

County of Minburn No.27

LAND USE BYLAW

BYLAW No. 1348-24



Beirsto & Associates | 6 YEARS
ENGINEERING & SURVEY

COUNTY OF MINBURN NO. 27

BYLAW NO. 1348-24

A BYLAW OF THE COUNTY OF MINBURN NO. 27, IN THE PROVINCE OF ALBERTA PURSUANT TO PART 17, DIVISION 4 OF THE MUNICIPAL GOVERNMENT ACT, BEING CHAPTER M-26 R.S.A. 2000, TO ADOPT THE COUNTY OF MINBURN NO. 27 LAND USE BYLAW.

WHEREAS Section 640(1) of the *Municipal Government Act*, R.S.A. 2000, ch. M-26, as amended, requires every municipality to adopt a Land Use Bylaw;

AND WHEREAS the purpose of the Land Use Bylaw, generally, is to regulate and control the use and development of land and buildings within the County of Minburn No. 27;

AND WHEREAS Council at its meeting of December 19, 2016 adopted the County of Minburn No. 27 Land Use Bylaw No. 1254-16;

AND WHEREAS Council deems it appropriate to review, update and revise the County of Minburn Land Use Bylaw, being Bylaw 1254-16, as amended, in order to keep it consistent with current planning policy;

AND WHEREAS notice of a public hearing for this bylaw held on June 17, 2024 has been given in accordance with Sections 606 and 692 of the *Municipal Government Act*, R.S.A. 2000, ch. M-26, as amended;

NOW THEREFORE Council of the County of Minburn No. 27 in the Province of Alberta, duly assembled hereby enacts as follows:

1. That this Bylaw may be cited as the County of Minburn No. 27 Land Use Bylaw.
2. That the County of Minburn No. 27 Land Use Bylaw attached hereto and forming part of this Bylaw is hereby adopted.
3. That this Bylaw shall come into force and effect upon the final passing thereof.
4. That Bylaw 1254-16, as amended, which adopted the former Land Use Bylaw is hereby repealed.

5. SEVERABILITY

If any Section or parts of this bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Section or parts shall be deemed to be severable and all other Sections or parts of this bylaw shall be deemed to be separate and independent there from and to be enacted as such.

FIRST READING March 14, 2024

PUBLIC HEARING held on the 17th day of June, 2024

SECOND READING June 17, 2024

THIRD READING June 17, 2024


Reeve


Chief Administrative Officer

TABLE OF CONTENTS

01 General	7
1.1 Title	8
1.2 Purpose	8
1.3 Definitions	8
1.4 Land Use Classifications	16
1.5 Date of Receipt	26
1.6 Metric and Imperial Measurements	26
1.7 Establishment and Transition Provisions	27
02 Approving Authorities	28
2.1 Development Authority	29
2.2 Development Officer	29
2.3 Duties of the Development Officer	29
2.4 Subdivision and Development Appeal Boards	30
03 Procedure for Amending the Land Use Bylaw	31
3.1 Application to Amend the Land Use Bylaw	32
3.2 Requirements for an Amendment Application	32
3.3 Supplementary Requirements for an Amendment Application	32
3.4 Amendment Review	33
3.5 Advertising for Public Hearing	33
3.6 Decision on Amendments	34
3.7 Direct Control Provisions	34
04 Procedure for Development	35
4.1 Control of Development	36
4.2 Fees	36
4.3 Non-Conforming Buildings and Uses	36
4.4 Development Not Requiring a Permit	36
4.5 Environmental Site Assessments	39
4.6 Lands Subject to Flooding, Adjacent to Waterbodies or Near Slopes	40
4.7 Application for a Development Permit	41

TABLE OF CONTENTS

4.8	Permitted Use Applications	46
4.9	Discretionary Use Applications	47
4.10	Variance and Discretion	48
4.11	Notice of Proposed Development	49
4.12	Notice of Decision	50
4.13	Deemed Refusal	51
4.14	Development Permit Conditions and Notes	51
4.15	Compliance with Other Legislation	53
4.16	Effective Date	54
4.17	Permit Validity	54
4.18	Expiration of Permit Validity	55
4.19	Frequency of Applications	55
4.20	Suspension or Cancellation of Development Permit	56
4.21	Developer’s Responsibility	56
4.22	Development Permit Appeals	57
4.23	Establishment of Districts	57
4.24	Establishment of Boundaries	58
05	General Development Provisions.....	59
5.1	Number of Dwelling Units on a Parcel	60
5.2	Utility Easements	60
5.3	Dugouts	60
5.4	Excavation, Grading and Site Drainage	61
5.5	Corner Lots and Site Protection	61
5.6	Design, Character and Appearance of Buildings and Structures	62
5.7	Relocation of Buildings	63
5.8	Projections into Required Yards	64
5.9	Temporary Outdoor Storage and Display	65
5.10	Temporary Buildings and Uses	65
5.11	Development Site Suitability and Testing	65
5.12	Objectionable, Prohibited or Restricted Developments	67

TABLE OF CONTENTS

5.13	Vegreville Airport Vicinity Protection Area (AVPA)	68
06	Special Use Provisions	70
6.1	Accessory Buildings	71
6.2	Bed and Breakfast	72
6.3	Beekeeping	73
6.4	Backyard Hens	73
6.5	Campgrounds	74
6.6	Care Facility, Child	75
6.7	Care Facility, Group	75
6.8	Communication Towers	75
6.9	Dwelling, Manufactured	76
6.10	Dwelling, Modular	76
6.11	Home Occupations	77
6.12	Mixed Commercial and Residential Development	77
6.13	Natural Resource Extraction / Processing	77
6.14	Secondary Suites	79
6.15	Small Animal Boarding and Breeding	80
6.16	Solar Energy, Commercial Use	80
6.17	Solar Energy, Personal Use	81
6.18	Shipping Containers	82
6.19	Tiny Home	83
6.20	Wind Energy Facilities	83
6.21	Work Camp	91
6.22	Cannabis Production Facility and Retail Sales	92
07	Parking and Loading	93
7.1	General Parking and Loading Provisions	94
7.2	Number of Vehicle Parking Stalls Required	95
7.3	Off-Site Loading Requirements	98
7.4	Parking and Loading Requirements for Physically Disabled Persons	98

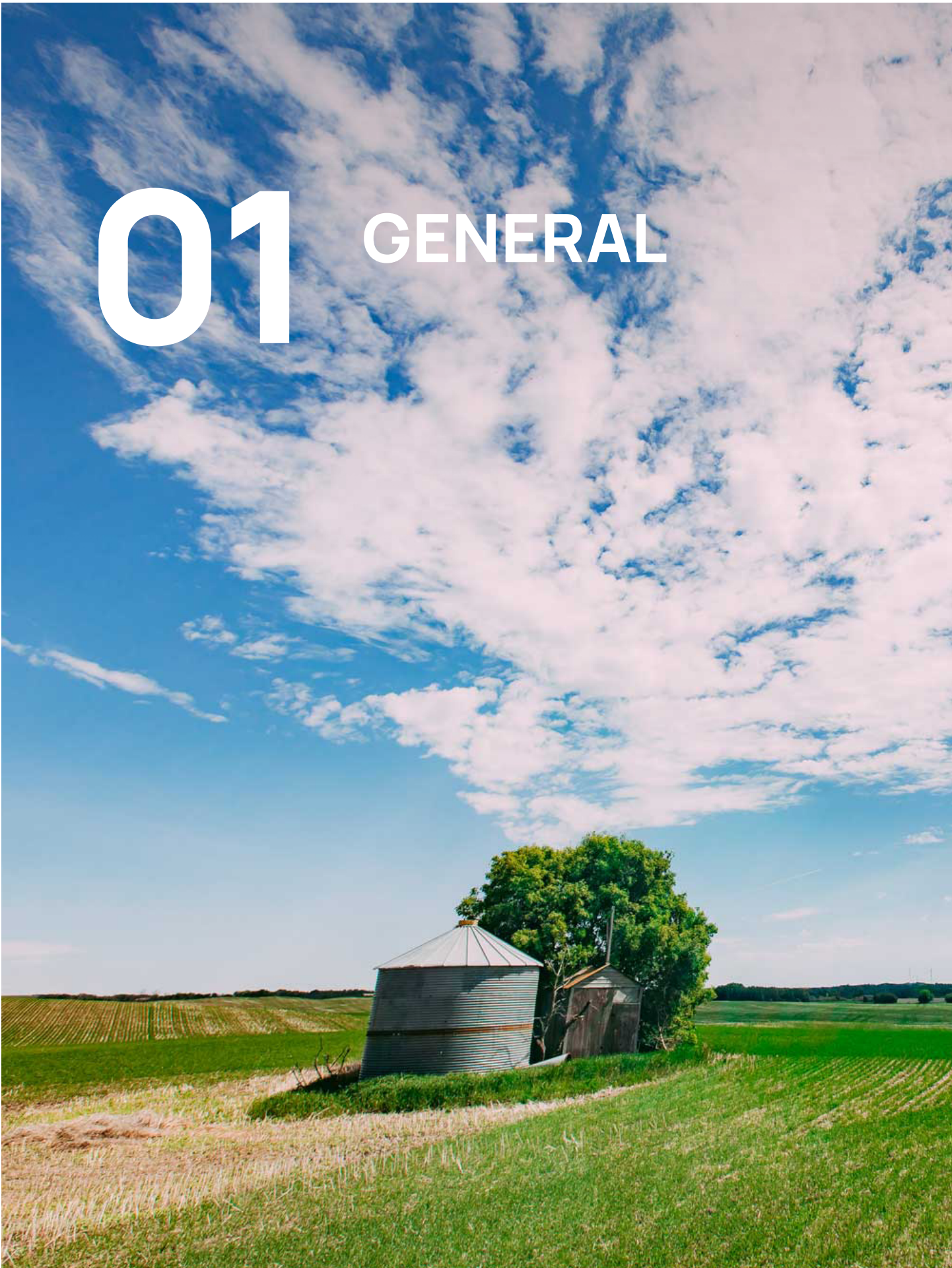
TABLE OF CONTENTS

08 Fencing	99
8.1 General Provisions	100
8.2 Fence Height	100
09 Signage	102
9.1 General Requirements for Signs	103
9.2 Signage Requirements for Development Permits	103
9.3 Sign Types	104
9.4 Awning and Canopy Signs	105
9.5 Billboard Signs	106
9.6 Digital Signs	107
9.7 Fascia Signs	108
9.8 Freestanding Signs	109
9.9 Inflatable Signs	110
9.10 Portable Signs	110
9.11 Projecting Signs	111
9.12 Roof Signs	112
9.13 Sandwich Boards	113
9.14 Temporary Signs	113
10 Enforcement	114
10.1 Stop Orders	115
10.2 Offences and Fines	115
10.3 Restrictive Covenants	115
11 Land Use Districts	116
11.1 General	117
11.2 Agricultural (A) District	118
11.3 Acreage Residential (AR) District	121
11.4 Hamlet Residential (HR) District	124
11.5 Home Park (HP) District	127
11.6 General Commercial (GC) District	130

TABLE OF CONTENTS

11.7	General Industrial (GI) District	133
11.8	Recreational and Institutional (RI) District	137
11.9	Direct Control (DC) District	139
11.10	Wapasu Recreational Conservancy Direct Control (WRC-DC) District	141
11.11	Updated Land Use Districts	145
Appendix A: Land Use Maps.....		146
Map 1	County Map	147
Map 2	County Map	148
Map 3	Subdivision of Warwick	149
Map 4	Subdivision of Brookwood Estates	150
Map 5	Town of Vegreville / County of Minburn No. 27	151
Map 6	Subdivision of Inland	152
Map 7	Hamlet of Lavoy	153
Map 8	Hamlet of Ranfurly	154
Map 9	Hamlet of Minburn	155
Map 10	Vegreville Airport Obstacle Limitation Surface Map	156
Map 11	Ranfurly Waste Transfer Station and Area Land Use	157
Map 12	Village of Mannville and Area Land Use	158
Map 13	Subdivision of Wapasu	159

01 GENERAL





1.1 Title

- 1.1.1 The title of this Bylaw is entitled "County of Minburn No. 27 Land Use Bylaw No. 1348-24" as amended.

1.2 Purpose

- 1.2.1 The purpose of this Bylaw is to regulate land use and development within the County of Minburn No. 27 and to achieve orderly growth, and for those purposes to:
- a. Organize the County into Land Use Districts,
 - b. Prescribe and regulate the use of land and/or buildings in each Land Use District,
 - c. Align and implement the policies of the County of Minburn Municipal Development Plan,
 - d. Define and establish the roles of Development Authority,
 - e. Establish a method of making decisions on applications for development, including the issuing of Development Permits and appeals, and
 - f. Provide for how and whom notice of the issuance of a Development Permit is to be given.

1.3 Definitions

Abut/Abutting: means immediately contiguous or physically touching, and, when used with respect to a lot or site, means that the lot or site physically touches upon another lot or site, and shares a property line or boundary line with it.

Accessory Building: means a separate building incidental and subordinate to the Principal Building. For the purposes of this Bylaw, an Accessory Building does not mean Shipping container. For more information see subsection 6.1 - Accessory Buildings.

Accessory Structure: means an incidental or subordinate structure located on the same site as the Principal Use and/or Building. Accessory structures include, but are not limited to a garage, carport, shed, storage buildings, hobby greenhouse, sundeck, patio or balcony, swimming pools, hot tubs, play structures and similar structures.



Accessory Use: means a separate use incidental and subordinate to the Principal Use and is located on the same site as the Principal Use.

Acreage Residential Subdivision: means when subdivision would result in the creation of more than three rural residential lots within the quarter section not including the remnant of the quarter section.

Act: means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.

Adjacent: means land that is immediately contiguous to a site or would be immediately contiguous to a site if not for a road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway or similar feature.

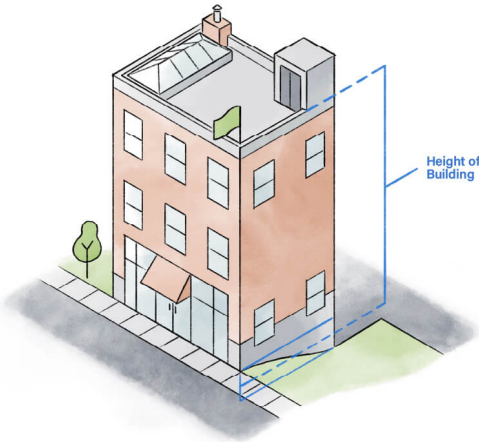
At Grade: means the main floor of the constructed building is located at 1.8 m (5.9 ft.) of the average grade of the site.

Buffer: see Screening.

Building: as defined in the Act.

Building Height: means the vertical distance between the highest finished grade to the peak of the roof. Structural devices not essential to the structural integrity of a building are excluded when measuring height.

Figure 1: Building Height



Bylaw: means the County of Minburn No. 27 Land Use Bylaw.

Canopy: means a projection extending from the outside wall of a building normally for the purpose of shielding a part of the building from the sun.

Carport: means a roofed structure used for storing or parking of not more than two (2) private vehicles. The Carport shall not have less than 40% of its total perimeter open and unconstructed.

Conforming Use: as defined in the Act.

Council: means the Council of County of Minburn No. 27.



County: means the County of Minburn No. 27.

Curb Cut: means the lowering of a curb, sidewalk, or boulevard to provide vehicular or pedestrian access to a lot or public road.

Deck: means the enclosed paved, wooden, or hard-surfaced area 0.6 m (2.0 ft.) or greater above finished grade used for outdoor living, and which is attached to or abutting a dwelling or other building.

Developer: means an owner, agent, or any person, firm or company required to obtain or having obtained a Development Permit, subdivision approval or statutory plan or Bylaw.

Development Authority: means those persons designated by Bylaw under the Act.

Development Permit: means a certificate or document permitting a specified development and includes, where applicable, a plan or drawing or a set of plans or drawings, specifications or other documents. This permit is separate and distinct from a building permit.

Discontinued: means the time at which, in the opinion of the Development Authority or Council, substantial construction activity or a non-conforming use, or conforming use has ceased.

Discretionary Use: means a use which may be approved by the Development Authority at its discretion.

Dryland Pasture: means land having a Farmland Assessment Value (FAV) per acre of \$157.49 or less based on the most recent Farmland Calculation Report.

Dryland Pasture Quarter Section: means for the purposes of planning and subdivision, an area of land comprising 64.7 ha, more or less (160.0 ac) having a Farmland Assessment Value (FAV) of \$25,199.00 or less based on the most recent Farmland Calculation Report.

Easement: means a right to use land, generally for access to other property, or as right-of-way for a public utility.

Façade: means the face of a building, especially the principal front that looks onto a street or open space.

Farm Building: means a building exclusively used for the housing of livestock, the storage of farm machinery, the storage of farm produce or the storage of feed for livestock.

Flanking Front Yard: means the yard with the longest frontage.

Floodplain: means the area of land abutting a waterbody that would be inundated in the event of a 1:100 year flood (i.e. a flood that has a 1% chance every year of occurring) as determined by a qualified professional to the satisfaction of the Development Authority.

Floor Area: means the total gross floor area of a building, or portion of building, measured from the exterior walls. The floor area includes basements but does not include exterior balconies, decks or patios.



Foundation: means the lower portion of a building usually concrete or masonry and includes the footings which transfer the weight of and loads on a building to the ground.

Garage: means an Accessory Building or part of the Principal Building, designed and used primarily for the storage of private vehicles associated with the Principal Use(s) situated on the lot.

Grade: means the finished ground elevation upon placing of topsoil and ground-level landscaping. If the ground is not level, the grade shall be determined by averaging the elevation of the ground for each face of the building.

Gravel Pit: means an open land area where sand, gravel, and rock fragments are mined or excavated, for sale or off-site use, and is considered to be a Natural Resource Extraction/ Processing industry.

Hamlet: refers to the unincorporated communities of Lavoy, Minburn, and Ranfurly.

Hazardous Lands: means an operation where the product or the means or materials used in the manufacturing and/or storage or distribution of a product have an elevated risk level due to combustibility, health hazards, potential for environmental contamination or other risk factors. This includes, but may not be limited to the following:

- a. Bulk Oil Plants,
- b. Cement Plants,
- c. Bulk Fuel, Fertilizer, and Building Materials,
- d. Explosive or Combustible Materials Plants, and
- e. Ammonia Storage.

Highway: as defined in the Highways Development and Protection Act., and amendments thereto.

Landscaping: means the modification and enhancement of a site through using any or all of the following elements:

- a. Vegetation such as lawns, trees, shrubs, hedges, ground cover, ornamental plantings or similar,
- b. Architectural such as fences, screening, walks, or other structures and materials used in landscape architecture.

Lane: means a narrow roadway intended chiefly to give access to the rear of buildings and parcels of land, also known as an alley, as defined by the Traffic Safety Act, R.S.A. 2000, c. T-6, as amended.

Livestock: means livestock as defined in the Agricultural Operation Practices Act, R.S.A. 2000, c. A-07, as amended.

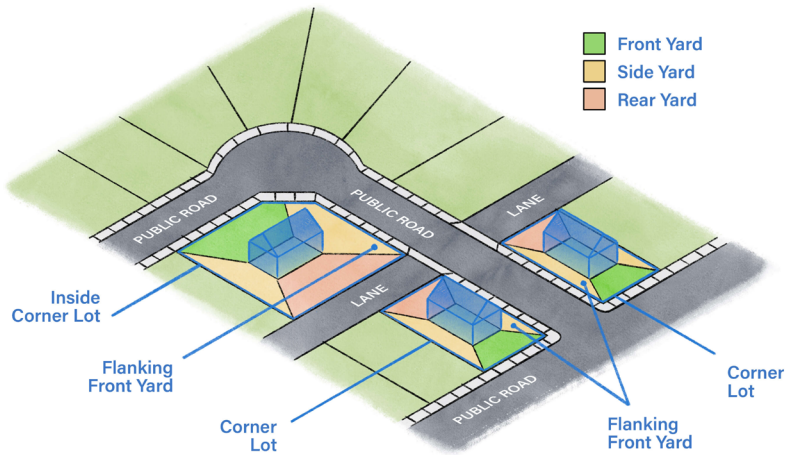
Lot: as defined in the Act.

Lot Area: means the area of a lot as described on a Certificate of Title.

Lot, Boundary: see Property Line.

Lot, Corner: means a lot at the intersection of two (2) abutting public roads.

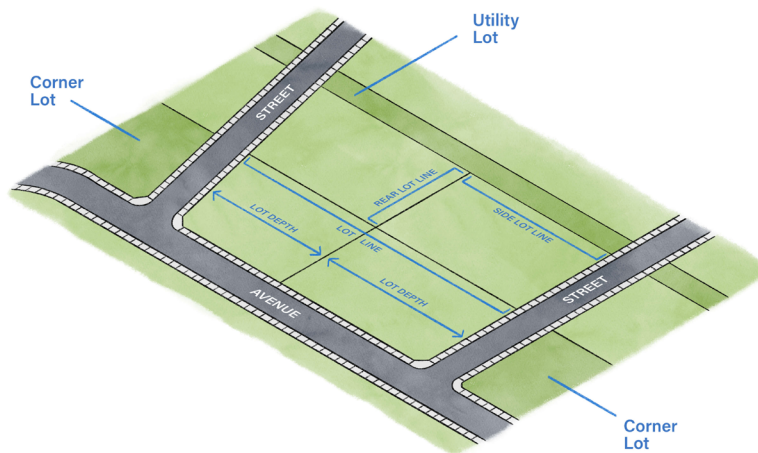
Figure 2: Corner Lots and Yards



Lot Coverage: means the combined area of buildings or structures upon a lot, measured at the approved grades, including all porches and verandas, enclosed terraces and patios, decks 0.6 m (2.0 ft.) or greater in height and steps, overhangs (not eaves) and lean-tos.

Lot Depth: means the average distance between the front and rear property boundaries. The minimum lot depth is measured at the distance between the average front lot and rear yards.

Figure 3: Lot Depths



Lot Width: means the average distance between the side yard boundaries of a lot.

May: is an operative word meaning a choice is available, with no particular direction or guidance intended.

Municipal Development Plan: as defined in the Act.



Municipal Road: means a government road allowance and/or road plan under the direction, control, and management of the County of Minburn No. 27 providing public road access and egress. The term road right-of-way and road have the same meaning.

Municipality: means the County of Minburn No. 27.

Non-Conforming Building: as defined in the Act.

Non-Conforming Use: as defined in the Act.

Nuisance: means any act or deed, or omission, or thing, which is or could reasonably be expected to be annoying, or troublesome, or destructive or harmful, or inconvenient, or injurious to another person and/or their property, or anything troublesome or bothersome to other people whether such act or deed or omission or thing constitutes nuisance at common law. For the purposes of this bylaw nuisance shall not include activities associated with agricultural operations provided that they do not contravene generally accepted agricultural practices as defined in the Agricultural Operations Practices Act R.S.A. 2000, c. A-07, as amended.

Off-Site Levy: means the monies collected by the County from a developer to assist with the payment of the portion of the off-site services that a development will use.

Parcel of Land: as defined in the Act.

Park and Playgrounds: means land set aside through municipal or environmental reserve dedication or conservation easement for outdoor recreation or education, or to protect sensitive natural features and/or areas of cultural or scenic value. Without restricting the generality of the foregoing, parkland may accommodate more active recreational pursuits including but not limited to play structures, walkways, and organized play fields.

Patio: means any developed surface adjacent to a building on a site which is less than 0.6 m (2.0 ft.) above ground level.

Permitted Use: means the use of land or a building for which a Development Permit must be issued, with or without conditions, by the Development Authority upon a completed application having been made provided the use of land or buildings complies with all applicable provisions of this Bylaw.

Poultry: means domestic fowls, including, but not limited to hens, turkeys, geese, and ducks, raised to produce meat or eggs.

Principal Building: means a building in which is conducted the main or Principal Use of the site on which it is erected. There shall only be one Principal Building on the site.

Principal Use: means the primary or main purpose for which a building or land is used.

Property Line: means the front, rear, and/or side lines which compositionally enclose a lot or site at its perimeter.

Province of Alberta: means any governing body having jurisdiction within the Province.



Registered Owner: means:

- a. In the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or
- b. In the case of any other land, the person(s) shown on the current Certificate of Title.

Right-of-Way: means land, property, or interest therein, usually in a strip, acquired for or devoted to transportation and/or utility purposes.

Screening: means berms, fencing and planting for the purpose of screening noise, views, dust, sprays and uses between properties where off-site impacts may occur.

Setback: means the minimum horizontal distance that the nearest point of the exterior of a development, or a specified portion of it, must be setback from a lot boundary/property line.

Shall: is an operative word which means the action is obligatory.

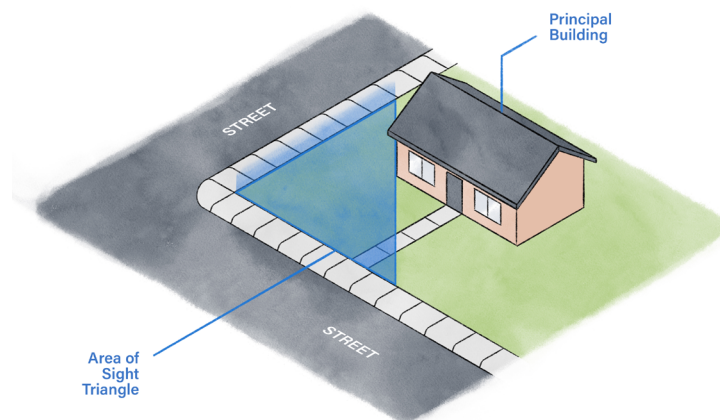
Should: is an operative word which means to achieve local goals and objectives, it is strongly advised that action be taken. Expectations shall be made only under extenuating circumstances.

Site: means a lot, a part of a lot, or a number of abutting lots or part of which are considered for a single use or a mixture of uses, which is owned or managed as a single unit.

Site Plan: means a plan showing the boundaries of the site, the location of all existing proposed buildings upon that site, and the use(s) or intended use(s) of the portion of the site on which no buildings are situated, and showing drainage, fencing, parking, screening, access, services, grassed areas, and any other significant features located on the site.

Sight Triangle: means the triangular area formed by a line drawn between two (2) points on the curbs of intersecting roads 6.0 m (19.6 ft.) from the point where the curbs would meet if extended or 5.0 m (16.4 ft.) from that point in the case of an intersecting lane and road or driveway and road.

Figure 4: Sight Triangle



Special Event: means a periodic cultural, recreational, celebratory, or educational event including an exhibition, show, display, concert, festival, race, competition, public entertainment, parade, carnival or circus held for profit or otherwise, and includes any other organized public amusement, whether free or for a fee.

Storey: means the habitable space between the upper face of one floor and the next above it. The upper limit of the top storey shall be the ceiling above the topmost floor. A basement or cellar



shall be considered a storey in calculating the height of a building if the upper face of the floor above it is more than 1.8 m (5.9 ft.) above grade.

Structural Alteration: means any renovation or addition to a building or dwelling that affects a load-bearing wall.

Structure: means anything constructed or erected on the ground, or attached to something on the ground and includes all buildings.

Subdivision and Development Appeal Board (SDAB): means the board appointed by Council in accordance with the Act.

Temporary Development: means a structure or use for which approval, in accordance with this Bylaw, may be granted for a maximum of five (5) years upon the initial application with the length of approval of subsequent applications being at the discretion of the Development Authority.

The Land and Property Rights Tribunal: as defined in the Act.

Top-of-Bank: means the upper break line or the line defining the uppermost or most obvious topographic discontinuity in slope distinguishing between the upper plateau and the slope, or as determined by the Development Authority in consultation with the Province of Alberta.

Variance: means the flexibility that may be exercised by a Development Authority to vary the regulations of this Bylaw. The intent is to provide an opportunity for regulatory flexibility, in unique circumstances, where there is no adverse impact on adjacent areas.

Vegreville Airport Vicinity Protection Area (AVPA): means an area of land where special controls are in place for the purpose of ensuring the health, safety, and general welfare of land users within the vicinity of an airport. For more information see subsection 5.13 - Vegreville. Airport Vicinity Protection Area (AVPA).

Waterbody: means any location where water flows or is present, whether the flow or the presence of water is continuous or intermittent or occurs only during a flood, any wetlands, or any other area as defined by the County or as determined by the Province of Alberta to be a waterbody.

Yard: means a part of a lot upon or over which no main building is erected, unless otherwise provided in this Bylaw.

Yard, Front: means that portion of the site extending across the full width of the site and lying between the front lot line and the exterior wall(s) of the main building situated on the site.

Yard, Rear: means that portion of the site extending across the full width of the site and lying between the rear lot line and the exterior wall(s) of the main building situated on the site.

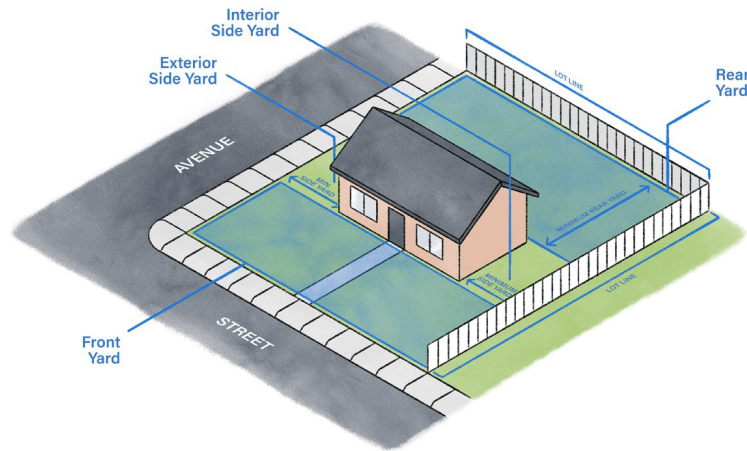
Yard, Side: means that portion of the site extending from the front yard to the rear yard and lying between the side lot line and the nearest portion of the exterior wall(s) of the main building.

Yard, Exterior Side: means a side yard other than an interior side yard.

Yard, Interior Side: means a side yard other than an exterior side yard.



Figure 5: Yards



1.4 Land Use Classifications



Abattoir: means the use of land or building in which animals are slaughtered and may include the packing, treating, storing, and sale of the product.

Agri-Tourism: means a tourist-oriented activity, event, service and/or facility that is part of an agricultural operation that promotes, education and experience of the products grown, raised and/or processed.

Agriculture, Extensive: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures associated with the agricultural operation. For the purposes of this Bylaw, this does not include Cannabis Production Facility, or Confined Feeding Operation.

Agriculture, Intensive: means an agricultural operation that operates on an intensive basis and due to its nature can be sustained on smaller areas of land. Without restricting the generality of the foregoing, this shall include sod farms, fish farms, berry farms, mushroom farms, stud farms, horse training and/or boarding facilities. For the purposes of this Bylaw, this does not include Cannabis Production Facility, or Confined Feeding Operation.

Agriculture Processing Industry: means the activity of processing previously unprocessed agricultural products. Without restricting the generality of the foregoing, this shall include uses similar but not limited to feed mills, stockyards, ethanol plants, seed crushing plants, and dairies.

Agriculture Service Facility: means a use which provides non-industrial, agriculturally oriented services to the rural community. Without restricting the generality of the foregoing, this shall include grain elevators, seed cleaning plants, farm chemical and fertilizer storage/distribution/sales and the retailing, servicing, and/or repairing of agricultural implements, machinery, and goods.

Airport Operations: means any area of land or building intended to be used whether in whole or in part of the arrival and departure or servicing of aircraft, also may include agricultural purposes, maintenance, firefighting and safety equipment, offices, parking areas, and passenger facilities.



For the purposes of this Bylaw, operational facilities are for both public and private developments. Airport Operations does not mean Private Airstrip.

Apartment: see Dwelling, Multi-Unit.

Auctioneering Establishment: means development specifically intended for the auctioneering of goods, livestock, and equipment, including the temporary storage of such goods, livestock, and equipment.

Automobile Salvage/Wrecking: means a development used for the storing, junking, dismantling, wrecking or crushing of three (3) or more private vehicles, not in running condition, or parts of them, and may include the sale of parts of such vehicles. This use does not include Bulk Fuel Depot.

Backyard Coop: means a fully enclosed weatherproof structure and attached outdoor enclosure used for the keeping of Backyard Hens.

Backyard Hens: means domesticated hens that are always confined within a Backyard Coop. For the purposes of this Bylaw, Backyard Hens are not considered Livestock. For more information see subsection 6.3 - Backyard Hens.

Bed and Breakfast: means a dwelling unit in which the occupant rents or leases a room on a temporary basis to visitors and which may include the provision for meals as part of or in addition to the rental paid for the room rented or leased. For more information see subsection 6.2 - Bed and Breakfast.

Beekeeping: means the activity of housing bees to produce honey and/or pollination of agricultural crops, in accordance with the Bee Act, as amended. For the purposes of this Bylaw, Beekeeping does not mean Intensive Agricultural or Extensive Agricultural.

Brewery: means a use where beer, spirits, and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption, and/or retail sale. Typical uses include breweries, distilleries, wineries, and meaderies.


Bulk Fuel Depot: means lands, buildings and structures for the storage and distribution of fuels and oils including retail sales and key/card lock operations.

Bus Depot: see Transit Terminal.

Campground: means a development where tents are erected, or recreational vehicles are parked for the purpose of overnight or short-term camping. Without restricting the generality of the foregoing, campground development may include other recreational uses, passive recreation, food and beverage establishments, and convenience retail as accessory uses and is not used as year-round storage, or accommodation for residential use. For more information see subsection 6.4 - Campgrounds.

Cannabis Production Facility: means development used principally for one or more of the following activities as it relates to cannabis:

- a. The production, cultivation, and growth of cannabis,

- 
- b. The processing of raw materials,
 - c. The making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products,
 - d. The storage or trans-shipped of materials, goods, and products, or
 - e. The distribution and sale of materials, goods, and products to cannabis retail stores.

