

Part 7: Land Use District Regulations

701 Designation of Districts

701.1 For the purposes of this By-Law, the municipality is divided into the following districts:

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701.2 The land designated to each of these districts is illustrated on the maps attached to this By-Law, and within each district, the use of land and buildings is controlled as set out below.

702 Agricultural (AG) District

702.1 Purpose

The purpose of the Agricultural District is to provide land where all forms of agriculture can be carried on without interference by other, incompatible land uses; and the Subdivision Authority, the Development Authority and, on appeal, the Subdivision and Development Appeal Board *must* refuse to approve any subdivision or issue a permit for any land use which may limit or restrict agricultural operations in the vicinity.

702.2 Permitted Uses:

The following uses are permitted:

- extensive agriculture,
- intensive agriculture,
- confined feeding operations holding the required authorization under AOPA,
- intensive livestock operations, provided that they are situated at least 800 metres away from any water body, or any third party residence, or any land not classified Agricultural,
- forestry and tree farming,
- horse riding, training, and boarding stables,
- new residences (site built, modular, or manufactured),
(*but see section 618 regarding suitable building sites*)
- home businesses, and
- buildings and uses accessory to those uses.

702.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- intensive livestock operations other than those listed as Permitted Uses;
- agricultural industrial uses,
- schools, churches, cemeteries, halls and other small scale public facilities,
- public, quasi-public, and utility facilities such as power and gas lines and installations, gas plants, compressor stations and radio towers,
- railways,
- airstrips (*note that licensed airports are classified separately*),
- sand, gravel, and mineral workings,
- sale and storage of fertilizer and other agricultural commodities,
- public parks and recreation areas,
- group residences,
- pre-existing buildings moved to the site,
- bed and breakfast operations,
- guest ranches,
- wind energy conservation systems (By-Law 8-16-A)
- kennels, and
- buildings and uses accessory to those uses.

702.4 Subdivision

A complete quarter section may be subdivided into two parts. This may be *either* a division of the land into two approximately equal parts, *or*, subject to section 702.6, and where allowed by the Municipal Development Plan, a residential site and an agricultural remainder.

Additional lots may be subdivided out of a quarter section:

- for public and quasi-public uses, and
- to create a lot which is physically separated from the balance of the quarter section by a barrier to agriculture such as a road diversion, creek, or ravine.

702.5 Size of Lots:

A lot created for residential purposes shall not include any cultivated land.

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

- approximately 80 acres in size, varied by existing patterns of cultivation, or
- defined by a physical barrier to cultivation such as a road diversion, creek, or ravine, or
- of a suitable size for a proposed or existing intensive agricultural, intensive livestock, or confined feeding operation.

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

702.6 Residential subdivisions

A lot subdivided for residential purposes shall:

- be safe and suitable as defined in section 618 of this By-Law,
- not conflict with nearby farm operations, the logical and economical expansion of nearby urban areas, or municipal or provincial plans for road improvements,
- have access to a maintained road, with an approach that meets the standards of the road authority, and
- contain at least two of the following improvements:
 - a habitable dwelling
 - a water well
 - electrical service
 - a natural or planted shelterbelt.

A lot which does not have at least two of those improvements may nevertheless be approved for subdivision provided that:

- the improvements are installed before the lot is registered at Land Titles Office, and
- the person making the application has owned the land for at least five years.

702.7 Setbacks from property boundaries

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any road, or, where a road is to be widened or diverted, from the future boundary, and
- 10 metres from any other property line.

702.8 Residences close to livestock operations

If the Development Authority is asked to issue a development permit for a residence, and the residence is closer to an intensive livestock operation or confined feeding operation than the minimum distance separation set out in section 611, he may:

- refuse to issue a permit, or
- issue a development permit subject to the applicant signing the declaration attached hereto.

702.9 Number of residences

No more than one residence shall be established on a lot unless a development permit has been issued under section 615 of the By-Law.

702.10 Impact on Other Municipalities

The following procedures apply within two miles of the boundary of the Towns of Ponoka or Rimbey, half a mile of the boundaries of other municipalities and Indian Reserves, and close to certain lakes as defined in the Municipal Development Plan ("the referral area"). They are designed to meet the County's commitment to work with its neighbours.

- Despite section 303 of this By-Law, all agricultural buildings within the referral area of an urban municipality require development permits.
- Proposals for subdivision or development within the referral area will be referred to the other municipality for comments and recommendations.
- If no reply is received within 21 days, the other municipality is deemed to have no objection, and the application will be processed in the normal way.

703 Restricted Agricultural (RA) District

703.1 Purpose

The purpose of the Restricted Agricultural District is to provide land for types of agriculture which are compatible with nearby water bodies. Because of the risk of pollution, **no intensive livestock facilities are allowed**. Nevertheless, the Restricted Agricultural District is still primarily an agricultural district, and the Development Authority may, at his discretion, refuse to issue a permit for any land use which may limit or restrict existing or proposed agricultural operations. (By-Law 33-10-A)

703.2 Permitted Uses:

The following uses are permitted:

- extensive agriculture,
- intensive agriculture,
- forestry and tree farming,
- horse riding, training, and boarding stables,
- guest ranches,
- new residences (site built, modular, or manufactured),
(*but see section 618 regarding suitable building sites*)
- home businesses, and
- buildings and uses accessory to those uses.

703.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- agricultural industrial uses,
- schools, churches, cemeteries, halls and other small scale public facilities,
- public, quasi-public, and utility facilities such as power and gas lines and installations, gas plants, compressor stations and radio towers,
- railways,
- airstrips (*note that licensed airports are classified separately*),
- sand, gravel, and mineral workings,
- storage of fertilizer and other agricultural commodities,
- public parks and recreation areas,
- group residences,
- pre-existing buildings moved to the site,
- bed and breakfast operations,
- kennels, and
- buildings and uses accessory to those uses.

703.4 Other regulations

The other regulations for the Restricted Agricultural district are identical to those in the Agricultural District, except that no intensive livestock facilities may be established. Existing operations may continue as legally non-conforming uses under section 643 of the Act, but shall not be expanded.

704 Agricultural Smallholding (AS) District

704.1 Purpose

The purpose of the Agricultural Smallholding District is to provide land for commercial agriculture on parcels smaller than would otherwise be allowed. At the request of the owner, Council may classify land to this district if it is convinced that the proposed parcel will support a viable agricultural operation.

