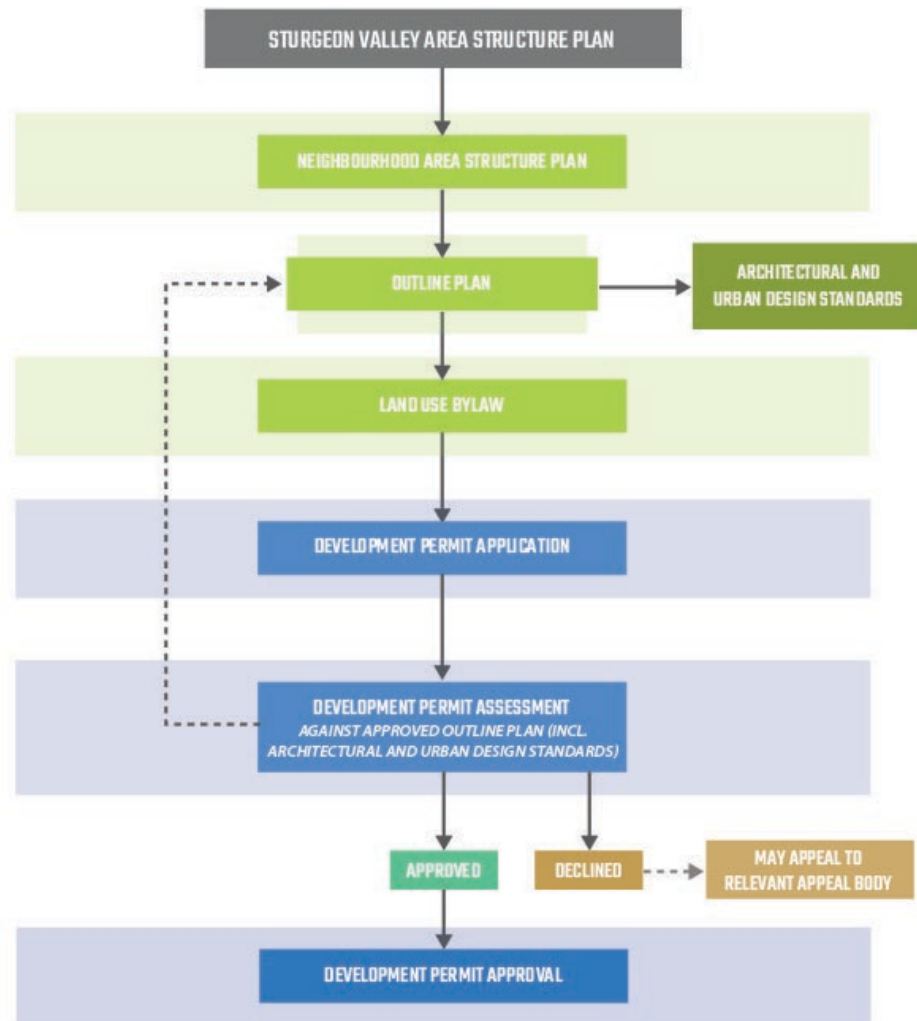
### 13.2 DEVELOPMENT PERMIT AND SUBDIVISION APPLICATIONS

- .1 In addition to those requirements outlined in Section 2.4 Application for Development Permit and in subsection 13.2.2, an application for a development permit for lands within the Sturgeon Valley South Area Structure Plan shall demonstrate to the Development Authority compliance with the approved Outline Plan that applies to the property.
- .2 In addition to the above, and those requirements outlined in Section 2.4 Application for Development Permit, the Development Authority may require an application for a development permit for lands districted as IND - Integrated Neighbourhood District and CMUD - Commercial Mixed-Use District to include the following information as required:
  - (a) Elevation drawings depicting entrance features, materials, roof articulations, exterior colours;
  - (b) A landscape plan with a detailed planting plan indicating vegetation that is to be removed or retained, and the general type, size, number, spacing and height of plantings, and how the landscape plan interfaces with surrounding properties and the public realm; and
  - (c) Urban design elements and their location, including detailed product descriptions.
- .3 Development permit applications shall be assessed by the Development Authority against the approved Outline Plan that applies to the property. For developments\* requiring a registered architectural professional or a registered engineering professional involvement as per the Alberta Building Code application drawings must be authorized by the qualified professional.  
  
*\*NOTE: A development requiring this is typically a building with more than 4 dwellings units or greater than 300 m<sup>2</sup> in area.*
- .4 An application for subdivision for lands districted as IND – Integrated Neighbourhood District or CMUD – Commercial Mixed-Use District shall demonstrate to the Subdivision Authority compliance with the approved Outline Plan that applies to the property.



*Subdivision Application Process*



*Development Permit Process*

### 13.3 VARIANCE APPLICATIONS

- .1 A variance to the regulations contained within Part 13 may be sought where the proposed development will not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land and the use conforms with the use prescribed for the land or building described in Part 13 of this Land Use Bylaw.
- .2 The intent of establishing regulations is to remedy, mitigate or avoid a potential impact and/or land use conflicts that could unduly interfere with the amenities, character, and enjoyment of a neighbourhood. In both the IND - Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District, there is a strong focus on urban design and the interface between the public and private realms, with regulations primarily intended to support an enjoyable human experience. However, it is recognized that there may be circumstances where a variance is sought to the regulations to support site specific development that aligns with and does not undermine the fundamental intent of the district. In this context, the following matrix table outlines what would be assessed by the Development or Subdivision Authority when an application seeks a variance to one of the regulations outlined in Table 13.1: Variance Assessment Criteria.

Table 13.1: Variance Assessment Criteria

Regulations									
Assessment Criterion	Parcel Width	Block Length	Mid Block Crossing	Primary and Secondary Frontage Setback	Side Setback	Rear Setback	Building Height	Secondary Frontage Setback	Parcel Coverage
Accessibility	X	X	X						
Community Character	X	X	X	X	X	X	X	X	X
Building Dominance	X			X	X	X	X	X	X
Invasion of Privacy	X			X	X	X	X	X	X
Shadowing	X					X	X		X
Sight Lines		X	X	X					
Safety		X	X	X	X				
Functionality		X	X						
Infrastructure	X			X	X	X	X	X	X
Stormwater Management	X				X	X			X
Interface with Public Realm	X	X	X	X	X		X	X	X

*X = this indicates the items that Development Authority shall consider in assessing an application for a variance relating to a specific regulation where applicable.*

- .3 In relation to the assessments, the following is what would be considered under each item including how the change could undermine policy contained within the approved Sturgeon Valley South Area Structure Plan and any applicable Neighbourhood Area Structure Plan, and/or deviate from the approved Outline Plan. Any application could incorporate design methods to demonstrate how it would mitigate any potential impacts, e.g., landscaping and/or approach to design elements.

(a) Accessibility

The assessment would look at one or all of the following to determine if requirements are compromised by the change in the regulation or applicable to the site-specific amendment being sought:

- (i) Active transportation;
- (ii) Vehicular movement; and/or
- (iii) Universal accessibility

This should be assessed based on the immediate local environment and in context to the larger transportation network.

(b) **Community Character**

The intent of the IND - Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District is to create unique communities that will be driven by the Architecture and Urban Design Standards as part of an approved Outline Plan. Any variance sought would be assessed on whether the amendment would undermine the design intent of the community or be contrary to the intent of the Sturgeon Valley South Area Structure Plan, applicable Neighbourhood Area Structure Plan, and approved Outline Plan.

(c) **Building Dominance**

The variance will be assessed in context to the scale of the built form being developed within the community and whether the infringement to the regulation would result in the building becoming a dominant feature when viewed from the public realm, neighbouring property or in overall context of the community.

(d) **Invasion of Privacy**

The variance would be assessed on whether the change in the regulation results in the building or layout of the land creating space where a neighbouring property is unduly affected by an increase, or greater increase, in the occupant's ability to view into neighbouring properties outdoor or indoor living space, including bedrooms, bathrooms and living rooms.

(e) **Shadowing**

If the variance results in an increase to the scale of the building, the application will be assessed to determine the impact of shadowing on neighbouring properties or outdoor public gathering spaces such as parks. The shadowing study shall be completed based on the summer and winter solstice, at 9:00 am, 12:00 pm, 3:00 pm and 6:00 pm.

(f) **Sight Lines**

The variance will be assessed on whether there is an impact on sight lines in context to safety for traffic or pedestrian movement and considering an assessment based on Crime Prevention Through Environmental Design (CPTED) principles.

(g) **Safety**

The variance will be assessed based on potential safety risks that may not be covered through the Alberta Building Code or the County's General Municipal Servicing Standards.

(h) **Functionality**

The assessment will identify the intent of the regulation and determine whether the variance undermines the intent of the policies contained within the Sturgeon Valley South Area Structure Plan and adopted Neighbourhood Area Structure Plan, principles of universal accessibility, connectivity and in relation to the safe movement of all forms of transportation at key crossing points.

(i) **Infrastructure**

The assessment will identify whether the proposed variance will impact existing infrastructure in relation to utilities, transportation and/or parks.

(j) **Stormwater Management**

The assessment will determine whether the change has an impact on the existing stormwater model and whether it will adversely impact the existing stormwater system. This could involve carrying out stormwater modeling to confirm the system can accommodate the increase in stormwater runoff.

## (k) Interface with the Public Realm

The assessment will demonstrate that the interface between the private and public realm is not adversely affected. This will involve assessing the variance in context to the Sturgeon Valley South Area Structure Plan, adopted Neighbourhood Area Structure Plan, and the applicable approved Architectural and Urban Design Standards.

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**13.4 ENFORCEMENT**

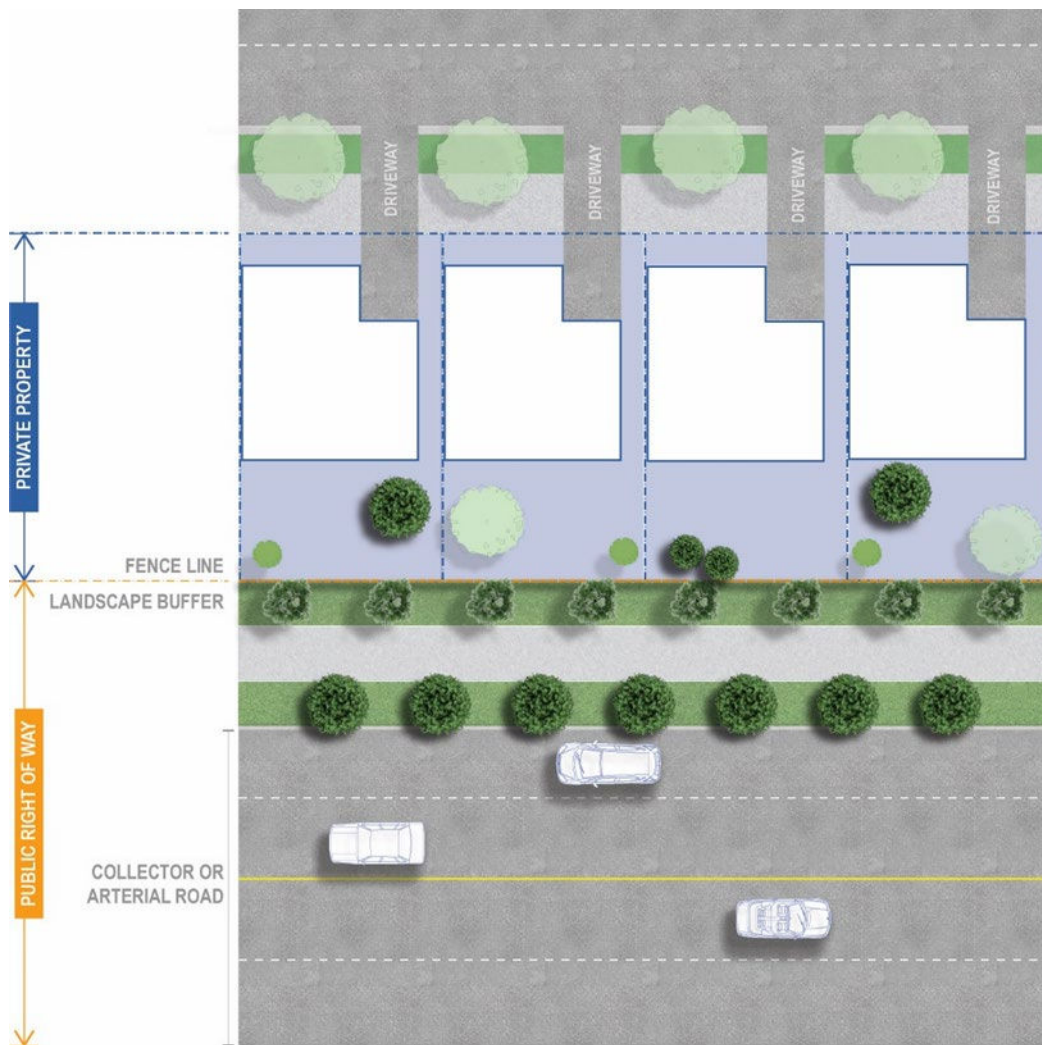
- .1 Enforcement for lands districted as IND – Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District shall be in accordance with Section 4: Enforcement of the Sturgeon County Land Use Bylaw.
- .2 Enforcement measures may be undertaken for development not in compliance with the regulations, including those identified in the approved Outline Plan including the Architecture and Urban Design Standards, in alignment with the authority provided to the Development Authority in this Bylaw, and through the Municipal Government Act.

**13.5 LANDSCAPING AND SCREENING STANDARDS**

- .1 Landscaping elements are important for the transition and interface between the public right-of-way and the private realm, contributing to a sense of place. Landscaping components are intended to establish or reinforce the character and scale of the IND – Integrated Neighbourhood District and CMUD - Commercial Mixed-Use District.
  - (a) *Developers* shall be responsible for embedding landscaping and screening standards into the Architecture and Urban Design Standards submitted as part of an Outline Plan. The standards as identified in Table 13.2: Landscaping and Screening Standards are minimum requirements for what would be considered to form part of the Architecture and Urban Design Standards that the County shall use to assess applications.
  - (b) Additional landscaping and screening standards can be presented when the development permit is submitted that demonstrate meeting the intent of the IND - Integrated Neighbourhood District and CMUD - Commercial Mixed-Use District.
  - (c) All landscaping standards should include Low Impact Design elements, in accordance with Sturgeon County's Low Impact Development Design Guidelines.

Table 13.2: Landscaping and Screening Standards

Landscaping & Screening Standards	
<b>Development Standards</b>	<ul style="list-style-type: none"> <li>Where the standards found in the section below contradict Part 8 Landscaping Regulations, these standards shall apply.</li> </ul>
<b>Mandatory Requirement</b>	<ul style="list-style-type: none"> <li>Any portion of a site not occupied by a structure, parking area, patio, walkway, or storage area shall be landscaped.</li> <li>Prepare a list of vegetation types that are to be utilized. All tree and shrub plantings shall be based on the Sturgeon County climatic growing zone, constraints of location, effectiveness in screening where required to do so, resistance to disease and insect attack, cleanliness, appearance, and ease of maintenance.</li> </ul>
<b>Tree Location</b>	<ul style="list-style-type: none"> <li>Trees shall be located throughout the parcel, with a primary focus being on integrating the Frontage Type and screening parking, loading, or waste areas.</li> <li>Tree location shall be integrated with the streetscape.</li> </ul>
<b>Tree and Shrub Sizes</b>	<ul style="list-style-type: none"> <li>Each shrub shall be at least 300mm deciduous height or 450mm coniferous spread, at the time of planting.</li> <li>Each tree shall be at least 1.8m in height, at the time of planting.</li> </ul>
<b>Screening/Fencing</b>	<ul style="list-style-type: none"> <li>Screening shall be required to screen all waste disposal areas and loading areas.</li> <li>A fence, wall, or screening abutting a public right-of-way along the rear or side parcel lines shall be located within 0.15m of the parcel line of the private property.</li> <li>A fence, wall, or screening may not exceed 1.0m in height within a principal frontage or 1.8m in height on any other portion of the parcel.</li> <li>A fence, wall, or screening exceeding 1.0m in height that fronts onto a collector or arterial roadway shall be landscaped within the public right-of-way to break up the perceived visual impact of the fence, wall, or screening and add visual interest.</li> <li>Notwithstanding the above, a fence, wall, or screening may exceed the prescribed maximum height for noise mitigation purposes, at the discretion of the Development Authority.</li> </ul>

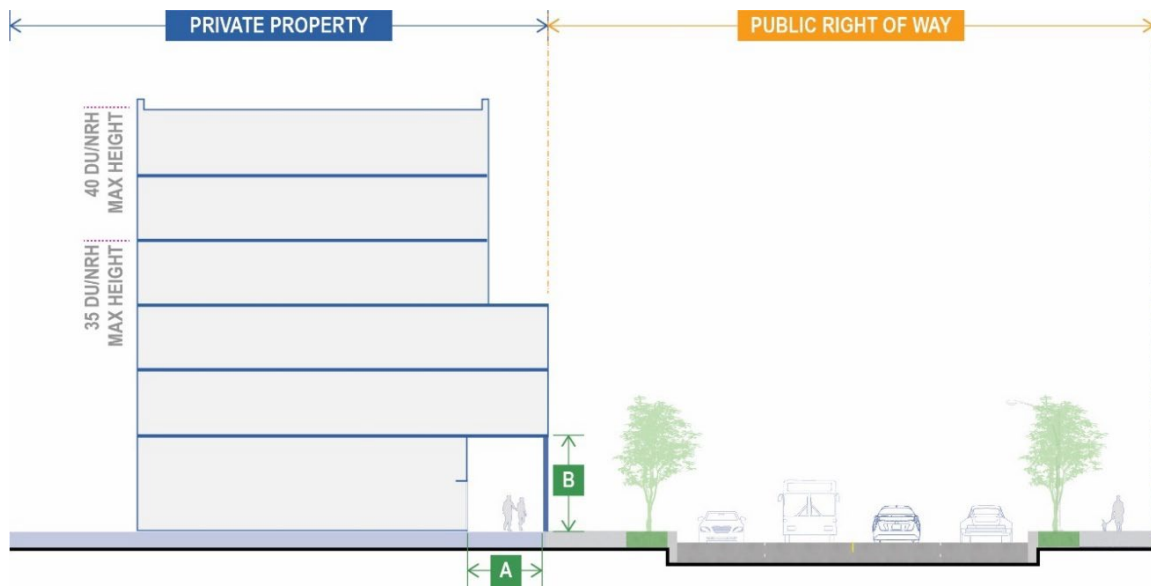


*Landscaping and Screening Standards (Example Only)*

## 13.6 FRONTAGE TYPE STANDARDS

- .1 The purpose of this section is to provide guidelines to incorporate into the Architecture and Urban Design Standards as part of an Outline Plan for appropriate frontage types and establish standards that are appropriate to use within the IND – Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District. Frontages are the components of a building that provide an important transition and interface between the public right-of-way and the private realm. They are intended to establish or reinforce the character and scale of the IND – Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District.
- .2 *Developers* shall be responsible for embedding frontage type standards into the Architecture and Urban Design Standards submitted as part of an Outline Plan. The following frontage type standards provide a guideline for what would be considered to form part of the Architecture and Urban Design Standards.
- .3 Additional frontage types can be presented at the time of development and/or subdivision that demonstrate meeting the intent of the frontage interface with the public realm.

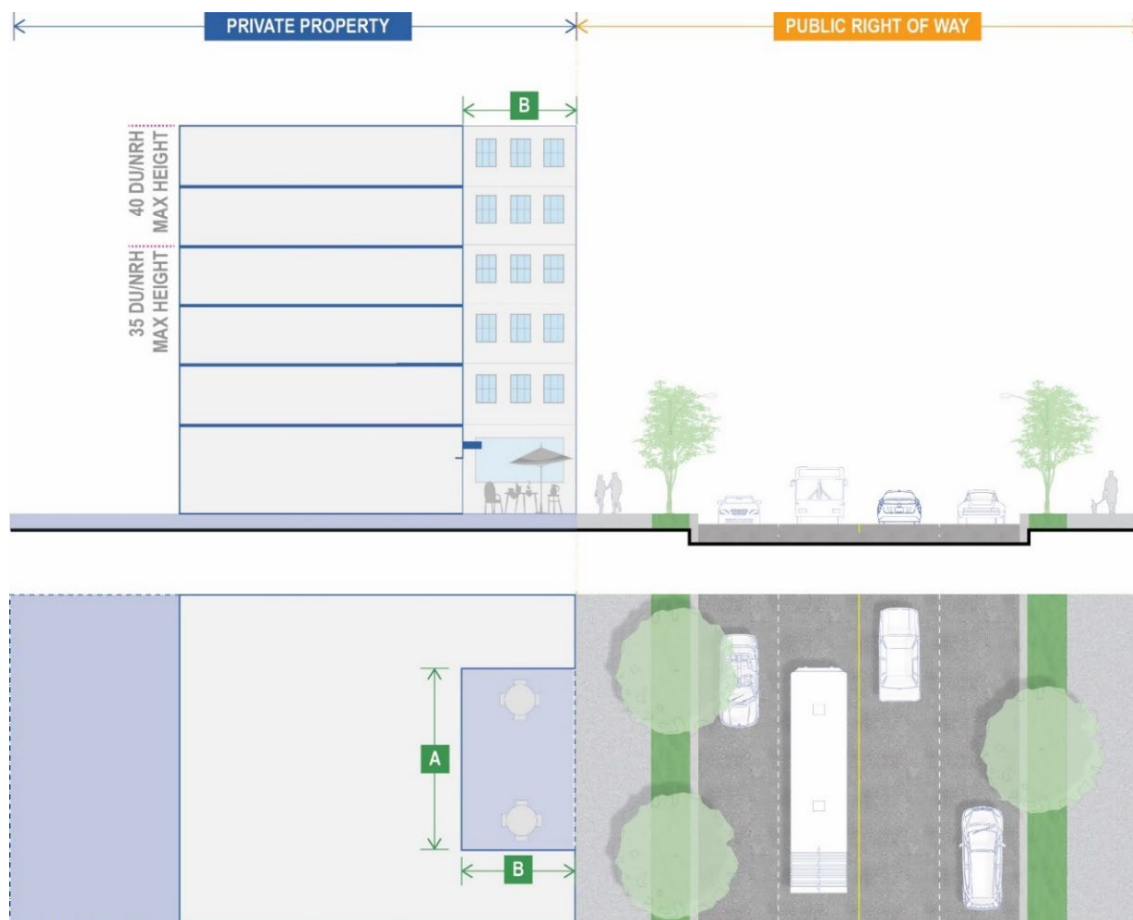
Frontage Type: Arcade (Example only)	
Description	
<p>The Arcade Frontage Type is a covered walkway with habitable space above, that acts as a quasi-public space. An arcade is intended to provide pedestrian circulation along the building's frontage and should be extended far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings within ground floor commercial uses and while it is common along public courtyards and walkable streets, they may be used along collector or local roads, as well as buffers between internal parking and buildings.</p>	
Size (minimum)	
Depth	<b>A</b> 3.0m minimum (measured from the building facade outward).
Ground floor height clearance	<b>B</b> 4.25m minimum (measured from grade to the lowest point of the arcade).
Miscellaneous	
<ul style="list-style-type: none"> <li>Arcades must have a consistent depth along a continuous frontage.</li> <li>Arcade Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. If there is a conflict between the standards, the Arcade Frontage Type prevails.</li> <li>Hardscaping shall be contiguous and integrated with the public sidewalk with no grade adjustments.</li> <li>All development using Arcade Frontage Type shall be universally accessible.</li> </ul>	



Arcade Frontage Type (Example Only)

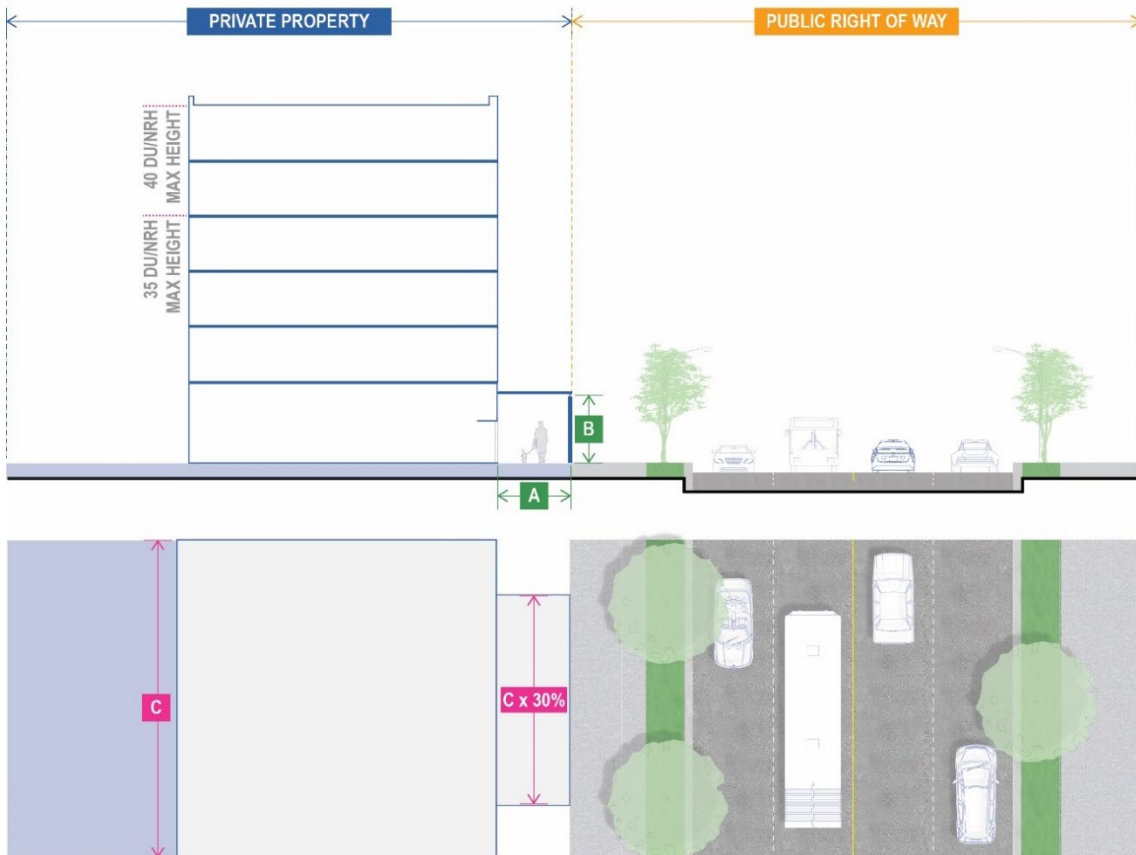


Frontage Type: Forecourt (Example only)	
Description	
The Forecourt Frontage Type occurs when the main façade of the building is at or near the frontage line, and a small portion of the building is setback, creating a small courtyard space. The space could be used as an entry court or shared garden space for buildings that contain residential uses, or as additional seating areas for commercial uses.	
Size (minimum)	
Width of forecourt	<b>A</b> 4.0m minimum.
Depth of forecourt	<b>B</b> 6.0m maximum.
Miscellaneous	
<ul style="list-style-type: none"> <li>Crime prevention through environmental design (CPTED) principles shall be incorporated into the design of any Forecourt Frontage Type.</li> <li>Forecourt Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. If there is a conflict between the standards, the Forecourt Frontage Type prevails.</li> <li>All development using Forecourt Frontage Type shall be universally accessible.</li> </ul>	

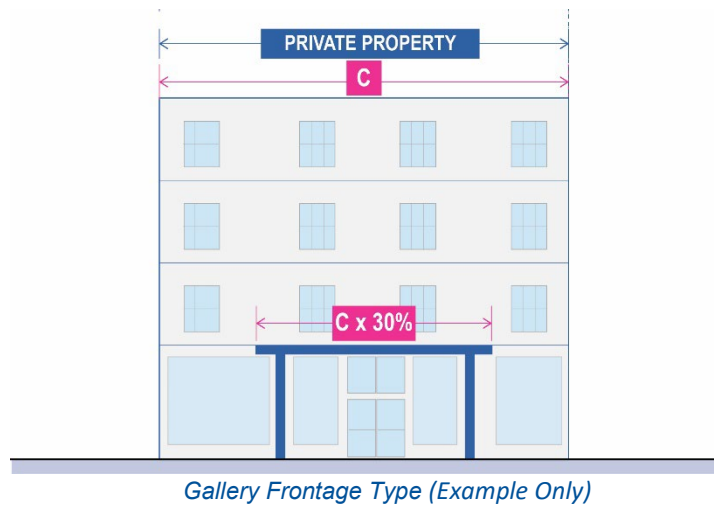


Forecourt Frontage Type (Example Only)

Frontage Type: Gallery (Example only)	
Description	
The Gallery Frontage Type has an entrance feature attached to the principal building that cantilevers or projects away from the building that acts as a quasi-public space. This frontage type is intended for buildings with ground-floor commercial, office and retail uses.	
Size (minimum)	
Depth	<b>A</b> 3.0 m minimum (measured from the building façade outward).
Ground floor height clearance	<b>B</b> 3.0 m minimum (measured from grade to the lowest point of the entrance feature).
Width	<b>C</b> 30% minimum of the parcel width.
Miscellaneous	
<ul style="list-style-type: none"> <li>Galleries must have a consistent depth along a continuous frontage.</li> <li>Where appropriate, the width of the entrance feature may be seamlessly continued to adjacent buildings.</li> <li>Galleries may project into the public realm over a sidewalk, but not into a road.</li> <li>Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. If there is a conflict between the standards, the Gallery Frontage Type prevails.</li> <li>Hardscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments.</li> <li>All development using Gallery Frontage Type shall be universally accessible.</li> </ul>	

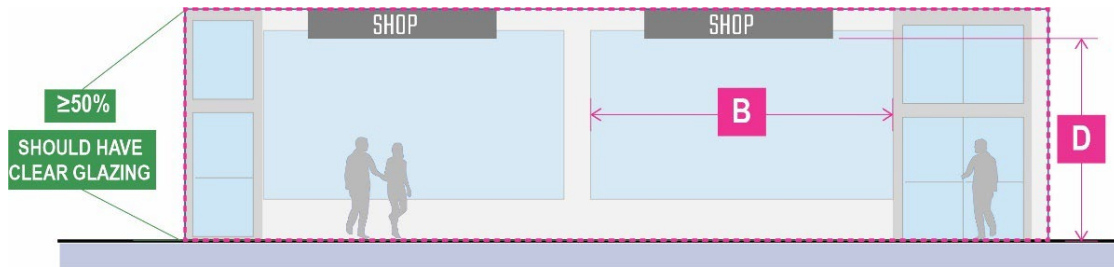


Gallery Frontage Type (Example Only)