For the purposes of this Bylaw, this use does not include cannabis retail.

Cannabis Retail Sales: means the premises specified with a retail cannabis license where the retail sale of cannabis is authorized. For the purposes of this Bylaw, this does not include Cannabis Production Facility.

Care Facility, Child: means the use of a building or portion thereof for the provision of care, instruction, maintenance, or supervision of children under the age of thirteen (13) years, for periods not exceeding twenty-four (24) consecutive hours. Without restricting the generality of the foregoing, this shall include all day-care centers, early childhood services, day homes, nurseries, and after-school or babysitting programs. Care Facility, Child uses must comply with the Alberta Childcare Licensing Regulation, as amended. For more information see subsection 6.5 - Care Facility, Child.

Care Facility, Clinic: means the use of a building or portion thereof, is to provide medical and health care services on an outpatient basis only. Without restricting the generality of the foregoing, this shall include medical and dental offices, health care clinics, prenatal clinics, and counseling services.

Care Facility, Group: means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities. For more information see subsection 6.6 - Care Facility, Group.

Care Facility, Medical: means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Without restricting the generality of the foregoing, this shall include hospitals, sanitariums, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centers.

Cemetery: means land that is set apart or land that is used for the burial of human or pet remains. Without restricting the generality of the foregoing, shall include memorial parks, burial grounds, and columbarium.

Clustered Farm Dwellings: means one or more dwelling units located on farmland where the dwellings shall be occupied by person(s) who are employed full-time (for at least six (6) months of each year) in agriculture. Without restricting the generality of the foregoing, this shall include any religious buildings, school buildings, buildings for the agricultural operation and any building aiding in the day-to-day operation of the site.

Commercial Storage: 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 goods of a non-hazardous nature. For the purposes of this Bylaw, this does not include Outdoor Storage.



Concrete/Asphalt Plant: means a plant or facility that is used for the processing, manufacturing, recycling, and sale of concrete and/or asphalt and includes facilities for the administration or management of the business, the stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage, and maintenance of required equipment.

Confined Feeding Operation (CFO): as defined in the Agricultural Operations Practices Act R.S.A. 2000, C. A-07 as amended.

Contractor Services: means development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which requires on-site storage space for materials, construction equipment or vehicles normally associated with general contracted services. Contractor services may include some light manufacturing activities located within an enclosed building.

Communication Tower: means a structure for public or private use that is used to convey communication, radio, or television signals and may include other structures necessary for carrying out this function. For more information see subsection 6.7 - Communication Towers.

Community Garden: means the growing and raising of food in a shared garden space, not for monetary purposes.

Community Uses: means a development that provides benefit and enjoyment for the wider community. Without restricting the generality of the foregoing, this shall include libraries, community halls, public parks, playgrounds, municipal sports fields, gymnasiums, recreational facilities, and seniors' services and lodges.

Cryptocurrency Processing: means a building or a portion of building used to house computer systems and associated infrastructure and components required for processing cyber currency data. This includes, but is not limited to digital currency processing, non-fungible tokens, and blockchain transactions.

Drive-Through Business: means an establishment which services customers travelling in motor vehicles driven onto the lot where such business is conducted, where the customer normally remains in the vehicle for service. For the purposes of this Bylaw, this does not include Retail Gasoline and Petroleum Products Sales.

Dwelling or Dwelling Unit: means a building or a portion of building consisting of one or more rooms operated or intended to operate as a residence for a single household, containing cooking, sleeping, and sanitary facilities only for that unit. All Dwelling Units, except Tiny Dwelling shall have a semi-permanent or permanent foundation. For the purposes of this Bylaw, Recreational Vehicle is not a Dwelling or Dwelling Unit.

Dwelling, Duplex/Semi: means a single building designed exclusively to accommodate two households each living independently in separate dwellings above or below or side-by-side of each other, each with a private entry to the outside.

Dwelling, Manufactured: means a detached dwelling unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standards, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy



except for incidental building operations such as connection to utilities. For more information see subsection 6.8 - Dwelling, Manufactured.

Dwelling, Modular: means a finished dwelling or sections of a finished dwelling built off-site and transported to the site for installation (this includes ready-to-move dwellings) conforming to current Canadian Standards Association and Alberta Labour Certified Standards. Finished means fully enclosed on the exterior and interior but does not need to include painting, taping, installation of cabinets, floor coverings, fixtures, heating system, and/or exterior finishes. For the purposes of this Bylaw, this does not mean Manufactured Dwelling. For more information see subsection 6.9 - Dwelling, Modular.

Dwelling, Multi-Unit: means a dwelling with three (3) or more dwelling units within one (1) building. Without restricting the generality of the foregoing, this shall include housing style types such as Townhouses, Stacked-Townhouses, Fourplexes, and Apartments.

Dwelling, Rowhousing: means a dwelling containing three (3) or more dwelling units located side-by-side, have direct access to grade, and are separated by a common party wall extending from the foundation to the roof, which may be subdivided along the common wall.

Dwelling, Seasonal: means a dwelling that lacks one (1) or more of the basic amenities or utilities required for year-round occupancy or use such as a permanent heating system, insulation, and/or year-round usable plumbing.

Dwelling, Single Detached: means one dwelling constructed on-site upon a permanent foundation and/or basement.

Establishment, Restricted: means a use where potentially controversial goods and services are offered to the public. Without restricting the generality of the foregoing, this shall include gambling venues such as casinos and bingo halls and adult entertainment.

Equipment Fabrication: means the assembly and required storage of industrial equipment, trailers, and other similar equipment and may involve a sales component.

Educational Services: means a development for instruction and education purposes, involving assembly for educational, training or instruction purposes and includes administration offices, dormitory, and Accessory Buildings. Without restricting the generality of the foregoing, this shall include, elementary, junior high, and high schools, supplementary learning centers, vocational schools, commercial schools, post-secondary schools, colleges, universities, museums, and art galleries.

Food and Beverage Establishment: means an establishment where food and/or beverages are prepared and served on the premises for sale to the public. Accessory uses may include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission. Without restricting the generality of the foregoing, this shall include, restaurants, cafes, pubs, nightclubs, lounges, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants, and catering services.

Food and Beverage Products Facility: means a commercial facility in which food and/or beverage products are manufactured/produced or otherwise prepared for human consumption but not consumed on the premises. This may include a retail component, however, this retail component shall be accessory to the Principal Use. Without restricting the generality of the foregoing, this shall include a commercial-style bakery, prepackaged foods, water bottling, and commercial food preparation facilities. For the purposes of this Bylaw, this does not include Food and



Beverage Establishment.

Funeral Home and Services: means a business establishment where the bodies of deceased persons are prepared for burial or cremation, where cremation can be conducted on the premises, and where funeral services can be held.

Government Services: means a use where municipal, provincial, or federal government services directly to the public or the community at large, and includes development required for the public protection of person or property. Without restricting the generality of the foregoing, this shall include, police stations, fire stations, court houses, post offices, municipal offices, social service offices, and employment offices.

Greenhouse, Personal: means a building used for vegetables, flowers, and other plants grown for personal use and monetary purposes.

Greenhouse, Commercial: means a development where vegetables, flowers and other plants are grown for sale as plants or seeds. Without restricting the generality of the foregoing, this shall include, but is not limited to plant nurseries, garden centers, and market gardens.

Heavy Equipment Sales and Service: means the sale, rental, service or repair of heavy vehicles, machinery, or mechanical equipment typically used in building road, pipeline, oilfield and mining construction, manufacturing, assembling, and processing operations. For the purposes of this Bylaw, this does not include Manufactured Dwelling Fabrication and/or Sales.

Heavy Industry: means the manufacture, upgrading and/or processing of petroleum products, chemical and allied products, pulp and paper products, fertilizer or animal by-product, metal processing or fabrication operations, any storage associated with the foregoing manufacturing, upgrading and/or processing and any activities involving incineration.

Home Occupation: means the accessory use of a Principal Building, or a combination of a Principal Building and/or Accessory Building, to operate a business which may generate more than four (4) business associated visits per day and with or without employees. The business use must be secondary to the residential use and not change the residential character of the property. For more information see subsection 6.12 - Home Occupation.

Home Office: means the accessory use of a dwelling unit to operate a business which does not require business associated visits, does not require any non-resident persons employed within the dwelling, and does not extend the business activities to the outside yard. The business must be secondary to the residential use of the property. For the purposes of this Bylaw, this does not mean Office.



Hotel/Motel: means a building used primarily for sleeping accommodations and accessory services provided in rooms or suites of rooms, which may contain bar/kitchen facilities, the building may also contain commercial or other uses and may or may not offer such additional services as party facilities, restaurant or dining room services, or public convention facilities. For the purposes of this Bylaw, this does not include Bed and Breakfast.

Home Park: means a lot within Home Park (HP) District where manufactured and/or modular dwellings, all as defined in this Bylaw, are located, regardless of whether a rental or lease fee is paid. This includes common areas such as storage areas, visitor parking, social center, and administration building. This does not include industrial or construction work camps of a temporary nature.

Landfill Operations: see Waste Transfer site.

Manufactured/Modular Dwelling Fabrication and/or Sales: means the assembly, storage and/or sale of manufactured/modular dwellings.

Mixed Commercial/Residential Development: means a commercial development containing one (1) or more residential dwelling units where both the residential and commercial portions of the development have separate and direct access to the outside street level. For more information see subsection 6.13 - Mixed Commercial and Residential Uses.

Mixed Rural Business/Residential Development: means a development on a lot used for agricultural purposes containing one (1) rural business and one (1) residential dwelling where both the rural business and residential dwelling portions of the development have separate and direct access to the outside. The dwelling portion of the development is a subordinate and secondary use to the Principal Use being rural business.

Natural Resource Extraction/Processing: means a use where raw materials are removed, extracted, and/or processed. Without restricting the generality of the foregoing, this shall include resources and raw materials would include oil and gas, peat, sand, silt, and gravel, shale, clay, marl, limestone, gypsum or other minerals, timber, and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills, and related timber/wood processing and oil and gas processing plants and refineries. For more information see subsection 6.14 - Natural Resource Extraction/Processing.

Outdoor Storage: means a development where goods, materials, or equipment are or may be placed/stored outside of a building. Such uses do not involve any processing activities on the site. Typical uses are not limited to pipe yards/oil and gas field servicing compounds or heavy vehicle and or heavy equipment storage compounds. For the purposes of this Bylaw, this does not include Automobile Salvage/Wrecking or Recreational Vehicle Storage Facility.

Owner-Operator Heavy Vehicle and Equipment Storage/Parking: means the on-site storage/parking of heavy vehicles (i.e. tractor-trailer unit, flatbed, grain truck, tanker truck, etc.) and equipment (i.e. back/track hoe, grader, earth-moving equipment etc.) owned and operated by a resident landowner or immediate family for off-site commercial purposes.

Parking Facility: means the area or structure set aside for the storage and parking of vehicles and includes parking stalls, loading places, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility.



Personal Service: means a development used to provide services related to the care and appearance of an individual. Without restricting the generality of the foregoing, this shall include, the following but are not limited to dry cleaner, hair salon, tanning salon, spas, laundromat, tailor, dressmaker, shoe repair, nail services, massages, and electrolysis. For the purposes of this Bylaw, this does not include Care Facility, Clinic or Care Facility, Medical.

Private Airstrip: means a private aerodrome consisting of a gravel or grass runway used for recreational purposes, not for hire operations and may or may not require regulator approval through Transport Canada.

Professional Service: means a development primarily used for the provision of office or business space to support professional, management, administrative, consulting, and financial services. Without restricting the generality of the foregoing, this shall include, offices of lawyers, accountants, planners, engineers, and architects, offices for real estate agents and insurance firms, clerical, secretarial, employment, telephone answering, and similar office support services, banks, credit unions, loan office, and similar financial uses, printing establishments, film processing establishments, and janitorial firms.

Public Use: means a development which is publicly owned, supported, or subsidized involving public assembly or for public use. Without restricting the generality of the foregoing, this shall include, public schools, arenas, cemeteries, swimming pools, and other indoor and outdoor recreational facilities.

Public Utility: as defined in the Act.

Public Building: means a building used in association with a public utility. Without restricting the generality of the foregoing, this shall include an office, equipment storage area, and service shop.

Recreational Use: means a development where the primary purpose of development is to take advantage of the natural outdoors. Without restricting the generality of the foregoing, this shall include picnic grounds, fishing lodges, beach areas, sports fields, golf courses, arenas, swimming pools, exhibition, and rodeo grounds, and tennis courts. Accessory uses may be considered and to the discretion of the Development Authority.

Recreational Vehicle (RV) – Park Model: means a recreational unit that is designed for seasonal use, generally in just one (1) location, and built to the CSA Z-241 standard. Park Models are designed to be relocated from time to time, with living accommodations for seasonal use, with or without connections to utilities required for the operation of the fixtures and appliances.

Recreational Camp: means a development that contains accommodation facilities and is used wholly or partly for recreational purposes. Without restricting the generality of the foregoing, this shall include, trail riding ranches, guest ranches, rural experience camps, survival training camps, fishing and hunting camps, religious camps, and camps for disabled persons. Accessory uses be considered at the discretion of the Development Authority.

Recreational Vehicle (RV) Storage Facility: means a development for the outdoor storage of more than five Recreational Vehicles or recreational equipment or combination thereof. This use does not include the sale, service, restoration, inspection and/or mechanical repair of the recreational units.



Recycle Depot: means a development used for the buying and temporary storage of bottles, cans, tetra-packs, newspapers, and similar household goods for reuse, where all storage is contained within an enclosed building. This may include Eco-Stations.

Religious Assembly: means a development used for religious related uses, philanthropic or social activities. Without restricting the generality of the foregoing, this shall include, churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. Accessory uses may be considered at the discretion of the Development Authority. For the purposes of this Bylaw, this does not include Funeral Home and Services.

Repair Services: means a development used primarily for the repair, refinishing or reconditions of consumer goods. Without restricting the generality of the foregoing, this shall include electronic equipment, business/office equipment, household appliances, furniture, clothing, footwear, and bicycles. Accessory uses may be considered at the discretion of the Development Authority. This does not include Vehicle Services, Automotive Salvage/Wrecking, Equipment Fabrication, Heavy Equipment and Sales.

Retail Sale Gasoline and Petroleum Products: means a development used for the retail sale of gasoline, propane or other fuels, the sale of lubricating oils and other automotive fluids or motor vehicle accessories but does not include Vehicle Services.

Retail Store, Convenience: means a development used for the retail sale of goods required by the neighbourhood residents or employees or the travelling public on a day-to-day basis.

Retail Store, General: means a development used for the retail sale of a wide variety of consumer foods and goods. Without restricting the generality of the foregoing, this shall include, groceries and beverages, home décor, electronic goods, furniture and appliances, butcher shop, bakery, florist, hardware and home improvement supplies, household goods, specialty foods and goods, printed matter, confectionery, pharmaceutical and personal care items, office supplies, and stationery.

Rural Commercial: means the retailing or distribution of goods and services but does not include the processing of raw materials or operation of an industrial trade.

Sea Can: see Shipping Container.

Secondary Suite, Accessory: means a self-contained dwelling unit that is detached from the principal dwelling unit located on the same property. For more information see subsection 6.15 - Secondary Suites.

Secondary Suite, Principal: means a self-contained dwelling unit, located within the principal dwelling unit. This can be located on any floor within the home, such as the basement, main floor, or upper floors. For more information see subsection 6.15 - Secondary Suites.

Shipping Container: means a container used to carry cargo, goods and/or materials, but which may be used as a building for personal or business storage purposes subordinate to the Principal Use or Building. This does not include a container used in conjunction with a Warehouse. For the purposes of this Bylaw, Shipping container also means Sea Can. For more information see subsection 6.19 - Shipping Containers.



Sign: means a display board, screen, structure, or material having characters, letters, or illustration applied thereto, or displayed thereon, in any manner not inside a building, and includes the posting or painting of an advertisement or notice on a building, structure or lot. Signs may include digital display boards (electronic message boards). See Section 9 - Signage.

Small Animal Boarding/Breeding: means development used for the breeding, boarding, caring, or training household pets. Without restricting the generality of the foregoing, this shall include, pet boarding, training establishments, shelters, grooming, training, and exercising, by the owner or for remuneration. For more information see subsection 6.16 - Small Animal Boarding and Breeding.

Solar Energy, Commercial Use: means solar energy collection system that is designed exclusively to provide for the commercial distribution of electricity. For more information see subsection 6.17 - Solar Energy, Commercial.

Solar Energy, Personal Use: For more information see subsection 6.18 - Solar Energy, Personal.

Staff Accommodation: means a building or portion of a building provided by the employer for the purposes of housing a person currently employed on the property. Units may be dormitory style or be separate and fully contained.

Stockpile Sites: means an open land area where one or a combination of sand, gravel, soil, and rock fragments are stored for off-site use.

Surveillance Suite: means a dwelling that is accessory to the principal development that provides accommodation for the sole purpose of security personnel and/or the accommodation for required on-site employees.

Tiny Home: means a detached dwelling unit typically less than 37.2 m² (400.0 ft²) in floor area. Without restricting the generality of the foregoing, this shall include a cabin or a bunk house accessory to a principal dwelling. Multiple Tiny Dwellings may be considered for one (1) lot at the discretion of the Development Authority.

Transit Terminal: means a facility operated for the purposes of providing bus passengers services for publicly owned or franchised mass transit operations. Accessory uses may be considered and are at the discretion of the Development Authority.

Transportation Facility: means a use of land or buildings for transportation related activities, and without restricting the generality of the foregoing, shall include highway, public road, and other road maintenance operations, all airports and rail yards.

Utility Building or Use: means a building or land or portion thereof as defined in the Act in which the proprietor of the public utility maintains its office or offices and/or maintains or houses any equipment used in connection with the utility building.

Vehicle and Equipment Sales and Leasing: means the sale or rental of motor vehicles, recreational vehicles, light construction equipment, utility trailers or other similar items.

Vehicle Services: means a development used for the repairs and maintenance of passenger, recreation and other single axle vehicles and light construction equipment including a vehicle towing service but excluding the sale or other distribution of petroleum production such as gasoline, propane, diesel, and other fuels.

Vehicle Wash: means a building used for the purpose of washing vehicles and equipment.



Veterinary Service: means development used for the care and treatment of animals where the service primarily involves out or in-patient care and major medical procedures including hospitalization for periods of time. Without restricting the generality of the foregoing, this shall include animal hospitals, shelters, and crematoriums.

Visitor Information Centre: means a place where visitors can access information about a place, local events, and amenities. This use may be located within its own building sharing space within a building, or at a roadside pull-out. Promotional information from other places nearby, maps, and/or merchandise may also be available. Visitor information centers may include travelers' services such as washroom facilities, waste receptacles, Sani-dump, RV parking, and picnic areas.

Warehouse: means a structure used for the storage and distribution of raw materials, equipment processed, manufactured or household goods, and establishments providing service for those purposes.

Waste Transfer Site: means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers or sorting and preparation for further transport to a waste management facility or recycling/compost facility. This includes landfill operations.

Wind Energy Facility, Commercial: means a wind energy facility, commonly known as "Wind Turbines", that produces and generates electricity that feeds power into the provincial grid. For more information see subsection 6.20 - Wind Energy Facilities.

Wind Energy Facility, Small Scale: means a wind energy facility of one structure that produces and generates electricity for the property owner and may or may not be connected to the local electricity supplier's grid. For more information see subsection 6.20 - Wind Energy Facilities.

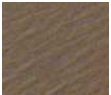
Work Camp: means a parcel used for the temporary accommodation of construction or resource industry workers. The site will typically include on-site buildings, trailers, or other acceptable means of accommodation used to house and feed the workers, store project construction materials and/or provide office space for contractors and sub-contractors. For more information see subsection 6.21 - Work Camp.

1.5 Date of Receipt



1.5.1 Where a Development Permit approval or refusal, development appeal notice, notice of reclassifying lands, notice of contravention including Stop Orders, or notice of appeal hearings is sent, given or served by mail or email and document is properly addressed and sent by prepaid regular mail, unless the contrary is proven, the service shall be presumed to be effected seven (7) days from the date of mailing if the document is mailed in Alberta to an address in Alberta. In the event of a dispute, the Interpretation Act, as amended, shall apply.

1.6 Metric and Imperial Measurements



1.6.1 Within this Bylaw, both metric and imperial measures are normally provided, the imperial measures are within brackets. The imperial measures are approximate and are



provided only for information, and to provide some comparison for persons who are unfamiliar with metric measures. The metric measurement shall take precedence for the purposes of interpretation of this Bylaw.

1.7 Establishment and Transition Provisions

1.7.1 Bylaw

- a. No provisions of previous Bylaws with respect to land use classifications, development controls, and development schemes shall hereafter apply to any part of the municipality described in this Bylaw, subject to subsection 1.2 - Purpose hereof.
- b. Any reference to this Bylaw or to other Bylaws, provincial or federal statutes and regulations shall be a reference to the Bylaw, statutes, or regulation then in effect and shall include all the amendments and any successor legislation.

1.7.2 Severability

- a. If any part of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision will not affect the validity of the remaining portions of the Bylaw.

02 APPROVING AUTHORITIES

ADMINISTRATION

A 1930 D





2.1 Development Authority

- 2.1.1** The Development Authority shall be:
- a. The Development Officer or
 - b. Council, where this Bylaw permits.

2.2 Development Officer

- 2.2.1** The office of the Development Officer is hereby established, and the Development Officer(s) shall be appointed by a resolution of Council.

2.3 Duties of the Development Officer

- 2.3.1** The Development Officer(s):
- a. Shall receive and consider applications for a Development Permit,
 - b. Shall keep and maintain, for inspection of the public during office hours a copy of this Bylaw and all amendments and resolutions thereto and ensure that copies are available to the public a reasonable charge,
 - c. Shall keep a register of all Development Permit applications, including the decisions thereon and the reasons therefore, as per the retention policies of County of Minburn No. 27,
 - d. Shall make decisions on all Development Permit applications for permitted uses and may make decisions on Development Permit applications for discretionary uses,
 - e. Shall issue the decision on Development Permit applications and state terms and conditions, as authorized by this Bylaw or the Act,
 - f. Shall make decisions on all Development Permit applications within the Direct Control District or may at their discretion, refer Development Permit applications within the Direct Control District to Council,
 - g. Shall be the Development Authority for all purposes of this Bylaw,



- h. Shall collect fees in accordance with the County of Minburn No. 27 Master Rates Bylaw, as amended,
- i. May refer any Development Permit applications to Council for review, support, and/or advice,
- j. Refer a Development Permit application, in whole or in part, to any County Department and/or external agency they deem necessary for comment,
- k. Provide written Time Extension Agreements, in alignment with the Bylaw, and
- l. Allow a variance, in alignment with the Bylaw.

2.4 Subdivision and Development Appeal Boards



- 2.4.1** Council and any person(s) appointed by Council, or their delegate so empowered shall receive, consider, and decide upon subdivision applications and carry out any other related duties pursuant to the Act, the Matters Related to Subdivision and Development Regulation and this Bylaw.
- a. The Land and Property Rights Tribunal hears subdivision and development appeals where there is a provincial interest. Otherwise, the appeals are heard by the local Subdivision and Development Appeal Board (SDAB).
 - b. The SDAB is established by Council in accordance with the Act.
 - c. The SDAB shall perform such duties as specified in this Bylaw and the Subdivision and Development Appeal Board Bylaw, as amended.

A wide-angle photograph of a lush green agricultural field, likely a cornfield, stretching to the horizon under a cloudy sky. The field is filled with rows of tall, green plants. In the distance, there are some trees and a few structures, possibly a farm. The overall scene is bright and vibrant.

03 PROCEDURE FOR AMENDING THE LAND USE BYLAW



3.1 Application to Amend the Land Use Bylaw

- 3.1.1** Any person may apply to amend this Bylaw by making an application, in writing or digital copy, provide reasons in support of the application for a re-designation or textual amendment and submit it to the Development Authority for processing and referral to Council.
- 3.1.2** If an application for an amendment to the Land Use Bylaw is denied, the submission of another application for amending the same textual Section or Land Use District is prohibited for a minimum period of six (6) months following the date of the defeated Bylaw amendment.
- 3.1.3** Any amendment to this Bylaw shall be made pursuant to the Act.

3.2 Requirements for an Amendment Application

- 3.2.1** All applications for amendment to the Land Use Bylaw shall be made to the Planning and Development Department in writing or digital copy and shall be accompanied by the following:
- a. A complete Application Form,
 - b. A written statement of the reasons for the requested amendment(s), and
 - c. The application fee in accordance with the County of Minburn No. 27 Master Rates Bylaw, as amended.
- 3.2.2** In addition to the requirements of subsection 3.2.1:
- a. A copy of the Certificate of Title for the lands affected issued by a registry office no more than thirty (30) days prior to the date of the application, and
 - b. A properly dimensioned map indicating the area to be re-designated. The Development Authority may also require that a digital copy of the map be provided.

3.3 Supplementary Requirements for an Amendment Application

- 3.3.1** In addition to the application requirements in subsection 3.2 - Requirements for an Amendment Application, the Development Authority may require other information to properly evaluate the application which may include the following:



- a. A statement describing how the Municipal Development Plan or any other relevant statutory or non-statutory plans affecting the application and this Bylaw have been considered,
- b. Area Structure Plan as defined in the Act,
- c. Any technical studies, a conceptual scheme, and/or a community engagement plan.

3.4 Amendment Review



3.4.1 Upon receipt of an Amendment Application, the application:

- a. May be referred to any County Department for review and comment, and/or
- b. May be referred to any external agency for review and comment.

3.5 Advertising for Public Hearing



3.5.1 Notice of public hearing must be:

- a. Published at least once a week for two (2) consecutive weeks in at least one (1) newspaper or other publication circulating in the area to which the proposed amendment, or in which the meeting or hearing is to be held, or
- b. Mailed or delivered to every residence in the area to which the proposed amendment relates, or in which the meeting or hearing is to be held.

3.5.2 A notice of a proposed Bylaw amendment must be advertised before second reading.

3.5.3 A notice of a public hearing must be advertised at least five (5) days before the public hearing.

3.5.4 A notice must contain:

- a. A statement of the general purpose of the proposed Bylaw amendment,
- b. The address where a copy of the proposed Bylaw amendment and any related documentation is to be provided,
- c. An outline of the procedure to be followed by anyone wishing to file a petition in respect of it, and
- d. In the case of a public hearing, the date, time, and place where it will be held.

3.6 Decision on Amendments



- 3.6.1** Council may, after considering any presentation made at the public hearing, affecting the application and the provisions of this Bylaw, or any other relevant information or documents before Council:
- a. Approve the proposed Bylaw amendment as submitted,
 - b. Defeat the proposed Bylaw amendment as submitted,
 - c. Make any changes it considers necessary to the proposed Bylaw amendment and then approve it or defeat it during consideration for Second and Third Reading, or
 - d. Defer the proposed Bylaw amendment for more information or further review and changes, and then reschedule the application for further consideration.

3.7 Direct Control Provisions



- 3.7.1** Direct Control Bylaws are hereby incorporated into and form part of this Bylaw as if repeated herein at length, and notwithstanding the definitions contained in this Bylaw, each Direct Control Bylaw must assume only those meanings for the terms contained therein that were intended at the date of the original passage.
- 3.7.2** In the case of a Development Permit application made pursuant to a direct control Land Use District, all requirements and procedures pertaining to the Development Permit application, ultimately, will be at the direction and to the satisfaction of the Development Authority, or Council if referred to Council by the Development Authority.

04 PROCEDURE FOR DEVELOPMENT





4.1 Control of Development

- 4.1.1** Commencement of any development within the County requires an approved Development Permit, unless designated in subsection 4.4 - Development Not Requiring a Permit. All issued Development Permits must adhere to the applicable regulations in this Bylaw.

4.2 Fees

- 4.2.1** All fees and charges shall be collected in accordance with the County of Minburn Master Rates Bylaw, as amended.

4.3 Non-Conforming Buildings and Uses

- 4.3.1** Section 643 of the Act, as amended, shall be adhered to in dealing with non-conforming buildings and uses.
- 4.3.2** A non-conforming building and/or uses may continue to be used but the building may not be enlarged, added to, rebuilt, or structurally altered except:
- To make the building or use conforming,
 - For routine maintenance of the building, if the Development Authority considers it necessary, and/or
 - In accordance with this Bylaw, minor variance powers to the Development Authority for the purposes of this Section.
- 4.3.3** In the opinion of the Development Authority, if a non-conforming building and/or uses is being enlarged, added to, rebuilt, or structurally altered, it will require a Development Permit to be submitted to ensure the development conforms with the requirements of this Bylaw.

4.4 Development Not Requiring a Permit

- 4.4.1** A Development Permit is not required for the following developments, provided that the proposed development complies with the applicable regulations of this Bylaw:
- The carrying out of maintenance or repair to any building provided that such works do not include structural alterations or a change of intensity or use of the building.



- b. Beekeeping except within the Hamlet Residential (HR) District.
- c. The keeping of livestock in Agricultural (A) District if it complies with provincial requirements such as Natural Resources Conservation Board Act.
- d. Dugouts which meet the setback requirements of this Bylaw.
- e. Site alteration activities such as contouring farmland, stripping / grading, and drainage ditching in accordance with Provincial regulations.
- f. The hard surfacing of any area that is part of a development for which a Development Permit has been issued, for the purpose of providing vehicle or pedestrian access or parking.
- g. Development of a park and playground by the County of Minburn No. 27, provincial, or federal governments.
- h. Federal, provincial, or municipal work camps do not require a Development Permit. These are Work Camps which aid in the construction or development of a government funded project.
- i. The erection, construction or maintenance of a temporary building or structure which is necessary only for the construction, alteration, renovation, maintenance or marketing of a building development that a Development Permit has been issued.
- j. Temporary accommodation for the occupation of an RV on private property.
- k. Temporary above ground swimming pools and above ground hot tubs, if it meets the district setback, site coverage requirement in this Bylaw, complies with the National Building Code - Alberta Edition, and is temporary/seasonal in nature.
- l. Special events, such as weddings, birthday parties, family reunions, religious celebrations, funerals, which occur irregularly and last less than seventy-two (72) hours or a special event, society, temporary auction, etc.
- m. Solar energy for personal use such as rooftop solar panels, if it meets the district setback, and site coverage requirement in this Bylaw, and the National Building Code - Alberta Edition.
- n. The following signs:
 - i. Signs posted or exhibited inside a building,
 - ii. Signs posted or exhibited in or on an operating motor vehicle if the vehicle is not parked solely for the purpose of displaying the sign,
 - iii. Garage sale sign,
 - iv. Seasonal or holiday decorations,
 - v. Signs identifying a construction or demolition project,
 - vi. Traffic and directional sign, or



- vii. Signs erected on public property owned by the County of Minburn No. 27,
- viii. Election signs to be displayed pursuant to the provisions of federal, provincial or municipal legislation provided that:
 - 1. Such signs are not placed prior to 7:00 a.m. of the day following nomination day as described in the Election Act of Alberta,
 - 2. Such signs are removed within ten (10) days of the event which they are advertising for,
 - 3. The consent of the registered landowner or occupant is obtained,
 - 4. Such signs do not obstruct sight lines or visibility for pedestrian and vehicular traffic, and
 - 5. Such signs are not attached to utility poles.
- ix. A sign that is posted or exhibited solely for the identification of the land, building or municipal address,
- x. Temporary auction sale sign
- xi. A real estate sign,
- xii. A sandwich board sign,
- xiii. A banner sign owned by the County of Minburn No. 27 and if it has approval from the landowner to be placed on private property, and
- xiv. A temporary, non-illuminated sign or advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of the construction of a building or similar work, the announcement of any local event provided that the advertisement is removed within fourteen (14) days of the completion of the event or works advertised.
- o. Municipal address numbers or letters displayed on premises to which they refer, and the name of the residents of the property.
- p. Shelter belts, hedges, reservoirs, and associated fill, wells, private sewage disposal systems as long as they meet all district setback regulations and comply with the requirements of the National Building Code - Alberta Edition and provincial or federal regulation.
- q. Routine maintenance work or minor repairs to any building, as long as the work or repair does not include structural alterations or major renovations that would require a building permit.
- r. Home Office as defined in this Bylaw,
- s. Private Airstrip as defined in this Bylaw,
- t. Greenhouse, Personal as defined in this Bylaw,
- u. The installation, maintenance and repair of public works, services and utilities conducted by or on behalf of federal, provincial, and municipal public authorities on land which is publicly owned or controlled.



- v. Construction of fences, screening, gates, or other means of enclosure less than 2.0 m (6.5 ft.) in height.
- w. Construction of a patio and/or uncovered deck if it meets district setback and height requirements in this Bylaw.
- x. The temporary/transient hawking of food products (fruit, vegetables, meat or fish), Christmas Trees, flowers, or other miscellaneous items.
- y. Construction of Accessory Buildings or Structures less than 10.0 m² (107.6 ft²), including play structures and pergolas.
- z. Farm Buildings up to a maximum of 9.9 m² (107 ft²) and/or fencing in the Agricultural (A) District.
 - aa. The erection of a tower, flagpole, or other similar structure, the height of which is at the discretion of the Development Authority.
 - ab. Landscaping which does not affect grading or drainage of the subject or adjacent properties, except where landscaping forms part of a development that requires a Development Permit
 - ac. Owner-operator heavy vehicle and equipment storage/parking in the Agricultural (A) District.
 - ad. The demolition of buildings as per the discretion of the Development Authority, as long as it meets National Building Code - Alberta Edition.