704.2 Permitted Uses:

Permitted Uses: are the same as those in the Agricultural District.

704.3 Discretionary Uses:

Discretionary Uses: are the same as those in the Agricultural District.

704.4 Lot Size

The minimum lot size shall be at the discretion of the Municipal Planning Commission, and shall be based on the land requirements of the agricultural operation proposed for the site.

703.4 Other regulations

The other regulations for the Restricted Agricultural district are identical to those in the Agricultural District.

705 Country Residential (CR) District

705.1 Purpose

The purpose of the Country Residential District is to provide land of low agricultural value where clusters of rural non-farm residences may be established away from incompatible land uses, and the Development Authority may, at his discretion, refuse to issue a permit for any land use which may interfere with the quiet enjoyment of residential property in the district.

705.2 Permitted Uses:

The following uses are permitted:

- new single detached residences of conventional or modular construction and of a standard and design which are compatible with the surrounding residences,
- home offices,
- public parks and recreation areas,
- unattended utility structures serving the immediate area, and
- buildings and uses accessory to these uses

705.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- extensive agriculture,
- intensive agriculture [crops, not livestock],
- bed and breakfast operations with a maximum of four guest rooms,
- home businesses compatible with the purpose of the district,
- manufactured houses and pre-existing buildings of a standard and design which are compatible with the surrounding residences,
- group homes, and
- buildings and uses accessory to the above.

705.5 Size of Lots:

Residential lots shall have an area of at least 4000 square metres (one acre).

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

705.6 Number of lots per quarter section

- (a) Where a subdivision is to be served by **individual water wells**, the maximum number of residential lots on a quarter section shall be the lesser of
 - (i) the number of families whose water needs can be met on a sustainable basis from the underlying aquifer, as proved by tests under section 23 of the Water Act, or
 - (ii) 48 multiplied by A/160, where A is the number of acres in the present title.
- (b) Where a subdivision is to be served by a **piped water system**, the number of residential lots on a quarter section shall be no more than 100 multiplied by A/160, where A is the number of acres in the present title.
- (c) Where the area in the title has been reduced by a road plan or any other land taken for public purposes, those areas shall be added to the area of the title for the purposes of calculating allowable density.

- (d) Where the area of a water body is excepted from the title, the subdivision authority may include the area of that water body in the area of the title for the purpose of calculating allowable density.
- (e) Where part of the quarter contains a mixture of good soil and poor soil, the entire number of allowable lots may be concentrated on the poor soil.
- (f) Where a quarter contains two or more privately owned titles, the number of lots that may be subdivided out of each title shall be set in an outline plan agreed by the several owners and by council. If the several owners are not able to agree, the decision shall be made by council alone.
- (g) In a situation not covered by clauses (a) to (g) above, or where there appears to be a conflict between those clauses, the subdivision authority shall interpret the clauses and decide.

(By-Law 3-12-A)

705.7 Number of Residences on a Lot:

No more than one residence shall be established on a lot, but this shall not prevent the establishment of

- a secondary suite in a detached residence, or
- a second residence under section 615 of the By-Law.

705.8 Setbacks from Property Lines:

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any highway, railway, or county main road or, where a highway or road is to be widened or diverted, from its future boundary, and
- 10 metres from any other property boundary or an internal subdivision road.

No accessory building shall be built in a front yard.

705.9 Livestock

No livestock shall be kept on a lot with an area of 1 hectare (2.5 acres) or less.

On lots with an area greater than 1 hectare (2.5 acres), livestock may be kept in the ratio of one animal per hectare.

Notwithstanding the previous two sentences, two cats, and two dogs, and reasonable numbers of smaller common domestic pets, may be kept on any lot.

705.10 Sequence of Development

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

705.11 Resubdivision

Land in a multi-lot subdivision may be resubdivided only after an outline plan or area structure plan for the quarter section has been adopted by Council.

706 Country Residential Hobby Farm (CRH) District

706.1 Purpose

The purpose of the Country Residential Hobby Farm District is to provide land of low agricultural value for low density rural residential development and hobby farming.

706.2 Permitted Uses:

The following uses are permitted:

- new single detached residences, including manufactured homes of a standard and design which are compatible with the surrounding residences,
- home offices,
- agriculture,
- forestry and tree farming,
- public parks and recreation areas,
- unattended utility structures serving the immediate area, and
- buildings and uses accessory to these uses

706.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- intensive agriculture [crops, not livestock],
- bed and breakfast operations with a maximum of four guest rooms,
- home businesses compatible with the purpose of the district,
- manufactured houses and pre-existing buildings of a standard and design which are compatible with the surrounding residences,
- group homes, and
- buildings and uses accessory to the above.

706.5 Size of Lots:

Residential lots shall have an area of at least 4 hectares (ten acres).

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

706.6 Number of lots per quarter section

The number of residential lots allowed on a quarter section is no more than the number of families whose water needs can be met on a sustainable basis from the underlying aquifer, as proved by tests under section 23 of the Water Act.

706.7 Number of Residences on a Lot:

No more than one residence shall be established on a lot, but this shall not prevent the establishment of:

- a secondary suite in a detached residence, or
- a second residence under section 615 of the By-Law.

706.8 Setbacks from Property Lines:

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any highway, railway, or county main road or, where a highway or road is to be widened or diverted, from its future boundary, and
- 10 metres from any other property boundary.

No accessory building shall be built in a front yard.

706.9 Livestock

Livestock may be kept in the ratio of one animal per hectare.

Notwithstanding the previous sentence, two cats, and two dogs, and reasonable numbers of smaller common domestic pets, may be kept on any lot.

706.10 Sequence of Development

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

706.11 Resubdivision

Land in a multi-lot subdivision may be resubdivided only after an outline plan or area structure plan for the quarter section has been adopted by Council.

707 Watershed Protection (WP) District

707.1 Purpose

The purpose of the Watershed Protection district is to encourage the maintenance of natural vegetation, especially near lake and rivers, by allowing tree-covered land to be subdivided into residential parcels large enough that most of the trees will be retained.

707.2 Permitted Uses:

The following uses are permitted:

- detached residences,
- home offices,
- public parks and recreation areas,
- forestry,
- unattended utility structures serving the immediate area, and
- buildings and uses accessory to these uses

707.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- bed and breakfast operations,
- guest ranches,
- home businesses compatible with the purpose of the district,
- minor agriculture compatible with the purpose of the district,
- institutional and public uses,
- kennels, and
- buildings and uses accessory to the above.