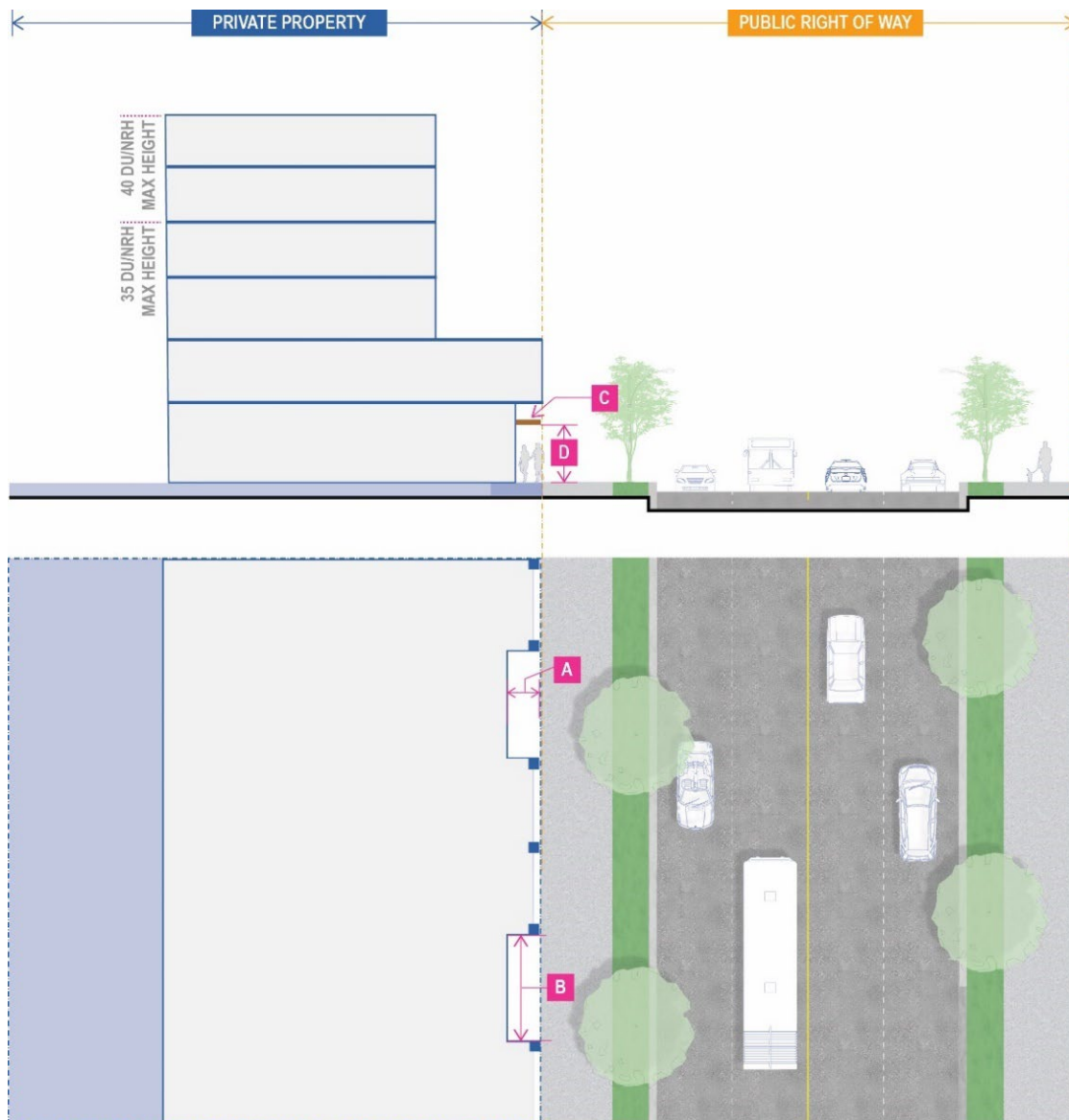


Frontage Type: Shopfront (Example only)	
Description	
<p>The Shopfront Frontage Type is a frontage type where the main façade of the building is placed at or near the frontage line with an at-grade entrance oriented towards the public realm. This frontage type is intended for buildings with ground-floor commercial, office, and retail uses, and has substantial glazing at the sidewalk level. This frontage may include an awning or similar structure that projects over the entrance, and at times, into the public realm. This frontage type may be used in conjunction with other frontage types.</p>	
Size (minimum)	
Depth of recessed entries	<b>A</b> 1.5m maximum.
Width of recessed entries	<b>B</b> 6.0m maximum, measured linearly from the initial point of the recess.
Projecting Entrance Features	
Projection	<b>C</b> 1.5m maximum, measured linearly from the building facade.
Ground floor height clearance	<b>D</b> 3.0m minimum.
Encroachment	Entrance features may encroach into the public realm. In such instances, an encroachment agreement shall be required.
Miscellaneous	
<ul style="list-style-type: none"> <li>A minimum of 50% of ground floor commercial, office and retail facades fronting onto a public realm, other than a rear lane, shall have clear glazing.</li> <li>Hardscaping shall be contiguous and integrated with the public sidewalk with no grade adjustments.</li> <li>When a shopfront frontage type is setback from a primary or secondary frontage, hardscaping shall be provided that extends from the entrance(s) to the building to the public realm for integration to the pedestrian network. Areas not hardscaped that fall within the setback area shall be landscaped in accordance with the landscaping and screening standards section and to the satisfaction of the Development Authority.</li> </ul>	

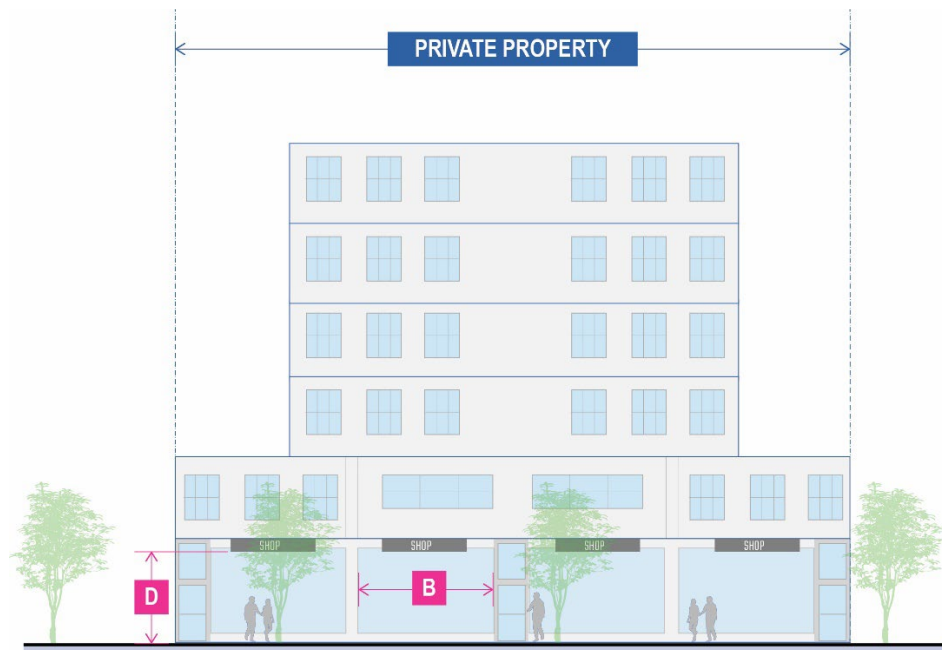
- On corner parcels, the façade treatment shall wrap around the building to provide a consistent and contiguous frontage.
- All development using Shopfront Frontage Type shall be universally accessible.



*Shopfront Frontage Type (Example Only)*

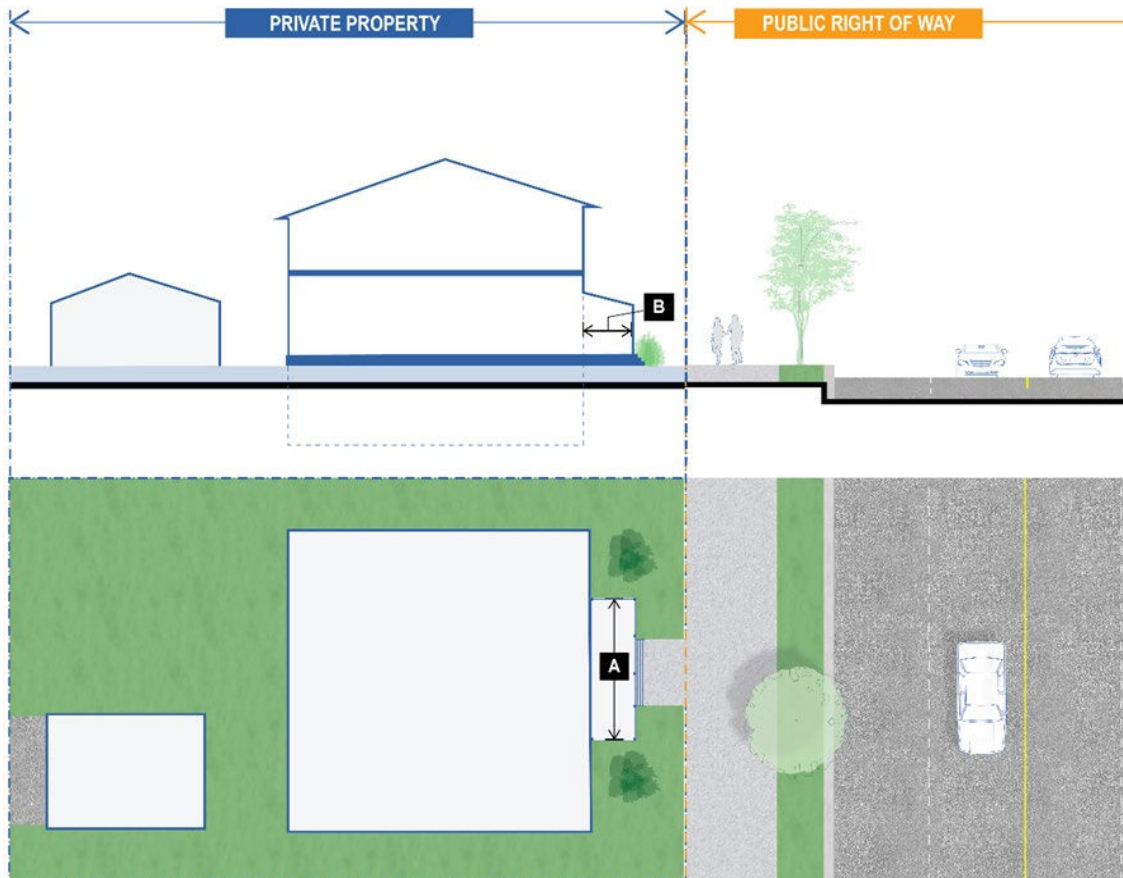


*Shopfront Frontage Type (Example Only)*



*Shopfront Frontage Type (Example Only)*

Frontage Type: Common Yard (Example only)	
Description	
The Common Yard Frontage Type includes a planted frontage where the façade is set back from the front parcel line. The principal frontage is unfenced and visually continuous with adjacent yards, supporting a common landscape with parking provided via rear lane.	
Size (minimum)	
Width	<ul style="list-style-type: none"> <li><b>A</b> 1.2 m minimum from outside edge of building element included in the entrance feature.</li> </ul>
Miscellaneous	
<ul style="list-style-type: none"> <li><b>B</b> Where a porch is included, it shall project at least 1.2 m from the front façade, not including stairs, and shall be equal to or greater than the width of the entrance feature. This may encroach into the setback.</li> </ul>	



*Common Yard Frontage Type (Example Only)*



**Frontage Type: Front Attached Garage (Example only)****Description**

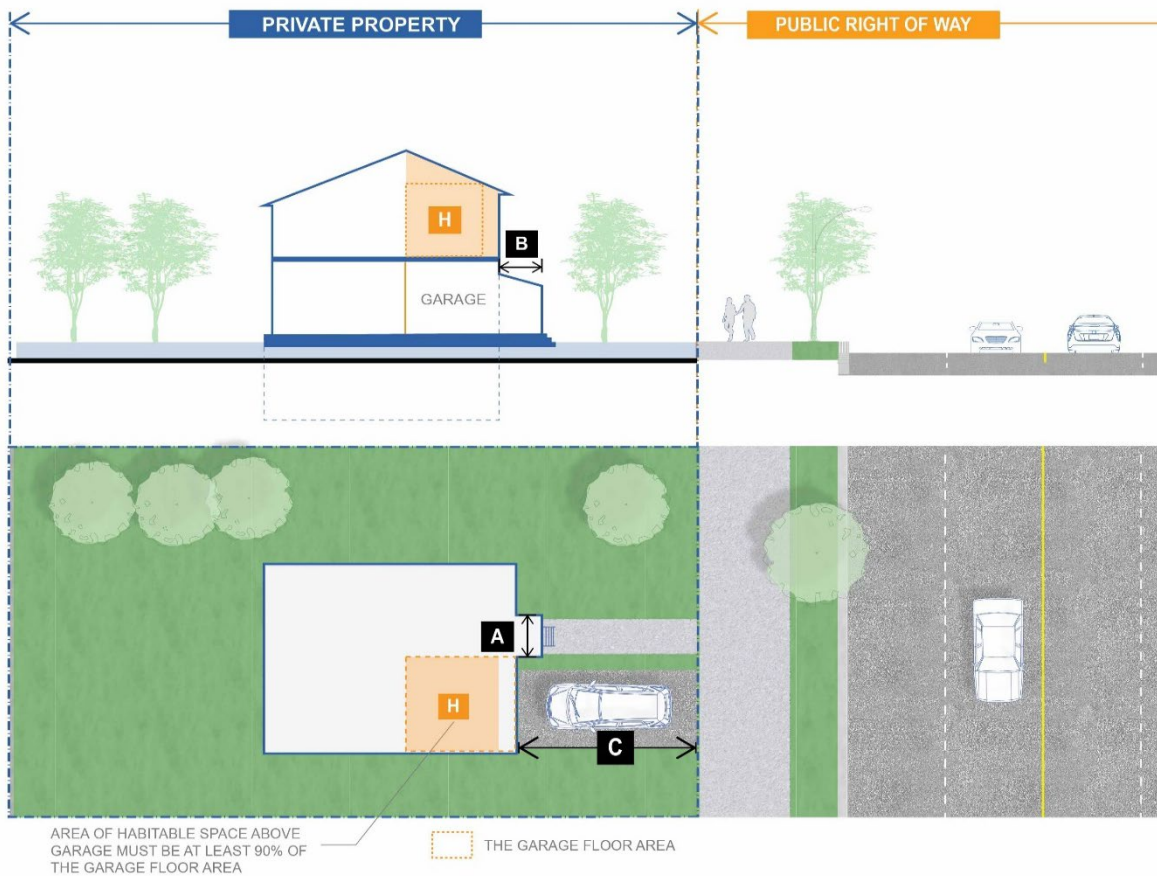
The Front Attached Garage Frontage Type includes a driveway and attached garage located with a front entrance feature perpendicular to the principal thoroughfare.

**Entrance Feature**

Width	▪ <b>A</b> 1.2 m minimum from outside edge of building element included in the entrance feature.
Depth	▪ <b>B</b> 1.2 m minimum from exterior foundation projection of the entrance feature.

**Miscellaneous**

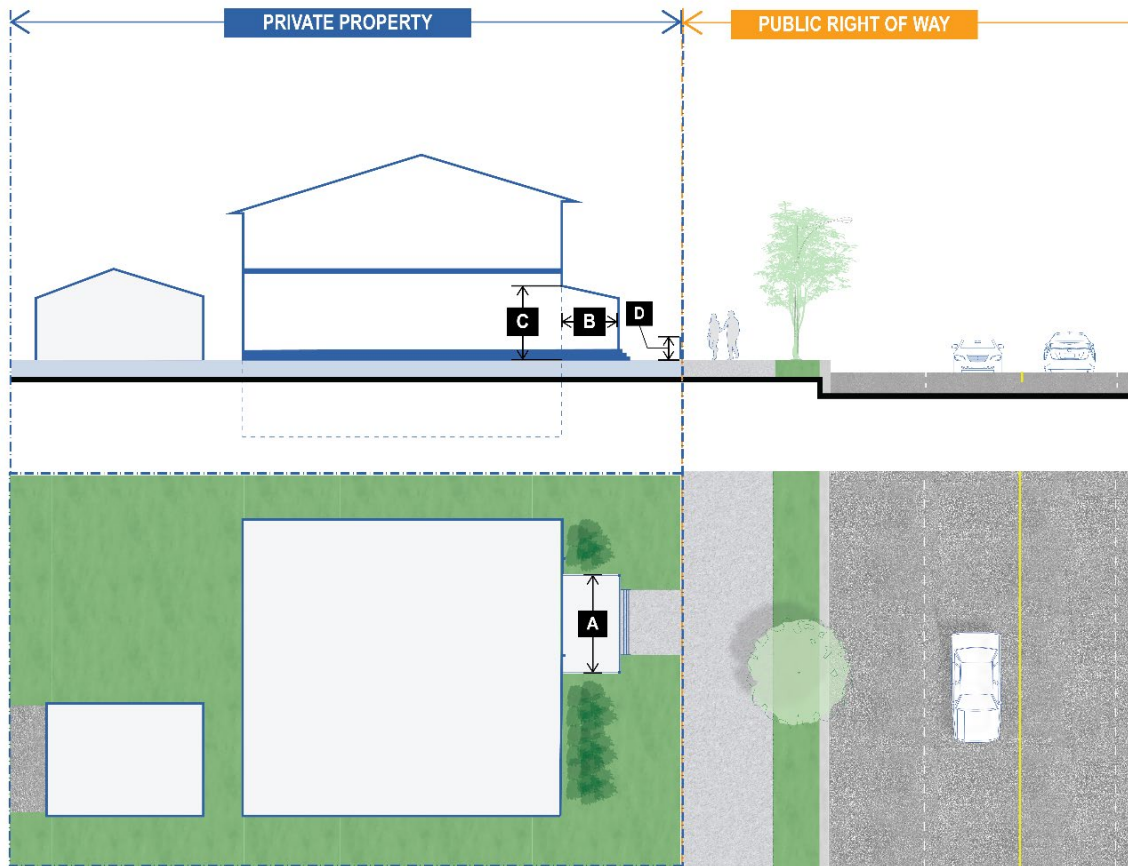
- Entrance features shall be wholly visible from the principal thoroughfare.
- **C** All driveways shall extend a minimum of 5.5 m from the parcel line to the garage foundation except on a rear lane.
- Driveways shall be no wider than the garage door.
- Where possible, curb cut widths shall be minimized.
- The principle entrance or the porch shall extend to beyond the garage.
- **H** Where an attached garage is provided, there must be liveable space above the garage that covers at least 90% of the garage floor area.



*Front Attached Garage Frontage Type (Example Only)*



Frontage Type: Porch & Fence (Example only)	
Description	
The Porch & Fence Frontage Type includes a planted frontage where the façade is set back from the front parcel line with an attached porch. A fence at the front parcel line provides separation from the public realm.	
Entrance Feature	
Width	▪ <b>A</b> 1.2 m minimum from outside edge of building element included in the entrance feature.
Depth	▪ <b>B</b> 1.2 m minimum from exterior foundation projection of the entrance feature.
Height	▪ <b>C</b> 1.2 m minimum from exterior foundation projection of the entrance feature.
Miscellaneous	
▪ <b>D</b> Front fences shall be no higher than 1.0 m. This may encroach into the setback.	



*Porch and Fence Frontage Type (Example Only)*

**13.7 IND – INTEGRATED NEIGHBOURHOOD DISTRICT****.1 General Purpose**

This district is intended to facilitate a primarily residential community that provides a variety of housing options while creating the opportunity to integrate walkable, neighbourhood-level commercial and business opportunities at intersections. This district respects established communities by promoting transitional densities and reflects the unique character and history of Sturgeon County. Innovative, emerging technologies that create a modern, resilient, and functioning community are encouraged and development is contiguous to avoid fragmentation of existing agricultural lands. The interface between buildings and the public right-of-way will focus on design and layout to reflect the identity and character of the area.



*IND - Integrated Neighbourhood District Aspirations*

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building</i>	<i>Bed and breakfast</i>
<i>Accessory, use</i>	<i>Child care facility</i>
<i>Accessory dwelling unit</i>	<i>Group home, major</i>
<i>Apartment</i>	<i>Group home, minor</i>
<i>Community building</i>	<i>Home-based business (level 2)</i>
<i>Community garden</i>	<i>Live-work unit</i>
<i>Duplex</i>	<i>Modular dwelling</i>
<i>Dwelling, semi-detached</i>	<i>Neighbourhood mixed-use development</i>
<i>Dwelling, single detached</i>	<i>Professional, office and business</i>
<i>Family day home</i>	<i>Recreation facility, indoor</i>
<i>Home-based business (level 1)</i>	<i>Recreation facility, outdoor</i>
<i>Public/Private library and cultural facility</i>	<i>Religious assembly</i>
<i>Public/Private park</i>	<i>Residential care facility</i>
<i>School</i>	<i>Sign</i>
<i>Show home</i>	
<i>Solar collector</i>	
<i>Townhouse</i>	
<i>Utility, Minor</i>	

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### .3 Use Standards

Regulations found in Parts 5 to 9 of the Land Use Bylaw apply unless incompatible with the listed regulations below:

Use	Standards
<i>Accessory dwelling unit</i>	<ul style="list-style-type: none"> <li>▪ A maximum of any two (2) accessory dwellings may be located on the same parcel.</li> <li>▪ Windows shall be placed and sized to minimize direct views of adjacent parcel(s) through one or more of the following methods: <ul style="list-style-type: none"> <li>○ Off-setting window placement to limit direct view into a window of an adjacent parcel;</li> <li>○ Strategic placement of windows in conjunction with landscaping features; and/or</li> <li>○ Placing larger windows to face a rear lane, flanking public right-of-way, or other dwelling on the same parcel.</li> </ul> </li> </ul>
<i>Apartment</i>	<ul style="list-style-type: none"> <li>▪ A landscape plan is required as part of the development permit application for apartment uses that aligns with the approved Architecture and Urban Design Standards as provided in an Outline Plan.</li> </ul>
<i>Live-work unit</i>	<ul style="list-style-type: none"> <li>▪ When development permit application is received for a live-work unit, the <i>developer</i> shall be required to specify the business use within the</li> </ul>

Use	Standards
	<p>live-work unit. If the business use changes, a new development permit shall be required to specify the new business use.</p> <ul style="list-style-type: none"> <li>Working spaces shall be directly accessible from the public right-of-way, or internal roads or common spaces.</li> <li>Live-work developments may not include a Free Standing sign.</li> </ul>
<i>Neighbourhood mixed-use development</i>	<ul style="list-style-type: none"> <li>Parcels intended for neighbourhood mixed-use development shall have an area no larger than 2,500 m<sup>2</sup>.</li> <li>A neighbourhood mixed-use development shall only be permitted at intersections.</li> <li>A neighbourhood mixed-use development shall be no more than 12m in height measured from the average grade along the front parcel line, unless integrated as part of an apartment development, where the maximum height for apartment use shall apply. This excludes any mechanical equipment or amenity spaces.</li> <li>A neighbourhood mixed-use development should include small-scale commercial uses at ground level intended to serve the local neighbourhood.</li> </ul>
<i>Public/Private park</i>	<ul style="list-style-type: none"> <li>Public/Private parks shall be integrated with the public right-of-way, the built form, and any established recreation or trails master plan.</li> <li>Public/Private parks shall include gathering spaces and/or plazas.</li> <li>Public/Private parks should form part of the overall stormwater management and incorporate Low Impact Design elements, in accordance with Sturgeon County's Low Impact Design Guidelines.</li> </ul>
<i>Townhouse</i>	<ul style="list-style-type: none"> <li>Townhouses shall require a minimum 2.4m separation distance between another set of townhouses.</li> <li>Parking for townhouse developments shall only be permitted in the rear of the development, facing a lane or communal parking area.</li> </ul>

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## .4 Residential Density

Residential density shall be in alignment with the Sturgeon Valley South Area Structure Plan (SVSASP) and Neighbourhood Area Structure Plan.

## .5 Block and Subdivision Standards

Block/ Subdivision Standards	
Subdivision Regulations	
Parcel Width	<ul style="list-style-type: none"> <li><b>A</b> 4.2m minimum.</li> </ul>
Block Regulations	
Block Length	<ul style="list-style-type: none"> <li><b>B</b> 240.0m maximum, measured from the boundary of one public right-of-way to the next public right-of-way as shown in the diagram.</li> <li><b>C</b> Where the block ends in a cul-de-sac, the maximum length shall not exceed 120.0m measured from the centreline of the intersecting street to the curb at the end of the bulb.</li> </ul>
Pedestrian-Oriented Development – Mid-Block Crossing	<ul style="list-style-type: none"> <li>A mid-block pedestrian crossing shall be provided if the block exceeds more than 200.0m in length measured by the continuous length of private property.</li> <li><b>D</b> The location of this crossing shall not be located within 100.0m of the ends of the block, measured from the front of curb to the mid-</li> </ul>



	<p>point of the mid-block crossing unless it forms part of a trail connection, in which case the bulb-out shall be integrated into the trail system.</p> <ul style="list-style-type: none"> <li>Where a trail extends to the frontage of the road and continues on the opposite side of the road, the mid-block crossing shall be located at the intersect to provide easy continuation of the trail system.</li> </ul>
Pedestrian-Oriented Development – Intersections	<ul style="list-style-type: none"> <li>At intersections bulb-outs should be provided to improve the safety of the pedestrian crossing.</li> <li>Bulb-outs are not required in the following circumstances: <ul style="list-style-type: none"> <li>the public right-of-way forms a cul-de-sac;</li> <li>at traffic-controlled intersections; or</li> <li>at roundabouts.</li> </ul> </li> </ul>
<b>Miscellaneous</b>	
Subdivision and Block Regulations Variances	<ul style="list-style-type: none"> <li>Standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints. Variances to subdivision regulations are at the discretion of the Subdivision Authority.</li> </ul>
Low Impact Design (LID)	<ul style="list-style-type: none"> <li>All developments within the IND - Integrated Neighbourhood District should incorporate Low Impact Design elements, in accordance with Sturgeon County's Low Impact Design Guidelines as part of the subdivision design.</li> </ul>
<b>Development Design</b>	
<ul style="list-style-type: none"> <li>As part of an Outline Plan, <i>developers</i> shall be required to submit Architecture and Urban Design Standards. Any subsequent development permit or subdivision application shall demonstrate to the applicable Approval Authority compliance with the approved Architecture and Urban Design Standards that apply to the property.</li> </ul>	

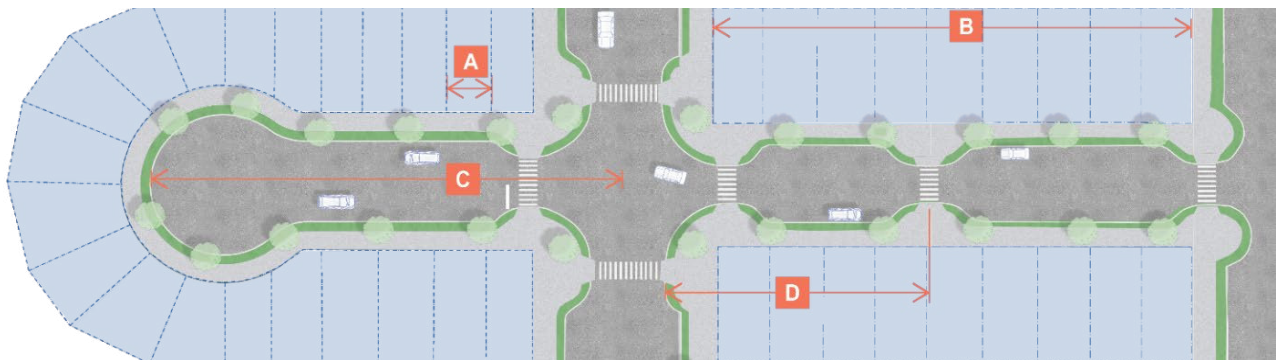


Figure 13.1: Block and Subdivision Standards

## .6 Building Placement Standards

Building Placement Standards	
Principal Buildings	
Primary Frontage Setback	<ul style="list-style-type: none"> <li>▪ <b>A</b> 3.0m minimum.</li> <li>▪ <b>M</b> Apartments - 6.0m minimum.</li> <li>▪ <b>B</b> Where a garage is fronting the public right-of-way and not located with access to a rear lane, the dwelling must be setback 5.5m from the front boundary line;</li> <li>▪ <b>H</b> Where an attached garage is provided, there must be liveable space above the garage that covers at least 90% of the garage floor area.</li> </ul>
Secondary Frontage* Setback	<ul style="list-style-type: none"> <li>▪ <b>C</b> 2.4m minimum when adjacent to the public right-of-way.</li> </ul>
Side Setback	<ul style="list-style-type: none"> <li>▪ <b>D</b> 1.2m minimum except where a Zero Lot Line or common wall applies.</li> <li>▪ <b>N</b> Apartments - 3.0m minimum.</li> <li>▪ <b>J</b> Townhouses shall require 2.4m separation distance between another set of townhouses.</li> </ul>
Zero Lot Line Side Setback	<ul style="list-style-type: none"> <li>▪ <b>S</b> Where a Zero Lot Line applies to one side of the parcel the other side setback shall be 1.5m minimum.</li> <li>▪ Developments without access to a rear lane are not permitted to have Zero Lot Lines.</li> <li>▪ A private maintenance easement shall be registered on titles adjacent to the Zero Lot Line that provides a 0.3m eave encroachment easement where no eave shall be closer than 0.9m to the eave of the adjacent building; a 0.6m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and parcel grading shall be to the satisfaction of the Development Authority.</li> <li>▪ Apartments are not permitted to have Zero Lot Lines.</li> </ul>
Rear Setback	<ul style="list-style-type: none"> <li>▪ <b>E</b> 1.2m minimum.</li> <li>▪ <b>O</b> Apartments - 3.0m minimum.</li> </ul>
Accessory Buildings	
Primary Frontage Setback	<ul style="list-style-type: none"> <li>▪ <b>X</b> 5.5m minimum.</li> </ul>
Side Setback	<ul style="list-style-type: none"> <li>▪ <b>Y</b> 1.0m minimum except where a Zero Lot Line or common wall applies.</li> </ul>
Zero Lot Line Side Setback	<ul style="list-style-type: none"> <li>▪ <b>V</b> Where a Zero Lot Line applies to one side of the parcel the other side setback shall be 1.5m minimum.</li> <li>▪ A private maintenance easement shall be registered on titles adjacent to the Zero Lot Line that provides a 0.3m eave encroachment easement where no eave shall be closer than 0.9m to the eave of the adjacent building; a 0.6 m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and parcel grading shall be to the satisfaction of the Development Authority.</li> </ul>
Rear Setback	<ul style="list-style-type: none"> <li>▪ <b>Z</b> 1.2m minimum except where a garage accessing a rear lane is provided it shall be</li> <li>▪ <b>E</b> 2.2m minimum.</li> </ul>

Miscellaneous	
Outdoor Amenity Space	<ul style="list-style-type: none"><li>▪ <b>F</b> Parcels containing a dwelling unit shall provide a minimum of 24m<sup>2</sup> of outdoor amenity space,</li><li>▪ <b>G</b> of which one of either the length or width shall be a minimum of 6.0m. This does not include apartment uses.</li></ul>

\*NOTE: Secondary frontage is only applicable when the development is located on a corner parcel.