4.5 Environmental Site Assessments



- 4.5.1** The Development Authority may require an applicant to conduct an Environmental Site Assessment and submit, at minimum, a Phase One Environmental Site Assessment Report prepared by a qualified professional as part of a Development Permit application, application to amend this Bylaw, an application for subdivision approval or application to amend a statutory plan, to ensure that the current environmental condition on site does not render the site unsuitable for the intended use(s). The cost of the assessment will be borne solely by the applicant.
- 4.5.2** The Phase One Environmental Site Assessment Report shall, at a minimum, address the following:
- a. A history of the subject property's ownership and use,
 - b. A description of the natural environment and social environment surrounding the subject property which may be sensitive to contamination,
 - c. An inventory of all hazardous materials that may have been handled or stored on the subject property, including a review of on and off-site disposal operations and facilities,
 - d. Documentation of the existence, location, use of above and underground storage



tanks and other related facilities,

- e. A history of environmental regulatory activity affecting the subject property, and
- f. A review of the condition and use of adjoining properties.
- g. The Phase One Environmental Site Assessment Report may stipulate that further environmental assessment be conducted which shall, at a minimum, include the following:
 - h. A completed sampling program to determine type and level of contamination of soil, groundwater, surface water, site facilities, etc.,
 - i. A determination of the extent of contamination, and
 - j. A comprehensive site and areas map noting the location of natural and built features and other elements of the site assessment as noted above.

4.5.3 The Environmental Site Assessment may be referred to the Province of Alberta for comments and recommendations.

4.5.4 The County may use recommendations of the Environmental Site Assessment report as a basis for:

- a. Reasons to refuse or approve, with or without conditions, a Development Permit,
- b. Reasons to amend or refuse an amendment to this Bylaw,
- c. Comments to the Development Authority in recommending approving, approving with conditions or refusing an application for subdivision,
- d. Reasons to approve or refuse an application to adopt or amend a statutory plan.

4.6 Lands Subject to Flooding, Adjacent to Waterbodies or Near Slopes



4.6.1 Development in the 1:100 year flood plain shall be at the discretion of the Development Authority. The Development Authority may require from the developer engineered flood protection measures certified by a qualified professional and may require that any development within 100.0 m (328.0 ft) of a water body must have the top-of-bank identified by legal survey.

4.6.2 The County may require that for development proposed within 100.0 m (328.0 ft) of a river, the owner/developer prepare an engineering and/or geotechnical analysis to determine the active erosion on the meanders of the river, as well as identify the flood plain and bank stability.

4.6.3 Notwithstanding the yard requirements prescribed in all Land Use Districts, no building or structure requiring a Development Permit shall be permitted within 20.0 m (65.6 ft.) of the top or bottom of an escarpment bank or slope where the grade exceeds 15%.



- 4.6.4** A report prepared by a qualified professional may indicate a greater or reduced setback requirement than prescribed.
- 4.6.5** Notwithstanding that a proposed development conforms in all respects with this Bylaw, where an application is for development on lands that are or may be, in the opinion of the Development Authority, subject to flooding and/or subsidence, the Development Authority shall not issue a Development Permit unless the applicant can demonstrate, by means of an engineering report by a qualified professional that preventive engineering and construction measures can be instituted to make the lot suitable for the proposed development.
- 4.6.6** The Development Authority may require that the development site and buildings be designed by a qualified professional.
- 4.6.7** Notwithstanding any other provision, the Development Authority, on an ongoing basis, shall refer and adhere to any provisions contained or described with respect to flood risk pursuant to the Flood Hazard Identification Program if they exceed any related provisions, standard or regulation prescribed in this Bylaw.

4.7 Application for a Development Permit



- 4.7.1** Unless the Development Authority deems otherwise, a Development Permit application shall include all of the applicable items:
- a. An application to the Development Authority, signed by the registered owner(s) of the land on which the development is proposed, and an authorized agent of the registered owner,
 - b. A statement of the proposed use of all parts of the land and building(s), and
 - c. The applicable fee as prescribed in the County of Minburn Master Rates Bylaw, as amended.
 - d. A site plan showing:
 - i. North arrow,
 - ii. Scale of plan, minimum of 1:1,000 or to the satisfaction of the Development Authority,
 - iii. Legal description of the land on which the development is proposed,
 - iv. Municipal address (if any),
 - v. Front yard, side yard and rear yard setback requirements, shown and labelled,
 - vi. Location of sidewalks and curbs,
 - vii. Location and height of proposed and existing buildings or structures,



dimensioned to the property line, including utility poles, fire hydrants, retaining walls, fences, and signs,

- viii. Dimensioned layout of proposed and existing off-street parking areas, loading areas, driveways, entrances and exits abutting streets and lanes,
- ix. Location of existing landscaped areas including retaining walls, existing trees, buffer and screening areas,
- x. Location of all registered utility easements and right of ways,
- xi. Proposed grade and on-site drainage of the lot, and/or
- xii. Location of service connections.

4.7.2 A set of plans showing floor plans, all elevations, and perspective relationship of the building to adjacent buildings, and

4.7.3 A vicinity map indicating the location of the proposed development in relation to nearby streets and other significant physical features which may have implications for the proposed development.

4.7.4 In addition to the application requirements outlined in subsection 4.7.1, the Development Authority may also require:

- a. A landscaping plan,
- b. Photographic prints showing the site in its current condition,
- c. Analysis of the form, mass and character of the proposed development to demonstrate that it complements the neighbouring development,
- d. A geotechnical or floodplain study prepared by a qualified professional if, in the opinion of the Development Authority, the site is potentially hazardous or unstable,
- e. An erosion and sediment control plan,
- f. A Phase One and/or Phase Two Environmental Site Assessment, conducted according to Canadian Standards Association guidelines, to determine potential contamination and mitigation,
- g. An Environmental Impact Assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects,
- h. A traffic impact analysis prepared by a qualified professional specializing in transportation engineering. Such an analysis shall address, but not be limited to, impact on adjacent public streets, pedestrian circulation on and off site, vehicular circulation on and off the site, turning radius diagrams for large truck movements on and off site, and any other information required by the Development Authority,



- i. A parking study prepared by a qualified professional specializing in transportation engineering,
- j. A noise attenuation study prepared by a qualified professional,
- k. A report showing the effect of wind and shadow produced by the proposed development,
- l. A Plan of Survey or a Real Property Report, in duplicate, prepared by an Alberta Land Surveyor, showing the site to be developed,
- m. A Reclamation Plan for aggregate extraction or other major surface disturbance,
- n. Information to assist in assessing the impact the proposed development may have on utilities, services, traffic circulation within the site and on adjacent public roadways, land uses, tax base, community facilities, employment, and other matters,
- o. An automatically renewable, irrevocable letter of credit, or some other form of insurance suitable to the Finance Department, to ensure the completion of the development,
- p. For discretionary use permits or variances, information showing that the applicant has consulted nearby residents and landowners, and/or
- q. Such other plans, photographs, documents, or information that the Development Authority may consider necessary to properly evaluate the impact arising from the proposed development.

4.7.5 In the case of a Development Permit application made pursuant to a Direct Control Land Use District, all requirements and procedures pertaining to the Development Permit application, will be at the direction and to the satisfaction of the Development Authority, or Council if referred to Council by the Development Authority.

4.7.6 In determining the Development Permit application requirements and procedures pursuant to subsection 4.7.1, the Development Authority, or Council may also require the applicant to submit any or all the following for the purposes of relating any proposal to the growth of the entire County:

- a. An explanation of the intent of the project,
- b. The features of the project that make it desirable to the public and the County. This is to include an evaluation of how the project may contribute to the present and projected needs of the County as a whole,
- c. An economic analysis of the proposal's anticipated impact on the local economy, and
- d. A detailed conceptual scheme containing the following information:
 - i. Location of all proposed buildings,
 - ii. Elevation and architectural treatment of all buildings and associated structures,



- iii. Proposed servicing scheme and its relationship to the County's existing and/or proposed servicing plans,
- iv. Anticipated scheduling and sequence of development,
- v. Mechanisms by which conformance to the plan will be ensured such as normally achieved through a combination of caveats, easements, service agreements and performance bonds,
- vi. All yard setbacks, lot coverage, lot areas, floor areas, size of lots, number of parking stalls, and
- vii. Such additional requirements are deemed necessary by the Development Authority or Council having regard to the nature of the proposed development and the surrounding uses(s) which may be affected.

4.7.7 The Development Authority or Council may specify the following additional application requirements in the case of an application within a Direct Control Land Use District:

- a. To determine if the subject land is suitable for and can physically support/sustain the proposed use, subdivision or development, the Development Authority or Council may require before accepting an application as complete, any geotechnical analysis or any other engineering, environmental or technical assessment/information it considers necessary to evaluate the application. The Development Authority or Council will ensure that the analysis/assessment/information they require is prepared by qualified professionals licensed to practice in Alberta,
- b. To the level of detail determined by the Development Authority or Council, applicants shall fully disclose the precise nature and extent of the proposed use, subdivision and/or development, including intended hours of operation, so that their applications can be thoroughly evaluated in accordance with this Land Use District.
- c. In support of an application within this Land Use District, the Development Authority or Council may undertake, or require that the applicant undertake in a manner satisfactory to them, an Area Structure Plan (ASP) or conceptual scheme (CS) pursuant to the Act and its Matters Related to Subdivision and Development Regulation. The ASP or CS must be undertaken in accordance with the generic terms of reference for the preparation of such documents attached to and forming part of the Municipal Development Plan, and/or
- d. In support of an application within this Land Use District, the Development Authority or Council may undertake or require that the applicant undertake in a manner satisfactory to them, a polling of the adjacent properties to assist in the comprehensive evaluation of the application.

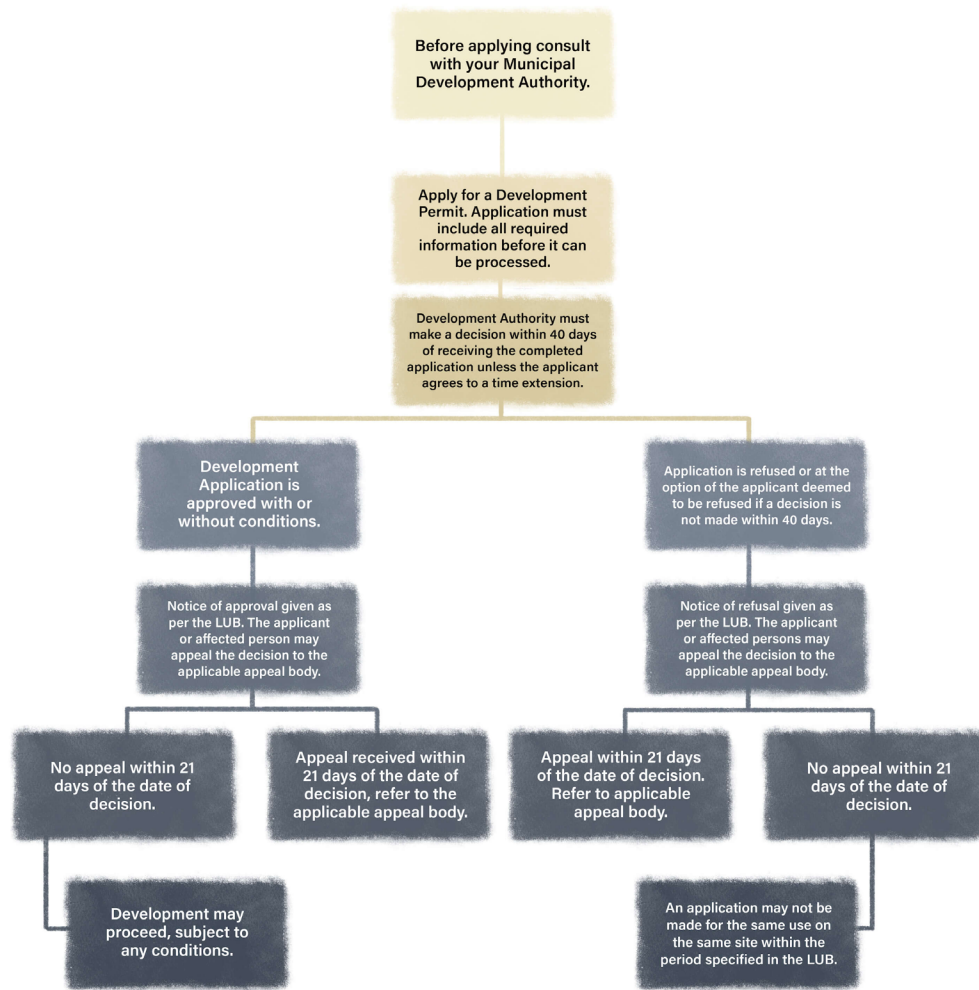
4.7.8 At the discretion of the Development Authority a letter from the registered owner(s) may be required for authorization of the right of entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed development.



- 4.7.9** When, in the opinion of the Development Authority or Council, sufficient information/details/fees concerning the proposed development have not been included with the Development Permit application, the Development Authority or Council may return the application to the applicant for further information/details/fees. An application so returned shall not be deemed to have been received in its complete and final form until all additional information/details/fees required by the Development Authority or Council have been submitted.
- 4.7.10** The Development Authority or Council may exercise discretion when warranted with respect to the information required under this Section.
- 4.7.11** If an application involves explosives or radioactive material, the Development Authority or Council shall:
- a. Consider the effects of the storage and/or transport of explosives or radioactive material proposed in an application (e.g. the implications of the development setbacks specified in the Quantity-Distance tables of the Explosives Regulations or the provisions of the Transportation of Dangerous Goods Act) on the other existing and proposed use(s) located or proposed to be located on the subject parcel as well as adjacent parcels.
 - b. Prior to deciding upon the application before them, provide public notice, through means and to whom they consider necessary, that a decision regarding an application involving the storage and/or transport of explosives or radioactive materials is to be made, that an opportunity will be afforded to any person notified to make representation on the application that the representations made shall be taken into account when final consideration is given to the said application, and
 - c. At their sole discretion, require that the applicant provide documentation of any other approvals, permits or licenses obtained from/required by any other senior government agencies or industry regulators as part of the application review process.



Figure 6: Application Process



4.8 Permitted Use Applications



4.8.1 Upon receipt of a completed application for a Development Permit for a permitted use, the Development Authority shall approve, with or without conditions, an application for a permitted use where the proposed development conforms to this Bylaw but may:

- a. Prior to rendering a decision, refer any application for a permitted use to any County Department, or any external agency for comment.
- b. Prior to making a decision, require a Real Property Report, signed by an Alberta Land Surveyor, relating to the building(s) that is (are) the subject of the Development Permit application.
- c. Require that the applicant enters into a development agreement with the County of Minburn No. 27 pursuant to the Act, the Municipal Development Plan, and this Bylaw to ensure compliance with the conditions in the agreement. The County may protect itself by way of caveat registered against titled areas in favour of the County.



- d. Require financial security, in form of an amount acceptable to the County, from the applicant to secure performance of any of the conditions of a Development Permit.
- e. Refuse to issue a Development Permit in cases where satisfactory arrangements have not been made by a developer for a proposed building on any lot, where it would otherwise be permitted by the Bylaw, for the supply of water, electric power, sewage, gas, and public road access, or any of them, including payment of the costs of installing or constructing any such utility by the developer and/or
- f. Issue a Development Permit for temporary use or building in accordance with subsection 5.10- Temporary Building and Uses.

4.8.2 Impose through conditions, ways and means of addressing elements of the proposed development that, in the opinion of the Development Authority, will detract from the character or appearance of the general development in the area.

4.8.3 In the case of new construction, the Development Authority may impose as a condition of approval that a plot plan (signed by an Alberta Land Surveyor) be submitted by the owner/developer prior to construction of the building foundation, or siting in the case of manufactured and/or portable units on permanent foundations, and/or that a Real Property Report (signed by an Alberta Land Surveyor) be submitted upon completion of the building foundation or siting in case of manufactured and/or portable units to ensure that building(s) is (are) sited according to the provisions of the Development Permit and this Bylaw.

4.8.4 The Development Authority may stipulate the times of the day or week during which an approved use or development may operate as well as the length of time its approval remains in effect.

4.9 Discretionary Use Applications



4.9.1 Upon receipt of a completed application for a Development Permit for a discretionary use, the Development Authority shall consider the application.

4.9.2 The Development Authority may, prior to making a decision, refer any application for a discretionary use to any County Department, or any external agency for comment.

4.9.3 The Development Authority may, prior to making a decision, require that the applicant provide a Real Property Report, signed by an Alberta Land Surveyor, relating to the building(s) that is (are) the subject of the Development Permit application.

4.9.4 The Development Authority shall approve, with or without conditions, or refuse the application, giving reasons for refusal.

4.9.5 The Development Authority may require, as a condition of issuing a Development Permit, that:



- a. The applicant may enter into a development agreement with the County of Minburn No. 27 pursuant to the Act, the Municipal Development Plan and this Bylaw to ensure compliance with the conditions in the agreement. The County may protect itself by way of a caveat registered against titled areas in favour of the County, and/or
- b. The applicant shall provide financial security, in a form and an amount acceptable to the County, to secure performance of any of the conditions of a Development Permit.

4.9.6 In the case of new construction, the Development Authority may impose as a condition of approval that a plot plan (signed by an Alberta Surveyor) be submitted by the owner/developer prior to construction of the building foundation or siting in the case of manufactured and/or portable units on permanent foundations, and/or that a Real Property Report (signed by an Alberta Land Surveyor) be submitted upon completion of the building foundation, or siting in the case of manufactured and/or portable units to ensure that the building(s) is (are) sited according to the provisions of the Development Permit and this Bylaw. The Development Authority may issue a Development Permit for temporary use or building in accordance with subsection 5.10 – Temporary Building and Uses.

4.9.7 The Development Authority may refuse to issue a Development Permit in the case where satisfactory arrangements have not been made by a developer for a proposed building on any lot, where it would otherwise be permitted by the Bylaw, for the supply of water, electric power, sewage, gas, and public road access, or any of them, including payment of the costs of installing or constructing any such utility by the developer.

4.9.8 The Development Authority may refuse, or approve with conditions, any development if, in the opinion of the Development Authority, the proposed development detracts from the character or appearance of the general development in the area.

4.9.9 The Development Authority may stipulate the times of the day or week during which an approved use or development may operate as well as the length of time its approval remains in effect.

4.9.10 As a condition of approval, the Development Authority may require that an approved use or development be screened from public thoroughfares and adjacent residential uses by a solid wall, fence, or other means in a manner and to a height or satisfactory to them.

4.10 Variance and Discretion



4.10.1 The Development Authority shall consider and decide all development applications within a Direct Control Land Use District unless the Development Authority refers the application to Council for their consideration and decision.

4.10.2 The Development Authority may, in deciding upon a Development Permit application, approve an application provided the proposed development would not:



- a. Unduly interferes with the amenities of the neighbourhood, or
- b. Materially interferes with or affect the use, enjoyment, or value of neighbouring parcels of land, and
- c. The proposed development conforms with the use prescribed for that land or building in this Bylaw.

4.10.3 If approving an application for a Development Permit under subsection 4.10.2, the Development Authority shall adhere to the general purpose and intent of the appropriate Land Use District and to the following:

- a. The exercise of variance or discretion must be both reasonable and defensible.
- b. If a requirement or a provision of this Bylaw is to be deviated from, it is essential that the Development Authority, in exercising the discretion or deciding upon the variance, clearly understands the rationale behind the requirement or provisions they are considering.
- c. Any variance or discretion exercised shall be fully documented so that the reasons and rationale for the variance or discretion exercised are accurately recorded and clearly understood.
- d. Except as otherwise provided in this Bylaw, there shall be no variance from the regulations prescribing the number of dwellings per lot as stipulated in subsection 5.1 - Number of Dwelling Units on a Parcel, and in hamlets and acreage residential subdivisions, no variance from the regulations prescribing density.
- e. Where the issuance of a Development Permit for any use involves the exercise of any specified discretion of the Development Authority to relax a regulation of a Land Use District or any other regulation of this Bylaw, they shall not permit any variance from that regulation other than that contained in subsection 4.10 - Variance and Discretion.

4.10.4 When a specific use of land or a building is not expressly mentioned or delineated in this Bylaw but which the Development Authority or Council has determined to be similar in character, purpose, intent and/or impact to a use listed as a permitted or discretionary use in the Land Use District in which such use is proposed, the Development Authority or Council may consider such uses as being similar uses. Any similar uses considered would be processed and decided upon as discretionary uses.

4.11 Notice of Proposed Development



4.11.1 The Development Authority may undertake one or more of the following:

- a. Cause a notice to be posed in a conspicuous place on the lot upon which the proposed development is situated not less than seven (7) days prior to the date of consideration of such an application, and/or



- b. Cause a similar notice to be published once in a newsletter circulating in the municipal area, at the expense of the applicant, and/or
- c. Cause a similar notice to be sent by mail to all adjacent property owners and to those assessed property owners who, in the opinion of the Development Authority, may be affected by the proposed development, not less than seven (7) days prior to the date of consideration of the application, and/or
- d. Cause a notice to be posted on the municipal website.

4.11.2 The notices issued pursuant to subsection 4.11.1 shall state:

- a. The proposed use of the building or lot,
- b. That an application respecting the proposed use will be considered by the Development Authority, and
- c. That any person who objects to the proposed use of the lot may deliver to the Development Authority a written statement of their concerns or comments indicating:
 - i. Their full name and address, and
 - ii. The reasons for their concerns or comments regarding the proposed use, and
 - iii. The date by which concerns or comments must be received by the Development Authority.

4.11.3 When considering applications under subsection 4.11.1 for which notices have been served, the Development Authority shall consider any concerns or comments submitted when making the decision.

4.12 Notice of Decision



4.12.1 All decisions on applications for a Development Permit shall be given in writing or email to the applicant.

4.12.2 If an application is refused or conditionally approved by the Development Authority, the Notice of Decision shall contain the reasons for the refusal or the conditions imposed as part of the approval.

4.12.3 When a decision on any Development Permit is made, the Development Authority during regular office hours, shall post a notice conspicuously in the County offices and/or onto the municipal website.

4.12.4 When a decision is made on a permitted or discretionary Development Permit application which involved the exercise of discretion or variance or when a decision was made by the Development Authority pursuant to a Direct Control Land Use District, the Development Authority shall undertake any or all of the following:



- a. Notify as per subsection 4.12.3 of this Bylaw,
- b. Publish a notice in a newspaper circulating in the municipal are,
- c. Immediately mail a notice to all adjacent property owners, and to those assessed property owners who, in the opinion of the Development Authority, may be affected by the proposed development, and/or
- d. Post a notice conspicuously on the lot with respect to which the application has been made.

4.12.5 The notices issued pursuant to subsections 4.12.3 or 4.12.4 shall indicate:

- a. The date a decision of the Development Permit application was made,
- b. The location and use of the lot in respect of which the application has been made including details of the decision that has been made, and
- c. That an appeal may be made by the applicant, or a person affected by the decision by serving written notice of the appeal to the SDAB or the Land and Property Rights Tribunal before the effective date of the Development Permit determined pursuant to subsection 4.7 - Application for a Development Permit.

4.12.6 In accordance with Section 685(4) of the Act, subsection 4.12.5 (c) is not applicable in the case where a Development Permit is issued pursuant to a Direct Control Land Use District by the Development Authority or Council. In the case of an application in a Direct Control Land Use District decided by the Development Authority, subsection 4.12.6 is limited by Section 685(4)(b) of the Act.

4.13 Deemed Refusal



4.13.1 An application for a Development Permit is, at the option of the applicant, deemed to be refused if the decision of a Development Authority is not made within forty (40) days after receipt of the application unless the applicant has entered an agreement with the Development Authority to extend the forty (40) day period.

4.14 Development Permit Conditions and Notes



4.14.1 The Development Authority may require that as a condition of issuing a Development Permit, the applicant enter into a Development Agreement with the County:

- a. To construct or pay for the construction of a road required to give access to the development,
- b. To construct or pay for the construction of:
 - i. A pedestrian walkway system to serve the development,



- ii. Pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both,
- c. To install or pay for the installation of public utilities or works, that are necessary to serve the development,
- d. To construct or pay for the construction of:
 - i. Off-street or other parking facilities,
 - ii. Loading and unloading facilities, and/or
- e. To pay an off-site levy or redevelopment levy.

4.14.2 Any Development Agreement entered in accordance with subsection 4.14.1, hereof may at the discretion of the Development Authority be subject to the following requirements:

- a. All construction to be completed to the satisfaction of the Development Authority,
- b. All drawings to be submitted under the seal of a Professional Engineer,
- c. Following construction, record drawings to be submitted to the Development Authority including digital copies, and
- d. That a caveat be registered by the County in respect of the Development Agreement against the Certificate of Title for the parcel of land that is the subject of the development. The said caveat shall be discharged when all requirements of the said Agreement have been complied with to the satisfaction of the Development Authority.

4.14.3 The Development Authority may require that as a condition of issuing a Development Permit, the applicant provide security to ensure that applicant complies with this Bylaw, a Development Permit, or County agreement under subsection 4.14.1, hereof or a statutory plan enacted by the Municipality, which security may include, but not be limited to an irrevocable letter of credit or charge against the title to the site.

4.14.4 The Development Authority may require that as a condition of issuing a Development Permit for new construction, the applicant provide a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to the building(s) that is (are) the subject of the Development Permit application, be submitted by the developer upon completion of the building foundation, or siting in the case of prefabricated structures on permanent foundations, and prior to commencement of framing or further structural construction to ensure that the building(s) is (are) sited according to the provisions of the Development Permit and this Bylaw.

4.14.5 The Development Authority may require that as a condition of issuing a Development Permit, the applicant undertake and complete construction in accordance with the site plans, landscaping, drainage, and/or grading plans submitted, and undertake any remedial measures recommended or required by any technical reports provided to the Development Authority during the Development Permit application process.



4.14.6 The erection of a building on any site may be prohibited where it would otherwise be allowed under this Bylaw when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply of required improvements as specified under subsection 4.14.1, hereof, including payment of the costs of installing or constructing any such facilities by the developer.

4.14.7 In addition to the provisions of subsections 4.14.1 (a), (b), (c), (d) and (e), hereof, the Development Authority may impose such conditions as deemed appropriate, having regard to the regulations of this Bylaw and the provisions of any statutory plan including, but not limited to the following conditions:

- a. Regulating intensity of the use, including hours of operation and number of patrons,
- b. Establishing landscaping requirements,
- c. Requiring noise attenuation,
- d. Requiring special provisions be made for parking beyond the minimum standards as outlined in Section 7 - Parking and Loading to ensure compatibility with surrounding development,
- e. Regarding the location, character, and appearance of a building,
- f. Regarding the grading of a site or such other procedures as are necessary to protect the site from other developments or to protect other development from the site,
- g. Establishing the period of time which a development may continue,
- h. Any other conditions necessary to ensure the development is compatible with surrounding development, and
- i. Any other conditions necessary to ensure the development complies with and is compatible with the general development regulations or the Land Use District regulations of this Bylaw.

4.15 Compliance with Other Legislation



4.15.1 A person applying for, or in possession of, a valid Development Permit is not relieved from full responsibility for ascertaining and complying with, or carrying out and shall ascertain, comply or carry out development in accordance with:

- a. The requirements of any other federal, provincial, or municipal enactment or any other law,
- b. Without limiting the generality of the foregoing, the requirements of the Safety Codes Act and regulations including but not limited to the National Building Code – Alberta Edition and National Fire Code – Alberta Edition, Highways Development and Protection Act, Environmental Protection and Enhancement Act, and Natural Resources Conservation Board Act, and



c. The conditions of any caveat, covenant, easement, or other instrument affecting a building or land.

4.15.2 The County is not responsible for nor does the County have any obligation whatsoever to determine what other legislation may apply to a development, nor to monitor or enforce compliance with such legislation.

4.15.3 The applicant for a Development Permit shall be responsible for compliance with all federal, provincial, and municipal enactments and any other law applicable to the use and development of the land and buildings. It is hereby deemed a condition of every Development Permit, whether or not expressly stated therein that the applicant is responsible for ascertaining and shall comply with all applicable federal, provincial, and municipal enactments and any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licenses, and approvals.

4.16 Effective Date



4.16.1 The decision on a Development Permit application shall come into effect,

- a. If it is made by the Development Authority, on the twenty second (22nd) day after the decision date as indicated on the notice of decision issued and/or approved Development Permit, or
- b. If it is issued by Council with respect to a development in a Direct Control Land Use District, upon the date of its issue, or
- c. If an appeal is filed, on the date the appeal is finally determined.

4.16.2 Any development conducted prior to the effective date of the approximate Development Permit is done solely at the risk of the applicant.

4.17 Permit Validity



4.17.1 A Development Permit is valid unless:

- a. It is suspended or cancelled, or
- b. The development that is the subject of the Development Permit has not commenced within twelve (12) months from the date of the issuance of the Development Permit, and after commencement if in the opinion of the Development Authority the development is not conducted with reasonable diligence, or
- c. The development that is the subject of the Development Permit has not commenced within a shorter time period than that indicated in subsection 14.17.1(b), or not conducted with reasonable diligence, if the Development Authority or Council has specified that the Development Permit is to remain in effect for less than twelve (12) months.



4.17.2 The Development Authority or Council may extend the period of time that a Development Permit is specified to be valid in accordance with subsection 4.17.1(b) and (c) in their opinion, circumstances warrant such a time extension.

4.18 Expiration of Permit Validity



4.18.1 A Development Permit shall cease to be valid twelve (12) months after the date on which it was issued unless, prior to the expiry of that time, the developer has commenced development or the Development Authority grants an extension of time.

4.18.2 The Development Officer may grant an extension of a Development Permit for a period of not more than two (2) consecutive, one (1) year extensions beyond the expiry date of the initial permit, provided that the proposed development still complies with the provisions of this Bylaw. Notwithstanding the foregoing, the Development Officer may refer an extension request to Council, if deemed necessary or advisable by the Development Officer, which may grant an extension of a Development Permit for a maximum of two (2) consecutive, one (1) year extensions beyond the expiry date of the initial permit, provided that the development still complies with the provisions of the Bylaw. If the developer has not commenced development within the extended time period, the Development Permit ceases to be valid.

4.18.3 Once work has been initiated in connection with a project approved by a Development Permit, the permit remains valid until the work is completed, provided that project is conducted with reasonable diligence and substantially completed within two (2) years of the date the permit was initially issued or within two (2) years of the date that any extension of the permit is granted. If the work is not substantially completed within that time, then the permit shall be deemed to have expired.

4.19 Frequency of Applications



4.19.1 If an application for a Development Permit is refused by the Development Authority, Council or on an appeal from the SDAB or the Land and Property Rights Tribunal, another application for development by the same applicant or any other applicant, may not be made for at least twelve (12) months after the date of the refusal, subject to consideration or subject to consideration by the Development Authority or Council if empowered when a Direct Control Land Use District is involved, if the application is for a development that is:

- a. On the same lot, and/or
- b. For the same or similar use.

4.20

Suspension or Cancellation of Development Permit



- 4.20.1** The Development Authority or Council may suspend or cancel the Notice of Decision or the Development Permit by notice, in writing, to the holder of it, if after a Development Permit has been issued, the Development Authority becomes aware that:
- The application for the development contains a misrepresentation, or
 - Facts concerning the application, or the development were not disclosed which should have been disclosed at the time the application was considered, or
 - The Development Permit was issued in error.
- 4.20.2** If a person fails to comply with a notice under Section 645 of the Act, the Development Authority or Council may suspend or cancel any existing Development Permit by notice, in writing, to the holder of the permit.
- 4.20.3** A person whose Development Permit is suspended or cancelled under this Section may appeal to the SDAB or the Land and Property Rights Tribunal.

4.21

Developer's Responsibility



- 4.21.1** A person to whom a Development Permit has been issued shall obtain from the appropriate authority where applicable, authorization relating to safety codes, grades, sewers, water mains, electricity, gas, and highways, and all other permits required in connection with the proposed development.
- 4.21.2** The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents, or contractors to any public or private property.
- 4.21.3** The applicant shall prevent excess soil or debris from being spilled on public roads, lands and sidewalks, and shall not place soil or any other materials on adjacent lots without permission in writing from adjacent property owners.
- 4.21.4** In the case where financial security has been required, any costs incurred as a result of neglect of public property may be collected from the security provided.
- 4.21.5** No building or use shall be used or occupied and no change in the existing occupancy classification of a building shall be made until the developer, proposed user or proposed occupant of the said building or use demonstrates that substantial completion, as determined by the Development Authority, has been undertaken.
- 4.21.6** Further to subsection 4.21.5, a person in receipt of a final inspection report issued pursuant to the National Building Code - Alberta Edition is not absolved from complying with or satisfying any conditions or requirements of a Development Permit or development agreement pursuant to this Bylaw.



4.21.7 A person in receipt of a Development Permit issued pursuant to this Bylaw requires the necessary permits issued pursuant to the National Building Code - Alberta Edition, some of the regulations/provisions of which may not be consistent with the regulations/provisions of this Bylaw.

4.21.8 A Development Permit issued pursuant to this Bylaw does not exempt the applicant from the requirements of other County bylaws, or municipal, provincial, or federal easements, environmental reserve easements, covenants, conservation agreements, development agreements, statutes, regulations, licenses or codes or standards of practice.

4.22 Development Permit Appeals



4.22.1 The Land and Property Rights Tribunal (formerly Municipal Government Board) hears subdivision and development appeals where there is a provincial interest. Otherwise, the appeals are heard by the local Subdivision and Development Appeal Board (SDAB).

4.22.2 The SDAB is established by Council in accordance with the Act.

4.22.3 The SDAB shall perform such duties as specified in this Bylaw and the Subdivision and Appeal Board Bylaw, as amended.