707.4 Maintenance of natural vegetation

No more than 25% of the area of a parcel shall be cleared of trees. Within the remaining 75% of the parcel, trees may be selectively cut, consistent with good woodlot management practice. A restrictive covenant or other encumbrance may be registered on the title of a lot at the time of subdivision to bring this restriction to the notice of future buyers.

707.5 Size of Lots:

Residential lots shall have an area of at least 10 hectares (25 acres), but on land which is traversed by ravines, creeks, or other obstacles, the minimum lot size may be reduced so that the obstacles become the parcel boundaries.

Lots for non-residential uses shall have an area to the satisfaction of the Municipal Planning Commission.

707.6 Number of lots per quarter section

No more than 8 residential lots shall be created on one quarter section.

707.7 Number of Residences on a Lot:

No more than one residence shall be established on a lot, but this shall not prevent the establishment of:

- a secondary suite in a detached residence, or
- a second residence under section 615 of the By-Law.

707.8 Setbacks from Property Lines::

All buildings and excavations must be set back at least 40 metres from any property boundary.

No accessory building shall be built in a front yard.

707.9 Livestock

Livestock may be kept in the ratio of one animal for each two hectares of cleared land, plus domestic pets in reasonable numbers, plus animals in a kennel for which a development permit has been issued.

707.10 Drainage

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

707.11 Sequence of Development

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

708. Lake Resort (LR) District

708.1 Purpose

The purpose of the Lake Resort District is to provide land for cottage development adjacent to lakes. Maintaining the quality of the lake water is a very high priority, and the Development Authority may override other provisions of this section, or add conditions to a development permit, if in his opinion it is necessary to do so to protect water quality.

708.2 Permitted Uses:

The following uses are permitted:

- new single detached dwellings of conventional appearance and construction, either site-built or modular, but excluding travel trailers used as the main building on the lot,
- home offices,
- public parks and recreation areas,
- unattended utility installations serving the immediate area, and
- buildings and uses accessory to the above (but see 708.12, sequence of development)

708.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- manufactured homes on permanent foundations,
- pre-existing buildings moved to the site,
- recreational vehicles (subject to 708.10 below),
- home businesses,
- bed and breakfast operations,
- public utility installations,
- convenience stores,
- cafes and restaurants,
- recreation-oriented retail sales,
- storage compounds,
- agriculture, and
- buildings and uses accessory to the above.

708.4 Density of Development

Where domestic water is to be provided from wells on site, the number of lots allowed in a lake resort subdivision shall be no greater than the number of families whose water needs can be met on a sustainable basis from the underlying aquifer.

787.5 Number of Residences on a Lot:

No more than one residence shall be constructed on a lot. Secondary suites and residences under section 619 are not allowed.

708.6 Size of Lots:

Lots which are served by municipal *water and sewer* systems shall have a minimum area of 500 square metres and a mean width of at least 15 metres.

Lots which are served by a municipal *sewer* system but not a municipal water system shall have a minimum area of at least 1,000 square metres and a mean width of at least 30 metres.

Lots which are served by a municipal *water* system but not a municipal sewer system shall have a minimum area of at least 1,500 square metres and a mean width of at least 30 metres.

Lots which are served by *neither* a municipal water system nor a municipal sewer system shall have a minimum area of at least 2,000 square metres and a mean width of at least 30 metres.

Note that, pursuant to the Gull Lake Intermunicipal Development Plan, piped sewer systems are mandatory in new developments within half a mile of the shore line of Gull Lake. (By-Law 33-10-A)

708.7 Site Coverage

The ground floor area (footprint) of all buildings on a lot shall be no more than 500 square metres (5,380 sq ft), or 40% of the area of the lot, whichever is less.

708.8 Height of Buildings

Main buildings shall be no higher than 10 metres (30 feet) above grade.

Accessory buildings shall have only a single storey, and shall be no higher than 6 metres (20 feet) above grade.

708.9 Setbacks from Property Lines:

Single storey buildings shall be set back the following distances from property lines:

Front property line:	6.0 metres (20 feet)
Side property line not adjacent to a road:	1.5 metres (5 feet)
Side property line adjacent to a road:	3.0 metres (10 feet)
Rear property line:	6.0 metres (20 feet)

Buildings higher than one storey shall be set back the following distances from property lines:

Front property line:	10 metres (30 feet)
Side property line:	3.0 metres (10 feet)
Rear property line:	10.0 metres (33 feet)

Notwithstanding the above:

- no accessory building shall be built in a front yard,
- a garage with vehicle doors facing a lane or road shall be set back at least 6 metres (20 feet) from the lane or road, and
- where allowed by the Regional Health Authority, privies (earth closets) shall be located as required by the Alberta Private Sewage Disposal Systems Standard of Practice 1999 or its successor.

708.10 Recreational Vehicles

This section applies to the use of recreational vehicles by friends and family of the owner of the lot. Rental to third parties requires rezoning to a commercial use.

One recreational vehicle may be parked on a lot at any time, and no development permit is required.

Additional recreational vehicles may be located on a lot for up to seven days, and no development permit is required.

Additional recreational vehicles may be located on a lot for more than seven days provided that a development permit has been obtained.

No fee shall be charged for a development permit for a recreational vehicle.

If the waste water from a recreational vehicle is not disposed of in a manner satisfactory to the Development Authority, he may issue a Stop Order requiring the waste water disposal system to be improved, or requiring the recreational vehicle to be removed.

708.11 Livestock

No livestock shall be kept, except for common domestic pets in reasonable numbers.

708.12 Sequence of Development

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

708.13 Special Rules for Lakeshore Areas

Section 607 of the By-Law imposes additional requirements on development within 100 metres of the shoreline of certain lakes.

709 Recreation (REC) District

709.1 Purpose:

The General Recreation District provides land for campgrounds, golf courses, and other public and private sector recreation developments.

709.2 Permitted Uses:

The following uses are permitted:

- golf courses,
- horse riding, boarding, and training stables,
- rodeo grounds,
- conference facilities,
- country clubs,
- residences for staff,
- unattended utility structures, and
- buildings and uses accessory to the above.