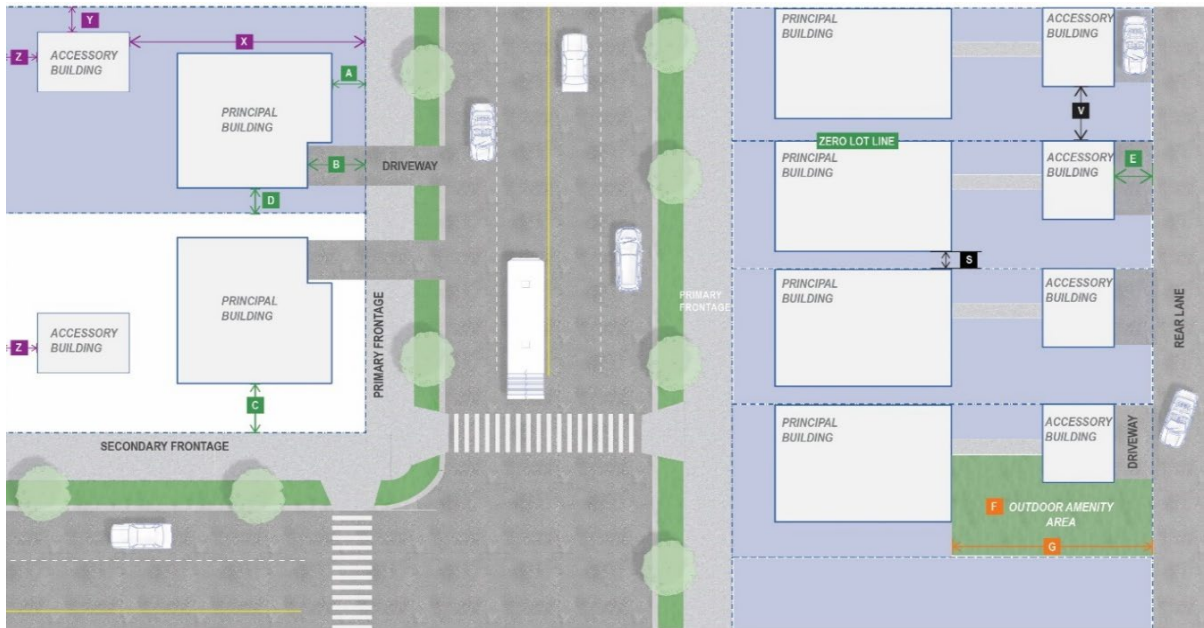


Figure 13.2A: Building Placement Standards

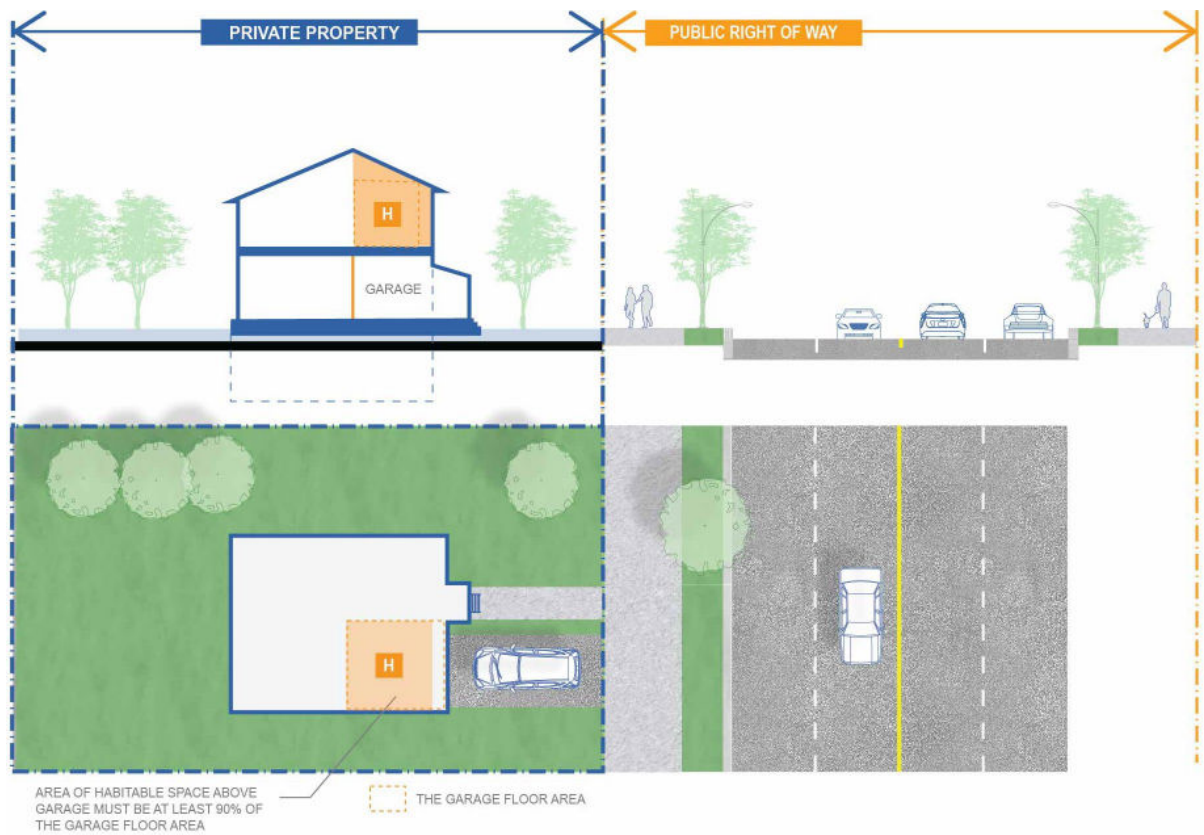


Figure 13.2B: Building Placement Standards

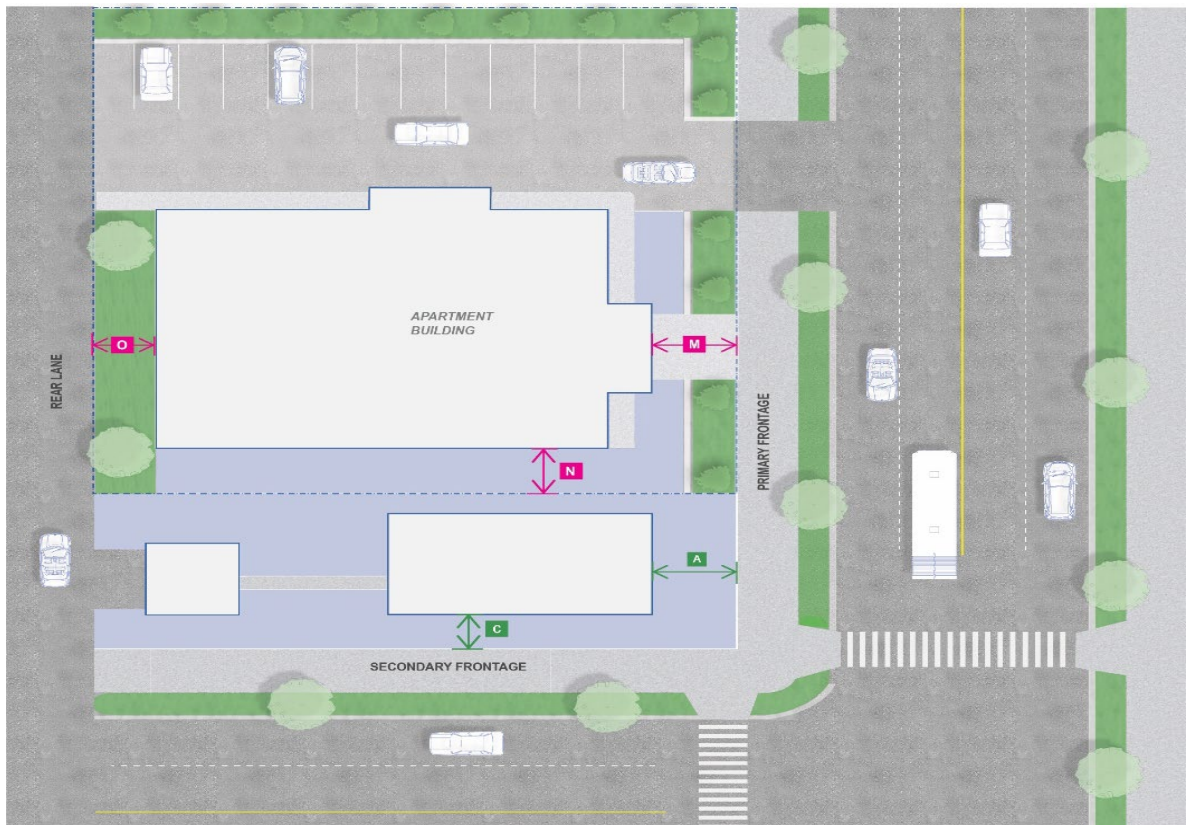


Figure 13.2C: Building Placement Standards

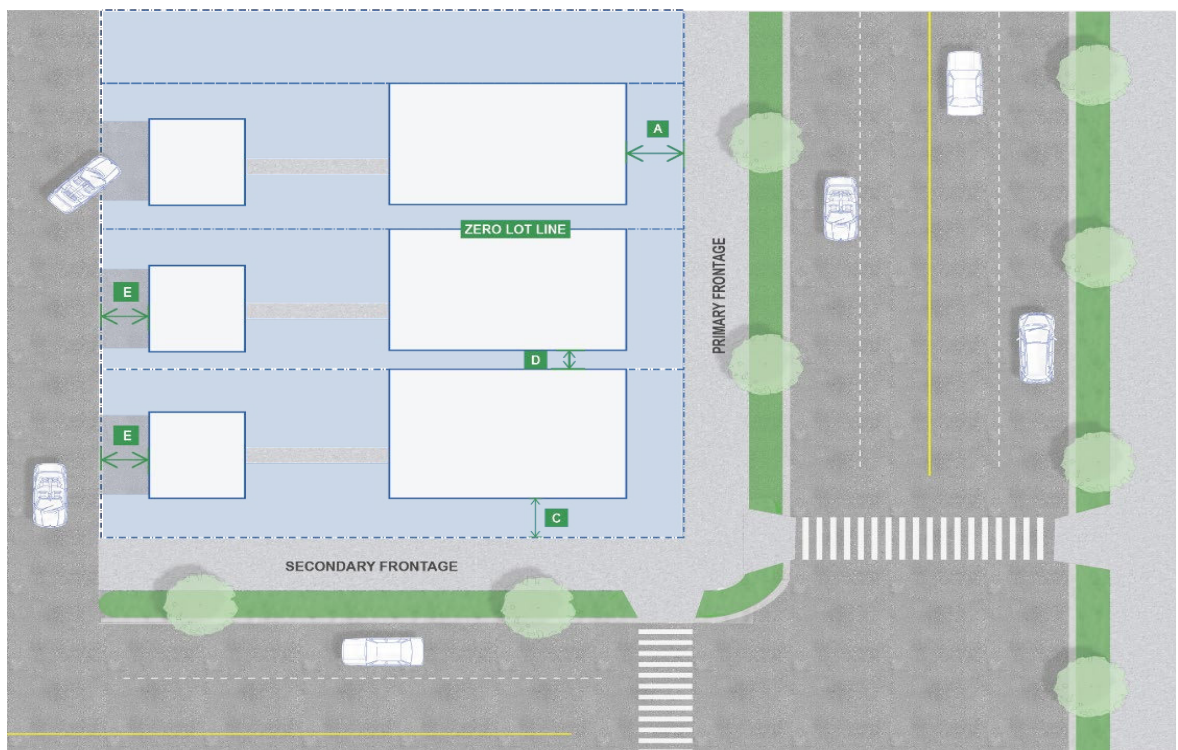


Figure 13.2D: Building Placement Standards



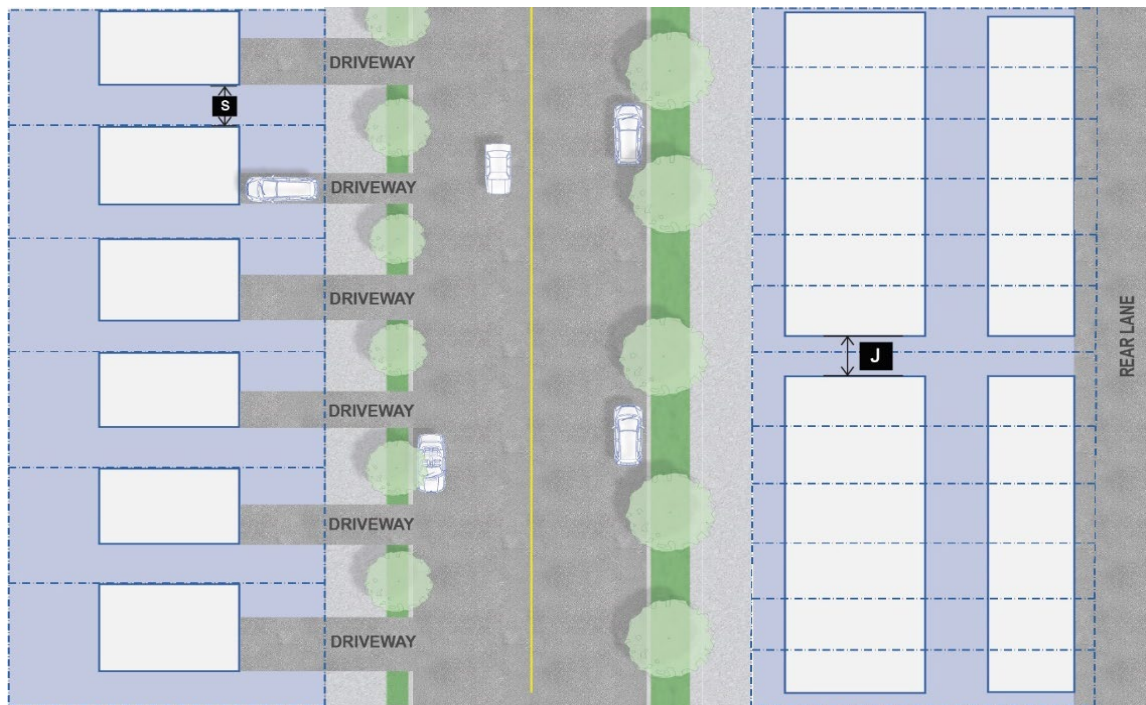


Figure 13.3: Townhouse Separation Distance

## .7 Building Profile Standards

Building Profile Standards	
Building Height	
Principal Building	<ul style="list-style-type: none"> <li>▪ <b>A</b> 12m maximum within the lands designated 35 du/nrha and 40 du/nrha in the Sturgeon Valley South ASP, measured from the average grade along the building frontage. Maximum height excludes pitched roofs and mechanical equipment.</li> <li>▪ <b>B</b> Apartment – 16m maximum within the lands designated 35 du/nrha in the Sturgeon Valley South ASP, measured from the average grade along the building frontage. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.</li> <li>▪ <b>C</b> Apartment – 24m maximum within the lands designated 40 du/nrha in the Sturgeon Valley South ASP, measured from the average grade along the building frontage. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.</li> </ul>
Accessory Building	<ul style="list-style-type: none"> <li>▪ <b>D</b> 8m maximum, measured from the average grade along the building frontage. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.</li> </ul>
Building Footprint	
Parcel Coverage	<ul style="list-style-type: none"> <li>▪ <b>Z</b> 75% maximum total parcel coverage, inclusive of a 20% maximum coverage for Accessory Buildings.</li> <li>▪ A minimum of 15% of the total parcel area must be a permeable surface.</li> </ul>
1632/23	
Design Standards	
Mechanical Equipment	<ul style="list-style-type: none"> <li>▪ Shall be screened or incorporated into the roof envelope, where appropriate.</li> </ul>

Corner Parcels	<ul style="list-style-type: none"> <li>Buildings located on a corner parcel shall have the same materials and architecture detail on all publicly accessible exposures.</li> <li>Corner parcels include all publicly accessible exposures including public rights-of-ways, Reserve lands, walking trails, and other lands owned by the municipality and accessible to the public.</li> </ul>
Allowable Projections into Setbacks	<ul style="list-style-type: none"> <li>Balcony, sign, awning, accessibility features, eave, cantilever, chimney/fireplace, HVAC equipment.</li> </ul>
Architecture and Urban Design Standards	<ul style="list-style-type: none"> <li>Development permit applications shall demonstrate to the Development Authority compliance with the approved Outline Plan that applies to the property, including the approved Architecture and Urban Design Standards.</li> </ul>

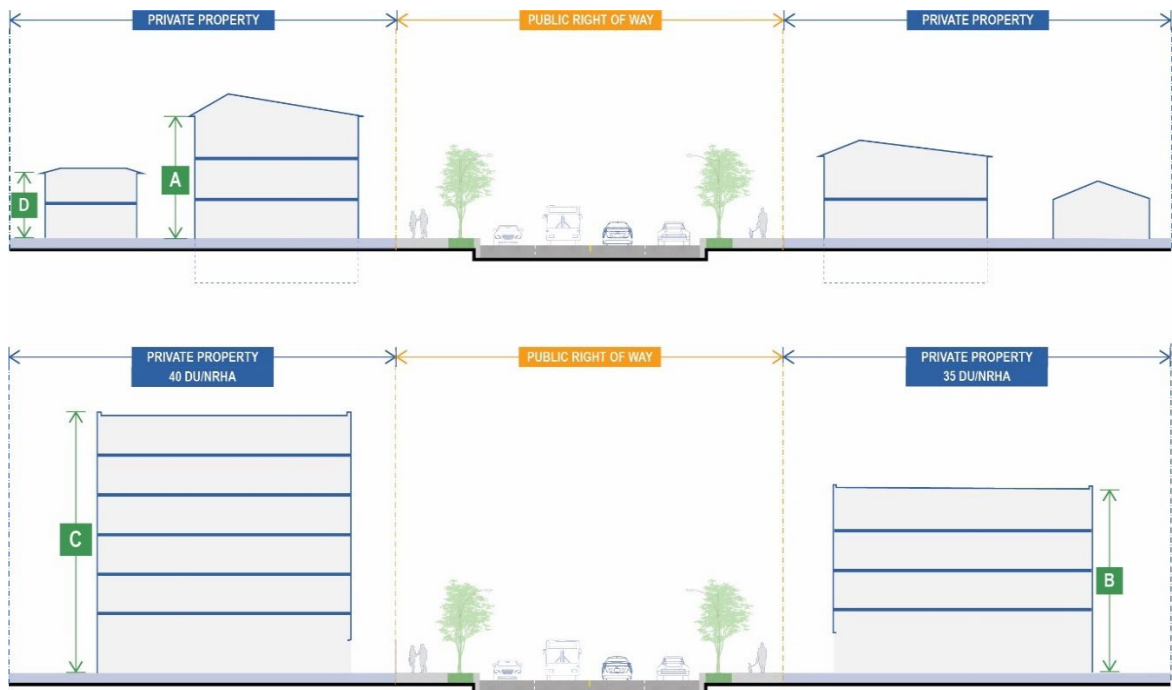


Figure 13.4: Building Profile Standards – Building Height

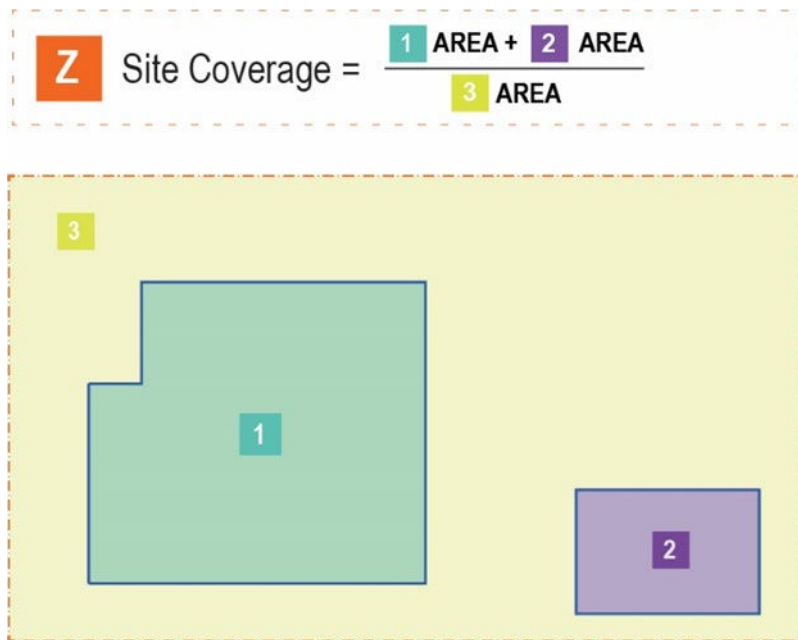


Figure 13.5: Building Profile Standards – Building Footprint

#### .8 Frontage Type Standards

- (a) The purpose of this section is to identify frontage types that are appropriate to use within the IND - Integrated Neighbourhood District. Frontages are the components of a building that provide an important transition and interface between the public right-of-way and the private realm. They are intended to ensure development establishes or reinforces the character and scale of the IND - Integrated Neighbourhood District.
- (b) *Developers* shall be responsible for embedding frontage type standards into the Architecture and Urban Design Standards submitted as part of an Outline Plan and is further described in Section 13.1 Administration.
- (c) The following frontage types are considered to be appropriate within the IND – Integrated Neighbourhood District:
  - (i) Common Yard
  - (ii) Front Attached Garage
  - (iii) Porch and Fence
  - (iv) Forecourt
  - (v) Shopfront

#### .9 Sign Standards

Signs shall only be permitted as part of a Neighbourhood Mixed-Use Development or Live-work use where required for a commercial use. For all regulations pertaining to signs, refer to subsection 13.8.9 Sign Standards of the CMUD - Commercial Mixed-Use District and Part 7 Sign Regulations.

#### .10 Parking and Loading

One (1) parking stall per dwelling unit shall be provided for all residential uses. For all other uses there shall be no parking or loading minimums. Refer to Sturgeon County Land Use Bylaw Section 9.4 Parking Stall Requirements for parking stall and parcel design standards.

#### .11 Development Permits

Development Permits application shall be assessed by the Development Authority against the approved Outline Plan including the approved Architecture and Urban Design Standards.



## 13.8 CMUD – COMMERCIAL MIXED-USE DISTRICT



### .1 General Purpose

This district is intended to complement the surrounding residential form by allowing a wide variety of building types to accommodate a range of boutique commercial, retail, office, service, and civic-related uses with a small to medium building footprint, with opportunities to incorporate residential uses above the ground floor or towards the rear of the property. This district encourages attractive and interesting spaces for people to gather and socialize, with a focus on building form and design, and its interface with the public right-of-way. This district is generally located along arterial corridors or at the intersection of two collector corridors that carry higher volumes of traffic. This district also seeks to incorporate design elements that capture the rural character and natural landscape.



CMUD – Commercial Mixed-Use Aspirations

### .2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Cannabis consumption venue</i>
<i>Accessory, use*</i>	<i>Commercial school</i>
<i>Apartment</i>	<i>Contractor service, minor</i>
<i>Brewery, winery, distillery</i>	<i>Equipment sale, service and rental, minor</i>
<i>Child care facility</i>	<i>Family day home</i>
<i>Community building</i>	<i>Government services</i>
<i>Community garden</i>	<i>Group home, minor</i>
<i>Craft workshop</i>	<i>Home-based business (level 2)</i>
<i>Eating and drinking establishment</i>	<i>Protective and emergency services</i>
<i>Home-based business (level 1)</i>	<i>Service station</i>
<i>Hotel</i>	<i>Telecommunication tower and antenna system</i>
<i>Live-work units</i>	<i>Veterinary clinic</i>
<i>Mixed use development</i>	
<i>Professional, office and business service</i>	
<i>Public/Private library and cultural facility</i>	
<i>Public/Private park</i>	
<i>Recreation facility, indoor</i>	
<i>Retail sale</i>	
<i>Retail sale, cannabis</i>	
<i>Retail sale, liquor</i>	
<i>Studio</i>	
<i>Sales centre</i>	
<i>Solar collector</i>	
<i>Townhouses</i>	

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### .3 Use Standards

Use	Standards
<i>Apartment</i>	<ul style="list-style-type: none"> <li>▪ Apartment uses shall only be permitted above the first floor when facing a public right-of-way.</li> <li>▪ Apartment uses may have entrances facing a public right-of-way when the apartment use is above the first floor.</li> <li>▪ Apartments may be standalone buildings with no integrated uses if the apartment is not abutting a road frontage.</li> </ul>
<i>Cannabis consumption venue</i>	<ul style="list-style-type: none"> <li>▪ When assessing development permit applications for cannabis consumption venues, the Development Authority shall consider the compatibility with existing and future developments.</li> </ul>



<i>Child care facility</i>	<ul style="list-style-type: none"> <li>See Sturgeon County Land Use Bylaw 6.5 Child Care Facility for applicable regulations.</li> </ul>
<i>Commercial school</i>	<ul style="list-style-type: none"> <li>Commercial schools are not permitted on the ground floor within the CMUD - Commercial Mixed-Use District when facing a public right-of-way.</li> </ul>
<i>Contractor service, minor</i>	<ul style="list-style-type: none"> <li>Contractor service, minor uses should only be permitted when the entrance is not oriented towards the public right-of-way.</li> <li>The Development Authority shall assess development permit applications for Contractor service, minor based on the following: <ul style="list-style-type: none"> <li>Compatibility with surrounding uses;</li> <li>Integration of the façade treatment and frontage type with those immediately surrounding it; and</li> <li>Façade orientation in relation to the public right-of-way.</li> </ul> </li> </ul>
<i>Craft workshop</i>	<ul style="list-style-type: none"> <li>When located on the ground floor, craft workshop uses shall have the retail component of the development accessible and oriented towards the public right-of-way.</li> </ul>
<i>Equipment sale, service and rental, minor</i>	<ul style="list-style-type: none"> <li>Equipment sale, service and rental, minor uses should only be permitted when the entrance is not oriented towards the public right-of-way and the operation is of a small scale with no impact on the overall site.</li> <li>The Development Authority shall assess development permit applications for Equipment sale, service and rental minor uses based on the following: <ul style="list-style-type: none"> <li>Compatibility with surrounding uses; and</li> <li>Façade orientation in relation to the public right-of-way.</li> </ul> </li> </ul>
<i>Home-based business</i>	<ul style="list-style-type: none"> <li>Home Based Businesses Level 1 and 2 are the only allowed home based businesses within the CMUD – Commercial Mixed-Use District and must be located within a Dwelling or Accessory Building to the dwelling.</li> <li>See Sturgeon County Land Use Bylaw 6.16 Home-Based Business for additional applicable regulations.</li> </ul>
<i>Live-work unit</i>	<ul style="list-style-type: none"> <li>When development permit application is received for a live-work unit, the <i>developer</i> shall be required to specify the business use within the live-work unit. If the business use changes, a new development permit shall be required to specify the new business use.</li> <li>Working spaces shall be directly accessible from the public right-of-way, or internal roads or common spaces.</li> </ul>
<i>Mixed use development</i>	<ul style="list-style-type: none"> <li>See Sturgeon County Land Use Bylaw 6.18 Mixed Use Development for regulations.</li> </ul>
<i>Public/Private park</i>	<ul style="list-style-type: none"> <li>Public/Private parks, including pocket parks, shall be integrated with the public right-of-way, the built form, and any established recreation or trails master plan.</li> <li>Public/Private parks are required to include gathering spaces and/or plazas.</li> <li>Public/Private parks should include Low Impact Design elements, in accordance with Sturgeon County's Low Impact Development guidelines.</li> </ul>

<i>Townhouses</i>	<ul style="list-style-type: none"> <li>▪ Townhouse should only be permitted within the CMUD - Commercial Mixed-Use District as part of a mixed-use development when the dwelling entrances are not oriented towards the public right-of-way.</li> <li>▪ Parking for townhouse developments shall only be permitted in the rear of the development, facing a lane or communal parking area.</li> </ul>
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## .4 Residential Density

Residential density shall be in alignment with the Sturgeon Valley South Area Structure Plan (SVSASP).

## .5 Block and Subdivision Standards

Block/ Subdivision Standards	
Subdivision Regulations	
Parcel Width	<ul style="list-style-type: none"> <li>▪ <b>A</b> 4.2m minimum</li> </ul>
Block Regulations	
Block Length	<ul style="list-style-type: none"> <li>▪ <b>B</b> 130.0m maximum, measured from the boundary of one public right-of-way to the next public right-of-way as shown in Block and Subdivision Standards.</li> <li>▪ Notwithstanding the above, where a main access to the internal or rear of the CMUD - Commercial Mixed-Use District is provided, the access can be used as measuring the block length.</li> </ul>
Pedestrian Oriented Development – Mid Block Crossing	<ul style="list-style-type: none"> <li>▪ <b>C</b> A mid-block pedestrian crossing shall be provided if the block exceeds more than 100.0m.</li> <li>▪ <b>D</b> The location of this crossing shall not be located within 50.0 m of the ends of the block, measured from the front of curb to the mid-point of the mid-block crossing, unless it follows a trail network.</li> </ul>
Intersections	<ul style="list-style-type: none"> <li>▪ <b>E</b> At intersections, bulb-outs shall be provided to improve safety for pedestrians.</li> <li>▪ Notwithstanding the above, bulb-outs are not required in the following circumstances: <ul style="list-style-type: none"> <li>○ At traffic-controlled intersections; or</li> <li>○ At roundabouts.</li> </ul> </li> </ul>
Miscellaneous	
Subdivision and Block Regulations Variances	<ul style="list-style-type: none"> <li>▪ Standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints. Variances to subdivision regulations are at the discretion of the Subdivision Authority.</li> </ul>
Low Impact Design	<ul style="list-style-type: none"> <li>▪ All developments within the CMUD - Commercial Mixed-Use District should incorporate Low Impact Design elements, in accordance with Sturgeon County's Low Impact Development Design Guidelines.</li> </ul>
Development Design	
Architecture and Urban Design Standards	<ul style="list-style-type: none"> <li>▪ As part of an Outline Plan, <i>developers</i> shall be required to submit Architecture and Urban Design Standards for approval from the Development Authority. Any subsequent development</li> </ul>

	<p>permit or subdivision application shall demonstrate to the applicable Approval Authority compliance with the approved Architecture and Urban Design Standards that apply to the property.</p>
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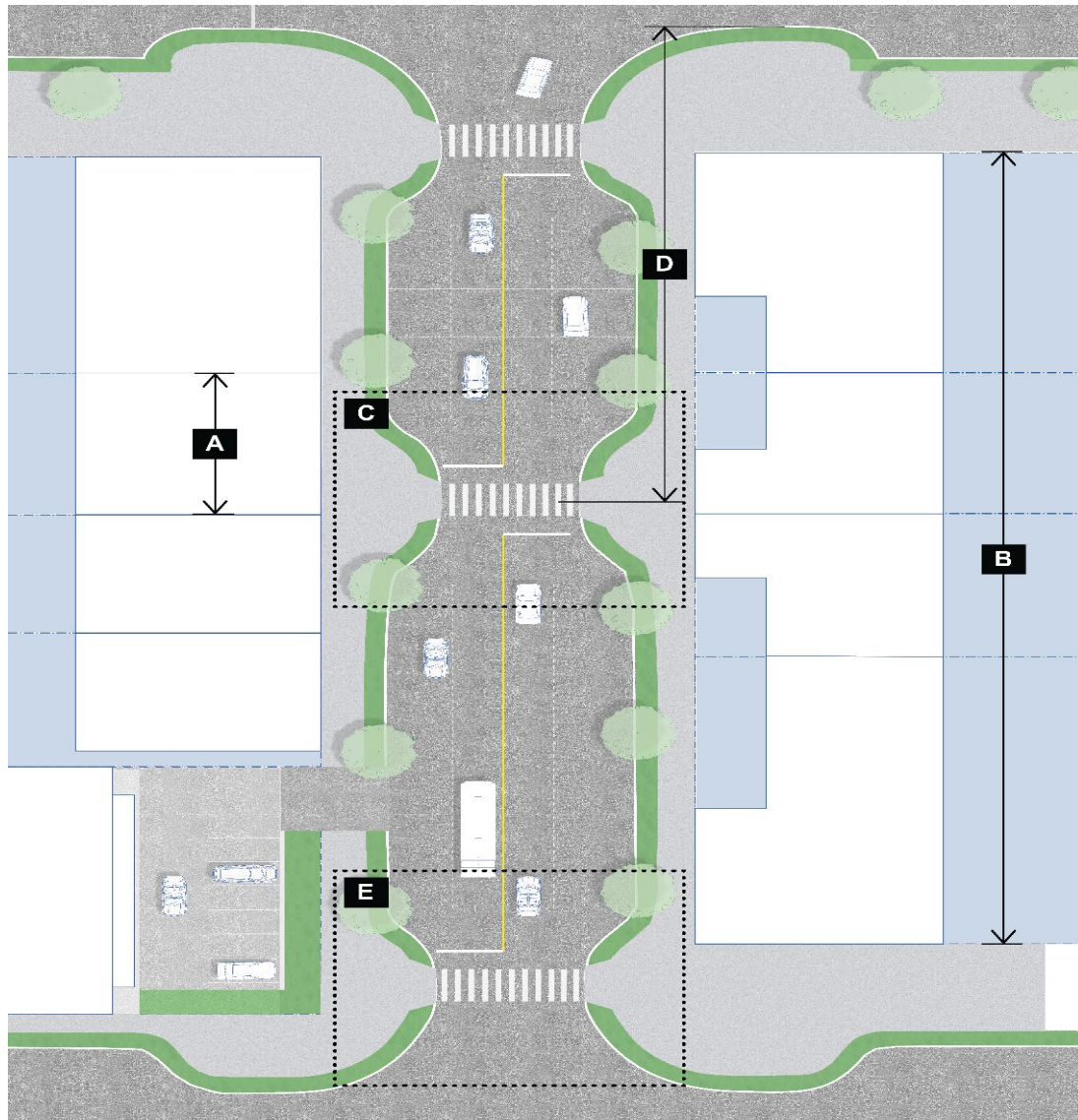


Figure 13.6: Block and Subdivision Standards

## .6 Building Placement Standards

Building Placement Standards	
Principal Buildings	
Primary and secondary* frontage setback (no front parking)	▪ <b>A</b> 0.0 m minimum. 1632/23
	▪ <b>B</b> 3.0 m maximum. 1632/23
Primary and secondary* frontage setback (with front parking)	▪ <b>X</b> 10.0 m minimum - 25.0 m maximum.
	▪ <b>Y</b> A minimum of 3.0 m landscape or screening buffer between the front parking and the public right-of-way is required.
	▪ <b>Z</b> A minimum of a 1.8 m sidewalk is required between the front parking and the building facade.
Side setback	▪ <b>C</b> 0.0 m maximum or <b>D</b> greater than 3.0 m when adjoining the CMUD - Commercial Mixed-Use District.
	▪ <b>E</b> 3.0 m minimum when adjoining any other district. The 3.0 m setback shall be landscaped.
Rear setback	▪ <b>F</b> 3.0 m minimum when adjoining any other district and shall be landscaped. Exceptions may be given when adjoining any other district through a rear lane.
Accessory Buildings	
Primary and secondary** frontage setback	▪ <b>G</b> 10.0 m minimum.
Side and rear setback	▪ <b>H</b> 3.0 m minimum.