4.23 Establishment of Districts



4.23.1 For the purpose of this Bylaw, the County of Minburn No. 27 is divided into the following Districts as shown on several district maps that form part of this Bylaw:

AGRICULTURAL (A) DISTRICT

ACREAGE RESIDENTIAL (AR) DISTRICT

HAMLET RESIDENTIAL (HR) DISTRICT

HOME PARK (HP) DISTRICT

MUNICIPAL RESERVE (MR) DISTRICT

GENERAL COMMERCIAL (GC) DISTRICT

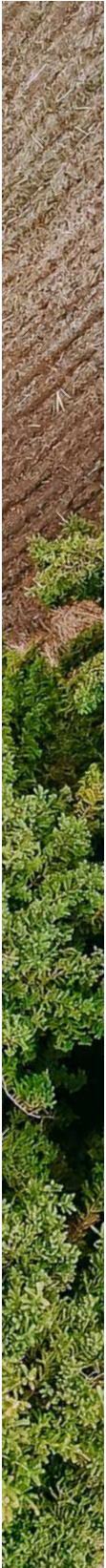
GENERAL INDUSTRIAL (GI) DISTRICT

RECREATIONAL AND INSTITUTIONAL (RI) DISTRICT

DIRECT CONTROL (DC) DISTRICT

WAPASU RECREATIONAL CONSERVANCY DIRECT CONTROL (WRC-DC) DISTRICT

4.24 Establishment of Boundaries



- 4.24.1** The boundaries on the Land Use District Maps shall be interpreted as follows:
- a. Where a boundary is shown as following a street or lane, it shall be deemed to follow the center line thereof,
 - b. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line,
 - c. Where Land Use Districts have been established in accordance with a proposed Subdivision of land, the districts shall be understood to conform to the Certificate of Title or the Plan of Survey when registered in a Land Title Office. Upon registration, the district boundary shall be adjusted by the Development Authority in accordance with the Plan of Survey or Descriptive Plan, and
 - d. In circumstances not covered by (a) (b) or (c) above, the location of the district boundary shall be determined by the Development Authority by measurement of, and use of the scale shown on the Land Use District Map.
- 4.24.2** Where the application of the above rules does not determine the exact location of the boundary of a district, or if there is a dispute regarding the exact boundary of a district, Council may determine the boundary, either:
- a. On its own motion, or
 - b. Upon written application being made to it by any person requesting the determination of the exact boundary in question.
 - c. After Council has fixed a district boundary, the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.
 - d. Council shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

An aerial photograph of a rural industrial or agricultural site. In the foreground, a paved road runs vertically on the left. To its right is a large, mostly cleared dirt area. A prominent blue barn with a grey roof stands in the middle ground. To the right of the barn are several white industrial buildings. Further right, a long row of colorful shipping containers is visible. In the background, there are green fields, a pond, and a highway with multiple lanes. The text '05 GENERAL DEVELOPMENT PROVISIONS' is overlaid in large white letters on the left side of the image.

05 GENERAL DEVELOPMENT PROVISIONS



5.1 Number of Dwelling Units on a Parcel

- 5.1.1** There shall only be one (1) dwelling per lot, except as otherwise provided under this Section.
- 5.1.2** The Development Authority may issue a Development Permit that would permit the construction or location of more than one dwelling on a lot if the second or additional dwelling, Secondary Suite, Accessory and Dwelling, Tiny Home is (are):
- a. Contained in a building designed for, or divided into, two (2) or more dwellings and is in a Land Use District which permits such multiple households,
 - b. A manufactured/modular dwelling forming part of a manufactured/modular dwelling community or Work Camp for which a Development Permit has been issued,
 - c. A building as defined in the Condominium Property Act that is the subject of a condominium plan to be registered in the Land Titles Office, and
 - d. Clustered Farm Dwellings as defined in this Bylaw.
- 5.1.3** The maximum number of dwelling units per lot in the Agricultural (A) District shall be three (3).

5.2 Utility Easements

- 5.2.1** No Development Permit may be issued for a development that encroaches into or over a utility easement or right-of-way without the written consent of the easement owner or the person whose utility line is found in the easement, or both.

5.3 Dugouts

- 5.3.1** Dugouts shall:
- a. Maintain a minimum setback distance of 30.0 m (98.4 ft.) from any adjacent public roadway.
 - b. Dugouts shall be constructed in accordance with Provincial Regulations.
 - c. Not require a Development Permit if the Dugout meets all setback requirements.

5.4 Excavation, Grading and Site Drainage



- 5.4.1** Excavation, grading and site drainage shall not be subject to the requirements of obtaining a Development Permit from the County. However, to drain any amount of surface water, a permit is required from provincial government and change in water flow requires provincial Water Act approval.
- 5.4.2** The Development Authority may require as a condition of development approval:
- Engineered grading and drainage plans for the development,
 - A legal land survey demonstrating that engineered grades have been met, and/or
 - Grading and other measures as appropriate, to control surface drainage, reduce or eliminate grade difference between adjacent lots, and minimize erosion or slope instability.
- 5.4.3** The Development Authority may require as a condition of development approval that the final grades of the development must be approved by the Development Authority before the approval of a building permit and the applicant is responsible for ensuring adherence to final grades.

5.5 Corner Lots and Site Protection



- 5.5.1** In all Land Use Districts, a lot abutting onto two (2) public roads, or more, shall have a front yard setback on each public road in accordance with the front yard requirements of this Bylaw. For the purposes of determining the setback requirements, the yard with the shortest frontage shall be referred to as the front yard, and the yard with the longest frontage shall be referred to as the flanking front yard.
- 5.5.2** In all cases, the location of buildings on a corner lot shall be subject to approval of the Development Authority who may relax front yard and/or flanking front yard setback requirements considering the location of existing adjacent buildings or the permitted setback on the adjacent lot where a building does not exist and having regard for subsection 4.10 - Variance and Discretion. However, in no case shall the flanking front yard setback be less than 3.0 m (9.8 ft.).
- 5.5.3** A sight triangle is a triangle formed by a straight line drawn between two (2) points on the exterior property lines of the said site 6.0 m (19.6 ft.) from the point where they intersect. On any corner site, no person shall erect, place, or maintain within the sight triangle a wall, fence, shrub, tree hedge, or any object that may adversely impact the line of sight required for the safe flow of vehicular traffic over 1.0 m (3.3 ft.) in height above the lowest grade adjacent to the intersection.



Figure 4: Sight Triangle

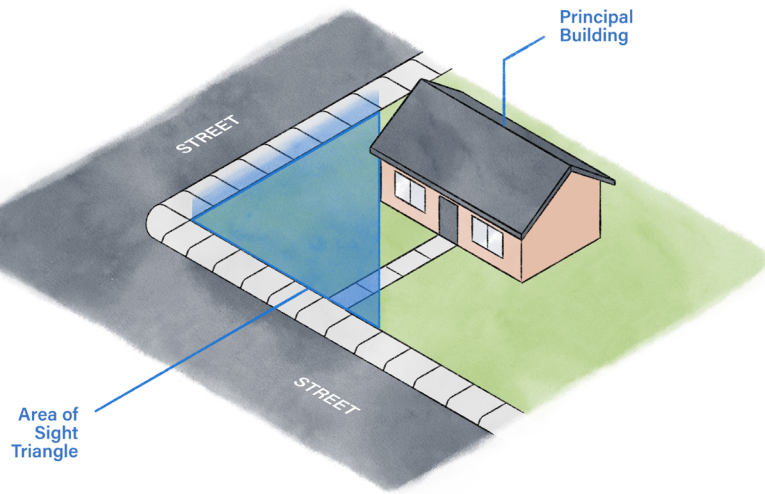
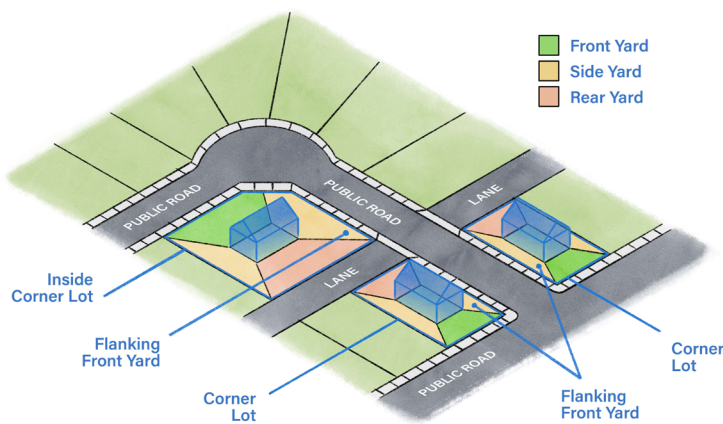


Figure 2: Corner Lots and Yards



5.6 Design, Character and Appearance of Buildings and Structures



- 5.6.1 In determining the highest point of a building, the following structures shall not be considered part of the building: an elevator housing, mechanical housing, roof stairway entrance, ventilation fans, a skylight, a steeple, a smokestack, or a flagpole or similar device not structurally essential to the building.
- 5.6.2 The quality of exterior treatment and design of all proposed buildings shall be to the satisfaction of and conducted as required by the Development Authority. In this regard, the siding, shingling, painting, etc. of a building shall be completed within two (2) years of Development Permit approval.
- 5.6.3 Pursuant to subsection 5.6.2, the Development Authority shall consider the following when reviewing development proposals in all Land Use Districts:



- a. The design, character, and appearance of a proposed building(s) must be compatible with buildings on the subject lot and other buildings existing in the vicinity unless the building is setting an improved standard of design and character for the Land Use District or a particular location therein,
- b. The design of the building must be consistent with the purpose of the Land Use District in which it is located, and
- c. The building shall comply with any provisions of a statutory plan or architectural control guidelines adopted by the County.

5.6.4 Specifically with respect to industrial or commercial uses the Development Authority may impose conditions in relation to property appearance if, in the opinion of the Development Authority:

- a. There is a likelihood that the proposed development will generate undesirable impacts on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter, or dust, and/or
- b. There is a likelihood that undesirable impacts may be generated on the site, and cause conflicts with other lots or businesses within or adjacent to the development.

5.6.5 In determining the conditions to be imposed pursuant to subsection 5.6.4, the Development Authority may consider but not be limited to considering the following:

- a. Additional buffer and landscape screening may be required between incompatible uses,
- b. Waste collection areas may need to be screened through using of landscape screening or solid fencing or any combination of the foregoing,
- c. Locations for alternative access, and
- d. Dust control methods such as applying water or calcium chloride to the subject property and/or adjacent roads.

5.7 Relocation of Buildings



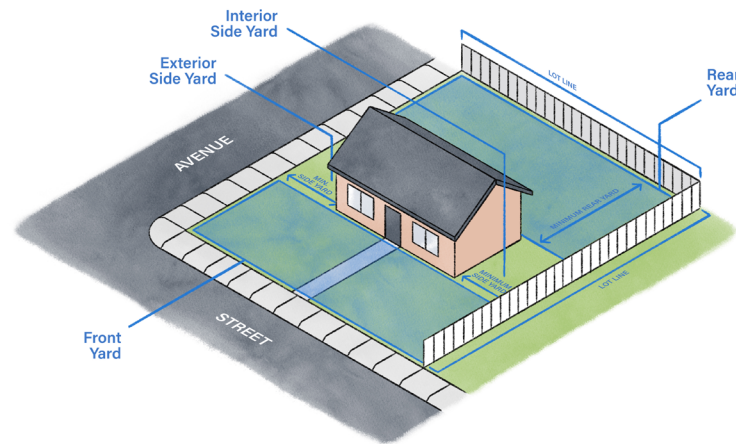
5.7.1 The relocation of an already constructed building or a partially constructed building on a new site requires approval from the Development Authority.

5.7.2 In making its decision on a Development Permit application to relocate an already constructed or partially constructed building, the Development Authority shall consider whether the building is compatible with the character of the neighbourhood in which it is proposed to be located and may refuse a Development Permit if the building, in their opinion, is or will be incompatible with the neighbourhood.

5.8 Projections into Required Yards

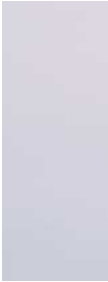


Figure 5: Yards




- 5.8.1** Except as provided below, no person shall permit any portion of the Principal Building on a lot to project over or into a front, side or rear yard.
- 5.8.2** Unenclosed steps may project:
- In the front or rear of the dwelling,
 - At the side of the dwelling provided the steps would not reduce the side yard adjacent to the Principal Building to less than 1.0 m (3.3 ft.), and
 - At the side of the dwelling provided the steps would not interfere with the side yard required for a driveway for vehicular passage and/or general access to the rear of the lot.
- 5.8.3** Eaves of an Accessory Building if the eaves are not closer to the lot line than one-half the width of the required side yard or 0.6 m (2.0 ft.), whichever is less, and
- 5.8.4** A patio or other similar development at grade level may project into the yard requirement up to the property line.
- 5.8.5** With respect to an industrial or commercial development, the parts of any attachments to a Principal Building which may project over or onto a front, side, or rear yards, in addition to subsection 5.8.2, are:
- A canopy or extension over the front or side yards if the projection complies with the sign regulations contained in Section 7 - Parking and Loading.
 - A canopy or extension over a rear yard if the projection is at least 4.0 m (13.1 ft.) above the surface of the yard and does not obstruct the normal use of the yard.
- 5.8.6** In all other Land Use Districts objects projecting into required yards shall be as determined by the Development Authority who shall consider the location of existing and proposed development within the subject and adjacent lots.


5.9 Temporary Outdoor Storage and Display

- 
- 5.9.1** When part of the lot is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such display shall be arranged and maintained in a neat and tidy manner and shall not, in the opinion of the Development Authority:
- a. Unduly interferes with the amenities of the district, or
 - b. Materially interferes with or affects the use, enjoyment, or value of adjacent lots.

5.10 Temporary Buildings and Uses

- 
- 5.10.1** Where, in the opinion of the Development Authority or Council, a proposed use or building is of a temporary nature, an initial, temporary Development Permit may be issued and be valid for a period not exceeding five (5) years. As the situation warrants, the Development Authority or Council shall impose a condition that the temporary use/building is to cease and/or be removed at the expiration of the temporary approval period.
- 5.10.2** To ensure the County is not held responsible or liable for any costs involved in the cessation or removal of any temporary use/building, the Development Authority or Council, when they deem necessary, may require that the applicant or owner(s)/developer(s) enter into an agreement with the County guaranteeing the removal of the temporary use/building when the intended use is changed, discontinued, or no longer required. The applicant owner(s)/developer(s) may also be required to provide securities in a manner acceptable to the County guaranteeing the cessation or removal of the use/building at the end of the temporary approval period.
- 5.10.3** Except in a Direct Control Land Use District where no specific uses are listed, a temporary use or building may only be permitted where the use or building is among the permitted or discretionary uses listed in the applicable Land Use District.
- 5.10.4** When a permit for temporary use or building expires a new application is required. Such application shall be dealt with as a first application and there shall be no obligation to approve it on the basis that a previous permit has been issued, and it will be subject to all provisions of this Section.

5.11 Development Site Suitability and Testing

- 
- 5.11.1** In areas not serviced with municipal water or sewer, or where hazards may be present, an applicant for a Development Permit may be required to submit the following:
- a. A report identifying natural or man-made hazards along with proposed mitigation measures,



- b. A report certified by a qualified professional providing that the diversion of potable water via water well for the proposed development will not interfere with any household users, licensees, or traditional agriculture users in the area of the proposed development, and/or
- c. Information regarding the existing or proposed on-site sewage treatment system to assess compliance with the Alberta Private Sewage Systems Standard of Practice, as amended.

5.11.2 An applicant for a Development Permit may also be required to submit information in relation to:

- a. Stormwater management, and/or
- b. The provision of all shallow utilities including but not limited to power, gas, and communication.

5.11.3 If the report prepared pursuant to subsection 5.11.1(b) states that a well would not be adequate to support the proposed development, the application may not be approved, or the applicant may be required by the Development Authority or Council to provide potable water through the use of a cistern. Where the Development Authority or Council has determined that water provision through the use of a cistern is acceptable/required, an appropriate notation on the title shall be required alerting the prospective owner that a cistern will be required in perpetuity to provide the household with potable water.

5.11.4 If on-site sewage treatment cannot be accommodated, a sewage holding tank may be considered if it is shown that a sewage holding tank can be installed in accordance with the Alberta Private Sewage Systems Standard of Practice, as amended and the Development Authority or Council are satisfied that this method of sewage disposal is warranted given the circumstances of the subject property and being mindful in their consideration that this is not a method of sewage disposal encouraged by the County.

5.11.5 In determining site suitability as it relates to on-site sewage treatment, the Development Authority or Council may refer to and utilize the Model Process Reference Document to guide their consideration of a proposed development using a private sewage treatment system.

5.11.6 All development sites must have an approach which accesses a registered legal public road that is built to County standards. In cases where a development site does not have an approach and/or accessible registered legal public road, the developer shall be responsible for providing the approach and/or public road at their sole expense to County standards. In a situation where the approach is the first one in the quarter section, the County may provide the approach.

5.12

Objectionable, Prohibited or Restricted Developments



5.12.1 Nuisance

- a. No activity may be undertaken which, in the opinion of the Development Authority, constitutes a nuisance on a private or public site by reason of the generation of noise, vibration, heat, humidity, glare, smoke, dust or other particulate matter, or odour exceeding those measures prescribed in applicable Municipal Bylaws, or federal or provincial statutes or regulations.
- b. Garbage shall be stored in weather-proof and animal-proof containers and screened from adjacent sites, and roads, and shall be in a location easily accessible for pick-up.

5.12.2 Hazardous Substances

- a. All developments which store, manufacture, utilize, emit, or discharge hazardous substances or pesticides shall comply with provincial and federal legislation and regulations.
- b. All commercial or industrial developments involving hazardous substances or pesticides shall submit a written description of the materials and operations being undertaken on the site at the time of Development Permit application or at the time the operation begins using the hazardous substances or pesticides.

5.12.3 Prohibited or Restricted Goods or Animals

- a. No person shall keep or permit in the Wapasu Recreational Conservancy Direct Control (WRC-DC) District, or any residential use district or residential property in any hamlet or any commercial or industrial Land Use District adjacent to a residential district:
 - i. More than three (3) in total motorized vehicles that do not display a valid motor vehicle license but are either operable and capable for being driven to the extent that they could be licensed, or which are inoperable and being kept on the lot for their component parts in the rebuilding/restoration of a vehicle that is being made operable and capable of being driven and could be licensed. The three (3) vehicles cannot be located within the front or flanking front yard.
 - ii. On an undeveloped lot, a dismantled, unlicensed and/or wrecked vehicle which, for the purposes of this Section, means any kind of motorized vehicle which is and/or has been rendered inoperable and not capable of being legally driven,
 - iii. A commercial vehicle loaded or unloaded of a maximum weight in excess of 5,500 kg (12,125 lbs),
 - iv. 5.12.3(iii) does not apply in the Acreage Residential (AR) District, provided the vehicle complies with public road restrictions,



- v. Any recreational vehicle cannot be contained entirely within the side or rear yard of the subject lot. Except for the Acreage Residential (AR) District, recreational vehicles may be entirely contained within the front yard,
- vi. Any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken, and the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work, and
- vii. Any object or private property or outside storage which, in the opinion of the Development Authority, is unsightly in relation to, or inconsistent or not in character with adjacent lots within these Land Use Districts.

5.12.4 Noise

- a. The Development Authority may specify the construction of specific features such as buffering and landscaping as part of the development in order to mitigate noise levels.

5.13 Vegreville Airport Vicinity Protection Area (AVPA)



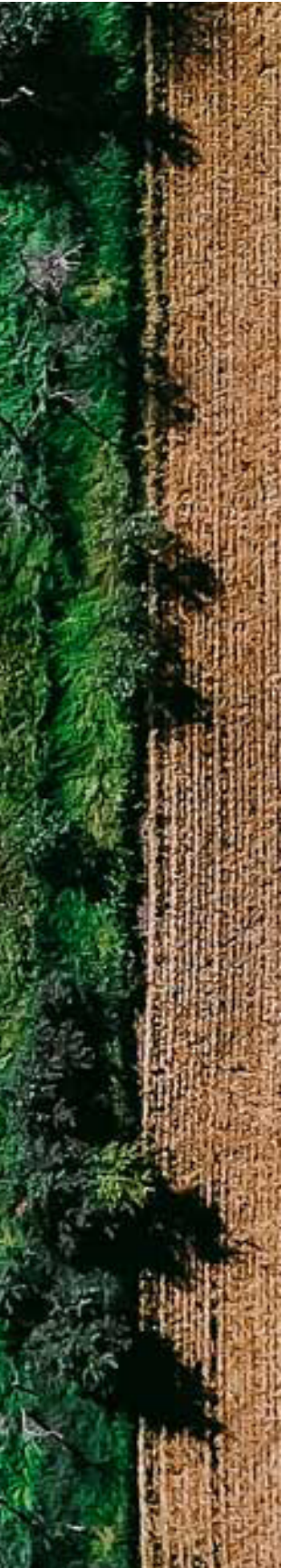
- 5.13.1 The purpose of the Vegreville Airport Vicinity Protection Area (AVPA) is to encourage compatible land uses and development in the vicinity of the Vegreville Airport regarding height obstructions, electrical disturbances, bird hazards, noise exposure forecasts, and visibility restrictions.
- 5.13.2 All lands to which the Vegreville Airport Obstacle Limitations Map applies are illustrated within Appendix A: Land Use Maps.
- 5.13.3 The Development Authority may issue a Development Permit for a development if no point of the development will exceed the height of any of the following surfaces:
 - a. The take-off/approach surfaces,
 - b. The transitional surfaces, and
 - c. The outer surface.
- 5.13.4 If a Development Permit application is made for a development whose highest point will penetrate the outer surface, the Development Authority shall send a copy of the application to the provincial or federal governments having authority, for review and comment.
- 5.13.5 For the development of railway, the highest point of the development shall be 7.6m (24.9 ft.) higher than the actual height of the rails.
- 5.13.6 For development of a public road or highway, the highest point of the development shall be 4.6 m (15.0 ft.) higher than the center line of the public road.



- 5.13.7** Any new development shall conform to the exterior acoustic insulation requirements of the National Alberta Safety Codes - Alberta Edition. Where applicable, Development Permit applications shall be referred to provincial or federal governments having jurisdiction for comment prior to decision if the proposed use development will result in emissions of steam, smoke, dust or other atmospheric conditions, an accumulation of any material or waste edible by, or attractive to, birds or the use of extensive exterior lighting.
- 5.13.8** Any Development Permit shall not be approved if, in the opinion of the Development Authority, it comprises the safety, integrity, and function of the airport facilities due to emission of steam, smoke, dust, or other atmospheric discharge, an accumulation of any material or waste edible by attractive to birds, interference with airport frequencies/communications or the use of extensive exterior lighting.



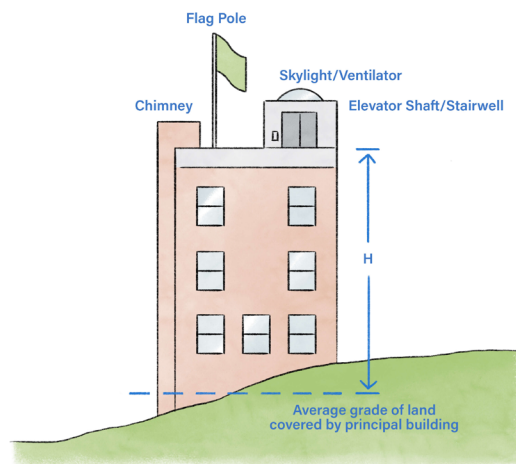
06 SPECIAL USE PROVISIONS



6.1 Accessory Buildings

- 6.1.1** Where an Accessory Building is attached to the Principal Building on a lot by a roof or any open or enclosed structure, except carports where vehicular access to the rear yard is not obstructed, said building is to be considered part of the Principal Building and shall, therefore, adhere to all requirements for the Principal Buildings as specified in the Land Use Districts.
- 6.1.2** Accessory Buildings include but are not limited to garages, carports, permanent gazebos, sheds, and storage buildings
- 6.1.3** Accessory structure includes but are not limited to decks, patios or balconies, permanently installed swimming pools, hot tubs, and flag poles.

Figure 1: Accessory Building Height



- 6.1.4** Siting of Accessory Buildings/Structures within any residential Land Use District:
- a. Unless otherwise provided in this Bylaw, Accessory Buildings/Structures shall be located as follows:
 - i. No closer to the front property line than the Principal Building
 - ii. In no case shall an Accessory Building/Structure be located within the required front yard setback, except as otherwise allowed for in this Bylaw, and
 - iii. No closer than 2.0 m (6.5 ft.) to the rear or side lot line. Where the vehicle entrance faces a lane or public road, the garage or carport shall be no closer than 6.1 m (20 ft.)



from the lane or public road.

6.1.5 Siting of Balconies, Decks and Patios within any residential Land Use District:

- a. Balconies and decks shall adhere to subsection 6.1.1 of this Bylaw, and
- b. Unenclosed patios which are not at grade level shall be no closer to the side or rear lot line than 1.0 m (3.3 ft.) and whether attached or detached, may be allowed to encroach up to 1.5 m (4.9 ft.) into the required front yard setback.

6.1.6 Additional Requirements within any residential Land Use District:

- a. Notwithstanding any provision in this Section, no Accessory Building or Structure shall be permitted that, in the opinion of the Development Authority, will serve to restrict access to the rear yard where a lot has a vehicular access from the front yard only and one side yard setback for 3.1 m (10.1 ft.) has been provided to accommodate a driveway for vehicular passage and general access to the rear of the lot.
- b. Accessory Buildings or Structures shall not be used as Dwellings.
- c. Within Residential Land Use Districts an Accessory Building or Structure shall not be located on a lot without a dwelling being located or approved on the lot.
- d. Solely within Residential districts, should a Certificate of Title consist of more than one lot created after July 1st, 1950, the Accessory Building/Structure or use shall be located on the same lot number as the Principal Building or Use.
- e. Unless otherwise specified in this Bylaw, the provisions for Accessory Buildings and Structures will be at the discretion of the Development Authority.
- f. The height of an Accessory Building and/or a flagpole shall not exceed 4.6 m (15.0 ft.).

6.2 Bed and Breakfast



6.2.1 A Bed and Breakfast is subject to the following provisions:

- a. Is an accessory use of a principal dwelling, including cabins within a rural operation,
- b. Shall not be permitted in a principal dwelling which has an existing Home Occupation,
- c. The number of guest rooms shall be at the discretion of the Development Authority,
- d. Shall provide one parking space on site for each room available for rent to guests,
- e. May employ persons who do not live in the home to assist with the day-to-day operation, and
- f. May include limited retail sale of convenience goods for guests to purchase.



6.2.2 The Bed and Breakfast shall meet Public Health Regulations and be kept in a manner that meets all provincial regulations.

6.2.3 Any alterations for the Bed and Breakfast use may be allowed provided they comply with the National Building Code - Alberta Edition and any other County Bylaws.

6.3 Beekeeping



6.3.1 The intent of Beekeeping is for personal use only. This Section refers to Residential Land Use Districts only. Beekeeping in the Agricultural (A) District does not require a Development Permit. Within a Residential Land Use District, Beekeeping is a discretionary use and requires a development permit.

6.3.2 Beekeeping General Requirements:

- a. No more than three (3) beehives to be kept on a single property;
- b. All beehives to be kept exclusively within the rear yard; and
- c. Beehives shall follow the same setbacks for Accessory Buildings in a given District.

6.4 Backyard Hens



6.4.1 The intent of Backyard Hens is for personal use only. This Section refers to Residential Land Use Districts only. The keeping of chickens in the Agricultural (A) District does not require a Development Permit. Within a Residential Land Use District, Backyard Hens are a discretionary use and requires a permit. Where Backyard Hens are proposed, the use includes Backyard Coops.

6.4.2 Backyard Hens General Requirements:

- a. Each Backyard Hens must be provided with food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dustbathing, and roosting, all sufficient to maintain the hen in good health.
- b. Backyard Hens shall be secondary to the residential use of the parcel.
- c. Backyard Hens shall not be permitted to run at large and must be maintained within a Coop enclosure at all times.
- d. The number of Backyard Hens permitted is a maximum of eight (8).
- e. The keeping of roosters is prohibited.
- f. The storage of feed must be kept in a fully enclosed airtight container.
- g. Manure that is intended for backyard composting or fertilizing shall be kept within a fully enclosed structure and no more than 0.085 m³ (3 ft³.) of manure may be stored at any time.



- h. Slaughtering or disposing of Backyard Hens on the property is prohibited.

6.4.3 Backyard Coop General Requirements:

- a. The Backyard Coop must remain in good repair and sanitary condition, and free from vermin and noxious or offensive smells and substances.
- b. Manure and left-over feed must be removed, discarded, and/or properly composted to prevent nuisance to neighbouring properties.

6.4.4 Development Permit Applications must include:

- a. A site plan clearly showing the location, size, and orientation of the Backyard Coop, as well as any storage facilities that will support the maintenance of Backyard Hens and Coop.
- b. The number of Backyard Hens proposed, up to the maximum of eight (8).

6.5 Campgrounds



6.5.1 An approved site plan shall be required by the Development Authority as a condition of development approval.

6.5.2 In determining the appropriateness and suitability of a site for a proposed Campground development, the Development Authority shall consider such factors as accessibility, pedestrian circulation, parking areas, storage areas, toilet and laundry areas, recreational areas, amenity areas, greenspace, compatibility with adjacent land uses, environmental sensitivity, fire hazards, and physical suitability/serviceability of the site itself. The size of the Campground shall be at the discretion of the Development Authority.

6.5.3 A Campground shall be developed to the satisfaction of the Development Authority.

6.5.4 Each campsite shall have a minimum area of at least 186.0 m² (2,002.0 ft²) with an open and graded parking space sufficient to permit a clearance of 4.5 m (14.7 ft.) between sides and 3.0 m (9.8 ft.) between ends of adjacent recreational vehicles,

6.5.5 Roads leading to the 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.

6.5.6 Each stall or campsite shall be accessible by means of an internal road that is at least 3.0 m (9.8 ft.) in width where the access is for one-way traffic, or at least 6.1 m (20.0 ft.) in width where the access is for two-way traffic.

6.5.7 The internal road network shall have directional signage for Campground users and emergency response vehicles.

6.5.8 A suitable ingress and egress shall be provided so that every Campground may be



readily serviced in emergency situations, twenty-four (24)-hour emergency communication service (ie telephones) shall be provided.

- 6.5.9** Fire extinguishers capable of dealing with electrical and wood fires shall be kept in all service buildings.
- 6.5.10** Fires will be permitted only in designated fire pits or other such facilities.
- 6.5.11** A minimum of one (1) parking stall shall be provided per campsite.
- 6.5.12** Any Campground development shall meet all applicable provincial and federal regulations.
- 6.5.13** Recreational Vehicle - Park Models may be considered as seasonal discretionary use. They may also be considered for employee accommodation.
- 6.5.14** One (1) table and one (1) garbage can shall be provided for each campsite.

6.6 Care Facility, Child



- 6.6.1** A Care Facility, Child use shall provide one (1) pick up/drop off space for every five (5) children, which space shall be provided on-site and located as close as possible to the entrance.
- 6.6.2** Care Facility, Child, developments shall comply with the provisions of the appropriate provincial day care regulations concerning site requirements, development standards and licensing.
- 6.6.3** Any outdoor play spaces that are part of that care facility use shall be securely fenced.
- 6.6.4** The outdoor play space shall not be located in any yard that abuts a road or rail unless design, size and other characteristics of the proposed play space mitigate the potential impacts from the road or rail traffic on the individuals using the play space.

6.7 Care Facility, Group



- 6.7.1** A Care Facility, Group use shall comply with the provisions of the appropriate provincial regulations concerning site requirements, development standards and licensing.
- 6.7.2** Shall not be located within 300.0 m (984.2 ft.) of another Care Facility, Group. A variance may be considered by the Development Authority.

6.8 Communication Towers



- 6.8.1** Communication Towers are public utilities as defined in the Act. No Development Permit is required in any district, so long as the Communication Tower meets the



minimum setback requirements of 1.25 times the height of the tower.

6.8.2 The development of the Communication Tower shall follow the regulations of Industry Canada including public consultation if the Development Authority requires.

6.9 Dwelling, Manufactured



6.9.1 A Manufactured Dwelling shall have Canadian Standards Association certification, or an equivalent to the satisfaction of the Development Authority.

6.9.2 A Manufactured Dwelling shall be placed on a proper foundation in accordance with the National Building Code - Alberta Edition.

6.9.3 The undercarriage of a Manufactured Dwelling shall be completely screened from view by a foundation, skirting or structural addition to the satisfaction of the Development Authority.

6.9.4 The design, construction and appearance of all steps, porches, decks and additions shall be of a standard that is compatible with that of the Manufactured Dwelling.

6.9.5 The design, siting, external finish, architectural appearance of each Manufactured Dwelling, including any accessory building or structure, shall be to the satisfaction of the Development Authority who shall ensure that there is general conformity in such matters with respect to adjacent dwellings.

6.10 Dwelling, Modular



6.10.1 The external appearance of Modular Dwelling units must be acceptable to the Development Authority having regard to compatibility with other buildings in the vicinity and must provide confirmation that safety code requirements have been met.


6.10.2 All Modular Dwellings shall be placed on a permanent foundation in accordance with National Building Code - Alberta Edition.

6.10.3 The undercarriage of each Modular Dwellings unit shall be completely screened from view by skirting within sixty (60) days of placement of the unit.

6.10.4 Any application for a Development Permit to locate a used Modular Dwelling unit shall include recent color photographs of all elevations (i.e. front, side and rear views) including additions.



6.11 Home Occupations

- 
- 6.11.1** Home Occupations are subject to the following provisions:
- a. Shall not change the principal character or external appearance of the dwelling in which it is located and shall not require any alterations to the dwelling.
 - b. May utilize Accessory Buildings/Structures while still maintaining the residential use as the primary use on the site.
 - c. The outside storage of equipment, goods, materials, commodities, or finished products related to the Home Occupation use may be permitted if it is screened from adjacent parcel and from public roadways. Unscreened outdoor storage of equipment, goods, materials, commodities, or finished products related to the Home Occupation use is at the discretion of the Development Authority.
 - d. The parking of any commercial vehicles, including the number considered and location, shall be at the discretion of the Development Authority.
 - e. The number of employees who do not permanently reside on the property is at the discretion of the Development Authority.