709.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- hotels, inns, and lodges,
- restaurants and lounges,
- campgrounds,
- agriculture,
- utility buildings, and
- buildings and uses accessory to the above.

709.4 Lot Sizes

The minimum lot size shall be determined by the Development Authority.

709.5 Building Setbacks:

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any road or railway, and, where a road is to be widened or diverted, from the future boundary, and
- 10 metres from any other property line.

710 Recreational Resort District

710.1 Purpose:

The purpose of the Recreational Resort District is to provide land of low agricultural value for seasonal rural residences on titled lots. Because of the seasonal occupancy, with its lower demands on groundwater, higher densities may be permitted than in the County Residential District. Recreational resorts will normally be established adjacent to golf courses and other recreational facilities.

710.2 Permitted Uses:

The following uses are permitted in the Recreational Resort District:

- single detached residences, but excluding single wide mobile homes, and excluding recreational vehicles used as a main building,
- home offices,
- public park and recreations areas,
- unattended utility structures, and
- buildings accessory to these uses (but see 710.9 below).

710.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- double wide mobile homes on foundations,
- home businesses,
- utility buildings, and
- agriculture.

710.4 Number of lots per quarter section:

The number of lots allowed in a lake resort subdivision shall be no greater than the number of families whose water needs can be met on a sustainable basis from the underlying aquifer, provided that this aquifer has been tested by a professional engineer using methods acceptable to Alberta Environment.

710.5 Number of Residences on a Lot:

No more than one permanent residence shall be constructed on a lot.

A single recreational vehicle may be stored in the rear yard of a lot but shall not be occupied on the lot for more than two weeks in any calendar year.

710.6 Size of Lots:

Residential lots shall have an area of at least 5,000 square metres (1.2 acres) and a mean width of at least 50 metres.

710.7 Site Coverage:

No more than 20% of the area of a residential lot shall be covered by buildings.

710.8 Building Setbacks:

All buildings shall be set back from property lines by at least the following distances:

- 6 metres from the front and rear property lines
- 3 metres from side property lines
- 40 metres from a highway, government road allowance, or other main road.

No accessory building shall be constructed in a front yard.

710.9 Livestock:

Livestock (other than common domestic pets in reasonable numbers) are not permitted on parcels of less than 10 hectares.

710.10 Sequence of Development:

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

711 Recreational Vehicle Resort

711.1 Purpose:

The purpose of the Recreational Vehicle Resort district is to provide land where recreational vehicles (RVs) may be parked permanently. The place where the RV is parked may be a bare land condominium unit, or an unsubdivided space or stall.

711.2 Permitted Uses:

The following uses are permitted in the Recreational Vehicle Resort district:

- Recreational vehicles
- Commercial businesses serving the occupants of the RVR district
- Public utility installations serving the immediate area
- Buildings and uses accessory to the above.

711.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- Commercial businesses serving people outside the RVR district
- Park model manufactured homes
- Modular structures to a maximum size of 1,056 sq. ft. (By-Law 24-10-A, Res #202/16)

711.4 Uses not allowed:

- Site-built residences are neither a permitted nor a discretionary use in the RVR district.
- Basements are neither a permitted nor a discretionary use in the RVR district. (By-Law 24-10-A)

711.5 Density of Development:

No more than one RV, park model, or modular structure shall be placed on one condominium unit or stall. (By-Law 24-10-A)

711.6 Water supply:

Before using a development permit for a recreational vehicle resort, the Development Authority shall satisfy himself that there is sufficient water to serve the development, using the standards set out in section 23 of the Water Act.

711.7 Yards and Setbacks::

All buildings, whether permanently attached to the ground or not, shall be set back at least

- 3 metres from the front and back of the unit or stall,
- 1.5 metres from the side of the unit or stall, and
- 3 metres from the outer boundary of the outer property line of the condominium or unsubdivided parcel on which the development is placed.

711.8 Livestock:

No livestock shall be kept except for common domestic pets in reasonable numbers.

712 Airport (AIR) District

712.1 Purpose:

The purpose of the Airport District is to provide land for the operation of licensed airports and associated buildings and land uses. Unlicensed airstrips are allowed as a discretionary use in the Agricultural district.

712.2 Permitted Uses:

The following uses are permitted:

- runways and taxiways,
- hangars, control towers, terminal buildings, and maintenance shops, and
- buildings and uses accessory to the above.

712.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- residences for airport staff,
- utility structures and buildings,
- industrial, commercial, and storage uses which benefit from
 - or contribute to airport operations,
- agriculture, and
- buildings and uses accessory to the above.

712.4 Lot Sizes and Density of Development:

Lot sizes and the density of development shall be at the discretion of the Development Authority.

712.5 Setbacks from Property Lines:

Buildings shall be set back at least 40 metres (131 feet) from any road and from any property line which marks the edge of the Airport District.

Setbacks from the boundaries of lots within the District shall be at the discretion of the Development Authority.

712.6 Other Authorities:

Before issuing a development permit in the Airport district, the Development Authority shall refer the application to Transport Canada for comments and recommendations.

713 Rural Industrial District

713.1 Purpose:

The purpose of the Industrial District is to provide land for industry and for resource extraction operations in locations which will not conflict with nearby agriculture or residential land uses.

713.2 Permitted Uses:

The following uses are permitted:

- industrial, manufacturing, storage, processing, and warehousing uses
- public utility buildings
- agriculture
- agribusiness
- agricultural processing
- agricultural value-add
- agricultural, tourism
- agricultural, industrial
- utility buildings
- buildings and uses accessory to the above.

713.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- residences, limited to one per lot, to be occupied by the resident owner, on-site manager, or caretaker
- resource extraction
- buildings and uses accessory to the above.

713.4 Information to Accompany a Development Permit Application:

The applicant shall provide the following information to the Development Authority in addition to the general requirements of the development application:

- type of industry or extraction,
- size of buildings,
- number of employees,
- estimated water demand and proposed source,
- type of effluent and method of treatment,
- transportation routes to be used,
- reason for specific location,
- any ancillary works required (pipeline, railway spurs, etc.),
- probable places of residence of employees; and/or
- any such other information as may be reasonably required by the Development Authority

713.5 Referrals to Other Authorities:

Upon receipt of the application, the Development Authority shall consult

- nearby municipalities,
- Alberta Environmental Protection,
- Alberta Transportation, and
- the Regional Health Authority.

and shall consider their comments before making a decision.