\* Secondary frontage may be increased to accommodate outdoor seating or retail space integrated with the public right-of-way.

\*\* Secondary frontage is only applicable when the development is located on a corner parcel.



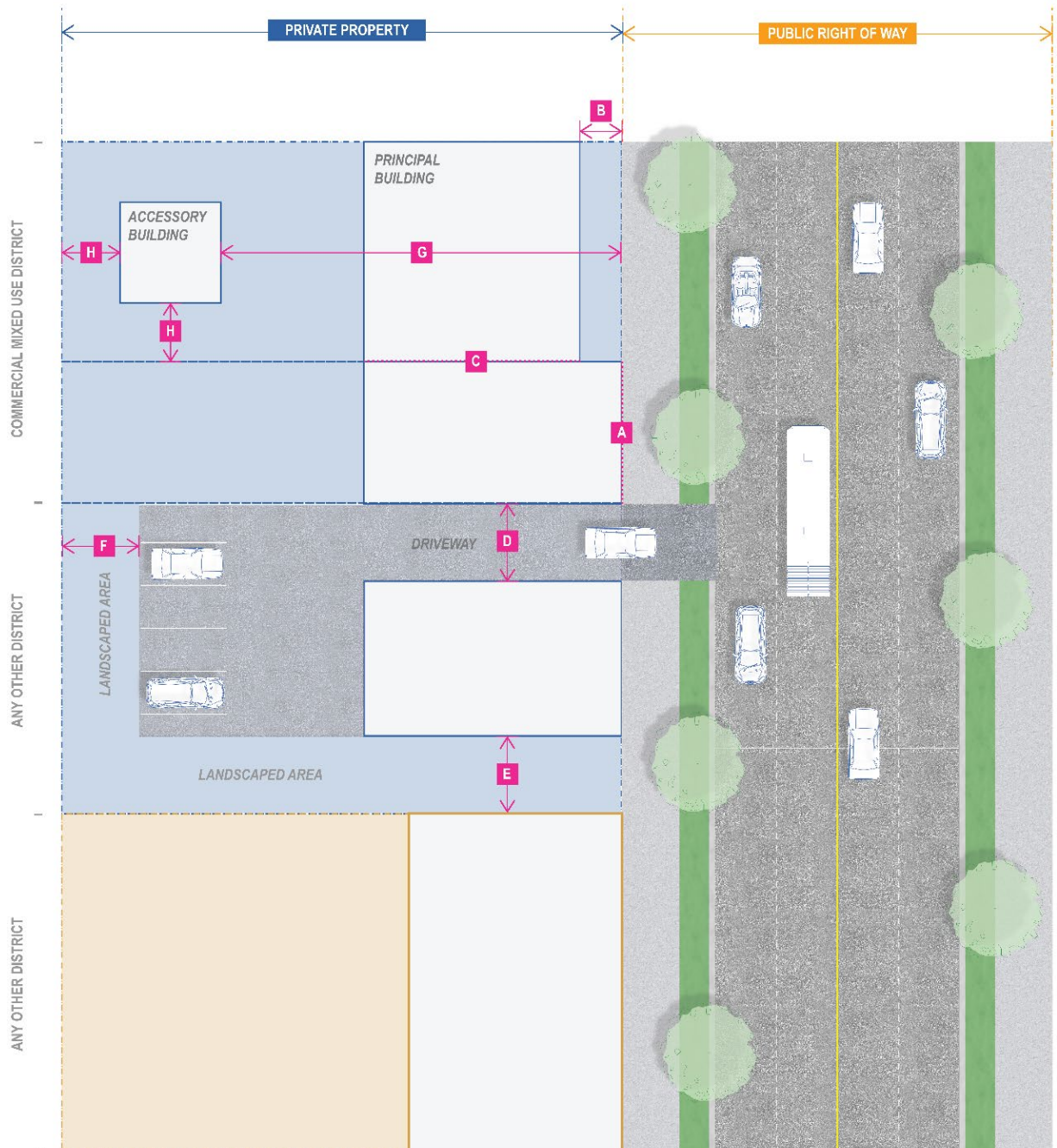


Figure 13.7: Building Placement Standards

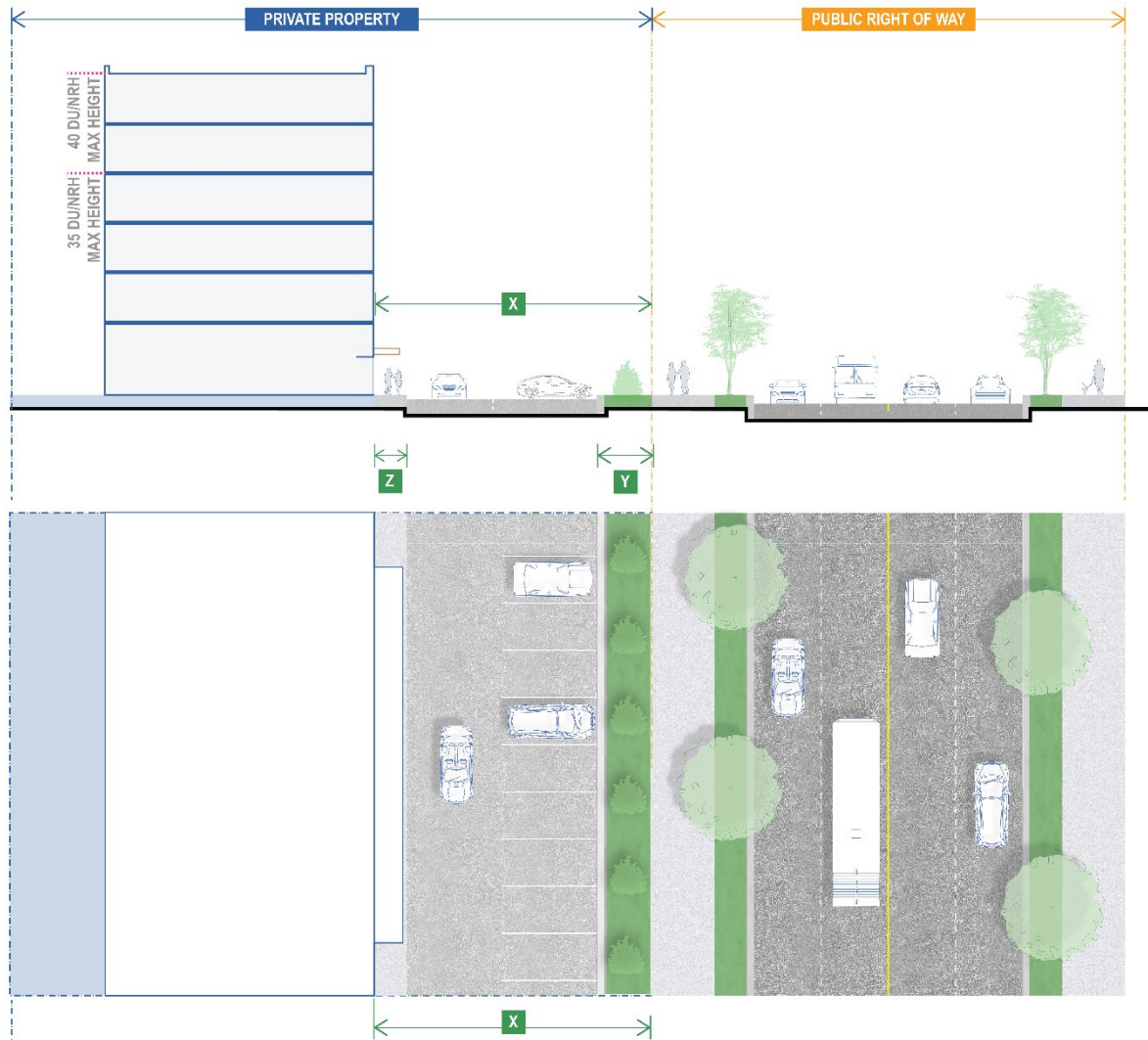


Figure 13.8: Building Placement Standards

## .7 Building Profile Standards

Building Profile Standards	
Building Height	
Principal building 35 du/nrha	<ul style="list-style-type: none"> <li><b>A</b> 18.0m maximum, within the lands designated as 35 du/nrha, measured from the average grade along the front parcel line. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.</li> </ul>
Principal building 40 du/nrha	<ul style="list-style-type: none"> <li><b>B</b> 26.0m maximum, within the lands designated as 40 du/nrha, measured from the average grade along the front parcel line. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.</li> </ul>
Accessory building	<ul style="list-style-type: none"> <li><b>C</b> 8.0m maximum. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.</li> </ul>

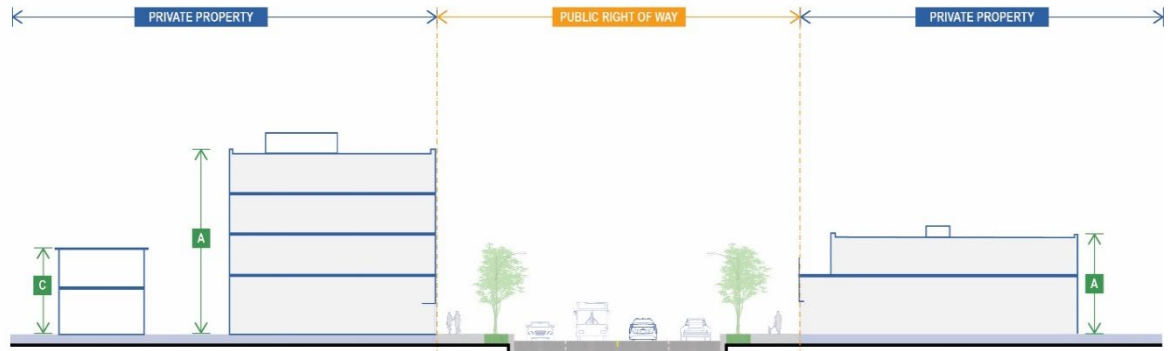


Figure 13.9: Building Profile Standards (35du/nrha)

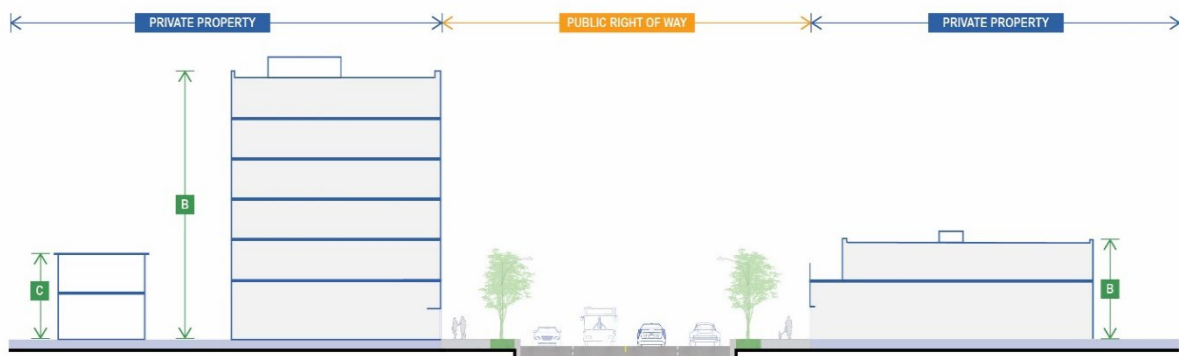


Figure 13.10: Building Profile Standards (40 du/nrha)

#### .8 Frontage Type Standards

- (a) The purpose of this section is to identify frontage types that are appropriate to use within the CMUD - Commercial Mixed-Use District. Frontages are the components of a building that provide an important transition and interface between the public right-of-way and the private realm. They are intended to ensure development that establishes or reinforces the character and scale of the CMUD - Commercial Mixed-Use District.
- (b) *Developers* shall be responsible for embedding frontage type standards into the Architecture and Urban Design Standards submitted as part of an Outline Plan and is further described in Section 13.1 Administration.
- (c) The following frontage types are considered to be appropriate within the CMUD - Commercial Mixed-Use District:
  - (i) Arcade
  - (ii) Forecourt
  - (iii) Gallery
  - (iv) Shopfront

#### .9 Sign Standards

Within the CMUD - Commercial Mixed-Use District, Fascia, Projecting, Wall, and Canopy signs are permitted; Freestanding signs are at the discretion of the Development Authority. Signs shall adhere to the regulations in Part 7 Sign Regulation and to the following regulations:



Sign Type - Fascia	
Description	
A fascia sign is a sign placed flat and parallel to the face of a building or against a projecting entrance feature.	
Regulations	
Maximum sign area	<ul style="list-style-type: none"> <li><b>A</b> 15% of building frontage at ground level.</li> </ul>
Accessory building	<ul style="list-style-type: none"> <li><b>B</b> 50.0 cm above the top of the vertical face of the wall, roof line or structure to which they are attached.</li> </ul>
Sign orientation	<ul style="list-style-type: none"> <li>On a building frontage or on a projecting entrance feature.</li> </ul>

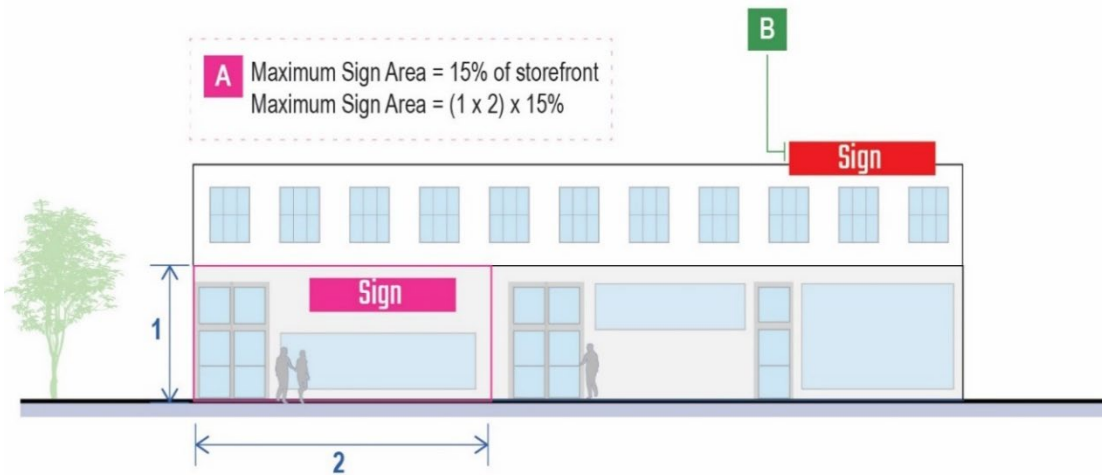
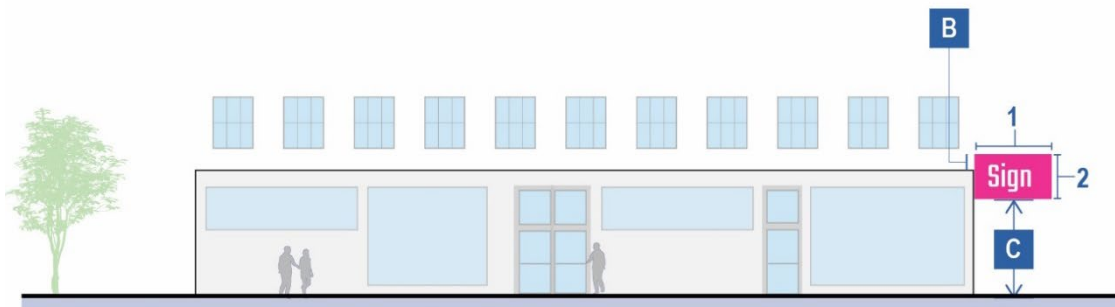


Figure 13.11: Fascia Sign

Sign Type - Projecting							
Description							
A projecting sign is a sign that projects away from the building facade, sometimes into the public right-of-way.							
Regulations							
Maximum sign area	<ul style="list-style-type: none"><li><b>A</b></li></ul>	<table><tr><td>Maximum projection:</td><td>1.8 m</td></tr><tr><td>Maximum sign area:</td><td>3.3 m<sup>2</sup></td></tr></table>	Maximum projection:	1.8 m	Maximum sign area:	3.3 m <sup>2</sup>	
Maximum projection:	1.8 m						
Maximum sign area:	3.3 m <sup>2</sup>						
Maximum projection (above building)	<ul style="list-style-type: none"><li><b>B</b> 50.0 cm above the top of the vertical face of the wall, roof line or structure to which they are attached.</li></ul>						
Minimum vertical clearance	<ul style="list-style-type: none"><li><b>C</b> 3.0 m measured from grade to the bottom of the sign.</li></ul>						
Sign orientation:	<ul style="list-style-type: none"><li>On a business frontage.</li></ul>						
Maximum number of signs	<ul style="list-style-type: none"><li>One (1) per business frontage, unless frontage exceeds 15.0m, then additional projecting signs are permitted for each additional 15.0 m.</li></ul>						
Encroachment	<ul style="list-style-type: none"><li>Projecting signs may encroach on the public right-of-way of roads and rear lanes provided that the sign does not project over that part of the road or rear lane where vehicles may travel. Any encroachment requires Development Authority approval.</li></ul>						



**A** Amount of Projection = 1  
Maximum Sign Area = (1 x 2)

Figure 13.12: Projecting Sign

Sign Type - Wall	
Description	
A wall sign is a signage type where the contents of the sign are mounted upon the face of the wall or painted upon a wall or window surface. Murals are exempt from this regulation.	
Regulations	
Maximum sign area	<ul style="list-style-type: none"> <li><b>A</b> 15% of the building frontage at ground level.</li> </ul>
Maximum sign projection (from facade)	<ul style="list-style-type: none"> <li><b>B</b> 40.0 cm from the front of the facade.</li> </ul>
Minimum vertical clearance	<ul style="list-style-type: none"> <li><b>C</b> 3.0 m measured from grade, when the wall sign is projecting out from the facade.</li> </ul>
Encroachment	<ul style="list-style-type: none"> <li>Projecting signs may encroach on the public right-of-way of roads and rear lanes provided that the sign does not project over that part of the road or rear lane one which vehicles may travel. Any encroachment requires an approved encroachment agreement.</li> </ul>

**A** Maximum Sign Area = 15% of storefront  
Maximum Sign Area = (1 x 2) x 15%

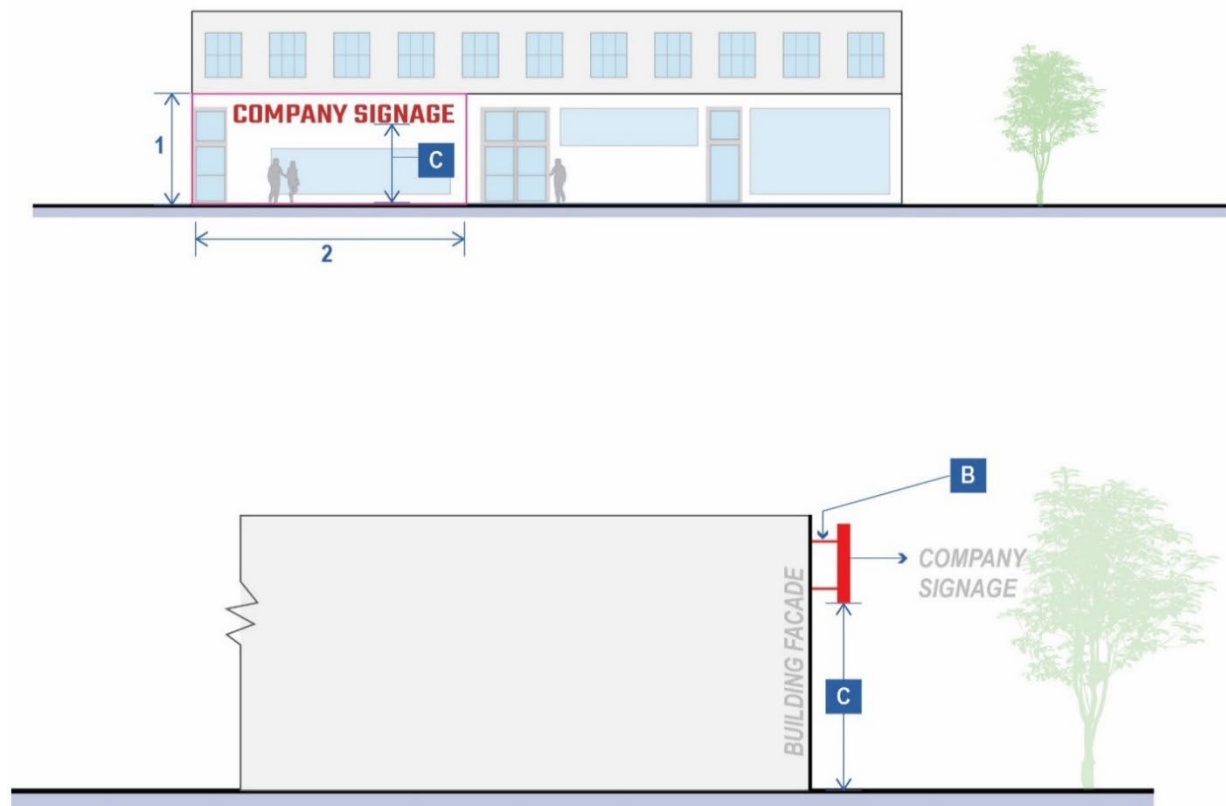


Figure 13.13: Wall Sign

Sign Type - Canopy	
Description	
A canopy sign is a signage type where the contents of the sign form part of a canopy.	
Regulations	
Visibility	<ul style="list-style-type: none"> <li>▪ <b>A</b> Font size shall be a minimum of 20.0 cm in height.</li> </ul>



Figure 13.14: Canopy Sign

Sign Type – Free Standing	
Description	
A free-standing sign is a sign affixed to a structure permanently attached to the ground and is not connected in anyway to any building or other structure.	
Regulations	
Maximum sign area	<ul style="list-style-type: none"> <li>▪ <b>A</b> 9.1 m<sup>2</sup></li> </ul>
Maximum height	<ul style="list-style-type: none"> <li>▪ <b>B</b> 4.5 m</li> </ul>
Minimum height	<ul style="list-style-type: none"> <li>▪ <b>C</b> 3.0 m</li> </ul>
Maximum number of signs	<ul style="list-style-type: none"> <li>▪ One (1) per parcel, unless business frontage exceeds 50.0 m, then additional projecting signs are permitted for each additional 50.0 m.</li> </ul>



**A** Maximum Sign Area = (1 x 2) + (1 x 3)

Figure 13.15: Freestanding Sign

**.10 Parking and Loading**

Within the CMUD - Commercial Mixed-Use District, there are no parking or loading minimums. Refer to Sturgeon County Land Use Bylaw Section 9.4 Parking Stall Requirements for parking stall and parcel design standards.

**.11 Development Permits**

Development Permits application shall be assessed by the Development Authority against the approved Outline Plan including the approved Architecture and Urban Design Standards.

## PART 14 COMMERCIAL DISTRICTS

### 14.1 C1 – HIGHWAY COMMERCIAL DISTRICT



#### .1 General Purpose

This district will accommodate commercial and retail *uses* largely intended to service the travelling public to be found in close proximity to the convergence of regionally significant *roads*. *Developments* in this district are standalone that require significant *setbacks* and are not compatible with residential *development*.

#### .2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Bulk fuel sale</i>	<i>Car wash</i>
<i>Community Building</i>	<i>Hotel</i>
<i>Drive-through restaurant</i>	<i>Motel</i>
<i>Eating and drinking establishment</i>	<i>Park and ride</i>
<i>Integrated highway facility</i>	<i>Retail sales, cannabis</i>
<i>Retail sale</i>	<i>Surveillance suite</i>
<i>Retail sale, liquor</i>	<i>Temporary asphalt plant</i>
<i>Service station</i>	<i>Temporary concrete batch plant</i>

\* Refer to Section 6.1 for further clarification.

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#### .3 Subdivision Regulations

The minimum *parcel area* shall be determined by the Subdivision Authority.

#### .4 Development Regulations

Minimum <i>front yard setback</i>	15m (49.2ft)
Minimum <i>flanking front yard setback</i>	15m (49.2ft)
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>height</i>	15m (49.2ft)

#### .5 Additional Development Regulations

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

**14.2 C2 – LOCAL COMMERCIAL DISTRICT****.1 General Purpose**

This district will accommodate a range of low intensity retail and commercial services within hamlets, Sturgeon Valley and industrial parks. Where applicable *development* shall consider the impact to surrounding residential *uses* and address any utility servicing constraints.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Child care facility</i>	<i>Car wash</i>
<i>Community Building</i>	<i>Drive-through restaurant</i>
<i>Contractor service, minor</i>	<i>Eating and drinking establishment</i>
<i>Equipment sale, service and rental, minor</i>	<i>Mixed use development</i>
<i>Government service</i>	<i>Retail sales, cannabis</i>
<i>Professional, office and business service</i>	<i>Service station</i>
<i>Recreation facility, indoor</i>	<i>Veterinary clinic</i>
<i>Retail sale</i>	
<i>Retail sale, liquor</i>	

\* Refer to Section 6.1 for further clarification.

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**.3 Subdivision Regulations**

	Interior Parcel	Exterior Parcel
Minimum <i>parcel area</i>	0.1ha (0.25ac)	0.2ha (0.5ac)
Maximum <i>parcel area</i>	1ha (2.47ac)	1.5ha (3.7ac)

**.4 Development Regulations**

All <i>yard setbacks</i>	At the discretion of the <i>Development Authority</i> , having regard to the character of the <i>parcel</i> , and surrounding <i>development</i> .
Maximum <i>height</i>	12m (39.4ft)
Maximum <i>density</i>	3 <i>dwelling units</i> in a <i>mixed use development</i>

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Wherever feasible, vehicular access should be from the *flanking road*, or *lane*.



**14.3 C3 – NEIGHBOURHOOD COMMERCIAL DISTRICT****.1 General Purpose**

This district will accommodate commercial *uses* and may provide a combination of shops, services, offices, entertainment, accommodation, and *government services* located on the same *parcel*. The types of *developments* within this district are of moderate intensity, primarily serving the needs of a community and are designed to ensure pedestrian-friendly parking areas with *landscaping* components.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Car wash</i>	<i>Contractor service, minor</i>
<i>Child care facility</i>	<i>Funeral home</i>
<i>Commercial school</i>	<i>Hotel</i>
<i>Community Building</i>	<i>Integrated highway facility</i>
<i>Drive-through restaurant</i>	<i>Mixed use development</i>
<i>Eating and drinking establishment</i>	<i>Motel</i>
<i>Equipment sale, service and rental, minor</i>	<i>Retail sales, cannabis</i>
<i>Government service</i>	<i>Storage facility</i>
<i>Professional, office and business service</i>	<i>Vehicle sale and rental</i>
<i>Recreation facility, indoor</i>	<i>Veterinary clinic</i>
<i>Retail sale</i>	
<i>Retail sale, liquor</i>	
<i>Service station</i>	

\* Refer to Section 6.1 for further clarification.

1436/19, 1597/22

**.3 Subdivision Regulations**

The minimum *parcel area* shall be 0.5ha (1.2ac).

**.4 Development Regulations**

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	5m (16.4ft)	
Minimum <i>side yard setback</i>	<i>Abutting</i> a residential district	8m (26.2ft)
	All other cases	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)	
Maximum <i>height</i>	12m (39.4ft)	
Maximum <i>parcel coverage</i>	50%	

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Cross-lot access *easement* agreements shall be required in cases where multiple *buildings* share a single *parcel*, or where a single *development* area consists of multiple *parcels*.
- (c) In cases where multiple *buildings* share a single *development* site, all *buildings* shall be considered *principal buildings*.

- (d) All pedestrian walkway systems shall be linked between *building* entrances, *roads*, sidewalks and parking areas.
- (e) In multi-*building* complexes, a consistent architectural concept shall be maintained through the use of complementary *building* design, articulation, material and colours.
- (f) *On-site* parking, loading and unloading shall be *hard surfaced*.
- (g) Loading and unloading areas shall be located only at the side or rear of the *principal building*, and *screened* from view from any public *road*.
- (h) Access to individual *parcels* shall in all cases be from a *local* or *collector road* constructed to Sturgeon County's General Municipal Servicing Standards.
- (i) *Adjacent* parking areas on *adjacent parcels* may connect to one another in order to facilitate off *road* vehicular movement from one *development* to the next.
- (j) Vacant, undeveloped or unused portions of a *parcel* shall be maintained in grass, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- (k) No redistricting to this district, *development* within this district or *subdivision* of a *parcel* within this district shall be approved without the adoption of a *local planning document* for the area by Council.