6.12 Mixed Commercial and Residential Development

- 
- 6.12.1** The following shall apply to commercial developments containing a residential dwelling:
- a. Both the residential and commercial portions of the development will have separate and direct access to the outside street level.

6.13 Natural Resource Extraction / Processing

- 
- 6.13.1** When submitting an application for a Development Permit for a new or expanded Natural Resource Extraction / Processing operation, including but not limited to sand, gravel, or clay pits which will be at least 5.0 ha (12.3 ac) in size, the applicant shall submit the Development and Reclamation Approval from Province of Alberta.
- 6.13.2** The conditions of Development Permit approval may be applied at the discretion of the Development Authority:
- a. A development agreement be entered into with the County to address construction or upgrading of municipal infrastructure, such as but not limited to public roads, deemed necessary to service the development,
 - b. Setbacks to the satisfaction of the Development Authority from public roads,
 - c. Setbacks from a dwelling, existing property boundaries and proposed property



boundaries,

- d. Screening of the operation from public view by means of berm, landscaping, or other means,
- e. Limitations on the years, months, weeks, days and/or hours of operation,
- f. Specific truck routing and/or public road improvements,
- g. The provision and maintenance of sufficient dust control, both on-site and on the public or private haul roads, to the satisfaction of the County, and
- h. Posting adequate signage, including company name and emergency phone numbers, to warn of possible site or operational hazards and dangers.

6.14

Secondary Suites



6.14.1 General regulations for Secondary Suites, Accessory are as follows:

- a. Secondary Suites, Accessory are within a detached building located on the same lot as the principal dwelling.
- b. Secondary Suites, Accessory must adhere to the regulations of Section 7 - Parking and Loading.
- c. Secondary Suites, Accessory must comply with subsection 5.1 of this Bylaw.
- d. Development Authority may issue a Development Permit to a person that would permit the construction or location of a secondary dwelling on an agricultural lot if the parcel size is large enough to accommodate the setbacks required by legislation for a private sewage disposal system and provided the siting of the secondary dwelling complies with the Municipal Development Plan and this Bylaw.

6.14.2 The Development Authority will use the following criteria when evaluating an application for a Secondary Suite, Accessory as per subsection 6.14.1:

- a. The location of the secondary dwelling shall be near the principle dwelling and structures on the subject property in keeping with the tenets of preserving quality of agricultural land,
- b. The proposed location of the Secondary Suite, Accessory will enable use of the existing services and access/driveway on site where possible, and
- c. Any other factors the Development Authority considers necessary.

6.14.3 General regulations for Secondary Suites, Principal are as follows:

- a. Secondary Suites, Principal are located within the principal dwelling.
- b. Secondary Suites, Principal must adhere to the regulations of Section 7 - Parking and Loading.



Figure 8: Secondary Suites



6.15 Small Animal Boarding and Breeding



- 6.15.1** All animals shall be kept in good animal husbandry and in a manner satisfactory to the Society for the Prevention of Cruelty of Animals (SPCA).
- 6.15.2** All breeding and boarding facilities must follow all applicable provincial and federal regulations.
- 6.15.3** Manure shall be managed, stored, and disposed of in accordance with provincial and federal regulations.
- 6.15.4** All breeding and boarding facilities buildings are required to have soundproofing and screening to the satisfaction of the Development Authority.
- 6.15.5** The Development Authority may regulate the hours that dogs are allowed to be kept outdoors.
- 6.15.6** Pens, rooms, exercise runs, and holding stalls may be required to be soundproofed to the satisfaction of the Development Authority.
- 6.15.7** All exterior exercise areas such as runs shall be enclosed with a fence acceptable to the Development Authority with a minimum height of 1.8m (5.9 ft).

6.16 Solar Energy, Commercial Use



- 6.16.1** A Development Permit will be required for all Commercial, Solar Energy production facilities that are intended to generate electricity which is to be sold and transmitted into an electrical distribution system for commercial sale. Commercial, Solar Energy production facilities shall be considered on Dryland Pasture only, within the Agricultural (A) District, and the General Industrial (GI) District.




- 6.16.2** The applicant shall be responsible for obtaining the necessary approvals from both the Alberta Utilities Commission as well as the commercial, electric distribution company, and provide copies of the approval documents as part of the development application.
- 6.16.3** The applicant shall be responsible to obtain the necessary inspections and commercial approvals from an authorized inspection agency under the National Building Code - Alberta Edition as required for any of the equipment or infrastructure associated with a solar energy facility.
- 6.16.4** All equipment and infrastructure associated with a Commercial, Solar Energy facility must comply with those setbacks specified in the Land Use District in which the commercial, solar energy facility is located.
- 6.16.5** When a Commercial, Solar Energy facility is decommissioned, the landowner will be required to return the solar energy facility location to the same land capability and quality as it was prior to the installation of any of the solar energy equipment. As part of the development application process, the Development Authority will ask the applicant to submit a detailed decommissioning plan to support the development application.
- 6.16.6** A Development Permit application may require, as a condition of approval, that the developer of a solar facility commercial use enter into a development agreement between the County and the developer.

6.17 Solar Energy, Personal Use



- 6.17.1** The applicant shall be responsible for obtaining the necessary approvals from the authorized inspection agency under the National Building Code - Alberta Edition as required.
- 6.17.2** Any ground, building, or roof mounted solar energy panels and equipment that are used solely for personal or individual energy generation purposes shall not require a Development Permit. However, they shall be required to meet the necessary setbacks that are specified in the district of which it is located.
- 6.17.3** Any solar energy panels and associated equipment, for personal use, shall not be positioned to cause any unnecessary glare or disturbance to any adjacent residence, or to any nearby public roadway. Any ground mounted solar panel shall not exceed 4.6 m (15.0 ft.) in height above the existing grade.
- 6.17.4** The applicant shall be responsible for obtaining the necessary approvals from the electric distribution company.

6.18 Shipping Containers

- 
- 6.18.1** Shipping Containers, commonly known as sea cans, shall only be allowed as Accessory Buildings, and shall not be used as a Principal Building on a site.
- 6.18.2** A Shipping Container shall be used for storage purposes only.
- 6.18.3** The maximum number of shipping containers that shall be allowed on a parcel of land to be used as an Accessory Building is as follows:
- a. The maximum number of Shipping Containers allowed in the Agricultural (A) District, General Commercial (GC) District, or General Industrial (GI) District shall be at the sole discretion of the Development Authority.
 - b. In the Residential Districts and the Home Park (HP) District:
 - i. A maximum of one (1) Shipping Container shall be permitted on parcels less than 0.4 ha (1.0 ac), or
 - ii. At the discretion of the Development Authority additional Shipping Containers may be permitted on parcels greater than 0.4 ha (1.0 ac) in area.
- 6.18.4** Shipping Containers that are stored on site and used for shipping as part of an industrial operation are not subject to these regulations. Only Shipping Containers used as Accessory Buildings are subject to these regulations.
- 6.18.5** Shipping Containers are encouraged to be placed out of public view or not adjacent to any public roadways.
- 6.18.6** Shipping Containers shall be prohibited in any front yard of the property and shall meet all other required setback regulations for the district.
- 6.18.7** Shipping Containers shall not be stacked. The maximum height for a Shipping Container allowed on any parcel is 3.0 m (9.8 ft.).
- 6.18.8** In the Residential Districts and the Home Park (HP) District, Shipping Containers shall be painted in colours or sided to complement the Principal Building on the site, to the satisfaction of the Development Authority.

6.19 Tiny Home



- 6.19.1** No Tiny Home shall exceed 37.2m² (400ft²);
- 6.19.2** The external appearance of Tiny Homes must be acceptable to the Development Authority having regard to compatibility with other buildings in the vicinity and must provide confirmation that safety code requirements have been met.
- 6.19.3** All Tiny Homes shall be connected to utilities and be constructed in accordance with National Building Code - Alberta Edition.

6.20 Wind Energy Facilities



- 6.20.1** The following definitions apply to this Section:

Blade: means the part of a wind turbine that is part of the airfoil assembly and that extracts, through rotation, kinetic energy from the wind.

Blade Clearance: means the distance from grade to the bottom of the rotor arc of a horizontal axis rotor.

Blade Length: means the distance along the blade measured from the center of the hub along the center line of the long axis of the blade to its tip.

dB(A): 'dB' means decibel and is a measurement for sound pressure. 'A' refers to a weighted adjustment of measured sound that matches perception by the human ear.

External Property Line: means a property line of wind farm project that is adjacent to a parcel of land that is not participating in the wind farm project.

Habitable Dwelling: means all structures or facilities designed to accommodate people including residential, commercial, institutional, and recreational facilities, but not including accessory structures, such as sheds, as defined by this Bylaw.

Horizontal Axis Rotor: means a wind energy conversion system where the rotor is



mounted on an axis horizontal to the earth's surface.

Hub: means the rotating component of the wind turbine to which the rotor blades are fixed.

Internal Property Line: means a property line that is within a wind farm project boundary and adjacent to a parcel of land that is also participating in the wind farm project.

Kilowatt or kW: means the measure of power for electrical current.

Meteorological Tower or Wind Monitoring Tower: means those towers that are erected primarily to measure wind speed and direction plus other data relevant to siting wind energy conversion systems. The tower supports an anemometer, wind vane and other equipment to assess the wind resource at the set height above the ground.

Nacelle: means the frame and housing at the top of the tower that encloses the generator and protects them from the weather.

Rotor: means the blades and hub of the wind turbine that rotate during operation.

Rotor Arc: means the largest circumference travelled by the wind turbine's rotor blades.

Separation Distance: means the distance measured from the base of the wind turbine tower to the nearest outside wall of any specified building or structure, or natural feature.

Setback: means the distance measured from the base of the wind turbine tower to a property line, road or watercourse.

Shadow Flicker: means the repetitive moving shadows or reflection cast by the rotor blades as they cut through sunlight onto adjacent structures.

Sub-station: means an electrical facility designed to collect and modify electrical energy produced by wind turbines for the purpose of supplying it to the electricity grid.

Total Turbine Height: means the height from grade to the highest vertical extension of a wind energy conversion system. In the case of a wind turbine with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the height of the rotor arc at its highest point above the tower.

Tower: means the vertical structure above grade that supports the nacelle and rotor assembly, electrical generator and/or meteorological equipment.

Tower Foundation: means the tower support structure, below grade, that supports the entire weight of the wind turbine.

Vertical Axis Rotor: means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

Waterbody: means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers, with exceptions, as noted in the Water Act RSA 2000.



Wind Energy Conversion System (WECS), Commercial: means a structure designed to convert wind energy into mechanical or electrical energy for commercial sale and distribution to the electricity grid.

Wind Energy Conversion System (WECS), On-site: means a structure designed to convert wind energy into mechanical or electrical energy intended to primarily serve the electrical needs of the on-site user or consumer (either behind the meter or 'off-grid') and not used to produce power for commercial resale, which is affixed to the ground. An on-site structure may be either freestanding with a horizontal or vertical axis or a roof-mounted.



Wind Farm: means a power plant consisting of a group of wind turbines and related facilities connected to the same substation or metering point used for the production of electric power. The wind farm boundary is defined by all titled parcels participating in the project.

Wind Turbine: means a structure designed to convert wind energy into mechanical or electrical energy as a utility and includes the wind turbine tower, rotor blades and nacelle.

Wind Turbine Generator: means a device designed to extract kinetic energy from the wind and supply it in the form of electrical energy that is suitable for use by the electrical grid

6.20.2 Wind Energy Conversion System, Commercial Application Requirements.

- a. All applications for WECS, Commercial shall include the following:
 - i. A single Development Permit application shall be submitted for the entire project, unless at the preference of the developer, a Development Permit for each titled parcel or other smaller grouping of titled parcels within the project boundary is desired,
 - ii. An accurate site plan showing and labeling all information including the location of each existing and proposed wind turbine including setbacks all associated substations, collection and transmission systems on or abutting the subject lot or parcel, and contours of the land and access roads for the complete wind farm,
 - iii. A phasing plan with locations and approximate timing for multi-phased projects,
 - iv. A visual representation depicting the wind farm from no further than 8.0 km (4.7 mi) away, including scale elevations, photographs and/or digital information of the proposed wind turbine type(s) showing total turbine height, rotor diameter, rotor arc, colour, and the surrounding landscape,
 - v. The manufacturer's specification for the wind turbine including:
 - The wind turbine rated output in kilowatts,
 - Safety features and sound characteristics, as available, and
 - The type of material used in the tower, blade and/or rotor construction.
- b. A copy of the noise impact assessment report submitted to the Alberta Utilities Commission (AUC),
- c. A report regarding any public information meetings or other consultation processes conducted by the developer,
- d. Any impacts to the local road system including required approaches from public roads having regard to County standards,
- e. A preliminary reclamation/decommissioning plan,



- f. Appropriate reports and/or approvals from the following:
 - i. Alberta Culture,
 - ii. Ministry of Alberta Environment and Protected Areas,
 - iii. Alberta Public Land, Parks and Recreation,
 - iv. Alberta Transportation and Economic Corridors,
 - v. NAV Canada,
 - vi. Transport Canada, and
 - vii. Any other approvals or requirements as determined by the Development Authority.
- g. In deciding a Development Permit the Development Authority will refer to the County of Minburn No. 27 Municipal Development Plan (MDP) and any other relevant provisions of this Bylaw.
- h. At the sole discretion of the Development Authority, prior to making a decision on a development application for a WECS, Commercial, the Development Authority shall refer and consider the input from the following:
 - i. An adjacent jurisdiction if its boundaries are located within 2.0 km (1.2 mi) of a proposed wind farm project boundary,
 - ii. Landowners within 2.0 km (1.2 mi) of the proposed wind farm project boundary, and/or
 - iii. Any other relevant regulatory authority or agencies.
- i. The Development Authority may require a WECS, Commercial applicant to hold one or more public meetings to enable local sentiment toward the proposed wind farm project to be heard, and to seek opportunities to provide education about common misconceptions and probable impacts of wind farm developments.
- j. The Development Authority shall require, when such requirement does not contradict provincial licensing approvals, the following:
 - i. That the developer enter into a development agreement to address issues such as, but not limited to, roads, waste removal, emergency services, insurance, dispute resolution and securities, to the satisfaction of the Development Authority,
 - ii. That development setbacks for freestanding commercial wind turbines be as follow:



CRITERION	STANDARD
Minimum setback from a habitable building outside project boundary	550.0 m (1804.5 ft.)
Minimum setback from a habitable building inside project boundary	Per AUC Rule 012, as amended
Minimum setback from an external property line	Blade length plus 7.5 m (24.6 ft.)
Minimum vertical blade clearance from grade	7.5 m (24.6 ft.)
Minimum setback from a Waterbody or Watercourse	Per Provincial Regulations
Minimum setback from a county Road Rights-of-Way	Blade length plus 20.0 m (65.6 ft.)
Minimum setback from a Highway Right-of-Way	Per Alberta Transportation and Economic Corridors

- iii. That all commercial wind turbines be installed with a tubular, monopole type tower with locked door access,
- iv. That all equipment necessary for monitoring and operating a commercial wind turbine be contained within the tubular tower,
- v. Specific equipment exemptions necessary for the function of the turbine may be considered on a case-by-case basis,
- vi. That all power lines on the site of the commercial wind turbine and to the substation be underground,
- vii. That total turbine height not exceed the height recommended by the manufacturer, distributor or a qualified engineer.
- viii. That a wind turbine be finished in a non-reflective matte and in a colour which minimizes visual impact, that a wind turbine tower not contain any commercial advertising. The hub or nacelle may display only the manufacturer's, owner's or operator's name or logo,
- ix. That site signs be limited to those that identify the wind power facility, locate access points and provide safety information,
- x. That a wind turbine should not be provided with artificial lighting except for lighting that is required to meet federal or provincial regulations, and,



- xi. That there be no storage or maintenance on site of any goods, materials, or equipment not directly related to the proposed wind turbine after construction completion.
- k. Should a developer propose alteration, re-tooling or re-powering of an existing wind farm where the equipment has materially changed from the original approval, the developer shall apply for a new Development Permit.
- l. No dwelling shall be located closer than 550.0 m (1804.5 ft.) from an existing WECS, Commercial.

6.20.3 Wind Energy Conversion System, on-site Application Requirements.

- a. All applications for WECS, On-Site shall include the following:
 - i. In the case of Freestanding On-Site turbines, an accurate site plan showing and labeling the information including the exact location of the proposed wind turbine,
 - ii. In the case of Roof-Mounted On-Site turbines, architectural plan and elevation drawings showing the exact location and dimensions of the turbine, supporting roof structures, height above finished roof line, electrical conduit locations, finishing materials and colours, and any other information deemed necessary by the Development Authority,
 - iii. The manufacturer's specification for the wind turbine including:
 - The wind turbine rated output in kilowatts,
 - Safety features and sound characteristics, as available, and
 - The type of material used in the tower, blade and/or rotor construction,
 - iv. Appropriate letter of approval from Transport Canada and NAV Canada, as applicable,
 - v. For grid-connected systems, supporting documentation that the electrical utility for the area has been informed of the developer's intent to install a grid-connected, customer-owner electricity generator,
 - vi. Shadow flicker and noise data for the wind turbine, as applicable,
 - vii. An analysis of noise levels at property lines, as applicable,
 - viii. For freestanding On-Site wind turbines, scaled drawings of foundation and wind turbine tower showing compliance with CSA standards, certified by a qualified professional, and,
 - ix. For roof-mounted On-Site wind turbines, scaled drawings of the roof structure and supporting members confirming structural capacity of the roof structure to support the Roof-Mounted wind turbine, including the range of weather conditions typical for the area, certified by a qualified professional.



- b. In deciding a Development Permit the Development Authority will refer to the County of Minburn No. 27 Municipal Development Plan and any other relevant provisions of this Bylaw.
- c. The Development Authority shall require:
 - i. That the developer enter into a development agreement to the satisfaction of the Development Authority,
 - ii. That development setbacks for freestanding on-site wind turbines be as followed:

CRITERION	STANDARD
Minimum setback from a property line	Blade length plus 7.5 m (24.6 ft.)
Minimum setback from a Waterbody or Watercourse	30.0 m (98.4 ft.)
Minimum setback from a county Road Rights-of-Way	Blade length plus 20.0 m (65.5 ft.)
Minimum setback from a Highway Right-of-Way	Per Alberta Transportation and Economic Corridors
Minimum setback from an adjacent wind turbine	Blade length plus 7.5 m (24.6 ft.) in the case of horizontal axis turbine and 10.0 m (32.8 ft.) in the case of vertical axis turbine measured from outside edge of tower base
Minimum blade clearance above grade	7.5 m (24.6 ft.) for horizontal axis

- iii. That the maximum sound pressure level from a freestanding or roof-mounted On-Site wind turbine shall not exceed 6 dBA above background sound, as measured at the exterior of the closest habitable building for wind speeds below 10 m/s (22 mph) and except during short-term events such as utility outages and/or severe weather conditions,
- iv. That the number of freestanding On-Site wind turbines per titled parcel be at the discretion of the Development Authority,
- v. That the number of Roof-Mounted On-Site wind turbines per structure be one,
- vi. That total turbine height not exceed the height recommended by the manufacturer, distributor or a qualified engineer.



- vii. That all electrical lines from a Freestanding On-Site wind turbine be buried from the base of the tower to the recipient structure,
 - viii. That all guy wires on a Freestanding On-Site wind turbine be marked for visibility up to 2.0 m (6.6 ft.) above grade from their anchors,
 - ix. That a wind turbine be finished in a non-reflective matte and in a colour which minimizes visual impact,
 - x. That a wind turbine tower does not contain any commercial advertising,
 - xi. That a wind turbine should not be provided with artificial lighting except for lighting that is required to meet federal or provincial regulations, and,
 - xii. That the proposed wind turbine does not create a nuisance by way of excessive noise, dust, or traffic generation to adjacent residences.
- d. Should a developer propose alteration, re-tooling or re-powering of an existing wind turbine where the equipment changes from the original approval, the developer shall apply for a new Development Permit,

6.20.4 Meteorological Tower or Wind Monitoring Tower Application Requirements. In addition to the requirements of subsection 4.9, all applications for a temporary Meteorological or Wind Monitoring Tower permit shall include:

- i. An accurate site plan showing the legal land description, location of proposed tower(s), all associated equipment and support structures, and access roads,
 - ii. A narrative explaining the development purpose and monitoring period, construction timeframe, materials delivery route(s), safety plan, public communication process, and any other information deemed necessary by the Development Authority,
- a. At the discretion of the Development Authority, the developer may be required to enter into a Road Use Agreement to the satisfaction of the County of Minburn No. 27.

6.21 Work Camp

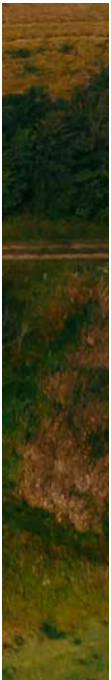


- 6.21.1** A Work Camp related to private development, which is not financially funded by the municipal, provincial or federal government will require Development Permit approval.
- 6.21.2** A Work Camp that is related to a publicly funded project by the municipal, provincial or federal government does not require Development Permit approval. A Development Permit for a private development Work Camp use may be issued for a period of no more than one (1) year.
- 6.21.3** Continuation of a private development Work Camp use beyond one (1) year will be at the discretion of the Development Authority taking into consideration any complaints and the nature of complaints being received by the Development Authority regarding the development within a one (1) year period.



- 6.21.4** An application for a Development Permit for a Work Camp must provide the following information:
- a. The location, type, and purpose of the camp,
 - b. Adjacent land uses,
 - c. The method of supplying water, and sewage and waste disposal to the Work Camp. The proposed method of sewage disposal must comply with the Alberta Private Sewage Systems Standard of Practice, as amended and be to the satisfaction of the Alberta Health Services,
 - d. The number of persons proposed to live in the camp,
 - e. The start date for development, date of occupancy by residents, and removal date for the camp, and
 - f. Reclamation measures once the camp is no longer needed.
- 6.21.5** All Work Camps shall meet the regulations of the districts in which they are located.
- 6.21.6** The Development Authority may require the applicant to enter into a development agreement for any Development Permit application for a Work Camp, including those on Crown Lands.
- 6.21.7** The Development Authority may require the applicant to enter into an agreement where other County infrastructure services are being used, including those on Crown Lands.

6.22 Cannabis Production Facility and Retail Sales



- 6.22.1** The location of any cannabis production facility and/or retail sales as defined in the Cannabis Act of Canada shall maintain a minimum distance of 100.0 m (328.1 ft) from the facility to:
- a. A provincial health care facility, or a boundary of the parcel of land on which the facility is located, or
 - b. A building containing a school or a boundary of the parcel of land which the facility is located, or
 - c. The boundary of any parcel of land that is designated as a school reserve or municipal and school, or Reserve as defined under the Act.
 - d. The Development Authority may reduce the separation distance where it is demonstrated that there would be no adverse land use impacts and the intent of the regulation is not compromised.

07 PARKING AND LOADING





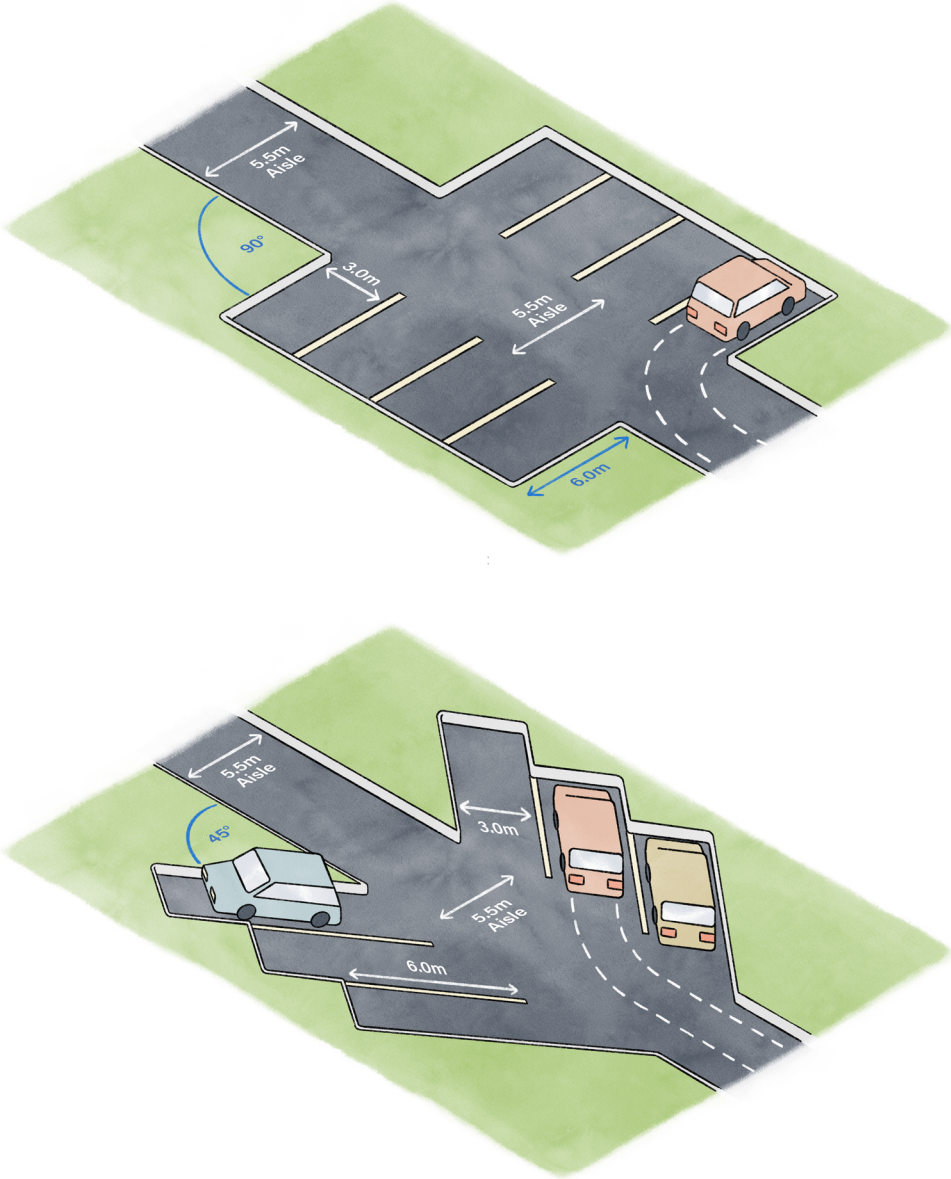
7.1 General Parking and Loading Provisions

- 7.1.1** Off-street parking areas shall be designed and constructed in a manner that provides orderly parking and will accommodate adequate drainage, snow removal, and maintenance.
- 7.1.2** Where required, vehicular entrances and exits onto municipal roads shall only be permitted at locations approved by the Development Authority. A permit shall be obtained from Alberta Transportation for access onto Provincial Highways.
- 7.1.3** Parking stalls and loading spaces shall be constructed so that:
- The parking areas or portions of those areas are properly graveled or hard surfaced to the satisfaction of the Development Authority,
 - Adequate access to, and exit from, each stall is provided at all times by means of maneuvering aisles designed to the satisfaction of the Development Authority,
 - A parking space shall not be less than 3.0 m (9.8 ft.) wide, 5.5m (18.0 ft.) in length, and 16.7m² (179.7 ft²) in area.
 - Parking spaces and areas are clearly marked to the satisfaction of the Development Authority, and
 - Curb cuts will be provided and located as necessary to the satisfaction of the Development Authority.
 - Grades and drainage shall dispose of surface water. Grades should not result in surface draining crossing any sidewalk or parcel or lot boundary without the approval of the Development Authority.
 - Off-street parking areas shall be separated from public road rights-of-way by a minimum of 1.0 m (3.3 ft.), to provide space for landscaping.
 - Where a proposed development will, from time to time, require pick-up or delivery of commodities, adequate space for loading and unloading shall be provided and maintained on the site to the satisfaction of the Development Authority.
 - 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 may be made for the additional parking spaces pursuant to subsection 7.2 of this Bylaw. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration or change in the use of the building, in addition to parking spaces that may have been removed due to the enlargement or alteration.



- j. Development Permit applications for dwelling units shall contain at least one (1) on-site parking stall for each dwelling unit on the lot.
- k. Any Secondary Suites or Dwellings on a parcel shall have at least one (1) on-site parking stall for each dwelling unit.

Figure 9: Parking Provisions



7.2 Number of Vehicle Parking Stalls Required



7.2.1 Applicants shall be responsible for demonstrating adequate parking for their proposed development. The following table provides a guideline of parking minimums for land uses within the County of Minburn No. 27 that the Development Authority shall use to determine on-site parking stalls:



Auctioneering Establishment	1 stall per 65.0 m ² or 700.0 ft ² , 1 stall per employee
Automobile Salvage/Wrecking	1 stall per 65.0 m ² or 700.0 ft ² , 1 stall per employee
Bed and Breakfast	1 stall per guest room plus 2 stalls per dwelling
Bulk Fuel Depot	1 stall per 46.5 m ² or 500.0 ft ² , 1 stall per employee
Cannabis Processing and Distribution Facility	1 stall per 46.5 m ² or 500.0 ft ² , 1 stall per employee
Care Facility, Child	1 stall per 4 children, 1 stall per employee
Care Facility, Clinic	1 stall per medical examination room, 1 stall per employee
Contractor Services	1 stall per 65.0 m ² or 700.0 ft ² , 1 stall per employee
Convenience Store and Gas Station	1 stall per 27.9 m ² or 300.0 ft ² , 1 stall per employee
Dwelling	2 stalls per dwelling
Farm Equipment Sales and Services	1 stall per 65.0 m ² or 700.0 ft ² , 1 stall per employee
Food and Beverage Facility	1 stall per 4 seats, 1 stall per employee
Funeral Home Services	1 stall per 4 seats, 1 stall per employee
Gas/Oil Well Servicing Operations	1 stall per 65.0 m ² or 700.0 ft ² , 1 stall per employee
Greenhouse, Commercial	1 stall per 37.2 m ² or 400.0 ft ² , 1 stall per employee
Home Occupation	As required by the Development Authority
Hotel/Motel	1 stall per guest room, 1 stall per employee



Liquor Store, Bars, and other licensed premise	1 stall per each 2 seating spaces, 1 stall per employee
Manufacturing (Heavy)	1 stall per 92.9 m ² or 1000.0 ft ²
Manufacturing (Light)	1 stall per 65.0 m ² or 700.0 ft ² , 1 stall per employee
Natural Resource Extraction/Processing	1 stall per employee
Office	1 stall per 46.5 m ² or 500.0 ft ² , 1 stall per employee
Public Buildings and Uses	1 stall per 37.2 m ² or 400.0 ft ² , 1 stall per employee
Professional Services	1 stall per 37.2 m ² or 400.0 ft ² , 1 stall per employee
Recreational Uses	As required by the Development Authority
Retail Store	1 stall per 37.2 m ² or 400 .0ft ² , 1 stall per employee
Small Animal Boarding/Breeding	1 stall per 46.5 m ² or 500.0 ft ² , 1 stall per employee
Storage or Maintenance Yards	1 stall per 46.5 m ² or 1000.0 ft ²
Trucking and Freight Terminals	1 stall per 65.0 m ² or 700.0 ft ² , 1 stall per employee
Vehicle Wash	1 stall per employee
Veterinary Service	1 stall per 46.5 m ² or 500.0 ft ² , 1 stall per employee
Warehouse	1 stall per 65.0 m ² or 700.0 ft ² , 1 stall per employee

7.2.2 Where a development on a parcel contains more than one use of a building or development, the required number of parking spaces should be the sum of the requirements for each of the uses.



- 7.2.3** In the case of a use not specified in subsection 7.2.1, the number of parking spaces provided should be the same for a similar use as determined by the Development Authority.
- 7.2.4** An applicant may propose fewer parking stalls than what is described in subsection 7.2.1, in such instances, the applicant shall be required to demonstrate, to the satisfaction of the Development Authority, that the reduction in parking stalls shall not unduly affect adjacent landowners, uses, and municipal roadways.
- 7.2.5** Regardless of this Section, where a Parking Study is required, the Development Authority may determine the number of parking stalls required for a development based on the outcomes of the Parking Study.

7.3 Off-Site Loading Requirements



- 7.3.1** A loading space shall be designed and located to:
 - a. Ensure that loading vehicles cannot extend into a public right of way or an adjacent property, and
 - b. Provide vehicular ingress to, and egress from, a street or lane so that no backing or turning movements of vehicles going to or from the site cause interference with traffic in the abutting streets or lanes.
- 7.3.2** The Development Authority may change minimum loading space dimensions when considering the types of vehicles that are likely to use the space.
- 7.3.3** The Development Authority shall set out loading space requirements for uses other than those set out in this Section.

7.4 Parking and Loading Requirements for Physically Disabled Persons



- 7.4.1** Parking spaces for physically disabled persons shall be located as close as possible to ramps, walkways, and building entrances.
- 7.4.2** Parking shall be arranged in such a way that users of wheelchairs are not required passing behind parked cars.
- 7.4.3** For conditions requiring more than two (2) parking spaces for vehicles used by physically disabled persons, no more than two (2) stalls shall be placed adjacent to each other. If there are several accessible building entrances, a stall shall be located near each entrance.
- 7.4.4** Required number and design of parking spaces and loading zones for vehicles used by physically disabled persons for any use shall be included as part of and not in addition to, the applicable minimum parking requirement and shall conform to the requirements of the National Building Code - Alberta Edition.