713.6 Size of Lots:

Lot sizes shall be as required by the Development Authority bearing in mind the need for on-site Parking and Loading:.

713.7 Yards and Setbacks::

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any road, or, where a road is to be widened or diverted, from the future boundary, and
- 10 metres from any other property line.

713.8 Parking and Loading::

Sufficient space must be provided on site so that public roads are not used for Parking and Loading:.

713.9 Roads and Access::

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

713.10 Protection of Neighbouring Property:

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

714 Rural Commercial (RC) District

714.1 Purpose:

The purpose of the Rural Commercial District is to provide land for isolated rural stores and similar small-scale commercial activity serving the local area.

714.2 Permitted Uses:

The following uses are permitted:

- rural stores and similar small scale commercial activities
- public utility buildings
- agriculture
- utility buildings
- buildings and uses accessory to the above.

714.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- residences, limited to one per lot, to be occupied by the resident owner, on-site manager, or caretaker
- buildings and uses accessory to the above.

714.4 Size of Lots:

Lot sizes shall be as required by the Development Authority bearing in mind the need for on-site Parking and Loading:.

714.5 Yards and Setbacks:

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any road, or, where a road is to be widened or diverted, from the future boundary, and
- 10 metres from any other property line.

714.6 Parking and Loading:

Sufficient space must be provided on site so that public roads are not used for Parking and Loading:.

714.7 Roads and Access:

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

715 Urban Residential (UR) District

715.1 Purpose:

The purpose of the Urban Residential District is to provide land for houses in established hamlets, and to encourage the sort of development which is, or in the future may be, provided with full municipal services.

715.2 Permitted Uses:

The following uses are permitted:

- new single detached residences of conventional appearance and construction, including site-built, ready-to-move, and modular buildings,
- home offices,
- public parks, playgrounds, and recreational facilities
- unattended utility installations serving the immediate area, and
- buildings and uses accessory to the above.

715.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- duplexes and other forms of multiple housing served by municipal water and sewer,
- group homes,
- manufactured homes on subdivided lots
- manufactured homes in a rental park
- moved-in buildings
- municipal and government buildings and uses,
- home businesses, and
- buildings and uses accessory to the above.

715.4 Size of Lots:

Lots which are served by municipal *water and sewer* systems shall have a minimum area of 465 m² (5,000 sq ft) and a mean width of at least 15 metres.

Lots which are served by a municipal *sewer* system but not a municipal water system shall have a minimum area of at least 929 m² (10,000 sq ft) and a mean width of at least 30 metres.

Lots which are served by a municipal *water* system but not a municipal sewer system shall have a minimum area of at least 1,394 m² and a mean width of at least 30 metres.

Lots which are served by *neither* a municipal water system nor a municipal sewer system shall have a minimum area of at least 1,858 m² (20,000 sq ft) and a mean width of at least 30 metres.

715.5 Setbacks from Buildings and Property Lines:

All buildings shall be set back the following distances from property lines:

- (a) Front and rear property lines: 6 metres (20 feet)
- (b) Side property line: 1.5 metres (5 feet), except:
 - Adjacent to a flanking street: 3 metres (10 feet)
 - Where there is no road or lane access to the rear yard: 3 metres on one side of the building

A garage with vehicle doors facing a lane or road shall be set back at least 6 metres (20 feet) from the lane or road

All buildings shall be located at least 3 metres (10 feet) from other buildings unless a waiver has been obtained from the Fire Chief.

No accessory building shall be constructed in a front yard, or in a side yard adjacent to a flanking street.

715.6 Number of Residences on a Lot:

No more than one residence shall be constructed on a lot but this shall not prevent the construction of a secondary suite in a detached dwelling.

715.7 Livestock:

No livestock shall be kept, except for common domestic pets in reasonable numbers.

715.8 Fences:

No fence shall exceed 1 metre (3 feet) in a front yard or 1.8 metres (6 feet) in a side or rear yard.

715.9 Sequence of Development:

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

716 Urban Commercial (UC) District

716.1 Purpose:

The purpose of the Urban Commercial District is to provide land where retail, service, and other commercial activities may be carried on in hamlets.

716.2 Permitted Uses:

The following uses are permitted:

- Retail stores except those listed below as discretionary
- Professional, financial, and service businesses except those listed as discretionary
- Trade shops
- Parks and recreation areas
- Clubs, associations, churches, and lodges, except those listed below as discretionary,
- Government buildings
- Unattended utility installations serving the immediate area
- Buildings and uses accessory to the above.

716.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- Wholesaling
- Warehousing and storage
- Slaughterhouses
- Manufacturing and processing
- Establishments selling or dispensing alcohol for consumption on or off the premises,
- Establishments providing 'adult' entertainment or selling 'adult' products,
- Gambling establishments,
- Amusement arcades,
- Pawnbrokers,
- Businesses which sell gasoline or auto parts, or sell or repair motor vehicles,
- Businesses selling lumber or other flammable products,
- Drive-in businesses,
- Day care and group care facilities,
- Residences, limited to one per lot
- Hotels and motels,
- Public utility buildings,
- Moved-in buildings, and
- Buildings and uses accessory to the above.

Note: auto wreckers are neither a permitted nor a discretionary use in the UC district; they require Industrial zoning.

716.4 Lot Sizes:

Lots which are served by municipal *water and sewer* systems shall have a minimum area of 465m² (5,000 sq ft) and a mean width of at least 15 metres.

Lots which are served by a municipal *sewer* system but not a municipal water system shall have a minimum area of at least 929 m² (10,000 sq ft) and a mean width of at least 30 metres.

Lots which are served by a municipal *water* system but not a municipal sewer system shall have a minimum area of at least 1,394 m² and a mean width of at least 30 metres.

Lots which are served by *neither* a municipal water system nor a municipal sewer system shall have a minimum area of at least 1,858 m² (20,000 sq ft) and a mean width of at least 30 metres.

716.5 Setbacks from Property Lines:

Building Setbacks: for residential uses are as for the UR district.

Commercial and other non-residential buildings do not require to be set back from property lines, except that a garage or storage building with vehicle doors facing a lane or road shall be set back at least 6 metres (20 feet) from the lane or road.

Note that the Alberta Building Code and fire regulations may impose additional separation requirements between buildings.

716.6 Loading:

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

716.7 Livestock:

No livestock shall be kept.