**14.4 C4 – HEARTLAND COMMERCIAL DISTRICT** 1561/21**.1 General Purpose**

This district will accommodate commercial *uses* and may provide a combination of shops, services, offices, entertainment, accommodation, and *government services* located on the same *parcel*. The types of *developments* within this district are of moderate intensity, primarily serving the needs of a community and are designed to ensure pedestrian-friendly parking areas with *landscaping* components.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Car wash</i>	<i>Compost facility</i>
<i>Drive-through restaurant</i>	<i>Contractor service, minor</i>
<i>Eating and drinking establishment</i>	<i>Integrated highway facility</i>
<i>Equipment sale, service and rental, minor</i>	<i>Retail sales, cannabis</i>
<i>Protective and emergency service</i>	<i>Storage facility</i>
<i>Retail sale</i>	<i>Vehicle sale and rental</i>
<i>Retail sale, liquor</i>	<i>Veterinary clinic</i>
<i>Service station</i>	

\* Refer to Section 6.1 for further clarification.

**.3 Subdivision Regulations**

The minimum *parcel area* shall be determined by the Subdivision Authority.

**.4 Development Regulations**

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	5m (16.4ft)
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>height</i>	12m (39.4ft)
Maximum <i>parcel coverage</i>	50%

**.5 Additional Development Regulations**

- a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- b) Cross-*lot* access *easement* agreements shall be required in cases where multiple *buildings* share a single *parcel*, or where a single *development* area consists of multiple *parcels*.
- c) In cases where multiple *buildings* share a single *development* site, all *buildings* shall be considered *principal buildings*.
- d) All pedestrian walkway systems shall be linked between *building* entrances, *roads*, sidewalks, and parking areas.
- e) In multi-*building* complexes, a consistent architectural concept shall be maintained using complementary *building* design, articulation, material and colours.
- f) *On-site* parking, loading, and unloading shall be *hard surfaced*.
- g) Loading and unloading areas shall be located only at the side or rear of the *principal building* and *screened* from view from any public *road*.

- h) Access to individual *parcels* shall in all cases be from a *local* or *collector road* constructed to Sturgeon County's General Municipal Servicing Standards.
- i) *Adjacent* parking areas on *adjacent parcels* may connect to one another to facilitate off *road* vehicular movement from one *development* to the next.
- j) Vacant, undeveloped, or unused portions of a *parcel* shall be maintained in grass, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- k) No redistricting to this district, *development* within this district or *subdivision* of a *parcel* within this district shall be approved without the adoption of a *local planning document* for the area by Council.

## PART 15 INDUSTRIAL DISTRICTS

### 15.1 I1 – RURAL INDUSTRY SUPPORT DISTRICT



#### .1 General Purpose

This district is intended to provide for land *uses* of a rural context that support the County's primary industries by providing value-added activities through the processing or distribution of materials derived from the agriculture or natural resource sectors. This district is applied to *parcels* outside of the County's designated industrial parks and when the location is vital to the success of primary industry operations.

#### .2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Auctioneering establishment</i>
<i>Agriculture support service</i>	<i>Data Processing Facility (minor)</i>
<i>Dugout</i>	<i>Equipment sale, service and rental, major</i>
<i>Gas processing plant</i>	<i>General industrial</i>
<i>Intensive agriculture</i>	<i>Outdoor storage</i>
<i>Rail spur</i>	<i>Rail yard</i>
<i>Veterinary clinic</i>	<i>Surveillance suite</i>
	<i>Temporary asphalt plant</i>
	<i>Temporary concrete batch plant</i>
	<i>Topsoil screening</i>
	<i>Transloading facility</i>
	<i>Warehousing</i>

\* Refer to Section 6.1 for further clarification.

1570/22, 1672/25

#### .3 Subdivision Regulations

*Parcel area* to be provided in accordance with an approved *local planning document*.

#### .4 Development Regulations

<i>All yard setbacks and heights</i>	At the discretion of the <i>Development Authority</i>
<i>Maximum parcel coverage</i>	50%

#### .5 Additional Development Regulations

- All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- The *Development Authority* may require an emergency response plan as a condition of a *development permit* to ensure that emergency services requirements for fire, rescue and ambulance can be met.
- Any *development* shall mitigate all *off-site* nuisance factors including excessive noise, vibration, odour, traffic, unsightliness, liquid or gaseous emanations, reflection, dust and the harbouring of restricted or noxious weeds to the satisfaction of the *Development Authority*.

## 15.2 12 – LOCAL INDUSTRIAL DISTRICT



## .1 General Purpose

This district accommodates a range of lower intensity industrial *uses* near areas of residential *development*. These *uses* shall incorporate mitigation measures in order to reduce their impact to the surrounding community. *Permitted* and *discretionary uses* reflect municipal utility servicing capacity and safety considerations.

## .2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Agricultural support service</i>
<i>Car wash</i>	<i>Crematorium</i>
<i>Commercial school</i>	<i>Data Processing Facility (minor)</i>
<i>Contractor service, minor</i>	<i>Equipment sale, service and rental, major</i>
<i>Equipment sale, service and rental, minor</i>	<i>Fleet service</i>
<i>Funeral home</i>	<i>General industrial</i>
<i>Kennel and animal boarding</i>	<i>Service station</i>
<i>Recreational vehicle storage facility</i>	<i>Surveillance suite</i>
<i>Storage facility</i>	
<i>Vehicle sale and rental</i>	
<i>Veterinary clinic</i>	

\* Refer to Section 6.1 for further clarification.

1570/22, 1672/25

## .3 Subdivision Regulations

The maximum *parcel area* shall be 0.4ha (1ac).

## .4 Development Regulations

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	<i>Local road</i>	12m (39.4ft)
	<i>Collector road</i>	20m (65.6ft)
Minimum <i>side yard setback</i>	6m (19.7ft)	
Minimum <i>rear yard setback</i>	6m (19.7ft)	
Maximum <i>height</i>	12m (39.4ft)	
Maximum <i>parcel coverage</i>	60%	

## .5 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) *On-site* parking, loading and unloading shall be *hard surfaced*.
- (c) Loading and unloading areas shall be located only at the side or rear of the *principal building*, and *screened* from view from any public *road*.
- (d) Access to individual *parcels* shall in all cases be from a *local* or *collector road* constructed to County standards.
- (e) *Adjacent* parking areas on *adjacent parcels* may connect to one another in order to facilitate off-*road* vehicular movement from one *development* to the next.

- (f) Vacant, undeveloped or unused portions of a *parcel* shall be maintained in grass, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- (g) A *development* shall operate such that no nuisance factor is created or apparent outside the boundaries of the *parcel*. Nuisance factors include excessive noise, vibration, odour, traffic, unsightliness, liquid or gaseous emanations, reflection, dust and the harbouring of restricted or noxious weeds.



**15.3 I3 – MEDIUM INDUSTRIAL UNSERVICED DISTRICT****.1 General Purpose**

This district provides for low and medium intensity industrial *uses* on *parcels* with limited servicing located within a planned industrial park. Any nuisance factor should be limited beyond the boundaries of the *parcel*.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Data Processing Facility (minor)</i>
<i>Agricultural support service</i>	<i>Dugout</i>
<i>Auctioneering establishment</i>	<i>Equipment sale, service and rental, major</i>
<i>Cannabis production and distribution facility, micro</i>	<i>General industrial</i>
<i>Cannabis production and distribution facility, standard</i>	<i>Rail spur</i>
<i>Commercial school</i>	<i>Salvage yard</i>
<i>Contractor service, major</i>	<i>Surveillance suite</i>
<i>Contractor service, minor</i>	<i>Transloading facility</i>
<i>Equipment sale, service and rental, minor</i>	<i>Vehicle sale and rental</i>
<i>Fleet service</i>	
<i>Kennel and animal boarding</i>	
<i>Outdoor storage</i>	
<i>Recreational vehicle storage facility</i>	
<i>Storage facility</i>	
<i>Topsoil screening</i>	
<i>Warehousing</i>	

\* Refer to Section 6.1 for further clarification.

1436/19; 1570/22, 1672/25

**.3 Subdivision Regulations**

The minimum *parcel area* shall be 0.6ha (1.5ac).

**.4 Development Regulations**

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	6m (19.7ft)
Minimum <i>side yard setback</i>	5m (16.4ft) Zero <i>lot</i> line where common wall is present
Minimum <i>rear yard setback</i>	5m (16.4ft)
Maximum <i>height</i>	At the discretion of the <i>Development Authority</i>
Maximum <i>parcel coverage</i>	50%

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding the *setbacks* in Subsection 15.3.4, *rail spur* may be permitted within the *development setback* at the discretion of the *Development Authority*.

- (c) Access to individual *parcels* should be from a *local road* and may be considered from a *collector road* as per County standards.
- (d) Vacant, undeveloped or unused portions of a *parcel* shall be maintained in grass, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- (e) Any *development* shall mitigate all *off-site* nuisance factors including excessive noise, vibration, odour, traffic, unsightliness, liquid or gaseous emanations, reflection, dust and the harbouring of restricted or noxious weeds to the satisfaction of the *Development Authority*.

1560/21

**15.4 14 – MEDIUM INDUSTRIAL SERVICED DISTRICT****.1 General Purpose**

This district provides for a broad range of compatible medium intensity industrial *uses* on fully serviced *parcels* within planned industrial park locations. These *uses* may require appropriate exterior storage or exterior manufacturing and processing activities which shall be considered *accessory* to a *principal use* on a *parcel*. Any nuisance factor should be of limited impact beyond the boundaries of the *parcel*.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Dugout</i>
<i>Agricultural support service</i>	<i>Equipment sale, service and rental, minor</i>
<i>Auctioneering establishment</i>	<i>Outdoor storage</i>
<i>Bulk fuel sale</i>	<i>Rail yard</i>
<i>Cannabis production and distribution facility, micro</i>	<i>Sales Centre</i>
<i>Cannabis production and distribution facility, standard</i>	<i>Salvage yard</i>
<i>Commercial school</i>	<i>Temporary asphalt plant</i>
<i>Contractor service, major</i>	<i>Temporary concrete batch plant</i>
<i>Contractor service, minor</i>	<i>Vehicle sale and rental</i>
<i>Crematorium</i>	
<i>Data Processing Facility (major)</i>	
<i>Data Processing Facility (minor)</i>	
<i>Equipment sale, service and rental, major</i>	
<i>Fleet service</i>	
<i>Gas processing plant</i>	
<i>General industrial</i>	
<i>Kennel and animal boarding</i>	
<i>Rail spur</i>	
<i>Recreational vehicle storage facility</i>	
<i>Storage facility</i>	
<i>Topsoil screening</i>	
<i>Transloading facility</i>	
<i>Warehousing</i>	

\* Refer to Section 6.1 for further clarification.

1436/19; 1570/22, 1672/25

**.3 Subdivision Regulations**

The minimum *parcel area* shall be 0.4ha (1 ac).

**.4 Development Regulations**

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	6m (19.7ft)
Minimum <i>side yard setback</i>	5m (16.4ft)
	Zero <i>lot</i> line where common wall is present
Minimum <i>rear yard setback</i>	5m (16.4ft)

Maximum <i>height</i>	At the discretion of the <i>Development Authority</i>
Maximum <i>parcel coverage</i>	70%

#### .5 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding the *setbacks* in Subsection 15.4.4, *rail yard* or *rail spur* may be permitted within the *development setback* at the discretion of the *Development Authority*.
- (c) Access to individual *parcels* shall in all cases be from a *local road* and may be considered from a *collector road* as per County standards.
- (d) Vacant, undeveloped, or unused portions of a *parcel* shall be maintained in grass, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- (e) Any development shall mitigate all *off-site* nuisance factors including excessive noise, vibration, odour, traffic, unsightliness, liquid or gaseous emanations, reflection, dust and the harbouring of restricted or noxious weeds to the satisfaction of the *Development Authority*.

1560/21

**15.5 15 - HEAVY INDUSTRIAL DISTRICT****.1 General Purpose**

This district provides opportunity for major industrial *uses*, as identified within the Sturgeon County Municipal Development Plan and the Alberta's Industrial Heartland Area Structure Plan. The *uses* have significant impact on other non-industrial *uses* and, due to their appearance, noise, odour, risk of toxic emissions or fire and explosion hazards, are incompatible with residential and other land *uses*. No future residential *development* is contemplated within this district.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Agriculture support service</i>
<i>Bulk fuel sale</i>	<i>Auctioneering establishment</i>
<i>Cannabis production and distribution facility, micro</i>	<i>Commercial school</i>
<i>Cannabis production and distribution facility, standard</i>	<i>Contractor service, major</i>
<i>Data Processing Facility (major)</i>	<i>Dwelling, single detached – subject to Paragraph 15.5.5(b)</i>
<i>Data Processing Facility (minor)</i>	<i>Equipment sale, service and rental, major</i>
<i>Dugout</i>	<i>Farm help accommodation**</i>
<i>Gas processing plant</i>	<i>Home-based business, level 3 – subject to Paragraph 15.5.5(b)</i>
<i>General industrial</i>	<i>Natural resource extraction</i>
<i>Heavy industrial</i>	<i>Secondary processing</i>
<i>Home-based business, level 1 (office) – subject to Paragraph 15.5.5(b)</i>	<i>Solar farm</i>
<i>Home-based business, level 2 – subject to Paragraph 15.5.5(b)</i>	<i>Recreational vehicle storage facility</i>
<i>Intensive agriculture</i>	<i>Renewable energy facility</i>
<i>Outdoor storage</i>	
<i>Rail spur</i>	
<i>Rail yard</i>	
<i>Temporary asphalt plant</i>	
<i>Temporary concrete batch plant</i>	
<i>Topsoil screening</i>	
<i>Transloading facility</i>	
<i>Utility, major</i>	
<i>Warehousing</i>	

\* Refer to Section 6.1 for further clarification.

\*\* Only on parcels utilized for *extensive agricultural* or *intensive agricultural* purposes.

1436/19; 1560/21; 1570/22, 1672/25

**.3 Subdivision Regulations**

At the discretion of the *Subdivision Authority*.

**.4 Development Regulations**

At the discretion of the *Development Authority*.

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Where a *single detached dwelling* existed prior to the passing of Bylaw 1118/07 (June 26, 2007), it may be upgraded, expanded or rebuilt. If such a *building* is to be rebuilt and when necessary, the location of the proposed replacement *building* will be subject to the approval of the *Development Authority*.
- (c) Where a *development* or *use* is to occur on two or more *parcels* of land, the *Development Authority* may require as a condition of *development permit* that all *parcels* be consolidated. 1591/22
- (d) The *Development Authority* may require an emergency response plan to be submitted as part of a *development permit* to ensure that emergency services requirements for fire, rescue, and ambulance are met.
- (e) [REMOVED] 1560/21
- (f) All *development permit* applications for *heavy industrial uses* may include proposed measures to mitigate impacts on surrounding non-industrial properties to the satisfaction of the *Development Authority*. Such measures include solid *fencing*, berming, *landscaping*, retention of natural vegetation *buffers*, or a combination thereof.
- (g) Notwithstanding Part 8 of this Bylaw, vacant, undeveloped, or unused portions of a site shall be maintained in grass, crop, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- (h) *On-site* parking areas shall be *hard surfaced*.
- (i) *Natural resource extraction* or *secondary processing* in this district shall follow the regulations provided in Section 11.2 or Section 11.3 (in alignment with the corresponding setback from dwellings). 1632/23

**15.6 IR – INDUSTRIAL RESERVE DISTRICT****.1 General Purpose**

This district protects lands *adjacent* to or within planned industrial parks for future industrial use by permitting limited interim or temporary land *uses* that do not compromise the future growth of the associated industrial park. This district should be implemented in conjunction with a *local planning document* being established for the associated industrial park.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Dugout</i>	<i>Data Processing Facility (minor)</i>
<i>Recreational vehicle storage facility</i>	<i>Home-based business, level 1 (office) **</i>
	<i>Home-based business, level 2 **</i>
	<i>Outdoor storage</i>
	<i>Parking facility</i>
	<i>Rail spur</i>
	<i>Temporary asphalt plant</i>
	<i>Temporary concrete batch plant</i>

\* Refer to Section 6.1 for further clarification

\*\* Only where an approved *dwelling unit* is existing prior to this district coming into effect.

1570/22, 1672/25

**.3 Subdivision Regulations**

The Subdivision Authority shall not consider the premature *subdivision* of lands within this district until such time as a *planning document* is approved by Council, that identifies the future *development* pattern for the lands within this district.

**Development Regulations**

All *development* regulations shall be at the discretion of the *Development Authority* having regard to the Municipal Development Plan, and the future expansion and growth within or *adjacent* to the *industrial parks*.

**.4 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) All existing approved *dwelling* are considered *non-conforming* in terms of Section 1.6. No new residential *development* shall be allowed in this district.



## PART 16 OTHER DISTRICTS

### 16.1 AJ – ALTERNATIVE JURISDICTION DISTRICT



#### .1 General Purpose

This district is to provide for lands that do not require a *development permit* when falling under the jurisdiction of federal or provincial legislation.

#### .2 Uses

Permitted Uses	Discretionary Uses
Any <i>use</i> that is consistent with those <i>uses</i> , activities and operations prescribed in the appropriate superior legislation.	

#### .3 Development Regulations

- (a) A *development permit* is not required under this district if the *development* is exempted from this *Bylaw* by reason of provisions in federal or provincial legislation or the *developer* being the crown, a crown agency or a federal industry.
- (b) If for any reason (including a change in ownership or legislation) the lands to which this district originally applies but subsequently becomes subject to the County's jurisdiction, the most appropriate district, given the existing *development* on the lands and as confirmed by the *Development or Subdivision Authority*, shall be applied.

1560/21

**16.2 AP – AIRPORT SUPPORT DISTRICT****.1 General Purpose**

This district is intended to regulate *development* which is not federally regulated at *airports* or *helipads*. The *uses* support and are compatible with the operations of the *airport* or *heliport*.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Aircraft sale and service</i>	<i>Bulk fuel sale</i>
<i>Protective and emergency service</i>	<i>Cannabis production and distribution facility, micro</i>
<i>Warehousing</i>	<i>Cannabis production and distribution facility, standard</i>
	<i>Commercial school</i>
	<i>Community Building</i>
	<i>Contractor service, minor</i>
	<i>Eating and drinking establishment</i>
	<i>Equipment sale, service and rental, major</i>
	<i>Fleet service</i>
	<i>General industrial</i>
	<i>Government service</i>
	<i>Hotel</i>
	<i>Motel</i>
	<i>Outdoor storage</i>
	<i>Parking facility</i>
	<i>Professional, office and business service</i>
	<i>Public/Private library and cultural facility</i>
	<i>Retail sale</i>
	<i>Sales centre</i>
	<i>Service station</i>
	<i>Storage facility</i>
	<i>Surveillance suite</i>
	<i>Temporary asphalt plant</i>
	<i>Temporary concrete batch plant</i>

\* Refer to Section 6.1 for further clarification.

1436/19, 1597/22, 1647/24

**.3 Subdivision Regulations**

The *parcel area* shall be determined by the Subdivision Authority.

**.4 Development Regulations**

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	1m (3.3ft)
Minimum <i>rear yard setback</i>	5m (16.4ft)
Minimum <i>side yard setback</i>	3m (9.8ft)
	Zero <i>lot</i> line where common wall is present
Maximum <i>height</i>	As determined by federal or provincial legislation

.5 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) A Facility Alteration Permit approval shall be submitted with an application for a *development permit* for land located within the Villeneuve Airport.
- (c) In addition to the requirements of Section 2.4 of this Bylaw, all *development permit* applications shall include a site plan that identifies the boundaries of any lease areas subject to the *development permit* application.
- (d) For the purposes of determining and regulating *development*, within this district, the lease boundaries of the area subject to the *development permit* shall be interpreted as the boundaries of a *parcel*.
- (e) In cases where a *development abuts* a residential district, a solid *fence* with a minimum *height* of 1.83m (6ft) shall be provided on the affected *parcel line*.
- (f) The *use* or operation of a *development* on any land situated within the AP district shall not cause any objectionable or dangerous condition that would interfere with the safe and efficient operation of the *airport* and without restricting the generality of the foregoing, the *development* shall not cause excessive:
  - (i) smoke, dust, steam or other emissions;
  - (ii) toxic and noxious matters;
  - (iii) radiation, fire and explosive hazards, or
  - (iv) attraction of bird life.

1432/19

**16.3 EP – ENVIRONMENTAL PRESERVATION DISTRICT****.1 General Purpose**

This district is intended to protect and preserve *environmentally significant lands* recognized as such by the County and/or Province and includes Crown lands and lands designated as Environmental Reserve through the *Municipal Government Act*.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Public/Private Park**</i>	<i>Public/Private Park</i>

\* Refer to Section 6.1 for further clarification.

\*\*Refer to Paragraph 16.3.3 (d) for further clarification.

1647/24

**.3 Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) All lands designated or to be designated as Environmental Reserve as defined by the *Municipal Government Act* shall be districted accordingly under this Section.
- (c) Any *development* in this district requires an assessment of *environmentally significant lands* to be completed in accordance with the Municipal Development Plan and to the satisfaction of the *Development Authority*.
- (d) *For the purpose of this district, Public/Private Park listed as a permitted use shall be limited to areas that fall within an approved recreational concept plan.*

1647/24

**16.4 INS – INSTITUTIONAL DISTRICT****.1 General Purpose**

This district will accommodate the *development of buildings and uses* for the delivery of education, health, government and other institutional services.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Cemetery</i>
<i>Child care facility</i>	<i>Community garden</i>
<i>Community building</i>	<i>Correctional institution</i>
<i>Funeral home</i>	<i>Crematorium</i>
<i>Government service</i>	<i>Dugout</i>
<i>Hospital</i>	<i>Eating and drinking establishment</i>
<i>Protective and emergency service</i>	<i>Parking facility</i>
<i>Public/Private library and cultural facility</i>	<i>Private camp or club</i>
<i>Religious assembly</i>	<i>Recreation facility, indoor</i>
<i>Residential care facility</i>	<i>Recreation facility, outdoor</i>
<i>School</i>	<i>Solar farm</i>
	<i>Treatment centre</i>

\* Refer to Section 6.1 for further clarification.

1407/18; 1560/21, 1647/24

**.3 Subdivision Regulations**

The minimum *parcel area* shall be determined by the Subdivision Authority having regard for the surrounding land *uses* and the scale of the proposed development.

**.4 Development Regulations**

Minimum <i>front yard and flanking front yard setbacks</i>	<i>Abutting a local road</i>	6m (19.7ft)
	<i>Abutting a collector or arterial road</i>	35m (114.8ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	4.5m (14.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Maximum <i>Height</i>	At the discretion of the <i>Development Authority</i>	

1432/19

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) The *Development Authority* shall consider the configuration, location and *adjacent land uses* of the *development* area when reviewing and evaluating *parcel* access and egress, drop-off areas and staff and visitor parking areas.
- (c) The minimum *setback* for an *outdoor recreation facility* is the distance as determined by the *Development Authority* in order to prevent the sport or recreation activity from interfering with adjoining developments and to ensure the orderly flow of pedestrian and vehicular traffic.

**16.5 POS – PUBLIC/PRIVATE OPEN SPACE DISTRICT** 1647/24**.1 General Purpose**

This district is intended to accommodate the *development* of public *and private* lands to provide for smaller-scale recreational and cultural activities that have limited on-site and off-site impacts.

1647/24

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Community garden</i>	<i>Community building</i>
<i>Public/Private Park</i>	<i>Dugout</i>
	<i>Recreation facility, indoor</i>
	<i>Recreation facility, outdoor</i>

\* Refer to Section 6.1 for further clarification.

1407/18, 1647/24

**.3 Subdivision Regulations**

The minimum *parcel area* shall be determined by the Subdivision Authority.

**.4 Development Regulations**

Minimum <i>front yard and flanking front yard setback</i>	<i>Abutting a local road</i>	6m (19.7ft)
	<i>Abutting a collector or arterial road</i>	35m (114.8ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	4.5m (14.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Maximum <i>Height</i>	At the discretion of the <i>Development Authority</i>	

1432/19

**.5 Additional Development Regulations**

- (a) All development in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) The minimum *setback* for an *outdoor recreation facility* is the distance as determined by the *Development Authority* in order to prevent the sport or recreation activity from interfering with adjoining developments and to ensure the orderly flow of pedestrian and vehicular traffic.

**16.6 PU – PUBLIC UTILITY DISTRICT****.1 General Purpose**

This district provides for *development* associated with a system or works that is used to provide for private and public services and may incorporate land designated as public utility lots (PUL). *Development* may include, but is not limited to, pump stations, transformer stations, municipal storage facilities (*yards*), stormwater facilities and *rights-of-way* areas.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Government service</i>	<i>Community garden</i>
<i>Utility, major</i>	<i>Data Processing Facility (minor)</i>
	<i>Protective and emergency service</i>
	<i>Public/Private Park</i>
	<i>Rail spur</i>
	<i>Renewable energy facility</i>
	<i>Solar farm</i>

\* Refer to Section 6.1 for further clarification.

1560/21; 1570/22, 1647/24, 1672/25

**.3 Subdivision Regulations**

Shall be determined by the Subdivision Authority.

**.4 Development Regulations**

At the discretion of the *Development Authority*.

**.5 Additional Development Regulations**

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.



**16.7 REC – RECREATIONAL DISTRICT****.1 General Purpose**

This district accommodates *development* intended to provide commercial indoor and outdoor recreational facilities and related land *uses*. These *uses* are larger in scale and may have greater *on-site* and *off-site* impacts.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Dugout</i>
<i>Campground</i>	<i>Dwelling, single detached</i>
<i>Community building</i>	<i>Eating and drinking establishment - subject to Paragraph 16.7.5(b)</i>
<i>Community garden</i>	<i>Hotel</i>
<i>Equestrian facility</i>	<i>Motel</i>
<i>Recreation facility, indoor</i>	<i>Parking facility</i>
<i>Recreation facility, outdoor</i>	<i>Recreation, outdoor motorized vehicle facility</i>
<i>Visitor accommodation</i>	<i>Recreational vehicle storage facility</i>
	<i>Resort</i>
	<i>Retail sale – subject to Paragraph 16.7.5(b)</i>
	<i>Shooting range</i>
	<i>Surveillance suite</i>

\* Refer to Section 6.1 for further clarification.

1407/18; 1560/21

**.3 Subdivision Regulations**

The minimum *parcel area* shall be determined by the Subdivision Authority.

**.4 Development Regulations**

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	<i>Abutting a local road</i>	6m (19.7ft)
	<i>Abutting a collector or arterial road</i>	35m (114.8ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	4.5m (14.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Maximum <i>Height</i>	At the discretion of the <i>Development Authority</i>	

1432/19

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

- (b) *Eating and drinking establishment*, and *retail sale uses* shall only be allowed as *accessory* to a *principal use*.
- (c) The minimum *setback* for an *outdoor recreation facility* is the distance as determined by the *Development Authority* in order to prevent the sport or recreation activity from interfering with adjoining developments and to ensure the orderly flow of pedestrian and vehicular traffic.

**16.8 RVS – RECREATIONAL VEHICLE STORAGE DISTRICT** 1463/19**.1 General Purpose**

To establish a district that provides for the limited uses related to the operation of a *Recreational vehicle storage facility*.

**.2 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Dwelling, single detached</i>	<i>Storage facility</i>
<i>Dugout</i>	<i>Recreational vehicle sale and rental</i>
<i>Recreational vehicle storage facility</i>	

\* Refer to Section 6.1 for further clarification.

**.3 Subdivision Regulations**

At the discretion of the *Subdivision Authority*.

**.4 Development Regulations**

All yard setback and heights	At the discretion of the <i>Development Authority</i>
Parcel Coverage	At the discretion of the <i>Development Authority</i>

**.5 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding subsection 16.8.2 the number of dwelling units on a parcel must conform to Section 5.5 of this Bylaw.
- (c) The number and location of shipping containers shall be at the discretion of the *Development Authority*.
- (d) The number of recreational vehicles sold per month shall be limited at the discretion of the *Development Authority*.
- (e) Permits for recreational vehicle sales shall require an Alberta Motor Vehicle Industry Council (AMVIC) license prior to approval of the permit, to ensure compliance with superior legislation.

## PART 17 DIRECT CONTROL DISTRICTS

### 17.1 DC1 – DIRECT CONTROL DISTRICT 1 – GENERAL



#### .1 General Purpose

The purpose of this district is to provide for developments that, due to their unique characteristics and/or site conditions, require specific direction unavailable in conventional land use districts. This district is not intended to be used in substitution for any other land use district in this Bylaw that could be used to achieve the same result.

#### .2 Decision-Making Authority

In this district, the Decision-Making Authority is Council.

#### .3 District Boundaries

Any *parcel* or portion thereof which Council wishes to assign direct control over as approved through the defined amendment process in Part 3 of this Bylaw.

#### .4 Uses

Any *use* deemed appropriate by Council.

#### .5 General Requirements

- (a) In evaluating a proposed land *use* or *development* in a DC1 district, Council shall have regard for, but not be limited to:
  - (i) the existing *use* of the lands;
  - (ii) the general and special regulations as contained elsewhere in this Bylaw;
  - (iii) the land *use* Regulations of adjoining districts;
  - (iv) shall comply with the *Municipal Government Act*, Subdivision and Development Regulations, Municipal Development Plan and any *statutory plan* or Outline Plan in effect specifically for the purpose of directing the implementation and administration of this district; and
  - (v) all *parcel* regulations shall be as determined by Council, who, in determining such regulations, shall consider all information it obtains pursuant to the provisions of this Section and comply with any applicable provisions of any *statutory plan* in effect. This district shall not be used for lands which require *subdivision* as there are no underlying *uses* in this district.
- (b) The design, external finish, architectural appearance, siting, *landscaping*, *screening* and *buffering* of any *building* or structure shall be to the satisfaction of Council so that there shall be general conformity in such matters with respect to *adjacent buildings*, adequate protection afforded to the amenities of the *adjacent* residential properties, and any objectionable aspects or potential incompatibility with other *uses* and *developments* in *adjacent* districts is or can be minimized.
- (c) Notwithstanding any *development permit* application requirements to the contrary in the Bylaw, and in addition to any requirements of the specified *subdivision* and *development* regulation or any policies of the County, Council may specify the following additional application requirements in the case of an application within a DC1 district:
  - (i) to determine if the lands in question are suitable for and can physically support the *use* or *development* in question, Council may require, before accepting an application as complete, geotechnical analysis or any other engineering, environmental or technical assessment and information it considers necessary to properly evaluate the application. Council will require that the information required is prepared or substantiated by a *practicing professional*;
  - (ii) to the level of detail determined by Council, *developers* shall fully disclose the precise nature and extent of the proposed *use* or *development*, including intended hours of operation, so that applications can be thoroughly evaluated; and

- (iii) to assist in the comprehensive evaluation of a DC district application, Council may undertake, or require that the *developer* undertake in a manner satisfactory to Council, a polling of the *adjacent* and/or affected landowners.