08 FENCING





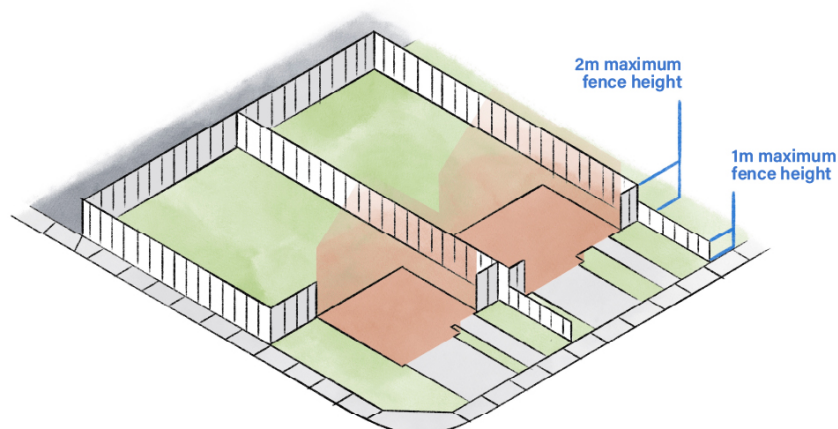
8.1 General Provisions

- 8.1.1 Fences shall complement the character and quality of the Principal Building.
- 8.1.2 The Development Authority may require an alternate siting of the fence in order to provide unimpeded traffic sightlines.
- 8.1.3 The Development Authority may require a site to be fenced and secured if the Development Authority is of the opinion the development poses a potential safety hazard.
- 8.1.4 Any fence which incorporates barbed wire or electrified measures that may cause bodily harm shall be at the discretion of the Development Authority but are prohibited in residential Land Use Districts.

8.2 Fence Height

- 8.2.1 No fence shall be permitted to be constructed within a required sight triangle area as defined in this Bylaw.
- 8.2.2 In a residential district, the maximum permitted height of a fence shall be:
 - a. 2.0 m (6.5 ft.) above grade, in the side and rear yards.
- 8.2.3 Variance for fence height in the Front Yard over 1 m (3.3 ft) will be at the discretion of the Development Authority.
- 8.2.4 In all other districts, the maximum permitted height of a fence shall be to the discretion of the Development Authority.

Figure 10: Fence Height



09 SIGNAGE





9.1 General Requirements for Signs

- 9.1.1 Signs shall be compatible with the general character of the prescribed District, to the satisfaction of the Development Authority.
- 9.1.2 No sign or any part of a sign is allowed within County rights-of-way or road allowances.
- 9.1.3 No sign shall be attached to a stationary vehicle, truck trailer, or shipping container unless authorized by the Development Authority.
- 9.1.4 Notwithstanding the sign provisions in this Section, signs within 300.0 m (984.2 ft.) from a Provincial Highway Right-of-Way boundary shall be developed in accordance with Alberta Transportation's standards.

9.2 Signage Requirements for Development Permits

- 9.2.1 No Development Permit is required for signs, excluding Digital Signs and those listed in subsection 4.1 - Control of Development.
- 9.2.2 A Development Permit application will detail the following:
 - a. All dimensions of the sign, including height of the sign and sign structure,
 - b. Dimensions of the advertisement being displayed,
 - c. Visual example of advertisement being displayed,
 - d. Type of Construction and finishing to be utilized,
 - e. Method of support,
 - f. Material specification,
 - g. Location on the property,
 - h. Details of sign illumination,
 - i. Distance from roadways, and
 - j. Such other considerations as the Development Authority may deem to be relevant.

9.3

Sign Types

Awning or Canopy Sign: means a sign which either forms part of, or is attached to, a retractable or permanently affixed canopy.

Billboard Sign: means a sign which stands independently of a building for the purposes of third-party advertising of a product or services.

Digital Sign: means an electronic sign that displays static imagery on a screen using digital technology.

Fascia Sign: means a flat sign that is attached flush to a building façade or is painted on.

Freestanding Sign: means a sign, other than a billboard, which is self-supporting in a fixed location and not attached to a building.

Inflatable Sign: means a sign that is inflated.

Portable Sign: means a sign mounted on a frame, stand, or similar structure that is easily transported but does not include sandwich board signs.

Projecting Sign: means a sign that is attached to a wall of a building and horizontally extends more than 0.3m (1.0 ft) from the face of that wall.

Roof Sign: means any sign erected upon, against, or directly above a building.

Sandwich Board: means an "A" shaped form of freestanding sign, sometimes referred to as A-Frame, which is set on but not attached to the ground and has no external supporting structure for commercial or point-of-sale use.

Temporary Sign: means a sign which is not permanently installed and is limited to advertising a yard sale, garage sale, or other Special Event. Temporary signage may include signs relating to sale or renting of land, the sale of goods or livestock, the carrying out of a building project or similar work, announcement of any local event of a religious, educational, cultural, political, or similar character provided that it is removed within 15 days of the completion of the event or works to which the sign relates.



9.4 Awning and Canopy Signs

- 9.4.1** A Development Permit is required for Awning and Canopy Signs and must meet the Standards of subsection 9.4 - Awning and Canopy Signs.
- 9.4.2** Notwithstanding subsection 4.4, Awning and Canopy Signs will be considered in the Agricultural, Commercial and Industrial Districts, and for Special Events.
- 9.4.3** Awning and Canopy Signs shall:
- Be constructed of durable, waterproof, colorfast material,
 - Be attached to the Structure to which it refers,
 - Have a minimum project of 0.6 m (2.0 ft) from the building, and
 - Have a minimum clearance of 3.0 m (9.8 ft) from ground level.

Figure 11: Awning and Canopy Sign



9.5

Billboard Signs

- 9.5.1** A Development Permit is required for Billboard Signs and must meet the standards of subsection 9.5 -Billboard Signs.
- 9.5.2** Notwithstanding subsection 4.4, Billboard Signs will be considered in all districts including Special Events.
- 9.5.3** The maximum dimensions for a Billboard Sign are:
- 35.0 m² (376.7 ft²) sign area, and
 - 12.0 m (39.3 ft.) sign height.
- 9.5.4** Standards for Billboard Signs are as follows:
- Shall be minimum 90.0 m (295.2 ft.) apart from any other Billboard Sign,
 - May be illuminated by a constant source of light,
 - Shall be setback at a minimum of 5.0 m (16.4 ft.) from any property line, and
 - The distance between the sign copy and ground level is at the discretion of the Development Authority.

Figure 12: Billboard Sign



9.6 Digital Signs

Digital signs may be used on any sign type permitted in a non-residential district, subject to the following regulations:

- 9.6.1** Digital signs shall be a static image that shall be displayed for a minimum of six (6) seconds or longer, as required by Alberta Transportation or the County of Minburn No. 27, before transitioning to a new message or image,
- 9.6.2** Transitions between static images shall be less than one (1) second, and
- 9.6.3** The digital sign shall be located such that the Sign does not obscure a driver's decision point. The Development Authority shall be satisfied that the digital copy area:
 - a. Does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic,
 - b. Is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic,
 - c. Is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways, and
 - d. Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
- 9.6.4** All digital signs shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions.
- 9.6.5** A digital sign shall not exceed a brightness level of 900 nits above ambient light conditions and that evening brightness levels do not exceed 400 nits,
- 9.6.6** Any digital sign that is not able to display a clear and legible copy due to the lights of the digital sign face not working correctly should be turned off until digital copy has been repaired.
- 9.6.7** Any digital sign adjacent to residential districts shall not be lit between the hours of 11:00 p.m. and 7:00 a.m.
- 9.6.8** Flashing lights or flashing messages are not permitted on any sign.



9.7

Fascia Signs

- 9.7.1** A Development Permit is required for Fascia Signs and must meet the standards of subsection 9.7 -Fascia Signs.
- 9.7.2** Notwithstanding subsection 4.4, Fascia Signs will be considered in all districts including Special Events.
- 9.7.3** The maximum dimensions for a Fascia Sign for:
- Special Events, sign area 20% of the building façade, and
 - Non-Special Events, sign area 40% of the building façade.
- 9.7.4** Standards for Fascia Signs are as follows:
- Shall be projected a maximum of 0.3m (0.9 ft),
 - Shall have no exposed wiring or bulbs,
 - May be illuminated and may include changeable copy, and
 - For attached fascia signs, shall be safely and securely attached to the building by means of metal anchors, bolts or expansion screws.

Figure 13: Fascia Sign



9.8

Freestanding Signs

- 9.8.1** A Development Permit is required for Freestanding Signs and must meet the standards of subsection 9.8 -Freestanding Signs.
- 9.8.2** Notwithstanding subsection 4.4, Freestanding Signs will be considered in all districts including Special Events.
- 9.8.3** The maximum dimensions for a Freestanding Sign is at the discretion of the Development Authority.
- 9.8.4** Standards for Freestanding Signs are as follows:
- May be illuminated by a constant source of light including changeable copy, unless deemed to distract drivers,
 - Shall not project over any property line, and
 - The area around Freestanding Signs shall be kept clean and free of overgrown vegetation and free from refuse material.

Figure 14: Freestanding Sign



9.9 Inflatable Signs



- 9.9.1** A Development Permit is required for Inflatable Signs and must meet the standards of subsection 9.9 -Inflatable Signs.
- 9.9.2** Notwithstanding subsection 4.4, Inflatable Signs will be considered in all districts including Special Events.
- 9.9.3** Standards for Inflatable Signs are as follows:
- Shall be affixed securely, and
 - Shall be a minimum of 10.0 m (32.8 ft.) from power and service lines and road rights-of-way.

9.10 Portable Signs



- 9.10.1** A Development Permit is required for Portable Signs and must meet the Standards of subsection 9.10 -Portable Signs.
- 9.10.2** Notwithstanding subsection 4.4, Portable Signs will be considered in all districts including Special Events.
- 9.10.3** The maximum dimensions for a Portable Sign are:
- 5.0 m² (53.8 ft.) sign area, and
 - 3.0 m (9.8 ft.) sign height.
- 9.10.4** Standards for Portable Signs are as follows:
- Only one (1) portable sign per parcel,
 - Shall only be placed on the ground and not permanently fastened, and
 - May be issued for a maximum of ninety (90) days, or longer at the discretion of the Development Authority.

9.11

Projecting Signs

- 9.11.1** A Development Permit is required for Projecting Signs and must meet the standards of subsection 9.11 -Projecting Signs.
- 9.11.2** Notwithstanding subsection 4.4, Projecting Signs will be considered in all districts including Special Events.
- 9.11.3** The maximum dimensions for a Projecting Sign are:
- General Industrial District, 9.0 m² (96.8 ft.) sign area,
 - Non-Industrial Districts, 5.0 m² (53.8 ft²) sign area,
- 9.11.4** Standards for Projecting Signs are as follows:
- Shall not project more than 2.0 m (6.5 ft.) from the building façade,
 - Shall not be placed at a height less than 2.4 m (7.8 ft.) from grade to the bottom of the sign,
 - Shall not project above the roof or parapet of a building,
 - Shall not be located within 1.7 m (5.9 ft.) from the back of the curb of a public road,
 - Shall be fixed in place,
 - One (1) sign per parcel, and
 - Businesses located in the same building may combine their allowable sign areas to form a single projecting sign.

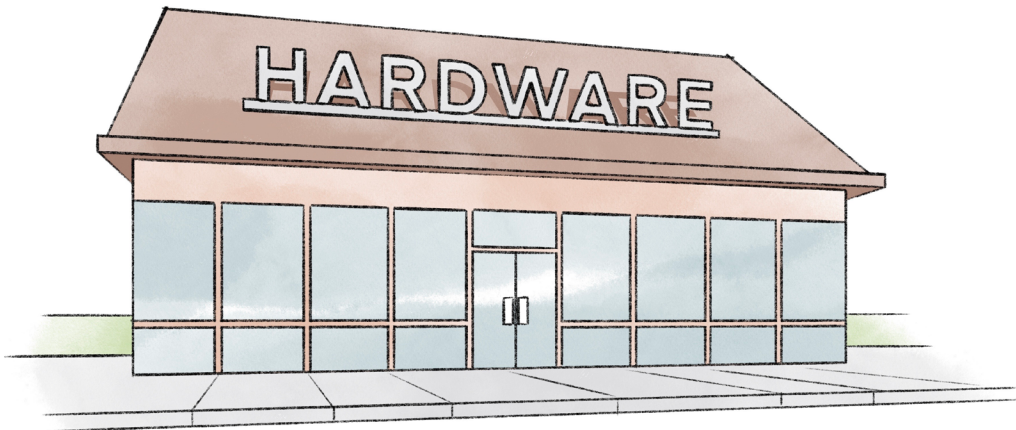
Figure 15: Projecting Sign



9.12 Roof Signs

- 9.12.1** A Development Permit is required for Roof Signs and must meet the standards of subsection 9.12 -Roof Signs.
- 9.12.2** Roof Signs will be considered in the Agricultural, Commercial and Industrial Districts only but may be considered at the discretion of the Development Authority in other districts.
- 9.12.3** The maximum dimensions for a Roof Sign are:
- 80% of the area formed by the building façade, and
 - 1.0 m (3.3 ft.) sign height.
- 9.12.4** Roof Signs shall be erected so that the supporting structure is not visible.
- 9.12.5** Roof Signs shall not rotate or employ any flashing or intermittent lights, devices or means to create the impression of flashing lights.
- 9.12.6** Roof Signs shall have a minimum building clearance of 1.2 m (3.9 ft.).

Figure 16: Roof Sign



9.13

Sandwich Boards



- 9.13.1** A Development Permit is not required for Sandwich Board Signs if the sign meets the standards of subsection 9.13 -Sandwich Board Signs.
- 9.13.2** Notwithstanding Section 4.4, Sandwich Board Signs will be considered in all districts including Special Events.
- 9.13.3** The maximum dimensions for a Sandwich Board Sign are:
- 0.8 m² (8.6 ft²) sign area, and
 - 1.0 m (3.3ft) sign height.
- 9.13.4** Standards for Sandwich Boards Signs are as follows:
- Shall be in proximity to the business advertised and permitted only during hours of operation,
 - Shall not include any illumination or electronic message display,
 - Shall be constructed of a rigid material and stable frame,
 - Shall not obstruct pedestrian or vehicular traffic, and
 - Shall maintain a separation distance of 10.0 m (32.8 ft.) from another Sandwich Board Sign.

9.14

Temporary Signs

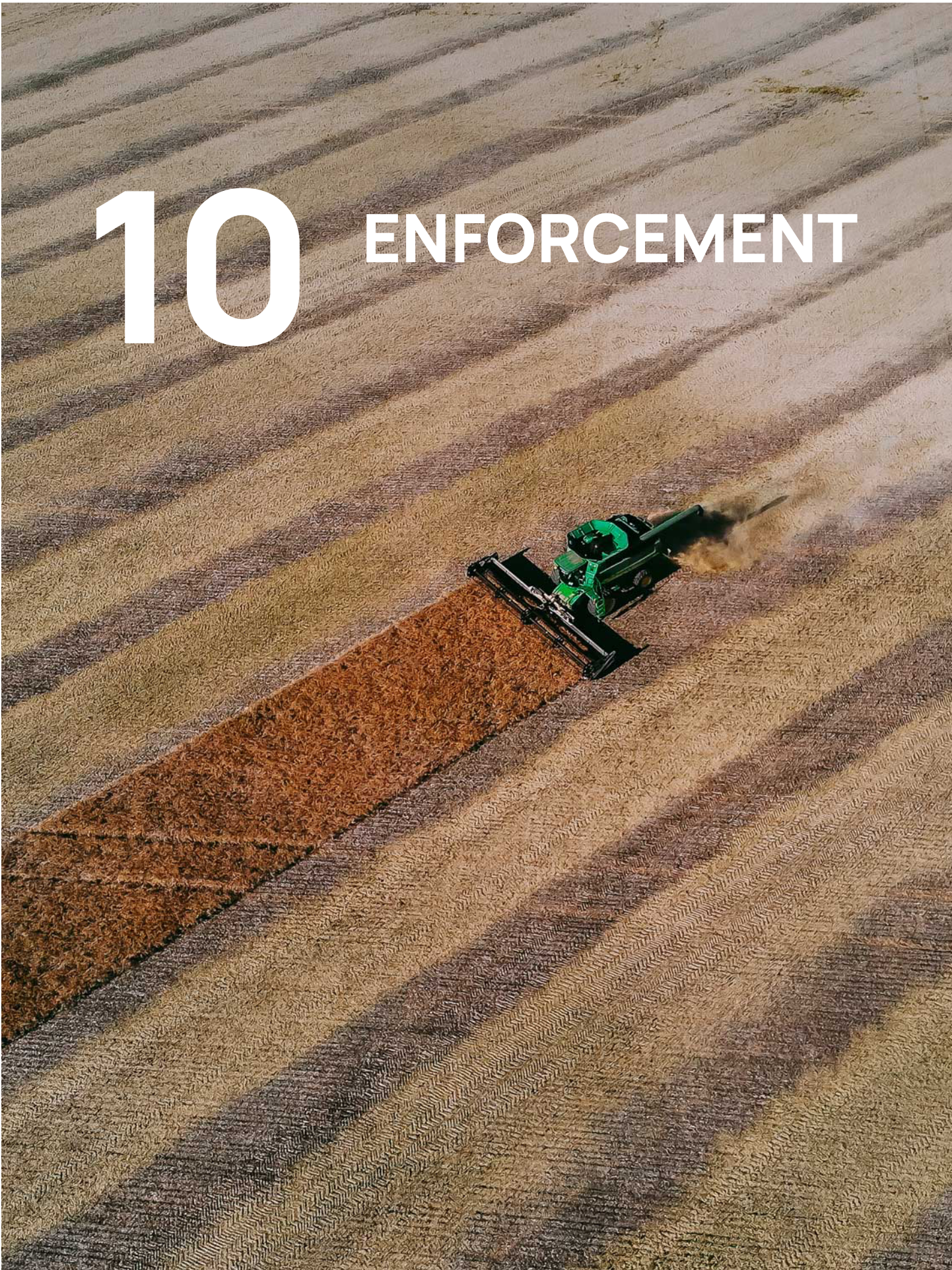


- 9.14.1** Development Permit is not required provided the Temporary Sign meets the standards of subsection 9.13 -Temporary Signs.
- 9.14.2** Temporary Signs are permitted in all districts.
- 9.14.3** The maximum dimension of a Temporary Sign is at the discretion of the Development Authority.
- 9.14.4** Temporary Signs shall be removed within fifteen (15) days of the completion of the event or works to which the sign relates.

Figure 17: Temporary Sign



10 ENFORCEMENT





10.1 Stop Orders

- 10.1.1** Stop orders will be issued and/or enforced pursuant to the Act, as amended.
- 10.1.2** The Development Officer, pursuant to Section 645 of the Act, may provide written notice to order the owner, the person in possession of the land or building or the person responsible for the contravention, or any of all of them to:
- a. Stop the development or use of the land or building in whole or in part as directed by the notice,
 - b. Demolish, remove or replace the development, or
 - c. Carry out any other actions required by the notice so that the development or use of the land or building complies with the policies and regulations County of Minburn No. 27.
 - d. Within the time set out in the notice:
 - i. The notice must specify the date of which the order was made,
 - ii. Contains any other information required by the regulations and must be given or sent to the person(s) on the same day the decision is made.
- 10.1.3** A person who receives a notice may appeal to the appropriate appeal board in accordance with Section 685 of the Act.

10.2 Offences and Fines

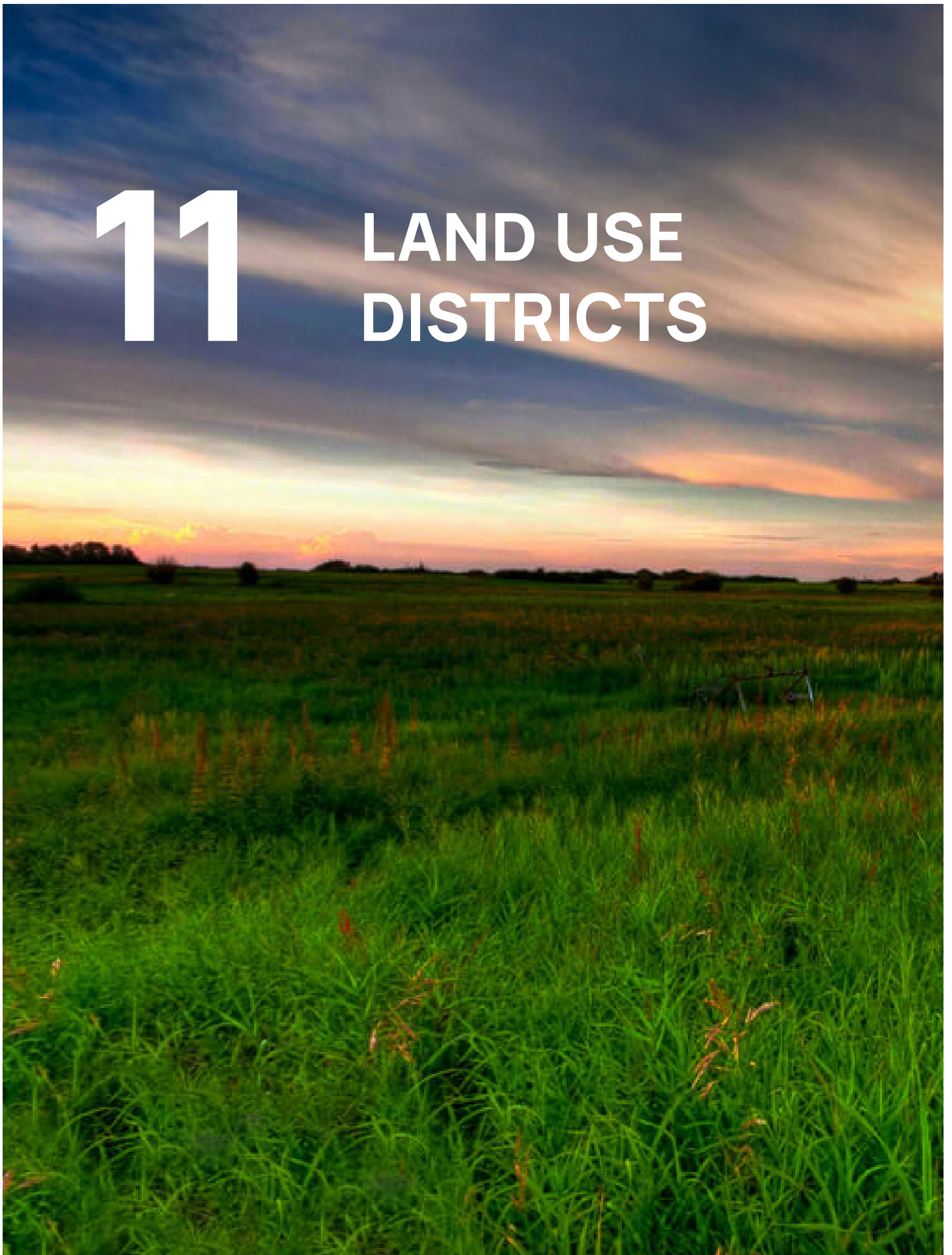
- 10.2.1** This Bylaw may be enforced in accordance with Part 13 of the Act, as amended.
- 10.2.2** A person who contravenes or does not comply with:
- a. A provision of Part 13 or 17 of the Act,
 - b. An order under Section 645 of the Act,
 - c. A Development Permit or subdivision approval or a condition of a permit or approval, and/or
 - d. A decision of the SDAB or the Land and Property Rights Tribunal.

10.3 Restrictive Covenants

- 10.3.1** The Development Authority may utilize Section 651.(1) of the Act to help ensure conformance with the provisions of and decisions made pursuant to this Bylaw.

11

LAND USE DISTRICTS





11.1 General

- 11.1.1** The County is organized into Land Use Districts as established in Section 11 – Land Use Districts.
- 11.1.2** The boundaries of the Districts established in Section 11 - Land Use Districts, are as delineated in Appendix A - Land Use Maps.
- 11.1.3** Where district boundaries are shown to approximate the following, they shall be deemed to be:
- a. The lot boundaries,
 - b. The municipal boundaries, or
 - c. The center lines of the right-of-way of a road or lane.
- 11.1.4** In circumstances not covered in subsection 11.1.3 hereof, the location of the boundary shall be determined:
- a. Where dimensions are set out on the Land Use District Maps, by the dimension so set, or
 - b. Where no dimensions are set out on the Land Use District Maps with respect to such a boundary, by measurement of and use of the scale shown on the Land Use Maps by the Development Authority.
- 11.1.5** Where Districts have been established in accordance with a proposed subdivision of land, the boundaries of the district, shall be understood to conform to the boundaries of the Certificate of Title or as shown on the Plan of Survey or Descriptive Plan when it is registered in a Land Titles Office. Prior to registration, the district boundaries shall be determined on the basis of the dimension stated in the proposed plan of subdivision or on the scale of the Land Use District Maps where dimensions are not provided.

11.2

Agricultural (A) District

11.2.1 The purpose of the Agricultural (A) District is to protect and enhance the agricultural production of products, goods, and support services and compatible land uses.

11.2.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Agri-Tourism	Abattoir
Agricultural, Extensive	Agriculture Processing Industry
Agricultural, Intensive	Airport Operations
Agriculture Service Facility	Auctioneering Establishment
Bed and Breakfast	Brewery
Care Facility, Child	Campground
Cemetery	Cannabis Production Facility
Clustered Farm Dwellings	Care Facility, Group
Communication Tower	Contractor Services
Dugout	Cryptocurrency Processing
Dwelling, Seasonal	Equipment Fabrication
Dwelling, Single Detached	Greenhouse, Commercial
Dwelling, Manufactured	Home Occupation
Dwelling, Modular	Manufactured/Modular Dwelling Fabrication and/or Sales
Owner-Operator Heavy Vehicle and Equipment	Mixed Rural Business/Residential Development
Public Utility, Building or Use	Natural Resource Extraction/Processing
Secondary Suite, Accessory	Outdoor Storage
Secondary Suite, Principal	Recreational Uses
Shipping Container	Recreational Camp
Sign	Recreational Vehicle Storage Facility
Stockpile Site	Recycle Depot
Tiny Home	Religious Assembly
	Small Animal Boarding/Breeding
	Solar Energy, Commercial Use
	Staff Accommodations
	Surveillance Suite
	Vehicle Service
	Veterinary Service
	Visitor Information Centre
	Waste Transfer Site
	Wind Energy Facility, Commercial
	Wind Energy Facility, Small Scale
	Work Camp



11.2.3 General regulations for development in the Agricultural (A) District:

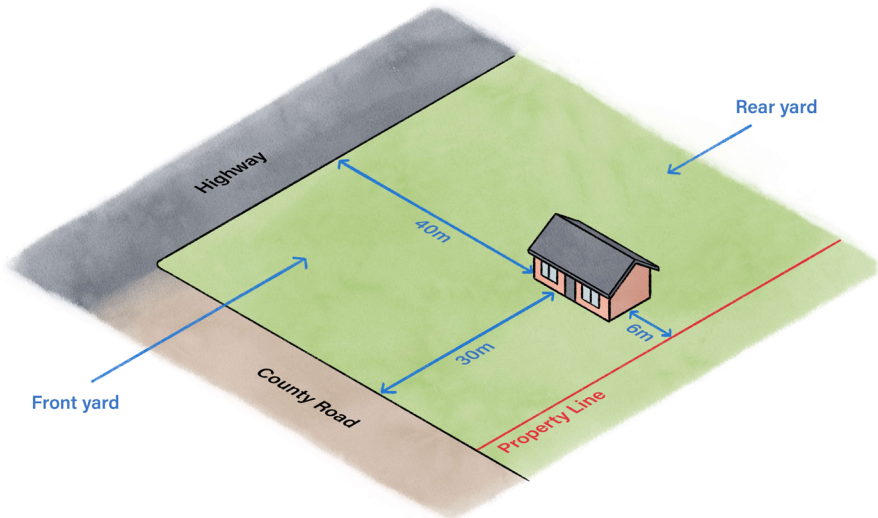
Parcel Size

11.2.4 A parcel size within the Agricultural (A) District may vary depending on whether the quarter section is considered arable or dryland pasture which is determined by farm-land assessment, in accordance with the Municipal Development Plan.

11.2.5 The development setback distances in the Agricultural (A) District are as follows:

MINIMUM SETBACKS	
Front Yard	40.0 m (131.2 ft.) from Highway Rights-of-Way
	30.0 m (98.4 ft.) from County Road Rights-of-Way
Side and Rear Yards	40.0 m (131.2 ft.) from Highway Rights-of-Way
	30.0 m (98.4 ft.) from County Road Rights-of-Way
	6.0 m (19.6 ft.) from other parcels
Minimum setback from a waterbody or watercourse	20.0 m (65.6 ft.) or to the discretion of the Development Authority.

Figure 18: Agricultural (AG) District Setbacks





Redistricting Requirements

11.2.6 The maximum number of agricultural use parcels per quarter section for both arable and dryland pasture lands shall be two (2).

11.2.7 At the discretion of the Development Authority, in accordance with the Municipal Development Plan.

Special Requirement – Accessory Buildings, Structures or Uses

11.2.8 The Accessory Building, Structure or Use will be considered permitted development if the Primary Building, Structure or Use is categorized as permitted development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a permitted use.

11.2.9 The Accessory Building, Structure or Use will be considered discretionary development if the Principal Building, Structure or Use is categorized as discretionary development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a discretionary use.

Other Regulations

11.2.10 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Sections of this Bylaw.

11.3 Acreage Residential (AR) District

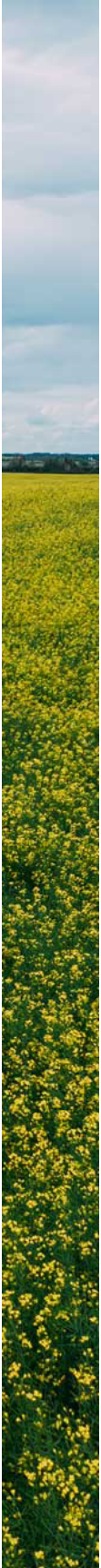
11.3.1 The general purpose and intent of the Acreage Residential (AR) District is to provide low density country residential development with limited agricultural pursuits in the County of Minburn No. 27.

11.3.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Bed and Breakfast	Agri-Tourism
Care Facility, Child	Agricultural, Intensive
Dwelling, Single Detached	Care Facility, Group
Dwelling, Manufactured	Communication Tower
Dwelling, Modular	Dwelling, Seasonal
Public Utility, Building or Use	Greenhouse, Commercial
Secondary Suite, Accessory	Home Occupation
Secondary Suite, Principal	Mixed Commercial/Residential Development
Tiny Home	Outdoor Storage
	Shipping Container
	Sign
	Small Animal Boarding/Breeding
	Wind Energy Facility, Small Scale

11.3.3 General regulations for development in the Acreage Residential (AR) District:

DISTRICT REQUIREMENTS	
Minimum Lot Area	1.0 ha (2.5 ac)
Minimum Front Yard Setback	15.0 m (49.2 ft.)
Minimum Rear Yard Setback	15.0 m (49.2 ft.) for a dwelling 5.0 m (16.4 ft.) for an accessory building
Minimum Side Yard Setback	15.0 m (49.2 ft.) for a dwelling 5.0 m (16.4 ft.) for an accessory building
Maximum Building Height	10.7 m (35.1 ft.)



DISTRICT REQUIREMENTS	
Minimum Landscaped Area	30%
Maximum Building Area	70%
Minimum setback from a Waterbody or Watercourse	20.0 m (65.6 ft.) or to the discretion of the Development Authority

Special Requirement – Keeping of Animals

- 11.3.4** All domestic pets and other animals shall be kept in such a manner and condition that they do not cause a nuisance on surrounding lands.
- 11.3.5** All domestic pets and other animals shall be kept in good animal husbandry and follow all applicable municipal, provincial, and federal regulations.
- 11.3.6** All domestic pets and other animals shall be kept in a manner that contains them within the boundaries to the property through fencing, landscaping and/or enclosures.
- 11.3.7** Manure shall be managed, stored, and disposed of in accordance with municipal, provincial and federal regulations.
- 11.3.8** In the Acreage Residential (AR) District, the number of animals permitted without a Development Permit shall not exceed one (1) animal unit equivalent per acre. The number of animal units equivalent to one (1) animal unit per acre shall be in accordance with the following table:

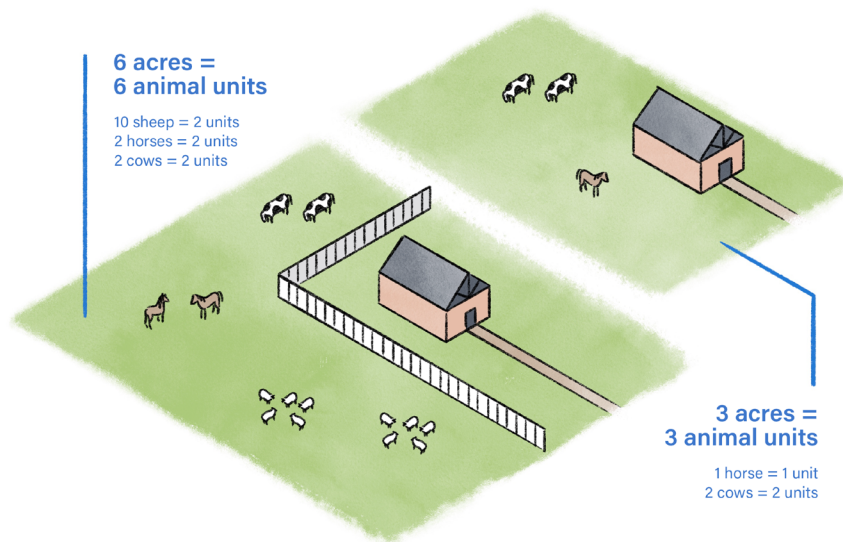
TYPE OF ANIMAL	NUMBER OF ANIMAL UNITS PER ACRE
Livestock	1.0 (maximum of 5.0 units per lot)
Poultry*	50.0 (maximum of 50.0 units per lot)
Goats/Sheep	5.0
Horses	1.0

*as defined in the Agricultural Operation Practices Act R.S.A. 2000, C.A-07, as amended.

- a. Number of Animal Units per Acre equivalency for other species will be calculated on the basis of live weight.