717 Urban Industrial (UI) District

717.1 Purpose:

The purpose of the Urban Industrial District is to provide land for industry in hamlets.

717.2 Permitted Uses:

The following uses are permitted:

- industrial, manufacturing, storage, processing, shipping, and warehousing uses,
- auto repair,
- public utility buildings,
- utility structures, and
- buildings and uses accessory to the above.

717.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- bulk oil and gas depots,
- slaughterhouses,
- auto wreckers,
- fertilizer storage, blending, and sales,
- auction markets,
- veterinary clinics,
- residences, limited to one per lot, to be occupied only by the business owner, on-site manager, or caretaker,
- resource extraction, and
- buildings and uses accessory to the above.

717.4 Information to Accompany a Development Permit Application:

The applicant shall provide the following information to the Development Authority in addition to the general requirements of the development application:

- type of industry or extraction,
- size of buildings,
- number of employees,
- estimated water demand and proposed source,
- type of effluent and method of treatment,
- transportation routes to be used,
- reason for specific location,
- any ancillary works required (pipeline, railway spurs, etc.),
- probable places of residence of employees; and/or
- any such other information as may be reasonably required by the Development Authority

717.5 Size of Lots:

Lots which are served by municipal *water and sewer* systems shall have a minimum area of 465 m² (5,000 sq ft) and a mean width of at least 15 metres.

Lots which are served by a municipal *sewer* system but not a municipal water system shall have a minimum area of at least 929 m² (10,000 sq ft) and a mean width of at least 30 metres.

Lots which are served by a municipal *water* system but not a municipal sewer system shall have a minimum area of at least 1,394 m² and a mean width of at least 30 metres.

Lots which are served by *neither* a municipal water system nor a municipal sewer system shall have a minimum area of at least 1,858 m² (20,000 sq ft) and a mean width of at least 30 metres.

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

717.7 Yards and Setbacks:

All buildings shall be set back from property lines by the following distances:

Front and rear property lines: 6 metres (20 feet)

Side property line: 1.5 metres, except:

- Adjacent to a flanking street: 3 metres (10 feet), or
- Where there is no road or lane access to the rear yard: 3 metres on one side of the building.

A garage or loading bay with vehicle doors facing a lane or road shall be set back a sufficient distance that a parked vehicles is contained entirely within the lot.

All buildings shall be located at least 3 metres (10 feet) from other buildings unless a waiver has been obtained from the [fire chief / building code]

717.8 Loading:

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

717.9 Roads and Access:

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

717.10 Livestock:

No livestock shall be kept.

717.11 Protection of Neighbouring Property:

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

718 Institutional and Public Uses (IPU) District

718.1 Purpose:

The purpose of the Institutional and Public Uses District is to provide land for educational, governmental, and community activities. Although some such uses are Discretionary Uses: in other districts, Institutional and Public Uses districting will be used for large scale developments.

718.2 Permitted Uses:

The following uses are permitted:

- government buildings,
- religious institutions,
- educational facilities,
- hospitals,
- public parks and playgrounds,
- water storage and treatment sites,
- public utilities, and
- buildings and uses accessory to the above.

718.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- residences for staff of the institution,
- landfill sites,
- transfer stations,
- sewage treatment lagoons, and
- buildings and uses accessory to the above.

718.4 Setbacks from Property Lines:

In rural areas, buildings and excavations shall be set back at least

- 40 metres (131 feet) from any road and from any property line which marks the edge of the District, and
- 10 metres (30 feet) from any other property line.

In hamlets and other areas of generally small lots, setbacks from the boundaries of lots within the District shall be at the discretion of the Development Authority bearing in mind the setbacks required on adjacent lots.

718.5 Other requirements:

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

719 Prime Location Commercial (PLC) District

(By-Law 10-14-A)

719.1 Purpose:

The purpose of the Prime Location Commercial District is to provide space for businesses which serve the travelling public or which need direct exposure to major highways, in locations which are compatible with traffic safety and with neighbouring land uses. Where industrial uses are included, those areas will require Rural Industrial zoning.

Land will only be classified for this use:

- with the consent of Alberta Transportation, and
- where, in Council's opinion, the loss of farmland and the possible interference with farming operations fall within acceptable limits, and
- after an Area Structure Plan has been prepared, advertised, and adopted by By-Law, setting out the long-term development of the entire quarter section and its relationship to surrounding land and highways and the means whereby it will be served with utilities.

719.2 Permitted Uses:

The following uses are permitted:

- Warehousing, storage, and distribution
- Recreational vehicles sales, service, and rentals
- Manufactured and modular home sales
- Auction marts
- New and used farm and industrial equipment sales
- Oilfield service businesses
- Trade shops such as plumbers, electricians, and water well drillers
- Hotels and motels
- Gasoline sales
- Truck stops and truck ports
- Convenience stores operated as part of gas stations
- Restaurants (but see below regarding liquor sales)
- Veterinary clinics
- Utility operations
- Public parks and recreation areas
- Agribusiness
- Agricultural processing
- Agricultural value-add
- Agricultural, tourism
- Agricultural, industrial
- Buildings and uses accessory to the above

719.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- Agriculture, excluding intensive animal operations
- Campgrounds
- Retail sales
- Sale of new or used automobile and recreational vehicles
- Used parts businesses
- Motor vehicle repair shops

- Auto wreckers
- Recycling depots
- Animal boarding kennels
- Any activity or business listed as approved in section 719.2 which involves the sale of liquor for consumption on or off the premises
- Caretakers' suites and other private residences used as part of a commercial operation
- buildings accessory to these uses

Note that industrial activities will require Industrial zoning.

719.4 Service Roads:

On the advice of Alberta Transportation and Utilities, the Development Authority may require that road widening or a service road be dedicated adjacent to a numbered highway or a road giving access to a numbered highway.

719.5 Size of Lots:

Lot sizes for agricultural uses shall be as in the General Agricultural District.

Commercial/industrial lots which are served by municipal water and sewer systems shall have a minimum area of 500 square metres and a mean width of at least 15 metres.

Commercial/industrial lots which are served by a municipal sewer system but not a municipal water system shall have a minimum area of at least 1,000 square metres and a mean width of at least 30 metres.

Commercial/industrial lots which are served by a municipal water system but not a municipal sewer system shall have a minimum area of at least 1,500 square metres and a mean width of at least 30 metres.