#### .6 Application Process and Decision

- (a) Prior to deciding upon a *development permit* application before it, Council may provide public notice, through means and to whom it considers necessary, that a decision on a *development permit* pursuant to a DC1 district is to be made and Council will afford an opportunity to any interested person to make representations on the application and may take into account any such representations made when giving final consideration to the application.
- (b) Council may approve, without or with any conditions deemed suitable, or refuse the application.
- (c) Council may also impose such conditions as Council finds appropriate to regulate the proposed *development* including:
  - (i) as a condition of approval, require that the *developer* enter into a *Development Agreement* with the County pursuant to the *Municipal Government Act* and this Bylaw. To ensure compliance with the conditions in the agreement, the County may be protected by caveat registered in favour of the County;
  - (ii) set a time period for which the *Development Agreement* is to remain in effect;
  - (iii) as a condition of approval, require financial guarantees from the *developer*, in a form and amount acceptable to the County, to secure performance of any of the conditions of the approval;
  - (iv) revoke an approval in the case where satisfactory arrangements have not been made by a *developer* for the supply of water, sewer, stormwater and *road* access, or any of them, including payment of the costs of installing or constructing any such utility by the *developer*; or
  - (v) in the case of new construction, Council may require, as a condition of approval, that a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to the *building* that is the subject of the *development permit* application, be submitted by the *landowner* or *developer* upon completion of the *building foundation*, or siting in the case of mobile or portable units on permanent *foundations*, and prior to commencement of framing or further structural construction to ensure that the *building* is sited according to the provisions of the *development permit* and this Bylaw.
- (d) Council may stipulate the times of day or week during which an approved *use* or *development* may operate as well as the length of time its approval remains in effect.
- (e) As a condition of approval, Council may require, to their satisfaction, that an approved *use* or *development* be *screened* from public thoroughfares and *adjacent* residential *uses* by a solid wall, *fence* or other means.
- (f) When part of the site is to be *used* for outdoor display of goods or products for sale, lease or hire, such display shall be arranged and maintained in a neat and tidy manner.
- (g) Council may approve a temporary *development permit* where Council is of the opinion that the proposed *use* is of a temporary nature.
- (h) If at any time, in the opinion of Council, any of the provisions of this Bylaw have not been complied with, Council or the *Development Authority* may utilize the enforcement mechanisms available under the *Municipal Government Act* and this Bylaw.

**17.2 DC2 – DIRECT CONTROL DISTRICT 2 – PT. SE 25-56-26-W4M** 1560/21**.1 General Purpose**

To establish a DC district to accommodate an Environmental Collection and Storage Facility for used oil as defined and regulated by the Alberta *Public Health Act*, RSA 2000, c.P-37, and Alberta Environment and Parks guidelines.

1632/23

**.2 District Boundaries**

This district applies to that portion of the Southeast Quarter of Section 25, Township 56, Range 26, and West of the Fourth Meridian described as follows:

The northerly 122.5m (402ft) in perpendicular width of the westerly 161.1m (528.6ft) in perpendicular width, containing 4.87 acres (1.97 ha) more or less.

**.3 Decision-Making Authority**

In this district, the Decision-Making Authority is Council.

**.4 Uses**

<i>Accessory, building</i>
<i>Accessory, use</i>
Oil Recycling and Storage Facility as defined in the <i>Public Health Act</i> , (Alberta Regulation 250/85) Waste Management Regulation and Alberta <i>Environmental Protection and Enhancement Act</i> , RSA 2000, c.E-12, and as governed by Alberta Safety Codes Authority.

1632/23

**.5 Development Regulations**

- (a) All *development* shall comply with the requirements of Alberta Environment and the Petroleum Tank Management Association.
- (b) More than 100,000 litres of used oil storage and/or filters on site shall be the responsibility of the *landowner* or *developer* to provide maintenance and dust control for municipal *roads* as required by the County.
- (c) No permanent *buildings* shall be constructed in this district unless the structure can be utilized for agricultural purposes.
- (d) The district applicable to the lands described in Subsection 17.2.2 should be redistricted to an appropriate district if and once the oil recycling and/or storage facility stops operating.

### 17.3 DC3 – DIRECT CONTROL DISTRICT 3 – PLAN 042 6533, BLOCK 1, LOT 5; PLAN 782 3089, BLOCK A & PT. NW 25-55-25-W4M <sup>1560/21</sup>

#### .1 General Purpose

To establish a DC district that allows for the continued operation of a provincially-approved regional *waste management facility* within the County as defined and regulated by the *Environmental Protection and Enhancement Act*, RSA 2000 c.E-12(EPEA) and the applicable regulations under that Act.

#### .2 District Boundaries

This district applies to the following properties:

- Lot 5, Block 1, Plan 042 6533
- Block A, Plan 782 3089
- Lot 1, Plan 002 2509
- Northern half of NW 25-55-25-W4

1495/20

#### .3 [REMOVED] <sup>1591/22</sup>

#### .4 Uses

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Class II landfill</i>
<i>Closure or transitional use</i>
<i>Compost facility</i>
<i>Hazardous waste collection centre</i>
<i>Incineration</i>
<i>Recycling collection centre</i>
<i>Recycling processing centre</i>
<i>Soil treatment</i>
<i>Utility, major</i>

1560/21

#### .5 Development Regulations

- (a) [REMOVED] <sup>1591/22</sup>
- (b) All *development* shall comply with the requirements of applicable provincial legislation and regulations.
- (c) All *uses* shall adhere to the standards set out in the latest editions of the Alberta Code of Practice for Landfills, Standards for Landfills in Alberta, the Alberta Code of Practice for Compost Facilities, and the Alberta Code of Practice for the Land Treatment and Disposal of Soil Containing Hydrocarbons, as amended or replaced from time to time.
- (d) All site structures and *buildings* are to adhere to the *Safety Codes Act*.
- (e) All above-ground and underground storage tanks, along with associated piping, are to adhere to the *Safety Codes Act* and the Alberta Safety Codes Authority.
- (f) None of the listed *uses* shall be approved without prior evidence of site suitability to the satisfaction of the *Development Authority*. <sup>1632/23</sup>
- (g) Any other standards and design requirements specified by the *Development Authority*. <sup>1591/22</sup>

1591/22

#### .6 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.



- (b) Processing, storage, and disposal of any waste not provided for under an approval or license issued by Alberta Environment is prohibited within the DC3 district.
- (c) No application for a *development permit* under the DC3 district shall be considered complete unless the *developer* has provided the following minimum information in support of the application:
  - (i) confirmation of conformity with the existing EPEA approval or license;
  - (ii) limitations and environmental concerns of the proposed *development*;
  - (iii) detailed site plan including *setback* or *buffer* distances between *on-site* and *off-site developments*;
  - (iv) availability or provisions of necessary site servicing and utilities;
  - (v) additional provincial regulatory approvals required;
  - (vi) anticipated traffic/*road* implications; and
  - (vii) any other matters that the *Development Authority* deems necessary.

1591/22

- (d) The *Development Authority* may require that additional application information be submitted with any *development permit* application for the purpose of assessing the suitability of the proposed *development* and considering the compatibility with the County's planning objectives, the site-specific conditions and the surrounding land *use*.

1591/22

**17.4 DC4 – DIRECT CONTROL DISTRICT 4 – PT. NW 36-54-23-W4M** 1560/21**.1 General Purpose**

To establish a DC district to accommodate appropriate retail commercial and service *uses*, within the context of Highway Commercial, at the intersection of major transportation corridors, to serve the surrounding industrial business parks and/or the travelling public.

**.2 District Boundaries**

This district applies to a portion of the northwest quarter of Section 36, Township 54, Range 23, West of the Fourth Meridian.

**.3 [REMOVED]** 1591/22**.4 Uses**

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Car wash</i>
<i>Drive-through restaurant</i>
<i>Eating and drinking establishment</i>
<i>Integrated highway facility</i>
<i>Retail sale</i>
<i>Retail sale, liquor</i>
<i>Service station</i>

**.5 Subdivision Regulations**

Minimum <i>parcel area</i> for a commercial use <i>parcel</i>	1ha (2.47ac)
<i>Density</i>	A maximum of 4 <i>parcels</i> will be permitted to be <i>subdivided</i> within the area subject to this specific DC district.

**.6 Development Regulations**

Minimum <i>front yard setback</i>	15m (49.2ft) where the <i>front parcel line</i> forms the boundary of a service road <i>right-of-way</i> . 45m (147.6ft) where the <i>front parcel line</i> forms the boundary of a <i>highway</i> or other public road.
Minimum <i>side yard setback</i>	15m (49.2ft) where the <i>side parcel line</i> forms the boundary of a <i>highway</i> , service road or other public road. 6m (19.7ft) from a <i>side parcel line</i> not <i>abutting</i> a public road or 10% of the <i>mean parcel width</i> , whichever is lesser
Minimum <i>rear yard setback</i>	15m (49.2ft) where the <i>rear parcel line</i> forms the boundary of a <i>highway</i> , service road or other public road. 6m (19.7ft) from the <i>rear parcel line</i> not <i>abutting</i> a public road.
Maximum <i>height</i> of <i>accessory buildings</i> and minimum construction standards	No <i>accessory building</i> shall exceed two full <i>storeys</i> in <i>height</i> (to a maximum of 12m (39.4ft) or as required by the <i>Development Authority</i> . All other site regulations and requirements shall be based upon the non-residential type 3 commercial <i>development</i> proposed and shall be at the discretion of the <i>Development Authority</i> .
<i>Landscaping</i> requirements	Each <i>parcel</i> shall include a minimum 10% of the net developable land area covered by <i>landscaping</i> . A landscape plan shall be submitted with an application for a <i>development permit</i> for consideration within the decision process.

.7 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) *Development* shall be in accordance with the requirements of a Roadside Development Permit which will be required to be issued by Alberta Transportation prior to a *development permit* being issued by the County.
- (c) Alberta Transportation, the City of Edmonton and the City of Fort Saskatchewan shall be notified of any proposed *subdivision* or *development permit* application.

## 17.5 DC5 – DIRECT CONTROL DISTRICT 5 – PLAN 162 1450, BLOCK 1, LOT 1 & SW 2-56-25-W4M <sup>1560/21</sup>

### .1 General Purpose

The purpose of this district is to provide for *development* on municipally-owned land of a wide range of indoor and outdoor sport, recreational, social gathering, cultural, community activities and government services serving the local and regional population.

### .2 District Boundaries

This district applies to Pt. SW-2-56-25-W4 containing 31.1ha (76.9ac), owned by the Town of Morinville, and Lot 1, Block 1, Plan 162 1450 containing 20.2ha (49.9ac), owned by the County.

### .3 [REMOVED] <sup>1591/22</sup>

### .4 Uses

<i>Buildings and uses accessory to permitted uses</i>
<i>Government service</i>
<i>Multi-purpose sport, recreation and community centre</i>
<i>Multi-purpose sport, recreation and community lands</i>
<i>Municipal utility services - minor</i>

### .5 For the purposes of this land use district, the following definitions for uses and terms apply to the land uses described in Subsection 17.5.4. All other uses and terms are as defined elsewhere in this Bylaw.

- (a) *Child care facility limited* - means a development within or attached to a multi-purpose sport, recreation and community centre providing facilities where care and supervision, but not overnight accommodation, is provided to seven or more infants, pre-school children, kindergarten children, and/or school-aged children as defined in the *Alberta Child Care Licensing Regulation*, as amended. Typical uses include day care programs, out of school care programs, pre-school programs and other programs where the primary purpose is the care and supervision of children.
- (b) *Fitness and wellness facility* - means a development within or attached to a multi-purpose sport, recreation and community centre providing facilities for sports, fitness, wellness, personal training and recreation activities where patrons are predominantly participants and any spectators are incidental. Typical uses include athletic, health and fitness clubs, physical therapy and associated services, dance, yoga and other similar studios, and other similar uses.
- (c) *Multi-purpose sport, recreation and community centre* - means municipally-owned development providing for a wide range of indoor sport, recreational, social gathering, cultural and community activities serving the local and regional population. Such development may accommodate banquets, conventions, exhibitions, seminars, shows, displays, performances and incorporate administrative offices, meeting/program rooms, fitness and wellness facilities, child care facilities (limited), concession services, commercial kitchen/catering facilities, facilities for food and beverage preparation and consumption, including licensed facilities, and provision of goods and services in relation to all aforementioned activities.
- (d) *Multi-purpose sport, recreation and community lands* - means the development of municipally-owned land for the provision of a wide range of predominantly outdoor sport, recreational, social gathering, cultural and community activities serving the local and regional population. Such development includes all natural and man-made open space, features, landscaping, facilities and *buildings* on the municipally-owned land whether municipally operated or carried out by other organizations pursuant to arrangements with the Town of Morinville. Typical uses/developments include pedestrian trails and paths, landscaped buffers, playgrounds, water features, baseball diamonds, football fields, soccer pitches, and similar outdoor sports fields, tot lots, band shells, picnic grounds and areas to accommodate community exhibitions, festivals, tournaments and other similar activities.

- (e) *Public utility* - means a public utility as defined in the *Municipal Government Act*. A public utility building means a building in which the proprietor of the public utility maintains its office or offices and/or maintains or houses any equipment used in conjunction with the public utility.
- (f) *Municipal utility services – minor* - means a development of a public utility or a public utility building or a government service function which, in the opinion of the *Development Authority*, is not likely to have a major impact on the environment or on adjacent uses by virtue of potential emissions or effects or appearance. Typical uses include vehicle, equipment and material storage yards for utilities and services, snow dumping sites, surface reservoirs or storm water management facilities, water towers, water treatment plants, power terminal and distributing substations, communications towers, and gate stations for natural gas distribution.

## .6 Subdivision Regulations

Further *subdivision* may be considered at the discretion of the Subdivision Authority for public and service *uses* (e.g. public utility lot) and shall be allowed with a minimum site area sufficient to accommodate the proposed *use*.

## .7 Development Regulations

	Development Standard
Minimum <i>front, side and rear yard setback</i> for <i>buildings/structures</i>	At the discretion of the <i>Development Authority</i> who shall take into account the general purpose and intent of this district, the location and <i>setbacks of adjacent buildings</i> , the safe and efficient movement of pedestrians and motor vehicles and parking requirements. Setbacks from Highway 642 as defined by Alberta Transportation.
Maximum <i>building height</i>	The <i>height of a building</i> shall be at the discretion of the <i>Development Authority</i> who shall take the following into consideration: <ol style="list-style-type: none"> <li>The topography of the <i>parcel</i> upon which the <i>building</i> is or is to be situated as well as the topography of immediately <i>adjacent parcels</i> and the surrounding area.</li> <li>The <i>height of a building</i> shall be in keeping with the surrounding area.</li> <li>The fire safety provisions of the <i>Alberta Safety Codes Act</i> and regulations thereto, as may be amended from time to time, and the capacity and availability of firefighting equipment and personnel.</li> </ol>
Design, character and appearance	The design, siting, external finish, architectural appearance and <i>landscaping</i> generally, of all <i>buildings</i> , including any <i>accessory buildings</i> or structures and <i>signs</i> shall all be to the satisfaction of the <i>Development Authority</i> . The <i>Development Authority</i> shall ensure an attractive presentation of the site facing toward Highway 642.
On-site parking requirements	At the discretion of the <i>Development Authority</i> who shall take into account the nature of the <i>use(s)/development(s)</i> and the individual components that may comprise them. As a guide, the <i>Development Authority</i> may consider the provision of 1 space per 5 seats for areas with fixed seating; plus 1 space per 10 m <sup>2</sup> of gross <i>floor area</i> for all other <i>floor areas</i> .
Pedestrian connectivity	At the discretion of the <i>Development Authority</i> who shall ensure adequate pedestrian (non-motorized) connectivity between the subject properties and to the Town of Morinville.

.8 Additional Development Regulations

- (a) All *development* in this district may also be subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Until full *development* of the subject lands occurs, *agricultural uses* are permitted as an interim use exempt from *development permit* approval.

.9 Application Procedures

Upon receipt of a completed development permit application pursuant to this district, the *Development Authority* may, prior to making a decision, refer the application to any municipal department or any other external agency for comment. The *Development Authority* will consider any comments it receives from such referrals but shall not be bound by them.

**17.6 DC6 – DIRECT CONTROL DISTRICT 6 – PLAN 022 6804, BLOCK 1, LOT 1** 1560/21**.1 General Purpose**

To establish a Direct Control District that enables expansion associated with existing rail-related industrial operations located *adjacent* to the Duagh Station lands along the Canadian National Coronado Subdivision. Only industrial uses are to be allowed that maintain the role of rail-related operations.

1560/21

**.2 [REMOVED]** 1560/21**.3 [REMOVED]** 1591/22**.4 Uses**

<i>Accessory building</i>
<i>Accessory use</i>
<i>Agricultural support service</i>
<i>Gas processing plant</i>
<i>General industrial</i>
<i>Outdoor storage</i>
<i>Rail equipment and vehicle rentals/sales agency</i>
<i>Rail spur</i>
<i>Surveillance suite</i>
<i>Transloading facility</i>
<i>Warehousing</i>

**.5 Subdivision**

Parcel size shall be at the discretion of the *Development Authority*, based on the specific needs of the proposed use, but in no case shall it be less than 0.2 ha (0.5 ac).

**.6 Development Regulations**

<i>Front, side and rear yard setback</i>	Minimum of 6m (19.7ft)
<i>Parcel coverage</i>	Maximum 50% for the combined area of all <i>principal</i> and <i>accessory buildings</i> .

**.7 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) *Development permits* shall not be approved unless the *Development Authority* is satisfied that:
  - (i) there is adequate legal and physical access to appropriate transportation facilities;
  - (ii) there will be no significant negative impacts on the road systems and traffic generation;
  - (iii) the site is suitable for on-site sewage disposal and water supply;
  - (iv) there will be no substantial conflicts with *adjacent* land uses;
  - (v) consideration for on-site hazards and other environmental issues has been taken; and
  - (vi) any other factors, which the *Development Authority* may consider necessary, have been met.
- (c) No application to redistrict the subject site to a conventional land use district can be supported unless *Council* has first adopted an area structure plan or unless it is accompanied with an associated application to adopt an area structure plan.



- (d) No application to subdivide the subject site to create one or more new lots can be supported unless *Council* has first adopted an area structure plan or unless it is accompanied with an associated application to adopt an area structure plan. Lot line adjustment subdivision applications are exempt from this regulation.
- (e) No operation or activity shall emit air and water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the *Environmental Protection and Enhancement Act*.
- (f) Prior to rendering a decision on a subdivision application or a development permit application for any use, the *developer* shall submit an associated Roadside Development Permit from Alberta Transportation and, if requested by the County and/or Alberta Transportation, a current traffic impact assessment.
- (g) *Industrial* Uses within this Direct Control District shall be limited to those uses associated with *Rail-Related* uses.

**17.7 DC7 – DIRECT CONTROL DISTRICT 7 – PLAN 802 1495, BLOCK A****.1 General Purpose**

To establish a Direct Control District that provides for the limited residential use provided for herein, and for the storage, repair, servicing, processing and manufacturing uses on site using existing services, and serves agricultural and industrial customers. Any nuisance factor shall not extend beyond the boundaries of the site.

1560/21

**.2 [REMOVED] 1591/22****.3 Uses**

<i>Accessory, building</i>
<i>Agricultural support service</i>
<i>Dugout</i>
<i>Dwelling, single detached, that existed prior to Bylaw 1372/16 coming into effect</i>
<i>General industrial</i>
<i>Home Based Business Level 3</i>
<i>Surveillance suite</i>

**.4 Subdivision**

No further subdivision of the site shall be permitted.

**.5 Development Regulations**

<i>Minimum front yard setback</i>	20m (65.6ft)
<i>Minimum side yard setback</i>	6m (19.7ft)
<i>Minimum rear yard setback</i>	6m (19.7ft)
<i>Maximum parcel coverage</i>	At the Discretion of the Decision-Making Authority

**.6 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) All applications for *development permits* for the site shall be accompanied by a Traffic Impact Assessment, which shall be submitted to and reviewed by Sturgeon County and Alberta Transportation. No *development* shall commence on the site until Alberta Transportation has issued a Roadside development permit.
- (c) Any *outdoor storage* on site shall not cover more than 20% of the total area of the site.
- (d) All *outdoor storage* shall be screened to the satisfaction of the *development authority*.
- (e) No structure shall exceed 557.42 m<sup>2</sup> (6000 ft<sup>2</sup>) in *floor area*.
- (f) No operation or action shall emit air or water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the *Environmental Protection and Enhancement Act*.
- (g) Surveillance suites shall comply with the provisions of Section 6.32 of the Land Use Bylaw. One (1) surveillance suite may be permitted on this site.
- (h) Uses on-site approved by the *Development Authority* shall comply with Municipal Development Plan policies.

1591/22

**17.8 DC8 – DIRECT CONTROL DISTRICT 8 – PT. RIVER LOT 57** 1502/20**.1 General Purpose**

To establish a Specific Development Control District to accommodate diverse housing options within a residential community on *parcels* with *full municipal servicing* in the form of a *single detached dwellings* and *semi-detached dwellings*.

**.2 [REMOVED]** 1591/22**.3 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory dwelling unit**</i>
<i>Accessory, use*</i>	<i>Accessory, building*</i>
<i>Dwelling, semi-detached</i>	<i>Accessory, use*</i>
<i>Dwelling, single detached</i>	<i>Family day home</i>
<i>Home-based Business, level 1 (office)</i>	<i>Group home, minor</i>
	<i>Home-based Business, level 2</i>
	<i>Show home</i>

\* Refer to Section 6.1 for further clarification.

\*\* Refer to Section 6.1A for further clarification.

1587/22

**.4 Subdivision Regulations**

Minimum <i>parcel width</i>	16m (52.5ft)

**.5 Development Regulations Area A Lots**

Area A Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	8m (26.2ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	1.5m (4.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)
Maximum <i>rear yard setback</i>	<i>Principal building</i>	42m (137.8ft) as measured from the front property line and no less than 50m (164ft) from the top of bank
Minimum <i>rear yard setback</i>	<i>Accessory building</i>	3m (9.8ft) and no less than 50m (164ft) from the top of bank
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	21m <sup>2</sup> (226ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	45%	

**.6 Development Regulations Area B Lots**

Area B Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	8m (26.2ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	1.5m (4.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)

Area B Lots		
Minimum <i>rear yard setback</i>	<i>Principal building</i>	15m (49.2ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	41m <sup>2</sup> (411ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	45%	

## .7 Development Regulations Area C Lots

Area C Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	5.5m (18ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	1.5m (4.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	7m (23ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	21m <sup>2</sup> (226ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	45%	

## .8 Development Regulations Area D Lots

Area D Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	8m (26.2ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	1.5m (4.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	7.5m (24.6ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	21m <sup>2</sup> (226ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	45%	

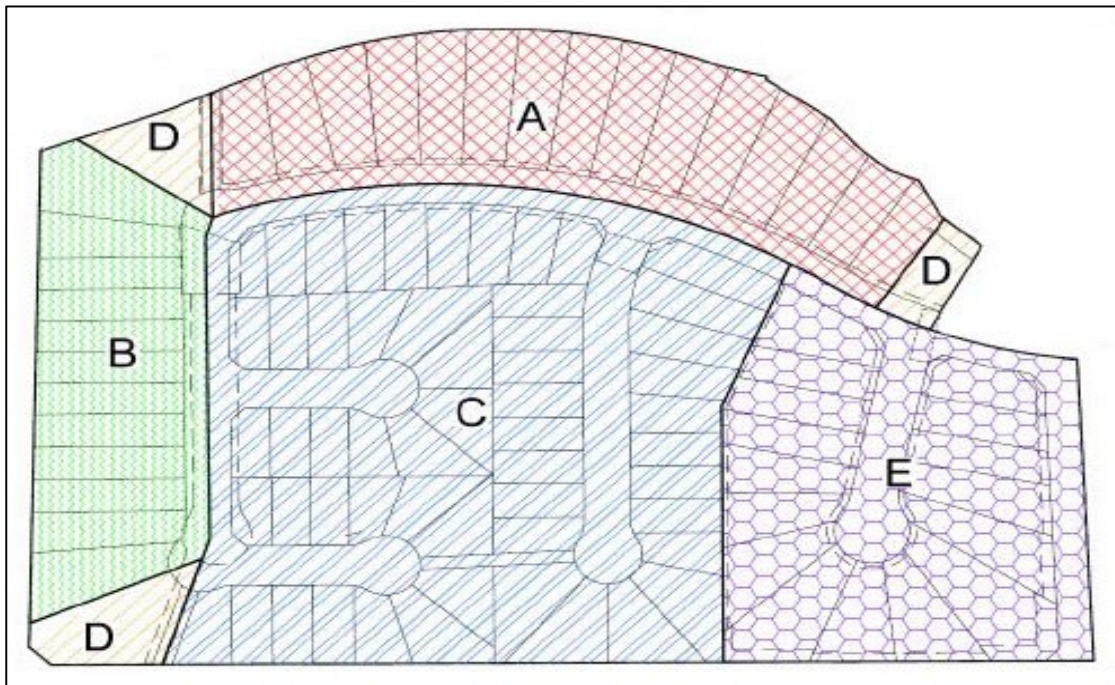
## .9 Development Regulations Area E Lots

Area E Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	8m (26.2ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)

Area E Lots		
Minimum <i>side yard setback</i>	<i>Principal building</i>	2.4m (7.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	21m <sup>2</sup> (226ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	45%	

.10 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw. If there are contradictory regulations between this district and any other part of this Bylaw, the regulations of this district shall take effect unless stated otherwise.
- (b) Any *principal dwelling* or *accessory building* that is to be located less than 2.4m (7.9ft) from a *parcel line* shall be subject to additional fire protection to the satisfaction of the County's contracted Safety Codes inspection service provider and in accordance with the *Safety Codes Act*.
- (c) Access to residential *parcels* shall be from an internal *local* or *collector* road constructed for the subdivision.
- (d) [REMOVED] 1591/22
- (e) *Variance* requests shall be limited in scope to *setbacks* and shall be refused by the *Development Authority* if the variance request would result in a *dwelling unit* or an *accessory building* to be located less than 1.2m (3.9ft) from a *parcel line*.



**17.9 DC9 – DIRECT CONTROL DISTRICT 9 – PLAN 952 0743, LOT 1** <sup>1397/17</sup>**.1 General Purpose**

To establish a Direct Control District that provides for limited industrial uses provided for herein, servicing agricultural and industrial customers.

1560/21

**.2 [REMOVED]** <sup>1560/21</sup>**.3 [REMOVED]** <sup>1591/22</sup>**.4 Uses**

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Agricultural support service</i>
<i>Dugout</i>
<i>Dwelling, single detached, that existed prior to Bylaw 1385/17 coming into effect</i>
<i>Light industrial</i>
<i>Storage Facility</i>
<i>Warehousing, limited</i>

**.5 Subdivision**

No further subdivision of the site shall be permitted.

**.6 Development Regulations**

Minimum <i>front yard setback</i>	20m (65.6ft)
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>parcel coverage</i>	30%

**.7 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) No operation or action shall emit air or water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the Environmental Protection and Enhancement Act.
- (c) Uses on-site approved by the *Development Authority* shall comply with Municipal Development Plan policies.
- (d) Any exterior storage shall not exceed 2% of the parcel size and shall be subject to Section 5.7 of this Bylaw. <sup>1591/22</sup>
- (e) A *development* shall operate such that any nuisance factors that are created or are apparent outside the boundaries of the site are of limited impact. Nuisance factors include excessive noise, vibration, odour, traffic, unsightliness, liquid or gaseous emanations, reflection, dust and the harbouring of restricted or noxious weeds.
- (f) The maximum number of shipping containers shall not exceed 3 and be subject to Section 6.27.

**17.10 DC10 – DIRECT CONTROL DISTRICT 10 – PLAN 062 6752, BLOCK 2, LOT 1** <sup>1414/18</sup>**.1 General Purpose**

To establish a Direct Control District that provides for the processing and distribution of medical marijuana (cannabis) to licensed customers by a licensed *developer* by Health Canada and in accordance with Health Canada regulations. No cultivation of medical marijuana (cannabis) shall be permitted on the site. Any nuisance factor shall not extend beyond the boundaries of the site.

**.2 [REMOVED] 1560/21****.3 Decision-Making Authority**

In this district, the Decision-Making Authority is Council.

**.4 Uses**

<i>Accessory, building</i>
<i>Dugout</i>
<i>Processing and distribution of medical marijuana (cannabis)</i>
<i>Surveillance suite</i>

**.5 Subdivision**

No further subdivision of the site shall be permitted.

**.6 Development Regulations**

Minimum <i>front yard setback</i>	35m (114.8ft)
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>parcel coverage</i>	15%

**.7 Additional Development Regulations**

- (a) All *development* in this district shall comply with the provisions of Section 2.4 of the Land Use Bylaw.
- (b) No structure shall exceed 100 m<sup>2</sup> (10,000 ft<sup>2</sup>) in floor area.
- (c) No operation or action shall emit air or water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the Environmental Protection and Enhancement Act.
- (d) Surveillance suites shall comply with the provisions of Section 6.32 of the Land Use Bylaw.
- (e) The business shall not generate noise, smoke, odour, dust, fumes, exhaust, vibration, lighting, refuse matter or traffic congestion considered offensive or excessive by the *Development Authority*. At all times the privacy of adjacent residential dwellings shall be preserved and the development shall not materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
- (f) **Parking**
  - (i) One on-site parking stall shall be provided per employee.
  - (ii) On-site parking stall provided shall be hard surfaced; and each parking area shall be so graded and drained as to dispose of all stormwater runoff. In no case shall drainage be allowed to cross the parcel boundary unless otherwise approved by the *Development Authority*.



- (iii) 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 roads. Vehicles cannot back from public roads onto the site. All movements crossing the parcel line shall be forward. The *Development Authority* may require turning movement diagrams to ensure satisfactory maneuverability criteria.
- (iv) Parking Stall dimensions shall be as per section 9.4.1

.8 Definitions

*Processing and Distribution of Medical Marijuana (cannabis)* means development where a federally licensed facility is used for:

- (a) The processing, testing, and altering of raw or semi-finished medical marijuana (cannabis) products;
- (b) The destruction or storing of medical marijuana (cannabis) products;
- (c) The packaging, shipping, or distribution of medical marijuana (cannabis) and related goods and products.

This is for the production and distribution of marijuana (cannabis) products for medical purposes only, as permitted under the Federal Government's regulations or any subsequent legislation which may be enacted in substitution. No production, cultivation, and growth of cannabis is permitted as a component of this use. No production, processing, or distribution of non-medical marijuana (cannabis) is permitted in this use.

**17.11 DC11 – DIRECT CONTROL DISTRICT 11 – PLAN 192 2508, BLOCK 1, LOT 1**

1421/18; 1560/21

**.1 General Purpose**

To establish a Direct Control District that provides for the limited Industrial use provided for herein.

1560/21

**.2 [REMOVED] 1560/21****.3 [REMOVED] 1591/22****.4 Uses**

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Fleet Service</i>
<i>Outdoor Storage</i>
<i>Surveillance Suite</i>

**.5 Subdivision**

No further subdivision of the site shall be permitted.

**.6 Development Regulations**

<i>All yard setbacks and heights</i>	<i>At the discretion of the Development Authority</i>
<i>Parcel coverage</i>	<i>At the discretion of the Development Authority</i>

**.7 Additional Development Regulations**

- (a) All *development* in this district shall comply with the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Prior to rendering a decision on a development permit application for any use, the *developer* shall submit an approved Roadside Development Permit from Alberta Transportation and, if requested by the County and/or Alberta Transportation, a current traffic impact assessment.

**17.12 DC12 – DIRECT CONTROL DISTRICT 12 – PT. NE 19-55-26-W4M** 1441/19**.1 General Purpose**

To establish a Direct Control District that provides for the limited uses provided for herein.

1560/21

**.2 District Boundaries**

A portion of the NE-19-55-26-W4M.

1560/21

**.3 [REMOVED]** 1591/22**.4 Uses**

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Dwelling, single detached</i>
<i>Fleet service</i>

**.5 Subdivision**

No further subdivision of the site shall be permitted.