- b. The keeping of types of animals not outlined in the chart or a greater number of animals than outlined in the chart will be considered a discretionary use and will require an approved Development Permit application where the applicant demonstrates they have made adequate arrangements for the maintenance of the animals and the disposal of manure in an acceptable manner, and if it is in the opinion of the Development Authority that the additional animals will not unduly affect the surrounding properties.

Figure 19: Animal Units



Special Requirement – Accessory Buildings, Structures or Uses

- 11.3.9** The Accessory Building, Structure or Use will be considered Permitted Development if the Primary Building, Structure or Use is categorized as Permitted Development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a permitted use.
- 11.3.10** The Accessory Building, Structure or Use will be considered Discretionary Development if the Primary Building, Structure or Use is categorized as Discretionary Development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a discretionary use.

Other Regulations

- 11.3.11** In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Sections of this Bylaw.

11.4 Hamlet Residential (HR) District

11.4.1 The purpose of this district is to provide a district for medium to low density residential development within Hamlets or established communities within the County of Minburn No. 27.

11.4.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Dwelling, Single Detached	Backyard Hens
Dwelling, Manufactured	Bed and Breakfast
Dwelling, Modular	Beekeeping
Public Utility, Building or Use	Care Facility, Child
Secondary Suite, Principal	Care Facility, Group
Sign	Community Garden
Tiny Home	Community Uses
	Dwelling, Duplex/Semi
	Dwelling, Multi-Unit
	Dwelling, Rowhousing
	Home Occupation
	Mixed Commercial/Residential Development
	Outdoor Storage
	Shipping Container
	Wind Energy Facility, Small Scale

11.4.3 General regulations for development in the Hamlet Residential (HR) District:

Parcel Size

11.4.4 To the discretion of the Development Authority.

Special Requirement - Keeping of Animals

11.4.5 The subdivisions of Inland and Warwick are exempt from the land to animal ratio and animal requests will be assessed by the Development Authority on a case-by-case basis.



11.4.6 The development setback distances in the Hamlet Residential (HR) District are as follows:

DISTRICT REQUIREMENTS	
Front Yard	40.0 m (131.2 ft.) from Highway Rights-of-Way At the discretion of the Development Authority for County Road Rights-of-Way
Interior Side Yard	40.0 m (131.2 ft.) from Highway Rights-of-Way At the discretion of the Development Authority for County Road Rights-of-Way
Exterior Side Yard Setback	40.0 m (131.2 ft.) from Highway Rights-of-Way At the discretion of the Development Authority for County Road Rights-of-Way
Rear Yard	40.0 m (131.2 ft.) from Highway Rights-of-Way At the discretion of the Development Authority for County Road Rights-of-Way
Minimum landscaped	At the discretion of the Development Authority
Minimum setback from a Waterbody or Watercourse	20.0 m (65.6 ft.) or at the discretion of the Development Authority
Maximum coverage	At the discretion of the Development Authority

11.4.7 The development setback distances for Row Houses in the Hamlet Residential (HR) District are as follows:

- a. Each dwelling in row housing shall have one yard which serves as an outdoor living area for the occupants and this yard shall have a depth of 7.6 m (25.0 ft).

Special Requirement – Backyard Hens

11.4.8 The requirement for Backyard Hens can be found in subsection 6.3 of this Bylaw. A maximum of eight (8) backyard hens are permitted. Roosters shall not be permitted.



Special Requirement – Accessory Buildings, Structures or Uses

- 11.4.9** The Accessory Building, Structure or Use will be considered permitted development if the Principal Building, Structure or Use is categorized as permitted development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a permitted use.
- 11.4.10** The Accessory Building, Structure or Use will be considered discretionary development if the Principal Building, Structure or Use is categorized as discretionary development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a discretionary use.
- 11.4.11** Stand-alone Accessory Buildings such as a personal shed, shop and/or garage shall be allowed within hamlet boundaries where a dwelling and/or listed use is not the same parcel.

Other Regulations

- 11.4.12** In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Sections of this Bylaw.

11.5 Home Park (HP) District

11.5.1 The purpose of this district is to provide for the orderly development of manufactured/modular home communities, either as manufactured/modular home parks or manufactured/modular home subdivisions.

11.5.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Home Park	Care Facility, Child
Dwelling, Manufactured	Community Garden
Dwelling, Modular	Community Uses
Public Utility, Building or Use	Food and Beverage Establishment
	Government Service
	Home Occupation
	Outdoor Storage
	Professional Service
	Recreational Uses
	Retail Store, Convenience
	Sign
	Shipping Container
	Staff Accommodation
	Surveillance Suite
	Wind Energy Facility, Small
	Visitor Information Centre

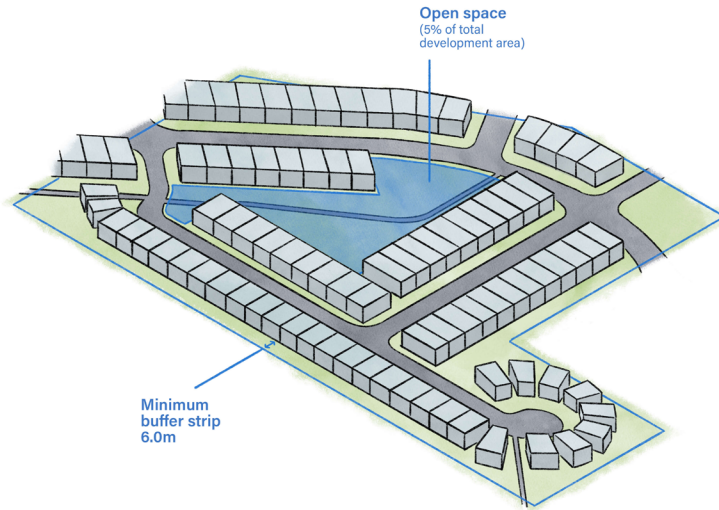
11.5.3 General regulations for development in the Home Park (HP) District:

Special Requirements

11.5.4 Minimum Open Space Area:

- a. 5% of the total area but open space area shall not include the area contained within the public roadway setbacks or required buffer strips.
- b. Within the above required open space areas, the developer may be required to provide playground equipment to the satisfaction of the Development Authority.
- c. Buffer Strip: A minimum buffer strip of 6.0 m (19.6 ft.) shall be required to separate the boundary of any park lot from adjacent land uses outside the Home Park boundary.

Figure 20: Home Park (HP) District Special Requirements



Special Requirement – Accessory Buildings, Structures or Uses

- 11.5.5** The Accessory Building, Structure or Use will be considered permitted development if the Principal Building, Structure or Use is categorized as permitted development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a permitted use.
- 11.5.6** The Accessory Building, Structure or Use will be considered discretionary development if the Principal Building, Structure or Use is categorized as discretionary development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a discretionary use.

Parking and Access:

- 11.5.7** Further to the parking requirements in Section 7, all required parking shall be on site and the site plan shall clearly illustrate the parking and the traffic circulation on site as well as access to the site.
- Minimum parking: two (2) spaces per park lot plus one (1) visitor space per three (3) lots.
 - Spacing: A minimum of 4.5 m (14.7 ft.) to any manufactured/modular homes and any addition attached to the manufactured/modular home shall be regarded as part of the manufactured/mobile home for purposes of spacing.
 - An all-season pedestrian access shall be provided to all recreation and community facilities within the manufactured/mobile home community and shall be a minimum of 1.0 m (3.3 ft.) in width.
 - All roads within this district shall be constructed in accordance with the County Road Standards.



- e. Public roadway setbacks and required buffers shall be suitably fenced and landscaped and protected from any sort of development that would compromise their use.
- f. All signage within this district shall be in accordance with Section 9 - Signage.
- g. Directional signs within the community must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.

Landscaping:

- 11.5.8** Landscaping (including grass and mature trees) shall be provided on all areas of the park not occupied by a manufactured home, addition, road, foot path, driveway or other permanent building.
- 11.5.9** Screens, fences or walls shall be erected where necessary, as determined by the Development Authority around refuse collection points, playgrounds, and storage areas.
- 11.5.10** Each community shall be designed in such a manner as to direct drainage away from each manufactured/mobile home lot to the satisfaction of the Development Authority.
- 11.5.11** The boundary of each manufactured/mobile home lot shall be clearly marked off by means of stakes or counter-sunk steel posts, fences, curbs or hedges or other means to the satisfaction of the Development Authority.

Other Requirements:

- 11.5.12** No recreational vehicle or holiday trailer shall be occupied as a permanent residence in any manufactured/mobile home community.
- 11.5.13** Each manufactured/mobile home community shall be serviced by communal water and sewer systems that have received appropriate permits from the Province of Alberta.
- 11.5.14** In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Sections of this Bylaw.

11.6 General Commercial (GC) District

11.6.1 The purpose of General Commercial (GC) District is to provide commercial land uses at suitable locations within the County of Minburn No. 27.

11.6.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Auctioneering Establishment	Agriculture Service Facility
Brewery	Bulk Fuel Depot
Care Facility, Child	Equipment Fabrication
Contractor Services	Funeral Home and Services
Commercial Storage	Solar Energy, Commercial Use
Community Use	Surveillance Suite
Drive Through Business	Vehicle Wash
Food and Beverage Establishment	Wind Energy Facility, Small Scale
Food and Beverage Products Facility	
Greenhouse, Commercial	
Heavy Equipment Sales and Service	
Manufactured/Modular Dwelling Fabrication and/or Sales	
Outdoor Storage	
Personal Service	
Professional Service	
Public Utility, Building or Use	
Recreational Vehicle Storage Facility	
Recycle Depot	
Repair Service	
Retail Gasoline and Petroleum Product Sales	
Retail Store, Convenience	
Retail Store, General	
Shipping Container	
Sign	
Small Animal Boarding/Breeding	
Transit Terminal	
Transportation Facility	
Vehicle and Equipment Sales and Leasing	
Vehicle Services	
Veterinary Service	
Visitor Information Centre	
Warehouse	





11.6.3 General regulations for development in the General Commercial (GC) District:

Parcel Size

Minimum Parcel Size	At the discretion of the Development Authority
Minimum Lot Width	46.0 m (150.9 ft.)
Maximum Building Height	At the discretion of the Development Authority
Maximum Lot Coverage	40%
Minimum Landscaped Area	10%

11.6.4 The development setback distances in the General Commercial (GC) District are as follows:

SETBACKS	
Front Yard	6.0 m (19.6 ft.)
Side Yard Setback	1.2 m (3.9 ft.)
Rear Yard Setback	6.0 m (19.6 ft.)

Special Requirement – Landscaping Requirements

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

- a. Landscaping shall comply with the general landscaping requirements in this Bylaw.
- b. The minimum landscaped area shall be concentrated in front yards, and exterior side yards but additional landscaping may be required in other yards to separate uses or to provide a buffer or screening from other uses. All landscaping shall be identified on the site plan.

Special Requirement – Storage Areas

11.6.6 All storage areas may require fencing and screening to the satisfaction of the Development Authority.

Special Requirement – Access and Parking

11.6.7 Access to building or uses on a single lot shall be shared. Parking for customers and staff may be shared.



11.6.8 Further to the parking requirements found in Section 7 – Parking and Loading Requirements, all required parking, circulation, and access areas shall be constructed in accordance to the county road Standards.

Special Requirement – Building Location and Front Yard

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

Special Requirement – Accessory Buildings, Structures or Uses

11.6.10 The Accessory Building, Structure or Use will be considered permitted development if the Principal Building, Structure or Use is categorized as permitted development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a permitted use.

11.6.11 The Accessory Building, Structure or Use will be considered discretionary development if the Principal Building, Structure or Use is categorized as discretionary development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a discretionary use.

Other Regulations

11.6.12 In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Sections of this Bylaw.

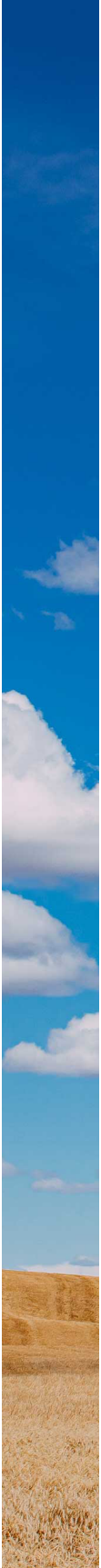
11.7

General Industrial (GI) District

- 11.7.1** The purpose of General Industrial (GI) District is to provide areas for a variety of business and industry, which may require larger tracts of land and which may not be appropriate within hamlet boundaries.
- 11.7.2** The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Agriculture Processing Industry	Abattoir
Agriculture Service Facility	Automobile Salvage/Wrecking
Airport Operations	Cannabis Production Facility
Brewery	Cryptocurrency Processing
Auctioneering Establishment	Heavy Industry
Bulk Fuel Depot	Surveillance Suite
Concrete Asphalt Plant	Waste Transfer Site
Contractor Services	Wind Energy, Commercial
Commercial Storage	Work Camp
Communication Tower	
Educational Services	
Equipment Fabrication	
Food and Beverage Establishment	
Food and Beverage Products Facility	
Funeral Home and Services	
Heavy Equipment Sales and Service	
Owner-Operator Heavy Vehicle and Equipment Storage/Parking	
Natural Resource Extraction/Processing	
Outdoor Storage	
Personal Service	
Professional Service	
Public Utility, Building or Use	
Recreational Uses	
Recreational Vehicle Storage Facility	
Recycle Depot	
Repair Service	
Retail Store, Convenience	
Retail Sale Gasoline and Petroleum Products	
Shipping Container	
Sign	
Small Animal Boarding/Breeding	
Solar Energy, Commercial	
Stockpile Site	
Transportation Facility	
Transit Terminal	
Vehicle Wash	
Vehicle Services	
Vehicle and Equipment Sales and Leasing	
Veterinary Service	
Visitor Information Centre	
Warehouse	
Wind Energy, Small Scale	





11.7.3 General regulations for development in the General Industrial (GI) District:

Parcel Size

11.7.4 The parcel size within the General Industrial (GI) District is at the discretion of the Development Authority.

Setbacks

11.7.5 The setback requirements within the General Industrial (GI) District is at the discretion of the Development Authority.

Special Requirement: Signs

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

Special Requirement – Landscaping

11.7.7 A buffer strip of 30.0 m (98.4 ft.) shall be provided along any boundary of this district that is immediately adjacent to a municipal roadway, primary or secondary highway or water-course as well as any Land Use District other than Agricultural or Industrial.

11.7.8 The minimum landscaped area shall be concentrated in front yards, and exterior side yards but additional landscaping may be required in other yards to separate uses or to provide a buffer or screening from other uses. All landscaping shall be identified on the site plan.

11.7.9 Any additional landscaping requirements shall be to the discretion of the Development Authority.

Special Requirement – Storage Areas

11.7.10 All storage areas may require fencing and screening to the satisfaction of the Development Authority.

Special Requirement – Parking and Access

11.7.11 Further to the parking requirements in Section 7 – Parking and Loading, all required parking shall be on site and the site plan shall clearly illustrate the parking and the traffic circulation on site as well as access to the site.

Special Requirement – Accessory Buildings, Structures or Uses

11.7.12 The Accessory Building, Structure or Use will be considered permitted development if the Principal Building, Structure or Use is categorized as permitted development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a permitted use.



11.7.13 The Accessory Building, Structure or Use will be considered discretionary development if the Principal Building, Structure or Use is categorized as discretionary development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a discretionary use.

Other Regulations

11.7.14 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Sections of this Bylaw.

11.8 Recreational and Institutional (RI) District

11.8.1 The general purpose of the Recreational and Institutional District is to accommodate a range of institutional, educational, and recreational uses for the County.

11.8.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Agri-Tourism	Brewery
Agriculture, Intensive	Cemetery
Campground	Educational Services
Community Garden	Food and Beverage Establishment
Community Use	Greenhouse, Commercial
Public Utility, Building or Use	Professional Service
Recreational Camp	Recreational Vehicle - Park Model
Recreational Use	Recreational Vehicle Storage Facility
Visitor Information Centre	Religious Assembly
	Retail Store, Convenience
	Retail Store, General
	Retail Sale Gasoline and Petroleum Products
	Shipping Container
	Sign
	Staff Accommodation
	Surveillance Suite

11.8.3 General regulations for development in the Recreational and Institutional (IR) District:

District Requirements

11.8.4 At the discretion of the Development Authority.

Special Requirement – Accessory Buildings, Structures or Uses

11.8.5 The Accessory Building, Structure or Use will be considered permitted development if the Principal Building, Structure or Use is categorized as permitted development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a permitted use.



11.8.6 The Accessory Building, Structure or Use will be considered discretionary development if the Principal Building, Structure or Use is categorized as discretionary development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a discretionary use.

Other Regulations

11.8.7 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Sections of this Bylaw.

11.9

Direct Control (DC) District



11.9.1 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 any other Land Use Districts within this Bylaw. 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.

11.9.2 In this unregulated district, the Development Authority is the Development Officer. At the discretion of the Development Officer, Direct Control (DC) District applications may be referred to County Council for decision.

11.9.3 Any uses deemed appropriate by the Development Authority or Council.

General Requirements

11.9.4 In evaluating a proposed land use or development in a DC district, Development Authority or Council shall have regard for the which includes but is not limited to:

- a. The existing use of the lands,
- b. The general and special regulations as contained elsewhere in this Bylaw,
- c. The land use Regulations of adjoining districts,
- d. Shall comply with the Act, Matters Related to Subdivision and Development Regulations, Municipal Development Plan and any statutory plan or outline plan in effect specifically for the purpose of directing the administration of this district, and
- e. All parcel regulations shall be as determined by the Development Authority or 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.

11.9.5 The design, external finish, architectural appearance, siting, landscaping, screening and buffering of any building, structure or development, shall be to the satisfaction of the Development Authority or Council so that there will be general conformity in respect to adjacent developments.

11.9.6 Notwithstanding, any Development Permit application requirements contrary in the Bylaw, the Development Authority or Council may specify additional information, including but not limited to a geotechnical report or other engineering, environmental or technical analysis be required to evaluate the application prior to making a decision.

11.9.7 To the level determined by the Development Authority or Council, applicants shall fully disclose the precise nature and extent of the proposed use or development, including intended hours of operations, so the application can be thoroughly evaluated.



- 11.9.8** This district shall not be used for lands which require subdivision as there are no underlying uses in this district.
- 11.9.9** The Development Authority or Council may approve a temporary Development Permit where the Development Authority or Council is of the opinion that the proposed use is of a temporary nature.
- 11.9.10** If at any time, in the opinion of the Development Authority or Council, any of the provisions of this Bylaw have not been complied with, the Development Authority or Council may utilize the enforcement mechanisms available under the Act and this Bylaw.

11.10

Wapasu Recreational Conservancy Direct Control (WRC-DC) District

11.10.1 The purpose of this Land Use District is intended to provide for land use(s) and development(s) further to Wapasu Recreation Conservancy Area Structure Plan, being Bylaw No. 1149 -2000, and amendments thereto. All proposed uses, and developments are subject to Section 11.10 as well as the Wapasu Recreation Conservancy Area Structure Plan, which is intended to guide the implementation/administration of this Land Use District. In the event of a conflict between the provisions of this Land Use District and those of the Wapasu Recreation Conservancy Area Structure Plan, the provisions of this Land Use District will take precedence.

11.10.2 Section 11.10, in tandem with the statutory plans on which it is based, provides the ways and means necessary to ensure that the future use and development of the subject lands occurs in a planned, environmentally sensitive manner and at the scale and intensity such that the associated impacts on the ecosystem involved will be minimized to the fullest extent possible. It is also to ensure that the processing of subsequent Development Permit applications can be conducted with efficiency and clarity. All applications under this Land Use District will be received, considered and decided upon by the Development Authority or Council.

Definitions

11.10.3 For the purposes of subsection 11.10, the following definitions apply:

- a. **Bed and Breakfast:** means a dwelling unit in which the occupant rents or leases a room on a temporary basis to visitors and which may include the provision for meals as part of or in addition to the rental paid for the room rented or leased. For more information see subsection 6.2 - Bed and Breakfast.
- b. **Food and Beverage Establishment:** means a commercial facility in which food and/or beverage products are manufactured/produced or otherwise prepared for human consumption but not consumed on the premises. This may include a retail component, however, this retail component shall be accessory to the Principal Use. Typical uses may include a commercial-style bakery, prepackaged foods, water bottling and commercial food preparation facilities. For the purposes of this Bylaw, this does not include Food and Beverage Establishment.

Permitted and Discretionary Uses

11.10.4 The following uses shall be permitted with or without conditions, provided the application complies with the regulations in this district and this Bylaw:





PERMITTED USES	DISCRETIONARY USES
Community Use Dwelling, Modular Dwelling, Seasonal Dwelling, Single Detached Tiny Home Public Utility, Building or Use	Bed and Breakfast Dwelling, Manufactured Food and Beverage Establishment Home Occupation Wind Energy, Small Scale

Land Development Regulations

11.10.5 For the purposes of subsection 11.10, the following definitions shall apply:

- a. **Easement Lands:** means the portions of the limited-services recreational lots subject to the Environmental Reserve Easement as shown on Plan 012 0848, entitled "Plan Showing Survey of Easement for Environmental Purposes".
- b. **Inhabitable Interior Floor Area:** means the horizontal area of a Principal Building at or above averaged finished grade within the inside surface of the exterior walls (floor area of an attached garage is not included).

Building Regulations

11.10.6 A Tiny Home is considered a permanent residential structure and should not exceed more than 37.2 m² (400.4 ft²).

- 11.10.7** A single detached dwelling, modular home, or manufactured dwelling on a limited services recreational lot, shall, for the purposes of this Section:
- a. Have a minimum inhabitable interior floor area of 146.0 m² (495.1 ft²) and a maximum inhabitable interior floor area of no more than 142.7 m² (1,536.0 ft²).
 - b. Not exceed 10.7m (35.1 ft) above average finished grade.
 - c. Not be located within the area 6.1 m (20.0 ft.) landward from and running parallel with the interior (up-slope) boundary of the easement lands or within the area 6.1 m (20.0 ft) form the top of bank where there is no easement lands.
 - d. Not be located within 6.1 m (20.0 ft.) of the front (public road side) property line and shall maintain a side yard setback of 10% lot width.
 - e. Be built/constructed such that the roof is pitched/peaked to a noticeable extent as viewed or would be viewed from the fronting public road or adjacent lot (i.e. a flat roof is prohibited).



- 11.10.8** The following shall apply specifically to manufactured dwellings:
- a. Each manufactured dwelling shall have current Canadian Standards Association and Alberta Labour Certification or the equivalent to the satisfaction of the Development Authority. Proof of this shall be submitted with the application.
 - b. Manufactured dwellings shall not be sited widthwise on a lot (i.e. front door facing the fronting public road is prohibited).
 - c. The maximum lot coverage for all buildings shall be 40% of the area of the lot and in the case of limited-services recreational lots, all Accessory Buildings, combined, shall not be larger than the Principal Building.
 - d. No Accessory Building/ Structure shall exceed 4.6 m (15.0 ft.) above average finished grade.
 - e. The design, external finish, architectural appearance, siting, landscaping, screening and buffering of any building(s) or structure(s), including all signs, shall be to the satisfaction of the County so that there shall be general conformity in such matters which respect to adjacent buildings and any objectionable aspects or potential incompatibility with other uses and developments in this Land Use District or abutting Land Use Districts is or can be minimized.
 - f. All Accessory Buildings/structures, including but not limited to garages (either attached or detached) carports, patios, decks, porches, additions, gazebos, storage facilities and fences, associated with limited-services recreational lot shall be built/constructed and consist of material (including the exterior finish) such that their appearance, design, and construction is consistent with the single detached dwelling, modular home or manufactured dwelling located on the limited-services recreational lot itself as well as the development on adjacent lots.
 - g. The siting requirements for Accessory Buildings/structures shall be at the discretion of the Development Authority.
 - i. Uses/Developments other than Limited Services Recreational Lots:
 - ii. Lot and development regulations shall be as determined by the determining such regulations, shall comply with the Municipal Development Plan, the Wapasu Recreation Conservancy Area Structure Plan, this Section and any other applicable provisions of this Bylaw.

Landscaping and General Appearance

- 11.10.9** Vegetation may be removed or destroyed to reasonably allow the lot to be developed in accordance with this Land Use District and the Wapasu Recreation Conservancy Area Structure Plan, and amendments thereto.
- 11.10.10** Minor clearing of the understory trees and underbrush to increase utilization of those portions of the lot not covered by buildings, and



11.10.11 The removal and/or destruction of dead-fallen trees.

Special Requirement – Accessory Buildings, Structures or Uses

11.10.12 The Accessory Building, Structure or Use will be considered permitted development if the Principal Building, Structure or Use is categorized as permitted development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a permitted use.

11.10.13 The Accessory Building, Structure or Use will be considered discretionary development if the Principal Building, Structure or Use is categorized as discretionary development within this Bylaw. Thereby, the Development Authority will process the Accessory Building, Structure, or Use Development Permit application as a discretionary use.

Additional Provisions

11.10.14 Public Access to all natural features within this land use district will be assured using the means available under the Act.

11.10.15 Every lot created must have direct access to a public road built to County standards.

11.10.16 In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Sections of this Bylaw.

11.11

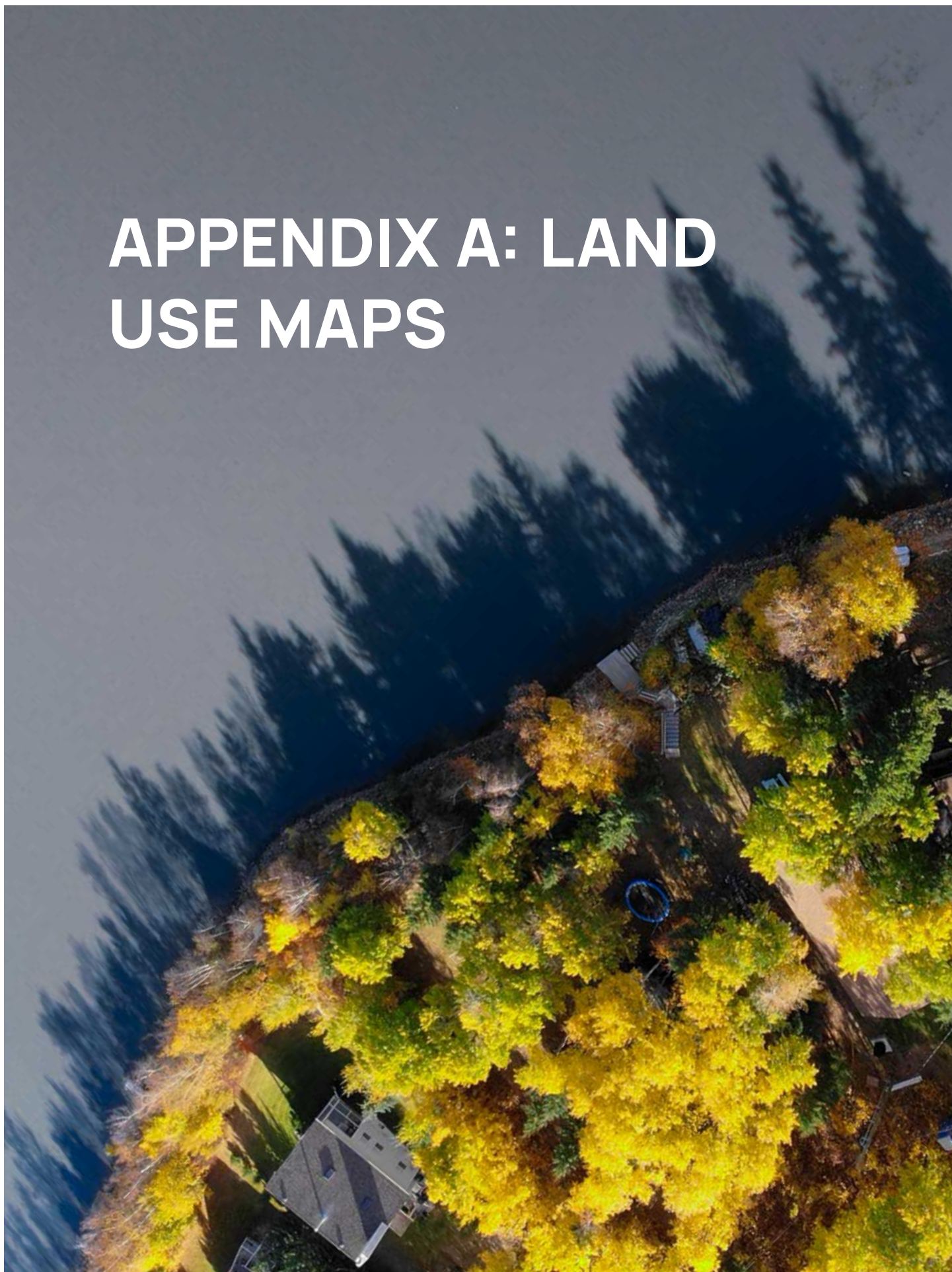
Updated Land Use Districts



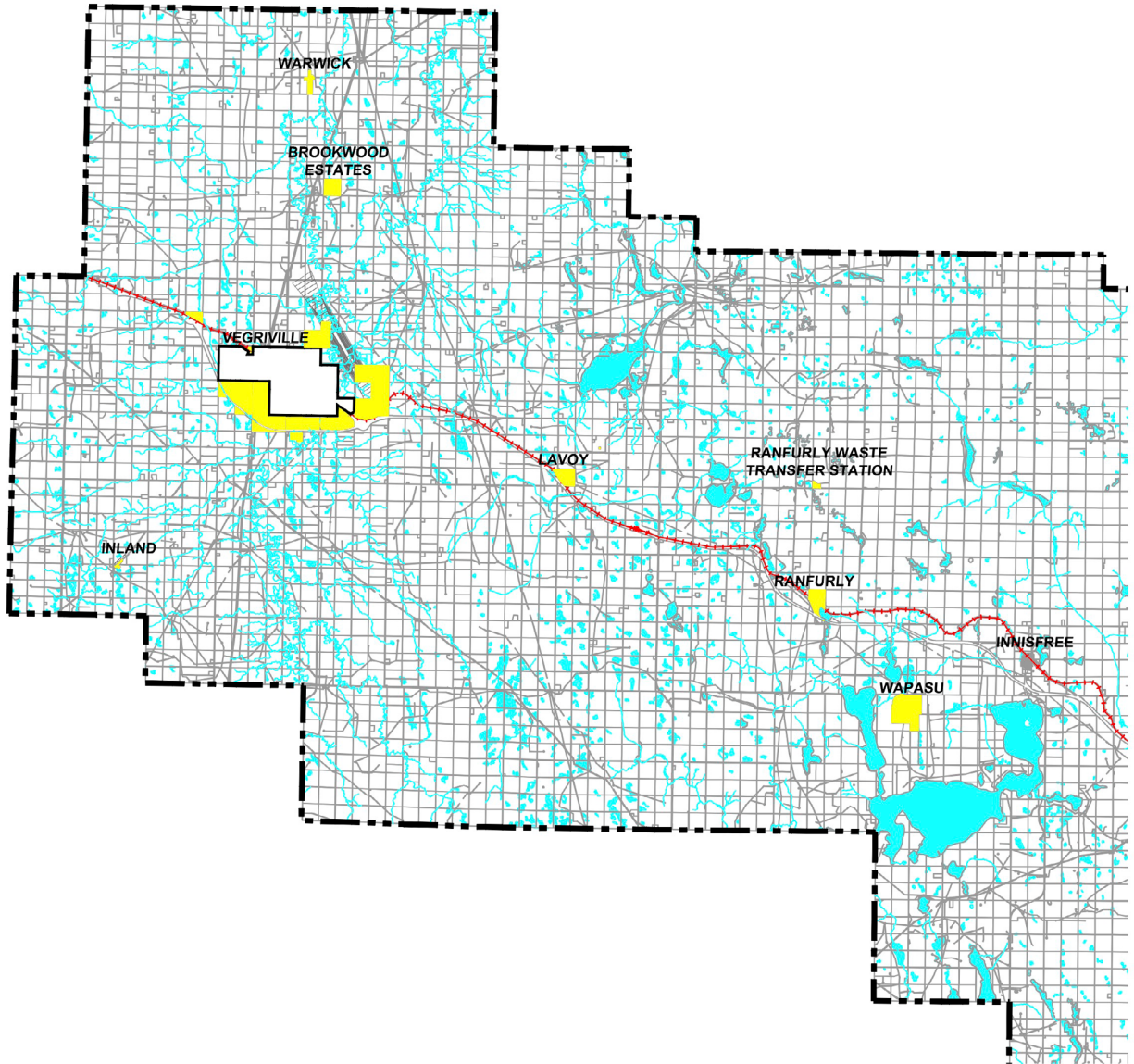
PREVIOUS LAND USE DISTRICT	UPDATED LAND USE DISTRICT
Recreation and Resort District	Recreational and Institutional District
Wapasu Recreation Conservancy DC District	Wapasu Recreation Conservancy DC District
Vegreville Airport Vicinity Protection Area	Special Provision Policy
Marijuana Production Facility DC District	General Industrial District
Marijuana Production Facility DC District (Block A)	Agricultural District
Rural MDC District Hamlet MDC District	Home Park District
Rural Commercial District	General Commercial District
Hamlet DC Transitional District	Hamlet Residential District Recreational and Institutional District
Hamlet Residential District Hamlet of Lavoy DC Residential District	Hamlet Residential District
Direct Control District	Direct Control District
Acreage Residential District	Acreage Residential District
Agricultural District Urban Reserve District	Agricultural District
Rural Industrial District Hamlet Business Industrial District	General Industrial District



APPENDIX A: LAND USE MAPS



Map 1 County Map West



-  Railway
-  Detailed Land Use Maps Available

County of Minburn - Land Use Bylaw

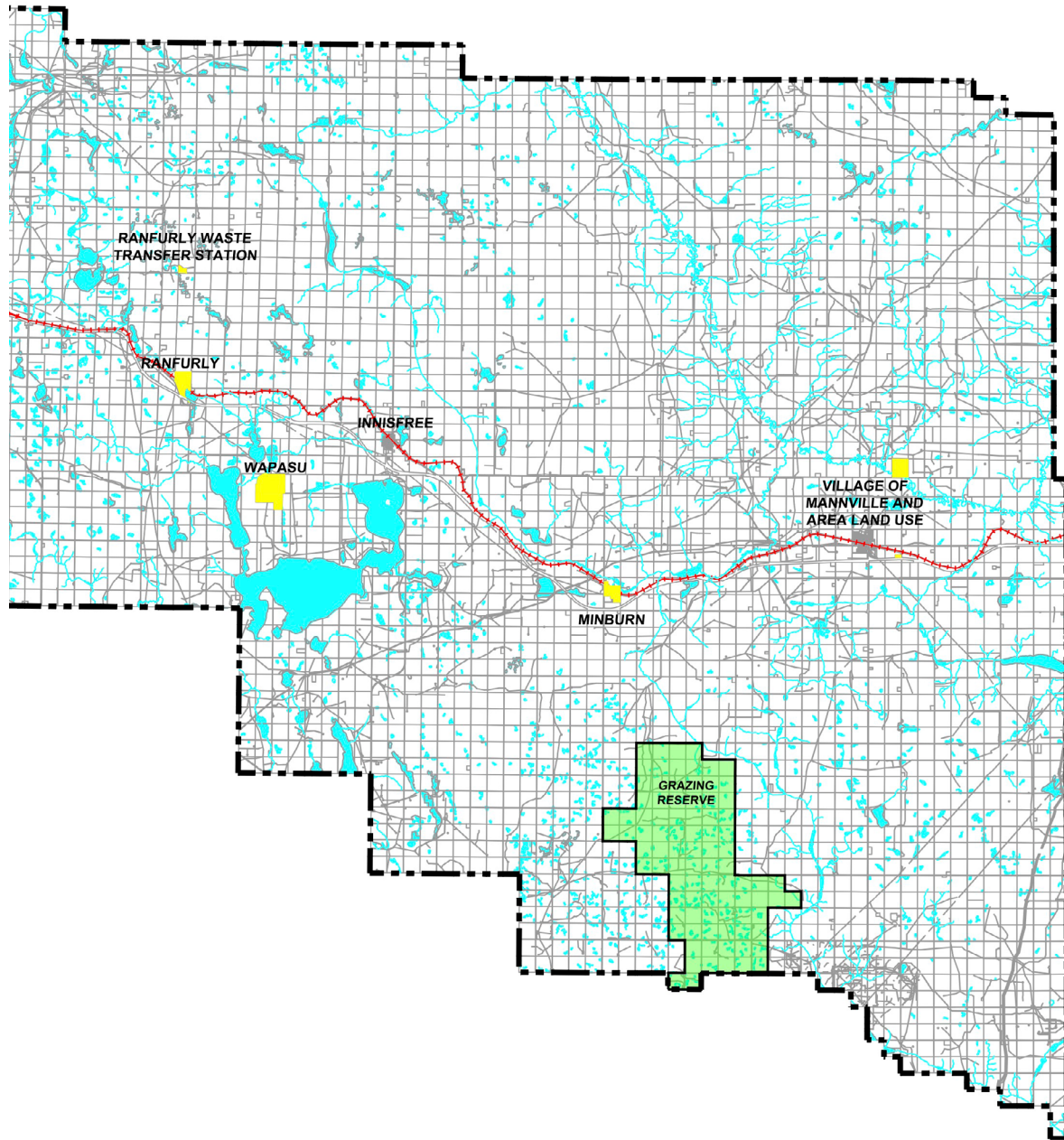
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.