Commercial/industrial lots which are served by neither a municipal water system nor a municipal sewer system shall have a minimum area of at least 2,000 square metres and a mean width of at least 30 metres.

719.6 Building location:

All buildings and excavations must be set back the following distances from property boundaries:

- At least 40 metres from any existing or proposed road, or such greater distance as may be required by the Roadside Development Permit issued by Alberta Transportation.
- At least 10 metres from any other property line.

719.7 Parking and Loading:

Sufficient space must be provided on site so that public roads are not used for Parking and Loading:.

719.8 Roads and Access:

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

719.9 Aesthetic Standards:

Before a new area is designated Prime Location Commercial, the developer shall prepare a scheme, acceptable to the County and the Alberta Transportation, setting out the required building locations, architectural treatment, landscaping, and other aesthetic matters, and any decision made by the

Development Authority must be consistent with that scheme.

719.10 Fire Protection:

The Development Authority may require a developer to amend his application to minimize the risk of fire, and in this regard he may require construction of a fire pond and stipulate the type of ground cover and building cladding and separation and other measures designed to minimize the risk of fire starting or spreading.

720 Direct Control (DC) District

- 720.1 In accordance with section 641 of the Act, the control of the use of land and buildings within a Direct Control District is reserved to Council.
- 720.2 Prior to issuing or refusing a development permit, Council may request whatever information it deems necessary from the applicant, neighbours, or agencies.
- 720.3 In issuing a development permit, Council may:
- list which uses which are allowed, and which are not,
 - set building and lot sizes,
 - stipulate the distances that buildings are to be set back from property lines,
 - require the number, location, and treatment of parking stalls and loading areas,
 - regulate outside storage,
 - require landscaping and screening,
 - set standards of performance,
 - require that the developer enter into an agreement under section 655 of the Act, and
 - do anything within its power under the Act to ensure that the proposed development is carried out in a proper manner.
- 720.4 Despite section 720.1, and pursuant to section 642(3) of the Act, Council may pass a resolution identifying a proposed development and delegating to the Municipal Planning Commission the authority to issue or refuse a development permit for the proposed development.

720-A Specific Direct Control (DC) District

(By-Law 25-19-ZA)

720-A.1 Location

Pt. SW-10-42-26 W4 (South of C&E Trail)

720-A.2 Purpose

To accommodate and allow for the development of a metal recycling facility which would include collecting, sorting and processing of metals for the purposes of recycling and resale.

720-A.3 Permitted Uses

- a) Building for an office, vehicle/equipment repairs, the storage of vehicle equipment, and maintenance of equipment/vehicles.
- b) Outdoor storage of equipment, vehicles and materials that are not visible from passing vehicular traffic and existing residential developments.
- c) No more than 2 residences shall be established on the lot, provided each residence is occupied by individuals related to the operation.

720-A.4 Discretionary Uses

As determined by Council or its delegate as being appropriate for the subject site and surrounding land uses.

720-A.5 Information to Accompany a Development Permit Application:

- a) Size of buildings,
- b) number of employees,
- c) estimated water demand and proposed source,
- d) type of effluent and method of treatment,
- e) transportation routes to be used,
- f) reason for specific location,
- g) any ancillary works required (pipeline, railway spurs, etc.),
- h) probable places of residence of employees; and/or
- i) Any such other information as may be reasonably required by Council or its delegate.

720-A.6 Development Standards

- a. Landscaping:
 - i. Creation of a treed buffer along Township Road 421A to the satisfaction of Council or its delegate.
 - ii. Creation of a berm buffer along Township Road 421A to the satisfaction of Council or its delegate.
 - iii. Additional landscaping requirements as determined by Council or its delegate.
- b. Height
 - i. Industrial buildings shall be no higher than 7.3 metres (24 feet).
 - ii. Outdoor storage of materials shall be no higher than 9 metres (30 feet).
 - iii. No residences shall be constructed with more than two floors above ground.
- c. Parking and Loading
 - i. Sufficient space must be provided on site so that public roads are not used for Parking and Loading.

- d. Roads and Access
 - i. A maximum of 20 visitor vehicles per operational day, plus employee and residential vehicles.
 - ii. Access shall be provided via the C&E Trail road.
- e. Signage
 - i. As determined by Council or its delegate as being appropriate for the subject site and surrounding land uses.
- f. Business Hours
 - i. Hours of operation for processing shall be 8:00 am to 5:30 pm on Monday through Friday.
 - ii. Hours of operation for loading and sorting of materials shall be 8:00 am to 8:00 pm on Monday through Saturday.
- g. Additional development standards as determined by Council or its delegate.

720-A.7 Minimum Parcel Size

10 acre lot.

Facility shall be contained within 10 acres of the total lot.

720-A.8 Maximum Number of Lots

One (1).

720-A.9 Minimum Setback Requirements

- a) 40 metres from any road, or, where a road is to be widened or diverted, from the future boundary, and
- b) 10 metres from any other property line.

721 Chain Lakes Special Area (CLSA)

(By-Law 20-12-A)

721.1 Purpose:

The purpose of the Chain Lakes Special Area is to protect Chain Lakes by encouraging the retention or regeneration of tree cover close to the lakes, and by discouraging those land uses which may result in the runoff of nutrient-rich water.

721.2 Permitted Uses:

The following uses are permitted:

- extensive agriculture,
- intensive agriculture,
- forestry and tree farming,
- horse riding, training, and boarding stables,
- residences (but see section 618 regarding suitable building sites),
- home offices,
- home businesses compatible with the purpose of the district,
- public parks and recreation areas,
- small-scale, unattended utility structures serving the immediate area, and
- buildings and uses accessory to these uses

721.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- bed and breakfast operations,
- guest ranches,
- kennels,
- group residences,
- airstrips (note that licensed airports are classified separately),
- sand, gravel, and mineral workings,
- public parks and recreation areas,
- pre-existing buildings moved to the site,
- institutional and public uses, including schools, churches, cemeteries, halls and other small scale public facilities,
- larger scale utility facilities such as power and gas lines and installations, gas processing plants, compressor stations and radio towers, and
- buildings and uses accessory to the above.

721.4 Yard Site Subdivisions:

An existing yard site may be subdivided from a quarter section under the same conditions as those set out in section 702.6 of the By-Law [Agricultural district].