**.6 Development Regulations**

<i>All yard setbacks and heights</i>	<i>At the discretion of the Development Authority</i>
<i>Parcel coverage</i>	<i>At the discretion of the Development Authority</i>

**.7 Additional Development Regulations**

- (a) All *development* in this district shall comply with the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) A *dwelling, single detached* constructed within this district does not affect the ability of the remainder of the *parcel* within the AG – Agriculture District to pursue any use listed under that district.
- (c) All *development* in this district is subject to the recommendations contained within the *Wetland Desktop Assessment Report* prepared by Basin Environmental Ltd. and dated March 2019.

**17.13 DC13 – DIRECT CONTROL DISTRICT 13 – PT. SE 6-55-27-W4M** <sup>1460/19</sup>**.1 General Purpose**

To establish a Direct Control District that provides for the limited uses provided for herein.

1560/21

**.2 District Boundaries**

A portion of the Pt. SE 6-55-27-W4M.

1560/21

**.3 Decision-Making Authority**

In this district, the Decision-Making Authority is Council.

**.4 Uses**

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Fleet service</i>
<i>Surveillance suite</i>

**.5 Subdivision**

At the discretion of the *Subdivision Authority*.

**.6 Development Regulations**

<i>All yard setbacks and heights</i>	At the discretion of the <i>Development Authority</i>
<i>Parcel coverage</i>	At the discretion of the <i>Development Authority</i>

**.7 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Prior to rendering a decision on a development permit application for any use, the *developer* shall (if required) submit an associated Roadside Development Permit from Alberta Transportation and, if requested by the County and/or Alberta Transportation, a current traffic impact assessment.
- (c) Access and egress to the facility should be provided via a *local* or *collector* road.
- (d) The facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction.
- (e) Vehicular access to the *parcel* and internal vehicular circulation shall be *hard surfaced*.
- (f) Upgrades to accesses or *roads* shall be in accordance with Sturgeon County's General Municipal Servicing Standards for commercial land *uses*.
- (g) Perimeter *fencing* and *landscaping* to screen storage areas from the *abutting road* and *adjacent parcels* shall be provided.

**17.14 DC14 – DIRECT CONTROL DISTRICT 14 – LOT 11, ST. ALBERT SETTLEMENT** 1461/19**.1 General Purpose**

To establish a Direct Control District that provides for the limited recreational/industrial use provided for herein, and the existing *Fleet service* business located on the property.

**.2 District Boundaries**

Lot 11, St. Albert Settlement.

**.3 [REMOVED] 1591/22****.4 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building</i>	<i>Accessory, building</i>
<i>Accessory, use</i>	<i>Accessory, use</i>
<i>Dwelling, single detached</i>	<i>Campground</i>
<i>Fleet service</i>	<i>Outdoor storage</i>

1591/22

**.5 Subdivision Regulations**

Any future subdivision of the subject property will be at the discretion of the Subdivision Authority and may require an amendment to this Bylaw.

**.6 Development Regulations**

<i>All yard setbacks and heights</i>	At the discretion of the <i>Development Authority</i>
<i>Parcel coverage</i>	At the discretion of the <i>Development Authority</i>

**.7 Additional Development Regulations**

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.

**17.15 DC15 – DIRECT CONTROL DISTRICT 15 – S½ OF SW 32-57-23-W4M** <sup>1537/21</sup>**.1 General Purpose**

To establish a Direct Control District that provides for the limited industrial uses provided for herein, and the existing salvage and resale of automobile parts that are currently existing on the property.

**.2 District Boundaries**

All that land contained within the legal boundaries of the parcel identified as the S½ of SW-32-57-23-W4M.

**.3 [REMOVED] <sup>1632/23</sup>****.4 Uses**

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Surveillance Suite</i>
<i>Salvage Yard</i>

**.5 Subdivision Regulations**

No further subdivision shall be allowed.

**.6 Development Regulations**

Minimum <i>front yard setback</i>	35m (114.8ft) where the <i>front parcel line</i> forms the boundary of a <i>highway</i> or other public road.
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>height of accessory buildings</i>	12m (39.4ft)
Maximum <i>parcel coverage</i>	15%

**.7 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 4 through 9 of this Bylaw.
- (b) *Development* shall be in accordance with the requirements of a Roadside Development Permit, which will be required to be issued by Alberta Transportation prior to a *development permit* being issued by the County.
- (c) Prior to any further *development* taking place on the parcel, a wetland assessment needs to be provided to the satisfaction of the *Development Authority*.
- (d) The number and location of shipping containers shall be at the discretion of the *Development Authority*.

**17.16 DC16 – DIRECT CONTROL DISTRICT 16 – PTN. SE 21-54-27-W4M** <sup>1537/21</sup>**.1 General Purpose**

To establish a Direct Control District that provides for the distribution of explosives currently existing on the property.

**.2 District Boundaries**

All that land contained within the legal boundaries of the parcel identified a portion of SE 21-54-27-W4M.

**.3 [REMOVED]** <sup>1591/22</sup>**.4 Uses**

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Explosives storage and distribution</i>
<i>Surveillance Suite</i>

**.5 Subdivision Regulations**

One further subdivision involving this direct control property may be permitted, subdividing the DC# Portion of this parcel from the remaining portion of the parcel.

**.6 Development Regulations**

Minimum <i>front yard setback</i>	35m (114.8ft) where the <i>front parcel line</i> forms the boundary of a public road.
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>height of accessory buildings</i>	12m (39.4ft)
Maximum <i>parcel coverage</i>	15%

**.7 Additional Development Regulations**

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.



**17.17 DC17 – DIRECT CONTROL DISTRICT 17 – PLAN 942 3618, LOT 2** <sup>1465/19</sup>**.1 General Purpose**

To establish a Direct Control District that provides for the limited uses provided for herein.

1560/21

**.2 [REMOVED]** <sup>1560/21</sup>**.3 [REMOVED]** <sup>1591/22</sup>**.4 Uses**

<i>Accessory, building*</i>
<i>Accessory, use*</i>
<i>Contractor service, major</i>
<i>Surveillance suite</i>

\*Refer to Section 6.1 for further clarification.

**.5 Subdivision**

No further subdivision of the *parcel* shall be permitted.

**.6 Development Regulations**

<i>All yard setbacks and heights</i>	At the discretion of the <i>Development Authority</i>
<i>Parcel coverage</i>	At the discretion of the <i>Development Authority</i>

**.7 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) On-site parking shall be paved or of a gravel mixture in accordance with Sturgeon County's General Municipal Servicing Standards.
- (c) One on-site parking stall shall be provided per employee.
- (d) Exterior storage of goods and materials shall be kept in a clean and orderly manner at all times and shall be screened from the highway, road, and adjacent uses to the satisfaction of the *Development Authority*.
- (e) Screening and landscaping in the form of fences, hedges, landscaped berms or other means may be required as part of an application for a development permit. If such work is required the plan shall be prepared by a landscape architect or a person qualified to prepare such work, and the work shall be undertaken in accordance with an approved Roadside Development Permit issued by Alberta Transportation. A fence shall not exceed 2.44m (8.0ft) in height.
- (f) Any outdoor lighting shall be located and arranged so that no direct rays of light are directed towards any adjacent parcels, indirect rays of light do not adversely affect any adjacent parcels, and direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.
- (g) Prior to rendering a decision on a development permit application for any use, the *developer* shall submit an associated Roadside Development Permit from Alberta Transportation and, if requested by the County and/or Alberta Transportation, a current traffic impact assessment.
- (h) A maximum of six *shipping containers* may be located on the *parcel*.

**17.18 DC18 – DIRECT CONTROL DISTRICT 18 – PT. PLAN 962 0356, LOT 1** 1496/20; 1560/21**.1 General Purpose**

To establish a Direct Control District that provides the limited uses provided for herein.

1560/21

**.2 District Boundaries**

This district applies to a portion of Lot 1, Plan 962 0356.

1560/21

**.3 [REMOVED]** 1591/22**.4 Uses**

<i>Accessory, building*</i>
<i>Accessory, use*</i>
<i>Agricultural support service</i>
<i>Contractor service, major</i>
<i>Contractor service, minor</i>
<i>Fleet service</i>
<i>Outdoor storage</i>

\* Refer to Section 6.1 for further clarification.

**.5 Subdivision**

No further subdivision on the parcel shall be permitted.

**.6 Development Regulations**

<i>All yard setbacks and heights</i>	<i>At the discretion of the Development Authority</i>
<i>Parcel coverage</i>	<i>At the discretion of the Development Authority</i>

**.7 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) On-site parking shall be paved or of a gravel mixture in accordance with Sturgeon County's General Municipal Servicing Standards.
- (c) One on-site parking stall shall be provided per employee.
- (d) Exterior storage of goods and materials shall be kept in a clean and orderly manner at all times and shall be screened from the highway, road, and adjacent uses to the satisfaction of the *Development Authority*.
- (e) Screening and landscaping in the form of fences, hedges, landscaped berms or other means may be required as part of an application for a development permit. If such work is required the plan shall be prepared by a landscape architect or a person qualified to prepare such work, and the work shall be undertaken in accordance with an approved Roadside Development Permit issued by Alberta Transportation. A fence shall not exceed 2.44m (8.0ft) in height.
- (f) Any outdoor lighting shall be located and arranged so that no direct rays of light are directed towards any adjacent parcels, indirect rays of light do not adversely affect any adjacent parcels, and direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.
- (g) A maximum of six *shipping containers* may be located on the *parcel*.

**17.19 DC19 – DIRECT CONTROL DISTRICT 19 – PLAN 902 2530, LOT 1** <sup>1461/19</sup>**.1 General Purpose**

To establish a Direct Control District that provides for limited recreational vehicle storage and recreation.

**.2 District Boundaries**

Lot 1 Plan 902 2530 and a ±1ha portion of Lot 1, Block 1, Plan 042 3964.

**.3 [REMOVED]** <sup>1591/22</sup>**.4 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building</i>	<i>Accessory, building</i>
<i>Accessory, use</i>	<i>Accessory, use</i>
<i>Dwelling, single detached</i>	<i>Campground</i>
<i>Dugout</i>	<i>Eating and Drinking Establishment</i>
<i>Recreational Vehicle Storage Facility</i>	<i>Recreation facility, outdoor</i>

1591/22

**.5 Subdivision Regulations**

Any future subdivision of the subject property will be at the discretion of the Subdivision Authority.

**.6 Development Regulations**

<i>All yard setbacks and heights</i>	At the discretion of the <i>Development Authority</i>
<i>Parcel coverage</i>	At the discretion of the <i>Development Authority</i>

**.7 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding subsection 17.19.4 the number of dwelling units on a parcel must conform to Section 5.5 of this Bylaw.
- (c) The number and location of shipping containers shall be at the discretion of the *Development Authority*.

**17.20 DC20 – DIRECT CONTROL DISTRICT 20 – PLAN 992 5589, LOT 1** <sup>1551/21</sup>**.1 General Purpose**

To establish a Direct Control District that provides for the limited industrial uses provided for herein.

**.2 District Boundaries**

This district applies to Plan 992 5589; Lot 1.

**.3 [REMOVED]** <sup>1591/22</sup>**.4 Uses**

<i>Contractor Service, Major</i>
<i>Surveillance Suite</i>
<i>Accessory, building</i>
<i>Outdoor Storage</i>

**.5 Subdivision Regulations**

No further subdivision of the site shall be permitted.

**.6 Development Regulations**

<i>Front yard and flanking front yard setbacks</i>	<i>At the discretion of the Development Authority</i>
<i>Side yard and rear yard setbacks</i>	<i>At the discretion of the Development Authority</i>

**.7 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Any exterior storage on site shall not cover more than 15% of parcel area.

**17.21 DC21 – DIRECT CONTROL DISTRICT 21 – PLAN 002 4376, LOT 1** 1581/22**.1 General Purpose**

To establish a Direct Control District that provides for the limited uses provided for herein.

**.2 District Boundaries**

This district applies to Plan 002 4376; Lot 1.

**.3 Uses**

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Dugout</i>
<i>Campground**</i>	<i>Outdoor storage</i>
<i>Commercial school</i>	
<i>Fleet service</i>	
<i>Recreation, outdoor motorized vehicle facility</i>	

\* Refer to Section 6.1 for further clarification

\*\* Refer to Section 17.21.6(e) for further clarification

**.4 Subdivision Regulations**

No further subdivision of the site shall be permitted.

**.5 Development Regulations**

Minimum <i>front yard</i> and <i>flanking front yard</i> setbacks	6m (19.7ft)
Minimum <i>side yard setback</i>	5m (16.4ft)
	Zero <i>lot</i> line where common wall is present
Minimum <i>rear yard setback</i>	5m (16.4ft)
Maximum <i>height</i>	At the discretion of the <i>Development Authority</i>
Maximum <i>parcel coverage</i>	70%

**.6 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Access to individual *parcels* shall in all cases be from a *local road* and may be considered from a *collector road* as per County standards. Access from a provincial *highway* shall be at the discretion of Alberta Transportation and be indicated within a Roadside Development Permit.
- (c) Vacant, undeveloped, or unused portions of a *parcel* shall be maintained in grass, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- (d) A *development* shall operate such that any nuisance factors that are created or are apparent outside the boundaries of the industrial park is of limited impact. Nuisance factors include excessive noise, vibration, odour, traffic, unsightliness, liquid or gaseous emanations, reflection, dust and the harbouring of restricted or noxious weeds.
- (e) A campground may be considered within this district only as an *accessory use* to a *recreation, outdoor motorized vehicle facility*.

**17.22 DC22 – DIRECT CONTROL DISTRICT 22 – PLAN 4491MC, LOT A** <sup>1571/22</sup>**.1 General Purpose**

To establish a Direct Control District that provides for the limited recreational uses provided for herein.

**.2 District Boundaries**

This district applies to Plan 4491MC, Lot A.

**.3 Uses**

Permitted Uses
<i>Accessory, building*</i>
<i>Accessory, use*</i>
<i>Administrative building</i>
<i>Recreation facility, indoor**</i>
<i>Recreation facility, outdoor**</i>

\* Refer to Section 6.1 for further clarification

\*\* Refer to Section 17.22.6(c) for further clarification

**.4 Subdivision Regulations**

No further subdivision of the site shall be permitted.

**.5 Development Regulations**

Minimum <i>front yard</i> and <i>flanking front yard</i> setbacks	<i>Abutting a local road</i>	6m (19.7ft)
	<i>Abutting a collector or arterial road</i>	35m (114.8ft)
Minimum <i>side yard</i> setback	<i>Principal building</i>	4.5m (14.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Minimum <i>rear yard</i> setback	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Maximum <i>height</i>	At the discretion of the <i>Development Authority</i>	

**.6 Additional Development Regulations**

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) The minimum setback for a *recreation facility, outdoor* is the distance, as determined by the *Development Authority*, in order to prevent the sport or recreation activity from interfering with adjoining developments and to ensure the orderly flow of pedestrian and vehicular traffic.
- (c) For the purpose of this district, a *recreation facility, indoor* and *recreation facility, outdoor* shall be limited to golfing, golfing related activities, and batting cages, as determined by the Development Authority.

**17.23 DC23 – DIRECT CONTROL DISTRICT 23 – [RESERVED]**





**17.24 DC24 – DIRECT CONTROL DISTRICT 24 – PLAN 7721026, BLOCK B 1670/24****.1 General Purpose**

To establish a Direct Control District that provides for limited commercial uses provided for herein.

**.2 District Boundaries**

This district applies to a portion of Plan 7721026, Block B (110 26500 Hwy 44).

**.3 Uses**

Permitted Uses	Discretionary Uses
<i>Vehicle Sale and Rental</i>	
<i>Accessory, building*</i>	
<i>Accessory, use*</i>	
<i>Service Station</i>	

\* Refer to Section 6.1 for further clarification.

**.4 Subdivision Regulations**

No further subdivision of the Direct Control District area shall be permitted.

**.5 Development Regulations**

<i>All yard setbacks and heights</i>	At the discretion of the <i>Development Authority</i>
<i>Parcel coverage</i>	At the discretion of the <i>Development Authority</i>

**.6 Additional Development Regulations**

- (a) All development in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Access and egress to the facility should be provided via a *local or collector road*.
- (c) The facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction.
- (d) Vehicular access to the parcel and internal vehicular circulation shall be *hard surfaced*.
- (e) Upgrades to accesses or roads shall be in accordance with Sturgeon County's General Municipal Servicing Standards for commercial land *uses*.
- (f) For the purpose of this district a Service station means a development used for the servicing, restoration, towing, and repair of recreational vehicles, and may include retail sales related to the use.
- (g) Screening in the form of fences, hedges, landscaped berms or other means is required for Direct Control District 24 parcels along the parcel lines abutting a residential land use. Such screening shall be at least 1.83m (6ft) in height. Length and width of the screening shall be at the discretion of the Development Authority.
- (h) No fence or wall shall exceed 2.44m (8.0ft) in height.
- (i) The Development Authority, in considering an application, may impose conditions requiring the retention of trees, or additional plantings, or other screening of such a type and extent that is considered necessary.
- (j) In exercising the discretion of a variance, the Development Authority shall have regard to sightlines and safety on a road or abutting driveway.
- (k) The Development Authority may require additional landscaping and screening in addition to the regulations described in Part 8 and Section 5.8 of the Bylaw.

## PART 18 OVERLAYS

### 18.1 DCO – DEVELOPMENT CONSTRAINT OVERLAY



#### .1 General Purpose

This *overlay* informs land owners of the presence of *environmentally significant lands*, lands to be *reclaimed* and *hazardous lands* where additional requirements may be set by the *Development Authority* before *subdivision* or *development* may occur.

#### .2 Uses

The *permitted uses* specified in the underlying districts are permitted and the *discretionary uses* specified in the underlying districts are *discretionary*, subject to the regulations concerning land *use*, as specified in this *overlay*.

#### .3 Application

This *overlay* applies to all lands identified in Schedule 2.

#### .4 Subdivision Regulations

Pursuant to Paragraph 18.1.5(b), in instances where lands are not suitable for development or for features that are identified as environmentally significant, the Subdivision Authority may require these lands to be dedicated as Environmental Reserve, including the redistricting thereof to EP, or in an Environmental Reserve Easement.

#### .5 Development Regulations

- (a) The regulations provided in the DCO shall be in addition to the specified regulations of the underlying district. Where there appears to be a conflict between the provisions of the *overlay* and those of the underlying district, the provisions of the *overlay* shall take precedence and effect.
- (b) Hazardous lands, environmentally significant lands and Aquatic Resources  
In addition to the requirements of Subsections 2.4.1, 2.4.2 and 2.4.3 of this Bylaw, when considering an application for a *development* on lands that may include *environmentally significant lands*, the *Development Authority* should require the submission of studies, assessments and information prepared by a *practicing professional* in accordance with Section 4.3 of the Municipal Development Plan.
- (c) Environmental Site Assessment  
In addition to the requirements of Subsections 2.4.1, 2.4.2 and 2.4.3 of this Bylaw, where the potential for prior contamination of a site exists, the County should require the submission of a completed Phase I and II environmental site assessment in accordance with the Canadian Standards Association to assess potential contamination and mitigation of a site.
- (d) Pursuant to Paragraph 18.1.5(b), in instances where lands are not suitable for *development* or for features that are identified as environmentally significant and where public access is not required, the *Development Authority* may require these lands to be dedicated in an Environmental Reserve Easement.
- (e) Through consideration of the environmental review completed by a *practicing professional*, the *Development Authority* may require additional *setbacks* for all *developments adjacent* to or *abutting environmentally significant lands*.
- (f) Through consideration of the environmental review completed by a *practicing professional*, the *Development Authority* may require additional *development* regulations including, but not limited to, *landscaping* and low impact design principles for *development* of lands *adjacent* to or *abutting environmentally significant lands*.

**18.2 HIO – HEAVY INDUSTRIAL OVERLAY****.1 General Purpose**

This *overlay* provides additional direction to lands in proximity to *heavy industrial development* in accordance with the Alberta's Industrial Heartland Area Structure Plan. It restricts future *development* of residential or assembly *uses* and therefore limits the risks to public safety and minimizes nuisance associated with *heavy industrial development*.

**.2 Uses**

- (a) The *permitted uses* specified in the underlying districts are *permitted* and the *discretionary uses* specified in the underlying districts are *discretionary*, subject to the regulations concerning land use, as specified in this *overlay*.

- (b) Notwithstanding Paragraph 18.2.2(a), the following *uses* shall be prohibited within the area defined by Paragraphs 18.2.4(b) below:

- (i) Child care facility;
- (ii) *Family day home*;
- (iii) *Group home, major*;
- (iv) *Group home, minor*;
- (v) *Visitor accommodation*;
- (vi) *Accessory dwelling unit*; and

1560/21

- (vii) any other *use* that encourages the assembly of people, excluding *farm help accommodation*.

1587/22

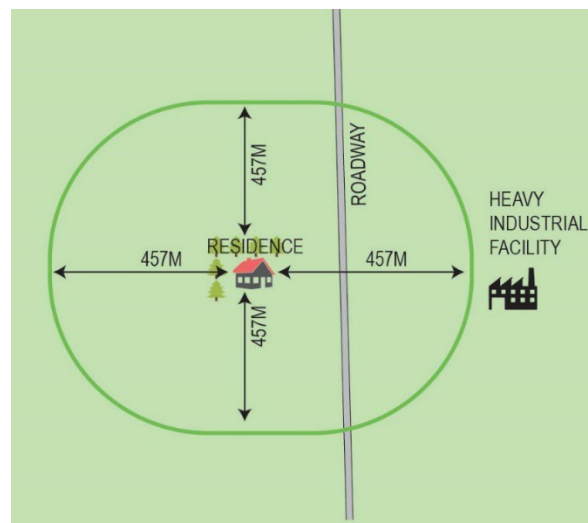
1560/21

**.3 Application**

This *overlay* applies to all lands identified in Schedule 3.

**.4 Development Regulations**

- (a) The regulations provided in the HIO shall be in addition to the specified regulations of the underlying district. Where there appears to be a conflict between the provisions of the *overlay* and those of the underlying district, the provisions of the *overlay* shall take precedence and effect.
- (b) A minimum separation distance of 457m (1499.3ft) shall be maintained between the wall or edge of the nearest *heavy industrial use*, to the outside wall or edge of a *dwelling*. This distance is subject to further increase, based on the outcome of a risk assessment as per Section 2.4 of this Bylaw.



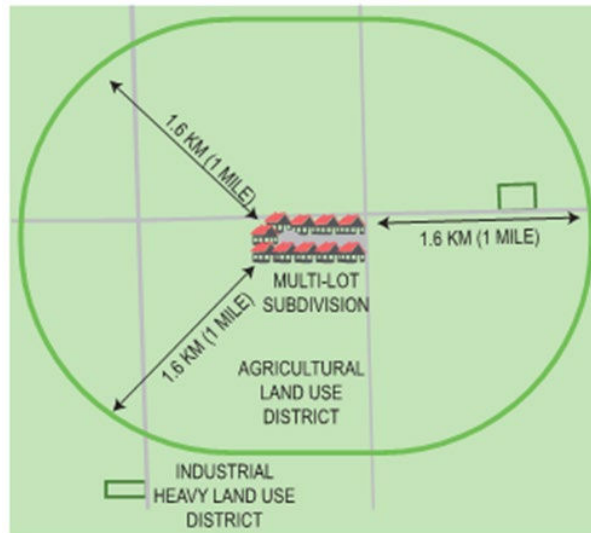


Figure 18.1: Minimum Separation Distances for Heavy Industrial Facilities

- (c) A minimum 1.6km (1mi) reciprocal separation distance shall be maintained between the boundary of a multi-lot subdivision, educational facilities, *hospitals* and other institutional land uses and the boundary of the I5 district. Figure 18.1 generally illustrates the minimum reciprocal separation distance. This distance is subject to further increase, based on the outcome of a risk assessment as per Section 2.4 of this Bylaw.
- (d) A condition of *development* or *subdivision* approval for residential land uses shall include a restrictive covenant to be registered on each title of the subject *parcel* notifying the *landowner* that the *dwelling* could potentially be located near an incompatible use (i.e. *heavy industrial*).
- (e) Where a *dwelling* is located within the minimum separation distance, and existed prior to the date of passing this Bylaw, the *dwelling* may be upgraded, expanded or rebuilt. The location of the replacement *building* shall be subject to the approval of the *Development Authority*, considering all prescribed *setbacks* and separations distance requirements as prescribed by this Bylaw and applicable risk assessment.

1591/22

**18.3 REO – RESOURCE EXTRACTION OVERLAY** <sup>1432/19</sup>**.1 General Purpose**

This *overlay* provides direction for the *subdivision* and *development* of lands where there is existing or potential for future *natural resource extraction* and *secondary processing* activity.

**.2 Uses**

The *uses* specified in the underlying districts remain in effect.

**.3 Application**

This *overlay* applies to all lands identified in Schedule 4.

**.4 Subdivision Regulations**

A condition of *subdivision* approval on *parcels* subject to this *overlay* shall include a restrictive covenant to be registered on each title notifying the *landowner* that the new *parcel* could potentially be located near an incompatible *use* (i.e. resource extraction).

**.5 Development Regulations**

A condition of *development approval* for a building on a *parcel* subject to this *overlay* shall include a restrictive covenant to be registered on title notifying the *landowner* that any *dwelling* could potentially be located near an incompatible *use* (i.e., resource extraction).

**18.4 IFO – INTERMUNICIPAL FRINGE OVERLAY****.1 General Purpose**

The purpose of this overlay is to provide guidance for intermunicipal referrals related to subdivision, development, bylaw amendments and appeals, and to regulate uses within a 2.4 km area extending around the Town of Morinville's municipal boundary. These additional regulations are designed to encourage collaborative land use planning, support compatible uses within the fringe, and reduce the potential for land use conflict.

**.2 Application**

The Intermunicipal Fringe Overlay is identified as a 2.4km area extending outward around the Town of Morinville's municipal boundary, as shown on Schedule 5.

**.3 Development Regulations**

Notwithstanding any other provision of this Bylaw to the contrary, the following additional regulations shall apply to all lands within the Intermunicipal Fringe Overlay:

- (a) NRCB referrals received by the County regarding new or expanding confined feeding operations shall be referred to the Town of Morinville for formal review and comment prior to the County providing response to the NRCB. The County shall incorporate into their response any comments received from the Town of Morinville.
- (b) A maximum of four parcels per quarter section shall be permitted in the Agriculture District. 1560/21
- (c) Billboards signs affixed to the side of a trailer or container shall not be permitted.
- (d) In consultation with the Town of Morinville, and pursuant to Subsection 18.4.5, uses incompatible with urban development may be approved at the discretion of the *Development Authority*, and may be issued on a temporary or limited time basis, if deemed appropriate by the *Development Authority*.

**.4 Subdivision Regulations – Agricultural**

Notwithstanding any other provision of this Bylaw to the contrary, the following additional regulations shall apply to all lands within the Intermunicipal Fringe Overlay:

- (a) Access Management for East Boundary Road (RR 252) and Cardiff Road (TWP RD 554)
  - (i) An application for a proposed subdivision along East Boundary Road or Cardiff Road which are under the direction, control, and management of the Town of Morinville shall not be approved unless, in consultation with the Town of Morinville, the Subdivision Authority is satisfied that:
    - A. existing and proposed accesses to the proposed and remnant parcels are consistent with, and do not prejudice, access management plans approved by the Town of Morinville for these roads;
    - B. where access management plans are conceptual or no access management plan is in place which would be of sufficient detail to properly consider the application, the Subdivision Authority shall, in consultation with the Town of Morinville, consider sound transportation engineering practices in review of the application;
    - C. there would not be, in the opinion of the Subdivision Authority in consultation with the Town of Morinville, an excessive number of access points onto the road; and,
    - D. sufficient road right-of-way is acquired by the County for improvements to the roadway either as a condition of subdivision approval or by way of agreement with the *developer/landowner*.

**.5 Intermunicipal Referral Regulations**

Notwithstanding the applicable provisions of Section 2.7, the following applications located within the Intermunicipal Fringe Overlay shall be referred to the Town of Morinville:

- (a) Development permit applications for variances greater than what may be granted by the *Development Authority*, as listed in Table 2.1: Variances, shall be refused.
- (b) Discretionary Use, Subdivision, Bylaw Amendment, Appeal and Direct Control Districts
  - (i) All applications for development permits for discretionary uses, subdivision, bylaw amendments, appeals and all applications in Direct Control districts shall be referred to the Town of Morinville for review and comment in advance of a decision being made.
  - (ii) The referral comments of the Town of Morinville shall be included in any documentation presented to the decision-making authority.
  - (iii) The Subdivision and Development Appeal Board shall consider the Town of Morinville to be affected in accordance with Section 2.16 where an appeal is filed within the Intermunicipal Fringe Overlay.

1591/22



**18.5 URO – URBAN RESERVE OVERLAY** 1609/23**.1 General Purpose**

The purpose of this overlay is intended to allow for interim development without comprising the intent of the Sturgeon Valley South Area Structure Plan (SVS ASP) and any subsequent *local planning documents* formed under the SVS ASP.

**.2 Application**

The Urban Reserve Overlay applies to the boundaries of the SVS ASP, as shown on Schedule 6, and any future road alignments subject to Section 5.9 of this Bylaw.

**.3 Development Regulations**

Development of lands subject to this overlay shall be conducted in a manner that does not conflict with the general purpose of this overlay, subject to the following regulations:

- (a) Proposed development identified as a permitted use within the corresponding land use district shall be considered discretionary.
- (b) Development permits may be issued in areas with an approved *local planning document* formed under the SVS ASP for a maximum 5-year period, at which time the *developer* will need to re-apply.
- (c) Development permits may be issued in areas outside an approved *local planning document(s)* for up to a 10-year period, at which time the *developer* will need to re-apply.
- (d) Notwithstanding Paragraphs 18.5.3(b & c), development permits for residential uses and uses accessory to residential development will not be time limited.

1632/23

**.4 Subdivision Regulation:**

Subdivision of lands subject to this overlay:

- (a) may only be considered if the subdivision application is consistent with the SVS ASP and any subsequent *local planning documents* formed under the SVS ASP; and
- (b) must be accompanied by a redistricting application for the corresponding lands.
- (c) Notwithstanding Subsection 18.5.4, applications received for the subdivision of lands designated as AG – Agriculture within this Bylaw will be subject to the subdivision regulations of that district.

## PART 19 DEFINITIONS FOR USES

The following terms define the *uses permitted* or *discretionary* set out in Parts 10 through 17 of this Bylaw.

*Accessory dwelling unit* means a self-contained *dwelling unit*, that is located either within or on the same titled *parcel*, and accessory to a *principal dwelling* and meets the Alberta Building Code. *Accessory dwelling units* within the same *building* may or may not share access to the outside and/or other facilities with the *principal dwelling*. *Accessory dwelling units* include but are not limited to *garden suites*; *garage suites*; and *secondary suites*.

1587/22

*Accessory, agricultural building* means a *building* associated with the operation of an *agricultural use* on the *parcel* on which it is located, *used* for the housing of livestock, storage of farm produce or livestock feed, or for the storage or maintenance of agricultural machinery. Such structures shall include grain bins or silos for the storage of on-farm produced crop products, hay shelters, animal housing facilities and machine storage sheds. This *use* does not include a detached garage or shop if the *building* is partially *used* for personal or residential *use* or *Cannabis Production and Distribution*.

1405/18

*Accessory, building* means a *building* or structure that is incidental, subordinate and located on the same *parcel* as the *principal building*, but does not include a *building* or structure *used* for human habitation and does not include *shipping containers*, or *Cannabis Production and Distribution* or *Cannabis Retail Sales*.

1405/18

*Accessory, use* means the *use* of a *building* or land which is incidental and subordinate to the *principal use* of the *parcel* on which it is located. This *use* does not include *Cannabis Production and Distribution* or *Cannabis Retail Sales*.

1405/18; 1432/19

*Administrative building* means a standalone *building* for the purpose of providing office support to an on-site *use*. An *administrative building* is not *government services*, *professional, office and business services* or *surveillance suite*.

*Agricultural support service* means the *use* of land, *buildings* and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or *warehousing*. This does not include *Cannabis Production and Distribution* or *Cannabis Retail Sales* or *general industrial*.

1405/18, 1597/22

*Aircraft sale and service* means a premise *used* for the sale, charter or rental of aircraft together with incidental maintenance services and the sale of parts and of accessories.

*Apartment* means a *building* designed to accommodate three or more *dwelling units* that have a principle common entrance and in which the *dwelling units* are arranged in a horizontal or vertical configuration.

*Auctioneering establishment* means *buildings*, land or both for the auctioning of goods and equipment including the temporary storage of such goods and equipment. This does not include flea markets, pawnshops and retail second-hand stores.

*Bed and breakfast* means an owner-occupied *dwelling* where four or fewer guest rooms are rented for periods of fourteen days or less, with one meal provided on a daily basis to registered guests where such meals are prepared in a residential kitchen. This *use* does not include a *Cannabis Consumption Venue*.

1436/19

*Brewery, winery, distillery* means the manufacturing, packing, bottling, canning of beer, wine, spirits, or other alcoholic beverages for on-site or off-site consumption. These developments may include the preparation and sale of food for on-site or off-site consumption.

1609/23

*Bulk fuel sale* means a *development* that provides petroleum products and other motor vehicle fluids in large quantities, primarily to commercial or industrial vehicles and fleets. The *development* may include facilities for cleaning, blending, or packaging of bulk oil, fuel or chemicals for redistribution or sale, but does not include the manufacturing of these products.

*Campground* means a *development* intended for cabins, tents, trailers, or *recreational vehicles* used for temporary overnight accommodation. A *campground* may include related *accessory buildings*, including, but not limited to,

administrative offices, eating and cooking shelters, washroom and shower facilities, playgrounds, food concessions, laundry facilities, fire pits, firewood storage, lighting, water supply, sewage disposal facilities, waste collection and recycling facilities. A *campground* is not a *work camp* or *private camp* or *club*.

*Cannabis Consumption Venue* means a development, or any part thereof, licensed to sell Cannabis to the public for consumption within the premises.

1436/19

*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 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.

1405/18

*Cannabis Production & Distribution, Micro* means *Cannabis Production & Distribution* as defined herein, and is either:

- (a) In the case of a production facility, a cultivation area with a plant canopy area of less than 200m<sup>2</sup> or as otherwise defined by the Cannabis Regulations SOR/2018-144, as amended or replaced.
- (b) In the case of a processing and distribution facility, has an annual processing amount of less than 600 kilograms of dried cannabis, or as otherwise defined by the Cannabis Regulations SOR/2018-144, as amended or replaced.
- (c) This also includes a Cannabis Nursery, as defined by the Cannabis Regulations SOR/2018-144.

1436/19; 1560/21

*Cannabis Production & Distribution, Standard* means *Cannabis Production & Distribution* as defined herein, and is either:

- (a) In the case of a production facility, a cultivation area with a plant canopy area of greater than 200m<sup>2</sup> or as otherwise defined by the Cannabis Regulations SOR/2018-144, as amended or replaced.
- (b) In the case of a processing and distribution facility, has an annual processing amount of greater than 600 kilograms of dried cannabis, or as otherwise defined by the Cannabis Regulations SOR/2018-144, as amended or replaced.

1436/19; 1560/21

*Car wash* means a *development* used for the purpose of washing motor vehicles.

*Cemetery* means, pursuant to the *Cemeteries Act*, RSA 2000, c.C-3, land that is set apart or *used* as a place for the burial of dead human bodies or other human remains, or in which dead human bodies or other human remains are buried.

*Child care facility* means a *development* used to provide care and supervision, but not overnight accommodation, to seven or more children under the age of thirteen. Typical *uses* are day care centres, before and after *school* care and pre-schools.

*Class II landfill* means a "Class II landfill" as defined in the Waste Control Regulation, and further excludes the processing of hazardous waste or hazardous recyclables as those terms are defined in the Waste Control Regulation. Without limiting the foregoing, a *class II landfill* may include all, or some of, the following:

- (a) *Buildings* and *roads* necessary for the operation and maintenance of, or customary incidental and subordinate to, a *class II landfill* approved by Alberta Environment and Parks.
- (b) Any other structures, storage facilities, material handling facilities, trenches, *roads*, berms, monitoring wells and other installations that is being used, or has been used, or held in connection with, the disposal or storage of waste at the *waste management facility*.

*Closure or transitional use* means the construction of a final cover for a landfill cell (including placement of barrier layer, subsoil and topsoil) and the *development* or *use* of lands for a closed landfill cell or other disturbed lands (including the restriction, stabilization, contouring, maintenance, conditioning and reconstruction).

*Commercial school* means a *development* used for training and instruction in a specific trade, skill or service operated by an individual or company.

*Community building* means a *building* used for recreational, social, arts, events, or multi-purpose *use* without fixed seats and primarily intended for local community purposes. Typical *uses* include community halls, community centres, and community league *buildings*.

1597/22

*Community garden* means the cultivation and harvesting of plant and animal products where the primary purpose is supportive of community, educational, recreational, rehabilitative or social programming. *Accessory uses* may include exterior storage, composting, and *buildings* for the operation of the site and the extension of the growing season. This does not include *agriculture support services* or *intensive agriculture* or *Cannabis Production and Distribution*.

1405/18

*Compost facility* means an operation or facility that processes, transfers or stores compostable materials and feedstocks. Operational processes may include but are not limited to *screening*, blending, addition of moisture, chipping and grinding.

1560/21

*Confined feeding operation* means *development* defined and regulated through the *Agricultural Operations and Protection Act* (AOPA), including *fenced* or enclosed land or *buildings* where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other *building* or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stable, auction markets, race tracks or exhibition grounds.

*Contractor service, major* means a premise *used* for the provision of *building* and construction services including *landscaping*, concrete, electrical, *excavation*, drilling, heating and plumbing or similar services of a construction nature which require exterior storage and warehouse space and may include manufacturing activities.

*Contractor service, minor* means a premise *used* for the provision of electrical, plumbing, heating, painting, carpentry and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed *building*, and there are no accessory manufacturing activities.

*Correctional institution* means a detention or remand facility operated by or for the Government of Alberta to detain arrested, charged or convicted persons pursuant to a law in force in Alberta.

*Craft workshop* means a *building* or part of a *building* used for trade, craft or guild for the manufacture primarily by manual methods in small quantities, of craft articles such as leatherwork, upholstery, repair, finishing of antiques and other art objects, pottery, woodwork, hand woven goods and similar articles, but shall not include metal spinning, or furniture manufacturing, or refinishing of automobiles.

1609/23

*Crematorium* means a facility fitted with proper appliances for the purposes of cremation of human remains.

*Data Processing Facility (major)* means a building, dedicated space within a building, or a group of buildings used to house computer systems and associated infrastructure and components for the digital processing of data.

1672/25

*Data Processing Facility (minor)* means a *Data Processing Facility* on a small footprint typically involving semi-portable buildings and generation units using onsite energy such as solar, wind, or gas.

1570/22, 1672/25

*Diversified Agriculture* means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the *Extensive livestock* or *Extensive and Intensive agriculture uses*. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include *home based business*, *visitor accommodation*, *intensive agriculture*, *event venue*, *agriculture support services*, *Cannabis Production and Distribution*, or *Cannabis Retail Sales*.

1597/22

*Drive-through restaurant* means an *eating and drinking establishment* which includes drive-through food and beverage pick-up services.

*Dugout* means an *excavation* of earth, rock, concrete or other material designed to retain water for household, *landscaping*, stormwater management or general *agricultural uses* but does not include a lagoon for the purpose of processing wastewater. A *dugout* includes a borrow pit.

*Duplex* means a single *building* containing two *dwelling units* on the same site, with one placed over the other in whole or in part with individual and separate entrances to each *dwelling unit* directly to the outdoors. (See Figure 19.1)



Figure 19.1: Duplex

*Dwelling, semi-detached* means a *dwelling unit* containing not more than two *dwelling units* sharing a common vertical wall, with no *dwelling unit* being placed over another in whole or in part. Each *dwelling unit* shall have a separate and individual entrance at *grade* and conforms to the *Safety Codes Act*.

1560/21

Figure 19.2: [REMOVED] 1560/21

*Dwelling, single detached* means a *building* containing one *dwelling unit* which is separate from any other *dwelling unit* or *building* and that conforms to the *Safety Codes Act*. This excludes *recreational vehicles* and park models.

*Eating and drinking establishment* means an establishment where the primary purpose is the sale of prepared food and beverages to the public for consumption on or off the premises, and may be licensed by the Alberta Gaming, Liquor and Cannabis Commission. Such facilities may include live entertainment. This use does not include a *Cannabis Consumption Venue*.

1436/19

*Equestrian facility* means a facility used for the training of riders or horses and may include the boarding of horses.

*Equipment sale, service and rental, major* means *development* where equipment including farm equipment and other large commercial and industrial vehicles is kept for sale, lease service or rental to the public.

*Equipment sale, service and rental, minor* means *development* where equipment is kept for sale, lease, service or rental to the public. The equipment may include items such as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools, power tools and other similar products, but does not include the rental of motor vehicles or *heavy industrial* equipment.

*Event venue* means a use primarily intended to hold events and includes the provision of facilities to enable entertainment, public assembly, and/or the preparation of food and beverage services. This use does not include *bed and breakfast*, *recreation facilities*, *visitor accommodation*, or *home-based business*.

1597/22

*Explosives detonation and disposal* means the burning and/or detonation of a maximum of 10 pounds of explosives at one time, in accordance with all other applicable municipal, provincial and federal requirements.

*Explosives storage and distribution* means a *development* or *use* designed for the storage and/or distribution of explosives as defined in the *Explosives Act* RSC 1985, c.E-17. This *use* is not considered a *storage facility* or *outdoor storage*.

*Extensive agriculture* means an *agricultural use* including a system of tillage, which depends upon large areas of land for the raising of crops and includes customer site visits that are associated with the operations. This does not include *Cannabis Production and Distribution*.

1405/18

*Extensive livestock* means an *agricultural use* involving the rearing of livestock either in conjunction with or separate from an *extensive agricultural use*, where the density of animals on the subject site is less than specified in the *confined feeding operation* regulation. This use includes customer site visits that are associated with the operations.

*Family day home* means *development* accessory to a *dwelling* used to provide care and supervision, but not overnight accommodation, for up to six children including the *developer's* own children.

*Farm Help Accommodation* means a *dwelling unit* occupied by persons that are an integral part of the operations of an *intensive agriculture*; *extensive agriculture*; *extensive livestock*; or *equestrian facility* use of the same parcel.

1432/19

*Fleet service* means the use of the *parcel* and/or building(s) for the parking and servicing of vehicles for the delivery of people, goods, or services where such vehicles are not available for sale or long term lease. This may include, but is not limited to, bus lines, commercial transport, cartage, and courier services. This use does not include *warehousing*.

1421/18

*Funeral home* means a *development* designed for the arrangement of funeral services and supplies to the public and includes facilities intended for the preparation of dead human bodies for internment or cremation. This *use* does not include a *crematorium*.

*Garage suite* [REMOVED] 1587/22

Figure 19.3: [REMOVED] 1587/22

*Garden suite* [REMOVED] 1587/22

Figure 19.4: [REMOVED] 1587/22

*Gas processing plant* means a plant for the *extraction* from gas of hydrogen sulfide, helium, natural gas liquids or other substances.

*General industrial* means an industrial activity which does not create an adverse environmental impact or nuisance beyond its immediate site, is compatible with other industrial and commercial *uses* in a concentrated setting and involves the storage, manufacturing, distribution, wholesaling, testing, repairing, processing or salvaging of goods and materials. This does not include *Cannabis Production and Distribution*.

1405/18

*Government service* means *development* providing offices and facilities for, or services by, the municipal, provincial or federal government. This does not include emergency service facilities.

*Group home, major* means the *use* of a *dwelling* as a facility which is authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for five or more residents, exclusive of staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral challenges, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision.

*Group home, minor* means the *use* of a *dwelling* as a facility which is authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for up to four residents, exclusive of staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral challenges, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. This *use* does not include homes or half-way houses for persons under jurisdiction of the federal or provincial justice systems or services.

*Guest Ranch* [REMOVED] 1560/21

*Hangar* means a *building used* to store or repair aircraft.

*Hazardous waste collection centre* means a facility *used* to collect and store hazardous recyclables such as but not limited to waste oils, paints, agricultural chemicals, pesticides, batteries and general household hazardous wastes. The hazardous recyclables may be temporarily stored onsite for eventual transfer and processing at an approved facility.

*Heavy industrial* means a large-scale manufacturing or processing facility that may have impacts that extend beyond the boundaries of the site, such as high volumes of heavy vehicle movement, or nuisance as a result of noise, smoke, odour, dust, fumes, glare or humidity or hazard arising from fire explosion, radiation or contamination.

*Home-based business* means the *accessory use* of a *dwelling*, *accessory buildings* and *parcel* for an occupation, trade, profession or craft to be operated by the permanent residents of the *dwelling*. This does not include *Cannabis Production and Distribution*, *Cannabis Retail Sales*, or a *Cannabis Consumption Venue*.

1405/18; 1436/19

*Hospital* means an institutional *development used* to provide full service in-patient and out-patient health care to the public.

*Hotel* means *development used* for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor(s). *Hotels* may include accessory food and beverage facilities, meeting and convention rooms and *retail sales*. This use does not include a *Cannabis Consumption Venue*.

1436/19



*Incineration* means a thermal waste treatment technology that involves converting waste into ash and heat, which is to be used to generate electric power.

*Integrated highway facility* means a *service station* that caters to large commercial vehicles, such as semi-trailer trucks, as well as intermediate-sized vehicles and passenger vehicles. This *use* may include an accompanying *eating and drinking establishment*, retail store, a card lock or key lock motor vehicle fuel dispensing facility, as well as a rest area for truck drivers including seating areas and shower and laundry facilities.

*Intensive agriculture* means a horticultural operation that generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, and tree farms. This *use* accommodates minimal site visits, typically on a seasonal basis, for customers purchasing of strictly onsite farm products. This does not include *Cannabis Production and Distribution* or *Cannabis Retail Sales*.

1405/18, 1597/22

*Kennel and animal boarding* means a *development* used for the treatment, breeding, boarding or training of four or more animals which are not owned by the resident of the *dwelling unit* on the *parcel*.

*Landscaping contractor service* means a construction related service which includes the storage of soft landscaping materials such as plants, trees, and shrubs as well as hard landscaping materials such as rocks, pavers, ornaments, crushed rock, shale, or other similar materials normally accessory to the service with limited exterior storage of equipment and vehicles. This may include ancillary uses, including, but not limited to, sales, display, office, snow removal services or technical support service. This use does not include *intensive agriculture* but may be accessory to it.

1407/18

*Laydown yard* see *outdoor storage*.

*Light industrial* means an indoor industrial or manufacturing activity which, in the opinion of that *Development Authority*, is of limited impact to adjacent properties (noise, glare, vibration, or airborne emissions) from outside of the building that houses the operation, and may involve altering, assembling, fabricating, finishing, inspecting, making, processing, producing, storage, treating or repairing, items either by hand or through the use of machinery. *Industrial, light* may include the temporary storage of onsite motor vehicles, commercial for freight handling including pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the principle use. Light industrial may include small area of exterior storage of goods associated with the approved development.

1397/17

*Live-work unit* means a *dwelling unit* that includes working space accessible from the living area, reserved for and regularly used by one or more residents of the *dwelling unit*, but does not include home based businesses. Working space may be used for retail sales, personal services, studio for artists/ dancers/ designers/ musicians/ photographers, including production from finished materials, office, and school.

1609/23

*Medical Marijuana Production Facility* [REMOVED] 1436/19

*Mixed use development* means a single multi-storey *building* designed for more than one type of land *use* on the same site. The composition of *uses* will typically be retail or offices on the ground floor, with residential units above.

*Modular dwelling* means a *building* containing one *dwelling unit*, constructed in a factory in one or more modules in accordance with CSA A277 and the *Safety Codes Act* and is ready for occupancy on completion of installation on a foundation, connection of services and other set-up in accordance with the manufacturer's installation instructions.

1432/19

*Motel* means the provision of rooms or suites for temporary lodging or housekeeping, where each room or suite has its own exterior access. *Motels* may include accessory *eating and drinking establishments*, *retail sales* or *professional, office and business service*.

*Natural resource extraction* means the quarrying and removal of raw materials including, but not limited to, sand, gravel, clay, marl, earth or mineralized rock found on or under the site. Typical *uses* include but are not limited to quarries and gravel pits. This does not include processing of raw materials transported to the site, sale of product or *secondary processing*.

*Neighbourhood mixed-use development* means a *building* designed for more than one type of land use on the same site. The composition of uses will typically be small-scale retail intended to serve the local neighbourhood within walking distance on the ground floor, with residential uses above.

1609/23

*Outdoor storage* means the storage of equipment, goods and materials in the open air. This includes the storage of items accessory to the *principal use* of a *development*, as well as *laydown yards*, vehicle or heavy equipment storage



compounds, storage of construction material or modular trailers or storage unrelated to the *principal use* of the *parcel* or site. This does not include a *recreational vehicle storage facility*.

1432/19

*Park and ride* means the *use* of a *parking facility* for public or private transport connections that allow commuters to leave their vehicles and transfer to a bus or rail system, or carpool for the remainder of the journey. The vehicle is left at the *parking facility* and retrieved when the owner returns.

*Parking facility* means a *development* designed for the parking of vehicles. This does not include a *recreational vehicle storage facility*.

*Private camp or club* means a premise or land for the social or recreational activities of members of a non-profit, religious, philanthropic organization or athletic group for educational training or instructional purposes generally with an outdoor emphasis, with or without *on-site campsites* or cabins. A *private camp or club* may include facilities for sleeping, eating, drinking and assembly purposes. A *private camp or club* is not a work camp or *campground*.

*Professional, office and business service* means a *development used* for the provision of professional, management, personal care, administrative, consulting and financial services. Typical *uses* include offices for lawyers, accountants, engineers, architects, real estate agents, medical, health, and dental offices and clinics, insurance brokers, office support services, banks, loan offices, printing establishments, janitorial firms, professional services related to cleaning and repair of personal effects including barbershops, hairdressers, tattoo studios, tailors, dressmakers, shoe repair shops, dry cleaning establishments and laundromats. This does not include *contractor service, major and minor*.

*Protective and emergency service* means a public facility *used* by fire protection, police, ambulance or other such services as a base of operations. This includes ancillary training facilities.

*Public/Private library and cultural facility* means *development* for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public or private *use*; or a *development* for the collection, preservation and public or private exhibition of works or objects of historical, scientific or artistic value. Typical *uses* include libraries, museums and art galleries.

1647/24

*Public/Private park* means *development* of public or private land specifically designed or reserved for active or passive recreational *uses* or for educational, cultural or aesthetic purposes, and includes all *natural areas* and landscaped areas. This includes but is not limited to playing fields, playgrounds, picnic grounds, trails, *natural areas*, water features and related *accessory buildings*.

1647/24

*Rail equipment and vehicle rentals/sales agency* means the retail sale or rental of new or used rail/transloading equipment or rail/transloading vehicles, together with incidental maintenance services, sales of parts and accessories.

*Rail spur* means a secondary track used by railroads to allow customers at a location to store, load and unload railcars without interfering with other railroad operations.

*Rail yard* means a series of railroad tracks for storing, sorting, or loading/unloading, railroad cars and/or locomotives.

*Recreation facility, indoor* means a facility in which the public participates in recreational activities within a *building*. Typical *uses* include amusement arcades, billiard or pool halls, bowling alleys, racquet courts, swimming pools, gymnasiums, simulated golf facilities, and arenas. This may include *retail sales* and *eating and drinking establishments* as an *accessory use*. This *use* does not include an *Event Venue* or *Community Building*.

1597/22

*Recreation facility, outdoor* means *development* providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical *uses* include *golf courses*, driving ranges, clubhouses, go-cart tracks, sports fields, tennis courts, unenclosed ice surfaces or rinks, rodeo grounds, athletic fields, boating facilities, swimming pools, bowling greens, riding stable and fitness trails. This *use* does not include a *public/private park* or *shooting range*.

1647/24

*Recreation, outdoor motorized vehicle facility* means a facility for vehicular or motorized sports activities or both conducted outdoors. This includes but is not limited to sport recreation facilities such as off highway vehicle and motor vehicle race courses and boating facilities.

*Recreational vehicle sale and rental* means the sale or rental of new or used recreational vehicles, or boats. This *use* may also include accessory maintenance services, and the sale of parts and accessories. This *use* does not include *equipment sale, service and rental, major or minor*, nor a *service station*.

1463/19

*Recreational vehicle storage facility* means a principal or *accessory use* where *recreational vehicles* as well as boats and all off-highway vehicles are stored outdoors on a *parcel* on a commercial basis when they are not in *use*. This *use* does not include a *campground* or *outdoor storage*.

*Recycling collection centre* means a drop-off point or facility for temporary storage of recoverable resources, such as but not limited to newspapers, glassware, plastics and metal cans. This does not include the processing of hazardous recyclables.

*Recycling processing centre* means an operation or facility in which recoverable resources such as but not limited to newspapers, glassware, plastics and metal cans are conveyed through both automated and traditional sorting processes, stored and/or prepared for transfer *off-site*.

*Religious assembly* means a *development used* for religious worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, food preparation, events, and service facilities, parish house, classrooms, dormitories and other *buildings*. Typical *uses* include churches, mosques, temples, synagogues, convents and monasteries.

1597/22

*Renewable energy facility* means a facility that generates, stores energy from a source that is naturally occurring and replenishes after use for commercial distribution. Sources of renewable energy include wind, hydro, geothermal and biomass. This does not include a *solar collector* or a *solar farm*.

1560/21

*Residential care facility* means a *development* consisting of a *building* that provides home-like accommodation, meals, professional care and supervision for the elderly, and/or persons with physical or mental developmental disabilities. This *use* does not include a *hospital* or a *correctional institution*.

*Resort* means a commercial *development* which offers guest and staff accommodation as well as complementary recreational opportunities. The *resort* may include *eating and drinking establishments*, concessions, *event venue* and picnic areas. This *use* does not include a *Cannabis Consumption Venue*.

1436/19, 1597/22

*Retail sale* means *development* used for the sale of consumer goods in an enclosed *building*, including such items as groceries, confectionary, electronics, furniture and appliances. *Retail sale* does not include *retail sale*, *liquor* or *vehicle sale or rental*. This does not include *Cannabis Retail Sales*.

1405/18

*Retail sale, cannabis* means a retail store licensed by the Province of Alberta where *Cannabis* and Cannabis Accessories are sold to individuals who attend at the premises. This *use* does not include *Cannabis Production and Distribution*.

1405/18

*Retail sale, liquor* means *development used* for the sale of alcoholic beverages to the public and licensed by the province. Typical *uses* include wine and beer stores. This does not include *Cannabis Retail Sales*.

1405/18

*Sales centre* means a *temporary building* erected or moved onto a *parcel* to provide information about the type of *development* occurring on the *parcel* or in other parts of a *development* area.

*Salvage yard* means any place where vehicles or other machinery is broken up and the parts saved and processed for resale.

*School* means a publicly or privately supported *development used* for education and includes its administrative offices. Typical *uses* include an elementary, secondary or post-secondary *school*.

*Secondary dwelling* [REMOVED] 1587/22

*Secondary processing* means activities following the removal of raw materials from an *excavation* to prepare it for market, including but not limited to, *crushing*, screening, washing and sorting.

*Secondary suite* [REMOVED] 1587/22

*Service station* means a *development* used for the sale of automotive fuels and fluids, and/or the servicing, restoration, towing, and repair of passenger vehicles, off-highway vehicles, or recreational vehicles, and may include retail sales related to the use.

1432/19

*Shipping container* means a vessel previously used to transport goods now used for storage purposes. *Shipping containers* are also commonly known as sea cans or intermodal *shipping containers*.

*Shooting range* means an area provided with targets for the controlled practice of shooting. For the purpose of this Bylaw, a *shooting range* is a recreational use and can be developed indoor or outdoor, in accordance with provincial and federal regulations.

*Show home* means a permanent, unoccupied, residential *dwelling* which is constructed for the *temporary use* of displaying to the public the type or character of *dwelling* to be constructed in other parts of the same *development* area. *Show homes* may contain offices for the sale of other *parcels* or *dwelling* in the *development* area.

*Sign* see Part 7, Sign Regulations.

*Soil treatment* means a stationary facility designed, constructed or utilized and permitted by the *waste management facility* to handle, store and treat or process contaminated soil, for the purpose of enabling treated soils to be reused or disposed of within a *class II landfill*.

*Solar collector* means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy for onsite use. A *solar collector* is not a *renewable energy facility* or a *solar farm*.

1560/21

*Solar farm* means a ground-mounted facility that uses solar power to generate energy of one megawatt or greater. This use does not include a *renewable energy facility* or *solar collector*.

1560/21

*Sport court* means an outdoor permanent structure, located on the same *parcel* as, and incidental to, the *dwelling* and is intended for recreational purposes of the residents of the *dwelling*. Typical uses include, but are not limited to, hockey rinks, skating rinks, basketball courts and tennis courts. This use does not include a swimming pool or a *recreation facility, outdoor*.

*Storage facility* means a self-contained *building* or group of *buildings*, containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature. All storage shall be entirely contained within a *building*.

*Surveillance suite* means a secondary *building* or portion of a *building* used to provide *on-site* accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial or industrial establishment or for the on-duty security personnel for a use that is permitted in the district.

*Telecommunication tower and antenna system* means an exterior transmitting device used to receive and/or transmit radio-frequency signals, microwave signals or other federally licensed communications energy transmitted from, or to be received by, other antennas. Antenna systems include the antenna and may include amateur radio towers, a supporting tower, mast or other supporting structure, a station and an equipment shelter.

*Temporary asphalt plant* means a structure which is used to make asphalt from aggregate materials for a limited period of time and is typically associated with a *road* construction project.

*Temporary building* means a *development* that is incidental to the erection of a *building* or structure for which a *development permit* has been issued under this Bylaw. A *temporary building* is not a *dwelling*.

*Temporary concrete batch plant* means a structure used to make concrete from aggregate materials and cement for a limited period of time and is typically associated with facility or infrastructure construction.

*Topsoil screening* means a process using equipment to separate finer soil particles from larger pieces of debris such as clay, twigs, rocks or stones and large plant roots.

*Town house* means three or more *dwelling units* joined in whole or in part at the side only, with no *dwelling unit* being placed over another in whole or in part. This use does not include *apartments*.

*Transloading facility* means a facility used for the process of transferring product from one form of transport (e.g. truck or pipeline) to another form of transport (e.g. rail or truck).

*Treatment centre* means a federal or provincial licensed live-in health care facility providing short-term accommodation to provide therapy. This does not include a *Correctional Institution*.

1560/21

*Utility, major* means development for public or private utility infrastructure purposes which is likely to have a major impact on the environment or *adjacent* land uses by virtue of their emissions, effect or appearance. Typical facilities

would include sewage and/or water treatment plants, sewage lagoons, power generating stations, cooling plants and incinerators.

*Utility, minor* means development for public or private utility infrastructure purposes which is both basic and common to the development of a municipality and has relatively minor impact on the environment or *adjacent* land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone lines, water and sewer lines, public roadways, drainage ditches, local electrical transmission and distribution facilities and television cable lines.

*Vehicle sale and rental* means the sale or rental of new or used automobiles, off highway vehicles, recreational vehicles or boats. This *use* may also include accessory maintenance services, sales of parts and accessories or *service station*. This *use* does not include *equipment sale, service and rental, major or minor*.

1463/19

*Veterinary clinic* means a facility for the medical care and treatment of animals, and includes provision for their overnight accommodation. The *use* of the facility as a kennel shall be limited to short-term boarding while the animals are awaiting treatment or are recovering from treatment, and shall be accessory to the *veterinary clinic use*.

*Visitor accommodation* means the provision of *guest units* intended for temporary accommodation on a commercial and seasonal basis and can include a common social/conference room(s), office, and commercial kitchen. *Visitor accommodation* does not include a *hotel, motel, resort, campground or Private camp or club*.

1560/21

*Warehousing* means the use of a *building* and/or site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles thereof, or any waste material, or *cannabis*.

1405/18

*Warehousing, limited* means a commercial development which primarily involves the keeping of raw materials, finished goods, and associated machinery and equipment. All *warehousing* must be contained entirely within a building. This use does not include outdoor storage.

1397/17

*Waste management facility* means a *parcel used* primarily for the storage, processing, treatment and disposal of solid and/or liquid wastes, which may have adverse environmental impact on *adjacent* site by virtue of potential emissions and/or appearance. Typical *uses* include sanitary landfills, garbage transfer and compacting stations, recycling facilities, incinerators, sewage lagoons, wrecking and scrap metal *yards* and similar *uses*. A *waste management facility* includes a dry waste site, which may be used for the storage or disposal of waste concrete, non-noxious scrap *building* materials and similar non-hazardous wastes.

*Wind energy system* means a micro wind energy conversion system consisting of a wind turbine, a tower or vertical axis turbines designed to capture updrafts, and associated control or conversion electronics and which is designed to collect and distribute energy for personal *use*. This *use* is not a *renewable energy facility*.

## PART 20 MAPS

### 20.1 LAND USE DISTRICT MAP INTERPRETATION

- .1 Land *use* districts specified in Parts 10 through 17 of this Bylaw are described by their short form on the Land *Use* District map Schedule 1 of this Bylaw.
- .2 District boundaries are delineated on the Land *Use* District map. When uncertainty arises regarding the precise location of the boundary of a district, the following rules shall apply:
  - (a) district boundaries shall follow *parcel* boundaries; and
  - (b) district boundaries shall follow the municipal boundaries.
- .3 Any district boundaries not referenced specifically above shall be determined based on the scale of the Land *Use* District map.
- .4 Where land *use* districts have been established to reflect a *subdivision* of land, the district(s) shall conform to the Certificate of Title or plan of survey as registered in a land titles office.
- .5 District regulations do not apply to *highways*, *roads*, or any other public *road right-of-way*.
- .6 Notwithstanding Subsection 20.1.5, should an application to close a portion of any public *road right-of-way* be approved by Council and registered at Alberta Land Titles, the districts applicable to the *adjacent parcels* shall apply to the registered *road* closure area, and if those districts applicable to the *adjacent parcels* are not the same, each such district shall apply to the centre line of the road closure area.

## 20.2 SCHEDULE 1 – LAND USE DISTRICT MAP

## 20.3 SCHEDULE 2 – DEVELOPMENT CONSTRAINT OVERLAY MAP



## 20.4 SCHEDULE 3 – HEAVY INDUSTRIAL OVERLAY MAP

## 20.5 SCHEDULE 4 – RESOURCE EXTRACTION OVERLAY MAP

## 20.6 SCHEDULE 5 – INTERMUNICIPAL FRINGE OVERLAY MAP

**20.7 SCHEDULE 6 – URBAN RESERVE OVERLAY**