721.5 Other Subdivisions:

Lots other than yard sites may be eligible to be created with an area of at least 4 hectares (10 acres), but on land which is traversed by ravines, creeks, or other obstacles, the minimum lot size may be reduced or increased so that the obstacles become the parcel boundaries.

Residential lots shall conform with section 618 of the By-Law regarding safety and suitability of building sites.

The subdivision authority may allow smaller lots for a utility or for a public purpose.

721.6 Setbacks from Property Boundaries:

All buildings and excavations must be set back:

- 40 metres from any road, or, where a road is to be widened or diverted, from the future road boundary, and
- 10 metres from any other property line.

No accessory building shall be located in a front yard.

721.7 Residences Close to Livestock Operations:

If the Development Authority is asked to issue a development permit for a residence, and the residence is closer to an intensive livestock operation or confined feeding operation than the minimum distance separation set out in section 611, he may:

- refuse to issue a permit, or
- issue a development permit subject to the applicant signing the declaration attached hereto.

721.8 Maintenance of Natural Vegetation:

On a parcel of less than 32 hectares (80 acres) which was created by subdivision after June 2012:

- no more than 25% of the area of shall be cleared of trees, and
- no land within 30 metres of a watercourse shall be cleared of trees except to create a trail or fence line.

In wooded areas, trees may be selectively cut, consistent with good woodlot management practice, or to create fire breaks.

721.9 Number of Residences on a Lot:

No more than one residence shall be established on a lot, but this shall not prevent the establishment of:

- a secondary suite in a detached residence, or
- a second residence under section 615 of the By-Law.

721.10 Sequence of Development:

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

721.11 Livestock:

Livestock may be kept in the ratio of one animal for each hectare of cleared land, plus domestic pets in reasonable numbers, plus animals in a boarding or breeding kennel for which a development permit has been issued.

721.12 Drainage:

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

721.13 Sewer Systems:

No residence shall be served by an open discharge sewer system.

722 Residential Mixed Use (RMX)

(By-Law 10-14-A)

722.1 Purpose:

The purpose of the Residential Mixed Use district is to allow large lot single family housing and, as a secondary or associated use, small workshops and the storage of goods, vehicles, machinery, and equipment used in the business of the occupant of the lot.

722.2 Permitted Uses:

The following uses are permitted:

- new single detached residences of conventional or modular construction and of a standard and design which are compatible with the surrounding residences
- home offices
- public parks and recreation areas
- unattended utility structures serving the immediate area
- buildings and uses accessory to the above.

722.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- manufactured houses of a standard and design which are compatible with the surrounding residences
- pre-existing buildings moved to the site
- light industrial uses such as small workshops and the storage of goods, vehicles, machinery, and equipment used in the business of the occupant of the lot, where these uses are secondary to the main residential use of the lot, and hereinafter referred to as "secondary industrial uses"
- extensive agriculture
- buildings and uses accessory to the above.

722.4 Size of Lots:

Residential lots shall have an area of at least one hectare.

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

722.5 Building Setbacks:

All buildings shall be set back the following distances from property boundaries:

- 40 metres from any highway or county main road, or, where the highway or road is to be widened or diverted, from the future boundary; and
- 10 metres from any other boundary.

No accessory building shall be built in a front yard.

722.6 Building Height:

No dwelling shall exceed 10 metres (33 feet) in height.

The maximum height of other buildings shall be as determined by the Municipal Planning Commission.

722.7 Site Coverage:

The area of land covered by buildings shall not exceed 10% of the area of the lot.

722.8 Special Provisions for Secondary Industrial Uses:

A permit for a secondary industrial use shall be issued only to the owner of a parcel who is also resident on a parcel.

A secondary industrial use shall not involve the outdoor display of goods on the property.

A secondary industrial use shall not generate traffic in excess of what is acceptable in a residential neighbourhood.

No hazardous materials shall be stored on the parcel, and no offensive or intrusive noise, vibration, smoke, dust, odour, heat, glare, or electrical or radio disturbance shall be produced by any secondary industrial use.

At all times the privacy and enjoyment of nearby dwellings shall be preserved and, subject to the purpose of the district, a secondary industrial use shall not unreasonably affect the residential amenities of the neighbourhood.

Exterior storage of goods and supplies may be permitted provided that the storage area is screened to the satisfaction of the Development Authority.

Secondary industrial uses are restricted to the rear yard.

All industrial and storage buildings shall be sited at least 10 metres (33 feet) from dwellings.

No more than two unlicensed or inoperative vehicles shall be stored out of doors on a parcel at any time.

The maximum number of non-resident employees on a parcel shall be set by the Development Authority and noted in the development permit, but in no case shall exceed two.

722.9 Development Density:

Only one dwelling shall be constructed on each lot.

SCHEDULE A

Animal Units

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

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

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

SCHEDULE B

Confined Feeding Operations

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

Type of livestock	Threshold number
Beef cows/finishers	150
Beef feeders <900 lb	200
Feeder calves	360
Milking dairy cows	50
Swine, farrow to finish	30
Swine, farrow to wean	50
Swine, feeders	500
Swine, weaners	500
Poultry: layers	5000
Poultry: pullets/broilers	2000
Turkeys (toms)	1000
Ducks	1000
Geese	1000
Horses: PMU	100
Horses: feeders	100
Sheep	200
Goats	200
Bison	150
Elk	150
Deer	200
Wild Boar	100

These figures are taken from Schedule 2 of Alberta Regulation 267/2001 made pursuant to AOPA, and are subject to change.

DECLARATION

TO BE SIGNED BY LANDOWNER APPLYING FOR A PERMIT TO PLACE A SECOND RESIDENCE ON A LOT PURSUANT TO SECTION 615 OF THE LAND USE BY-LAW

I wish to establish a second residence on my land legally described as

Land description

I certify that the second residence will be used by

Name of proposed occupant

(either) who is over the age of 65 and related to me,

(or) who requires continual medical attention.

I undertake to remove the second residence once it is no longer required by the person named above.

I understand that the second residence will stand on the same legal parcel of land as my own residence and cannot be sold separately unless the land is subdivided. I further understand that subdivision approval is not automatic and will be refused if it is contrary to the Land Use By-Law in effect at the time of application.

Registered Owner

DECLARATION

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

I wish to build a residence on land legally described as

Land description

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

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

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

Registered owner