Scale: 1:300,000

MAP 1 COUNTY MAP WEST



Map 2 County Map East



-  Railway
-  Detailed Land Use Maps Available

County of Minburn - Land Use Bylaw

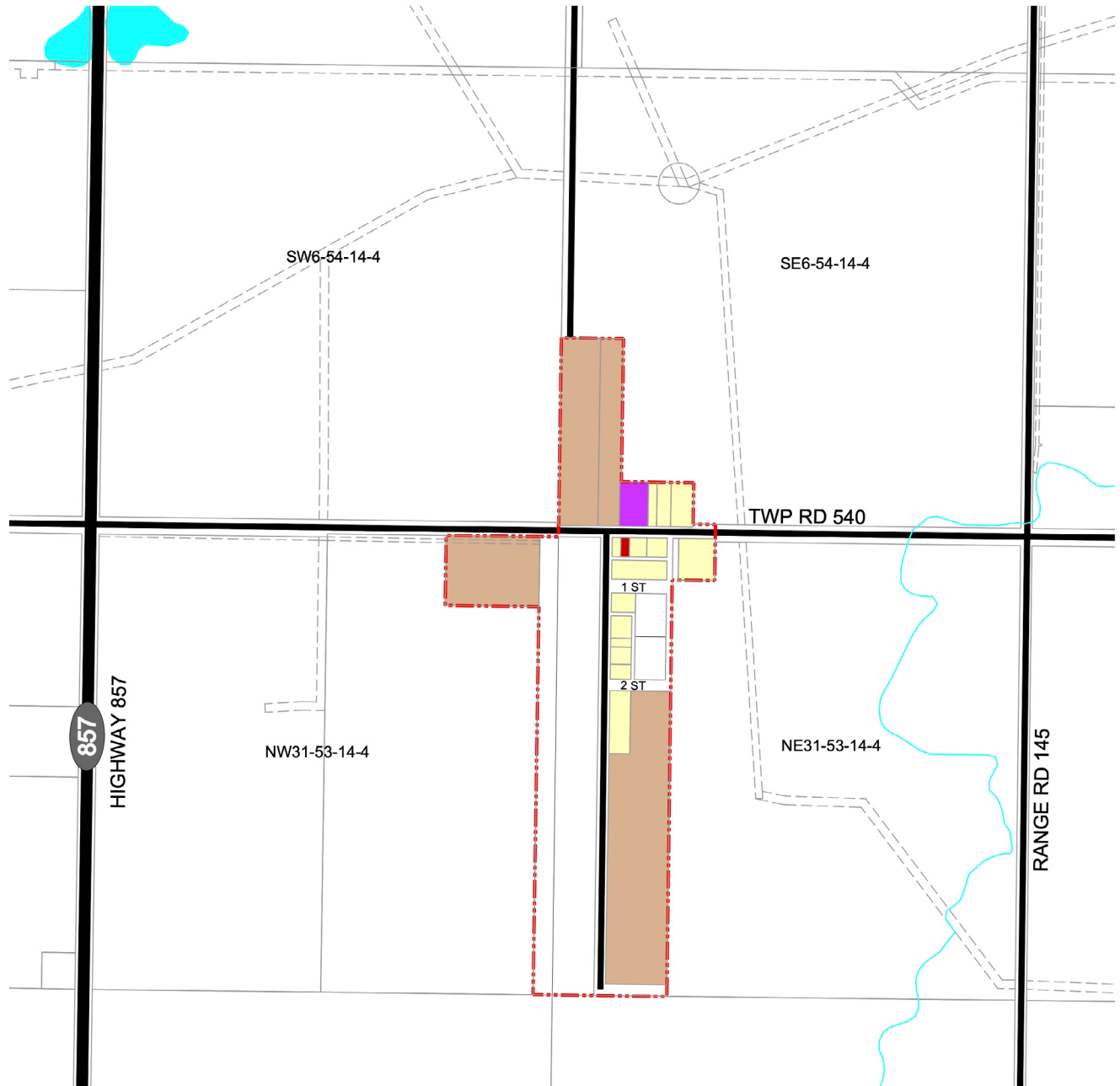
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.








Scale: 1:300,000

MAP 2 COUNTY MAP EAST



Map 3 subdivision of Warwick



- | | |
|---|--|
|  Agricultural (A) District |  Recreational and Institutional (RI) District |
|  Hamlet Residential (HR) District |  Subdivision Boundary |
|  Acreage Residential (AR) District |  Roads |
|  General Commercial (GC) District | |

County of Minburn - Land Use Bylaw

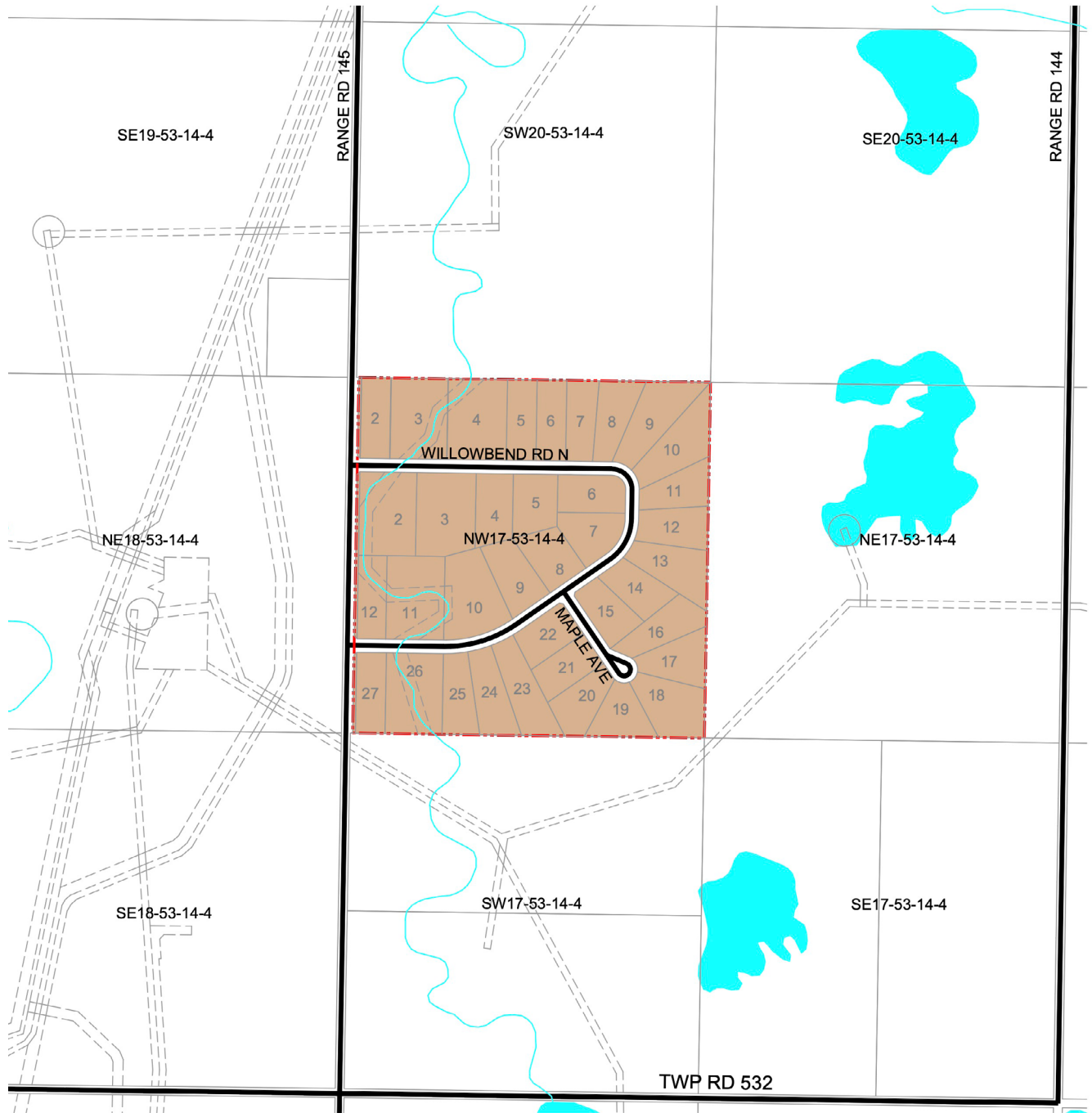
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.






Scale: 1:10,000

MAP 3 SUBDIVISION OF WARWICK



Map 4 subdivision of Brookwood Estates



-  Right of Way
-  Roads
-  Acreage Residential (AR) District
-  Subdivision Boundary
-  Agricultural (A) District

County of Minburn - Land Use Bylaw

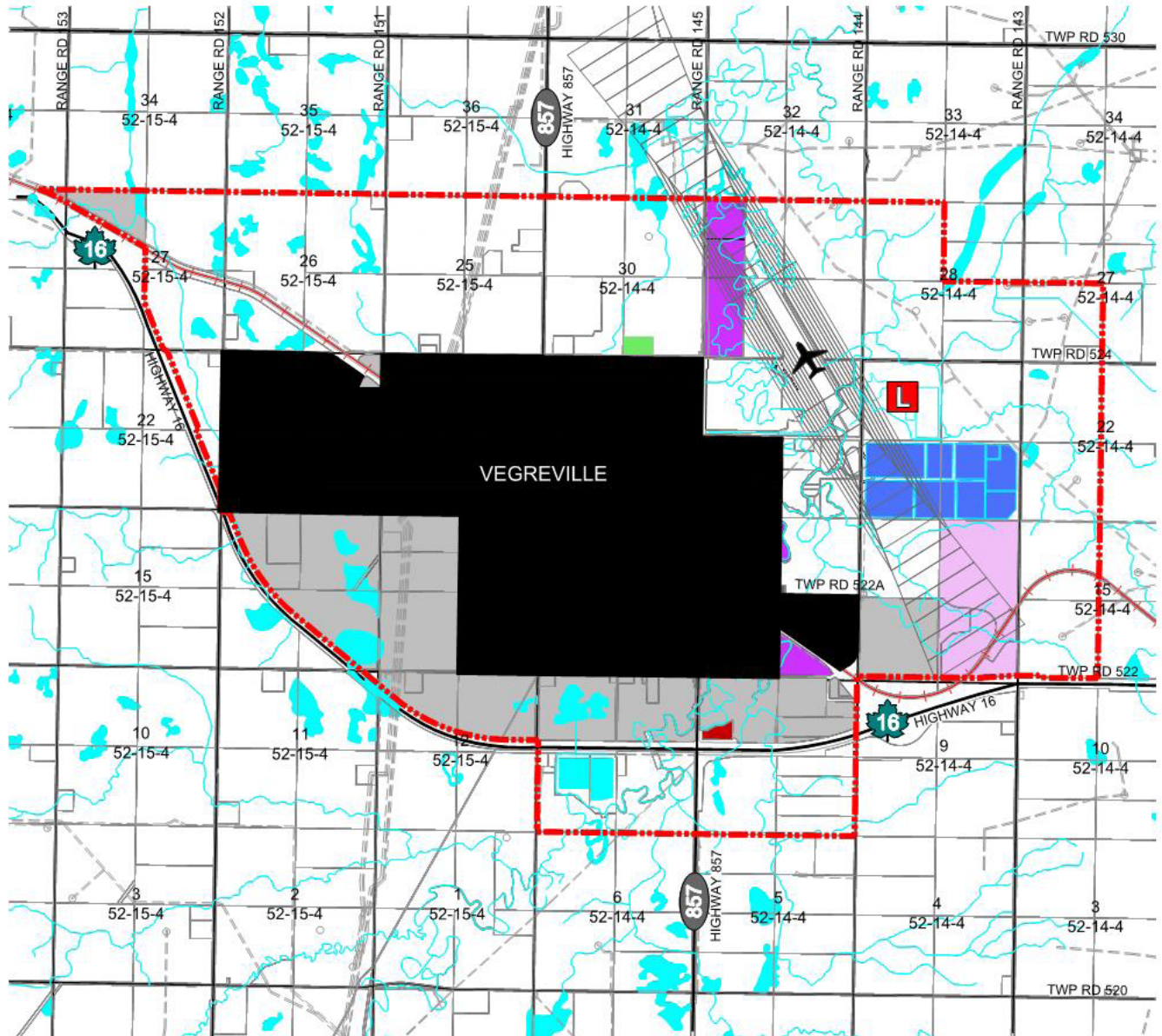
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.

MAP 4 SUBDIVISION OF BROOKWOOD ESTATES

Scale: 1:6,000



Map 5 Town of Vegreville / County of Minburn No. 27



- | | | |
|---|--|--|
|  General Industrial (GI) District |  General Commercial (GC) District |  Roads |
|  Agricultural (A) District |  Recreational and Institutional (RI) District |  Railway |
|  Right of Way |  Sewage Lagoon |  Landfill |
|  Intermunicipal Development Boundary |  Direct Control (DC) District |  Airport |
| |  Home Park (HP) | |

County of Minburn - Land Use Bylaw

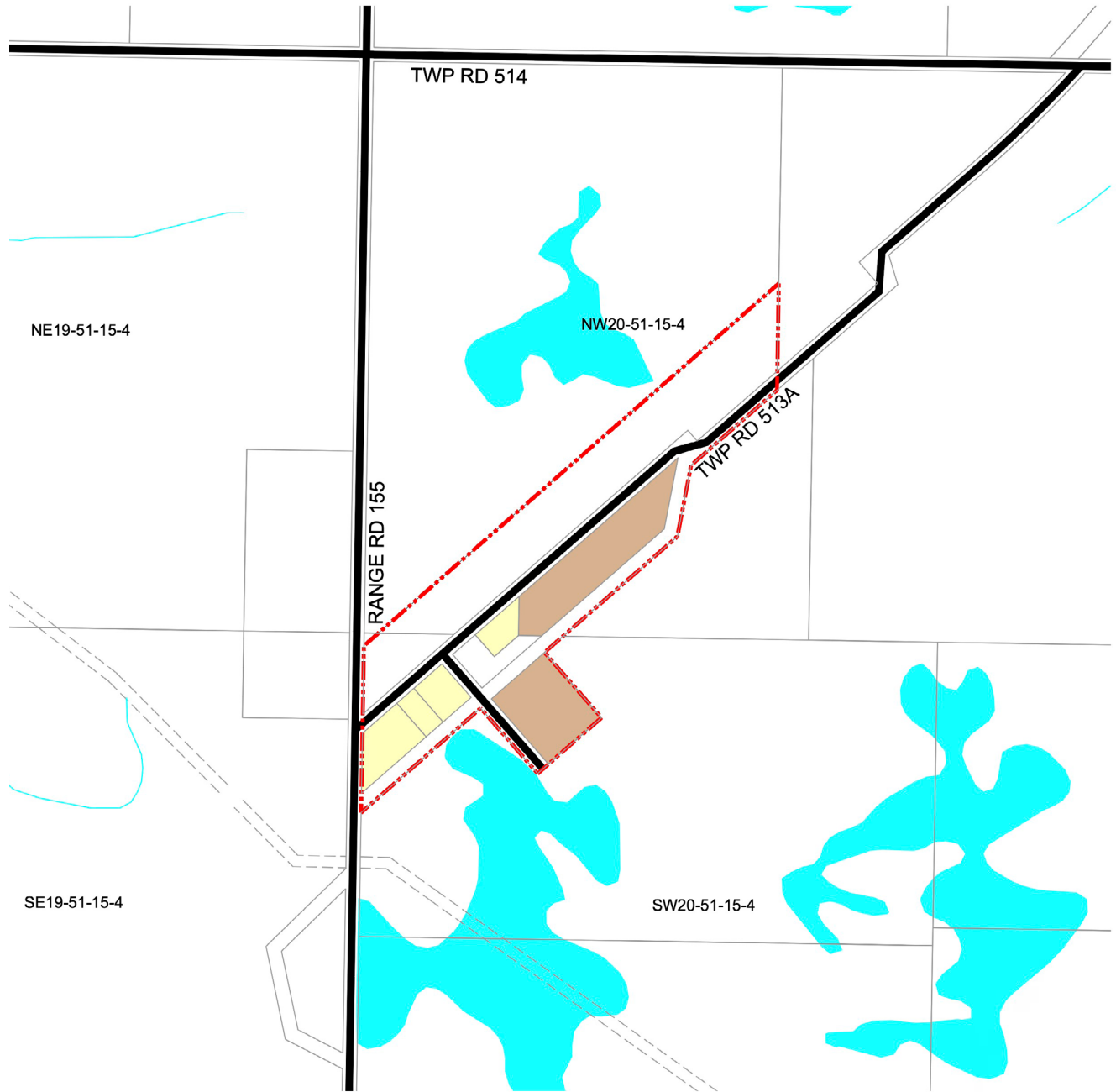
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.

MAP 5
TOWN OF VEGREVILLE /
COUNTY OF MINBURN NO.27

Scale: 1:60,000



Map 6 subdivision of Inland



- Hamlet Residential (HR) District
- Agricultural (A) District
- Acreage Residential (AR) District
- Subdivision Boundary
- Roads

County of Minburn - Land Use Bylaw

Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.

Scale: 1:8,000

MAP 6 SUBDIVISION OF INLAND



Map 7 Hamlet of Lavoy



- | | | |
|-----------------------------|--|----------------------------------|
| --- Right of Way | Acresage Residential (AR) District | General Commercial (GC) District |
| ++ Railway | Hamlet Residential (HR) District | — Roads |
| ⋯ Hamlet Boundary | General Industrial (GI) District | |
| □ Agricultural (A) District | Recreational and Institutional (RI) District | |

County of Minburn - Land Use Bylaw

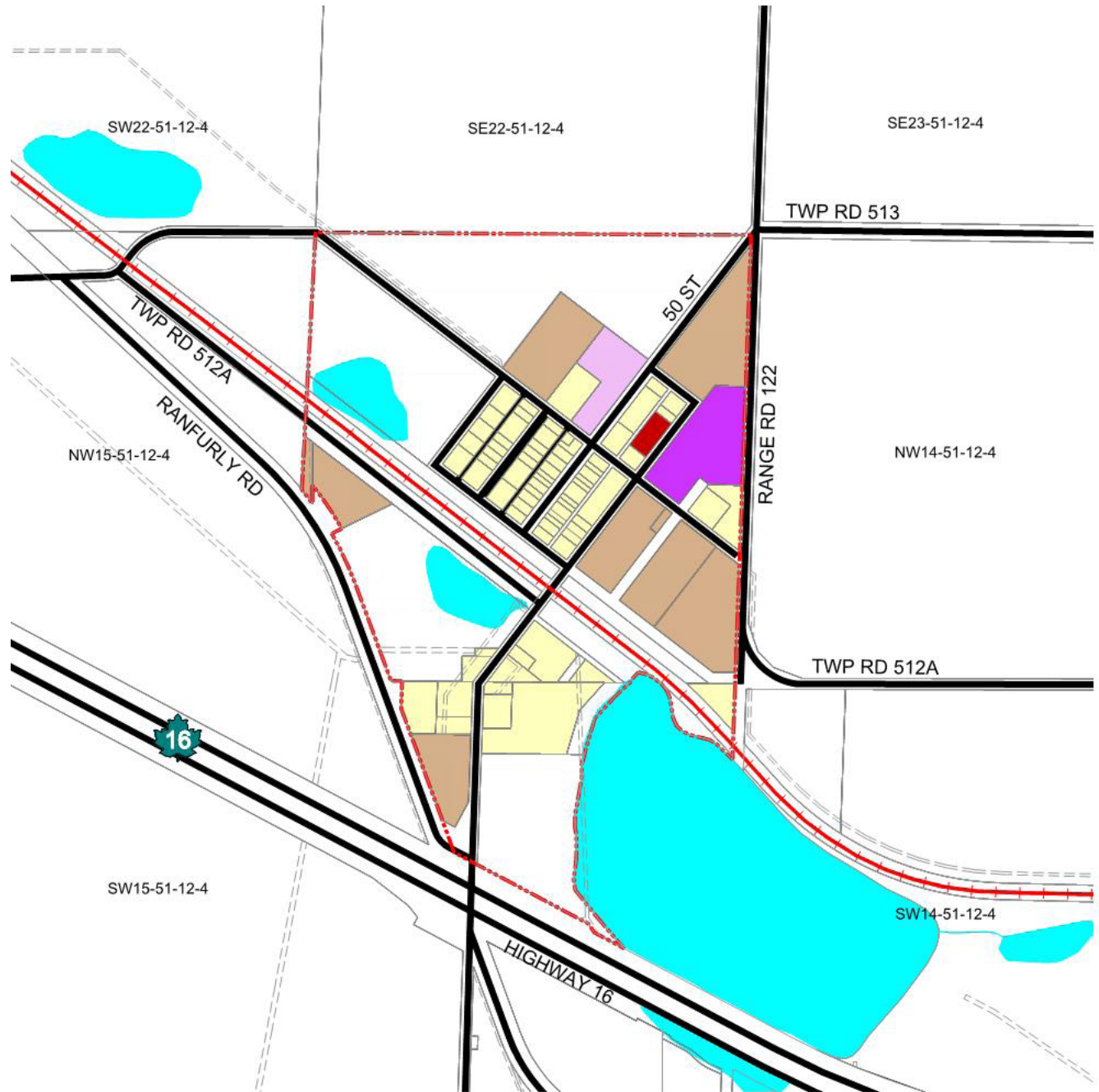
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.

Scale: 1:7,000

MAP 7 HAMLET OF LAVOY



Map 8 Hamlet of Ranfurly



- | | | |
|--|-----------------------------------|----------------------------------|
| --- Right of Way | General Industrial (GI) District | General Commercial (GC) District |
| +++ Railway | Agricultural (A) District | Roads |
| Recreational and Institutional (RI) District | Hamlet Residential (HR) District | |
| Hamlet Boundary | Acreage Residential (AR) District | |

County of Minburn - Land Use Bylaw

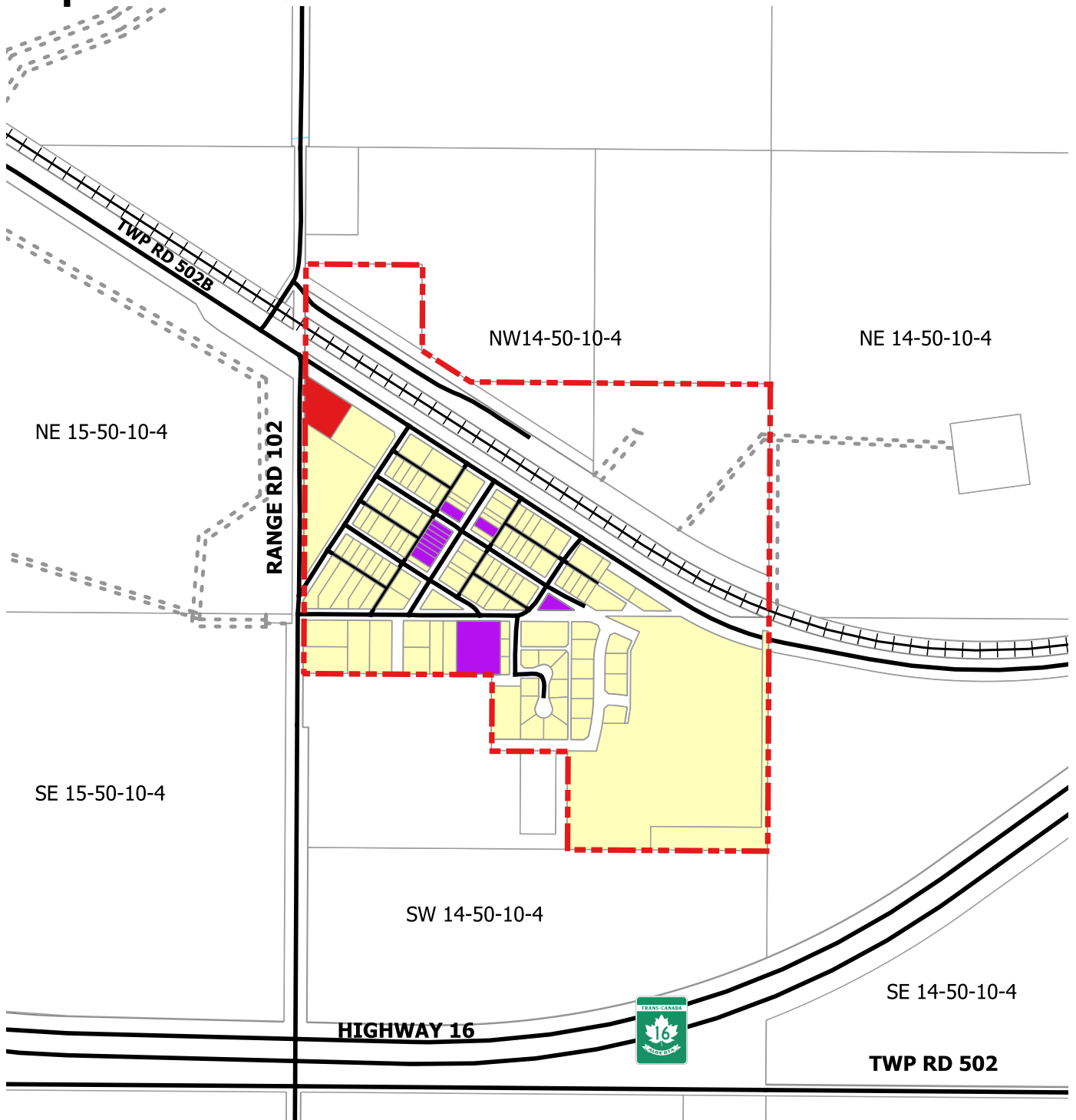
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.









Scale: 1:10,000

MAP 8 HAMLET OF RANFURLY



Map 9 Hamlet of Minburn



-  Hamlet Boundary
-  Agricultural (A) District
-  Railway
-  General Commercial (GC) District
-  Roads
-  Hamlet Residential (HR) District
-  Right of Way
-  Recreational and Institutional (RI) District

County of Minburn - Land Use Bylaw

Scale: 1:10,000

Persons using this document do solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No.27

Map 9 HAMLET OF MINBURN



Map 10 vegreville Airport Obstacle Limitation Surface Map



705.9m Meters Above Sea Level (MASL)

County of Minburn - Land Use Bylaw

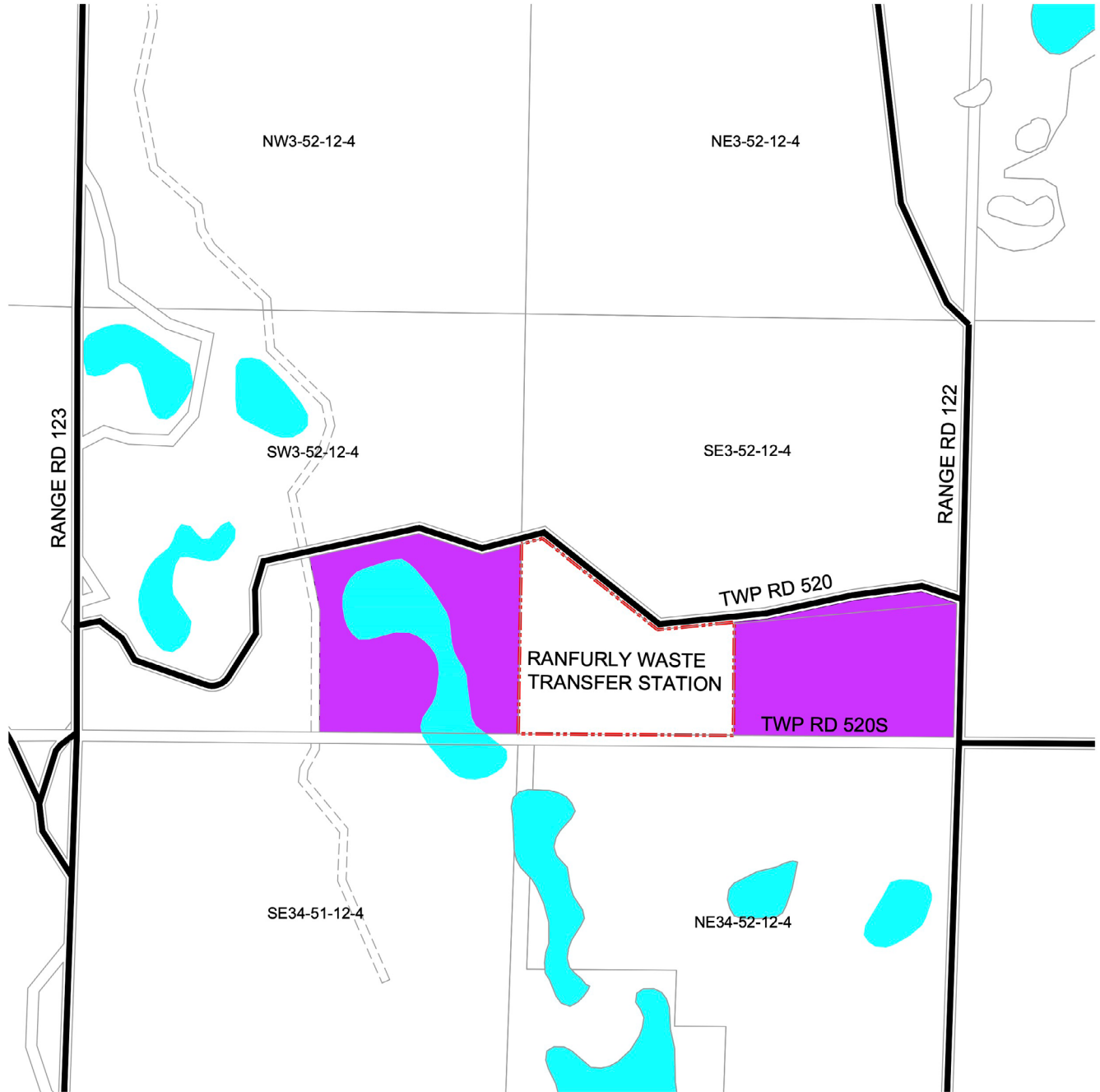
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.

MAP 10
VEGREVILLE AIRPORT OBSTACLE
LIMITATION SURFACE MAP

Scale: 1:40,000



Map 11 Ranfurly Waste Transfer Station and Area Land Use



- Agricultural (A) District
- Subdivision Boundary
- Recreational and Institutional (RI) District
- Roads

County of Minburn - Land Use Bylaw

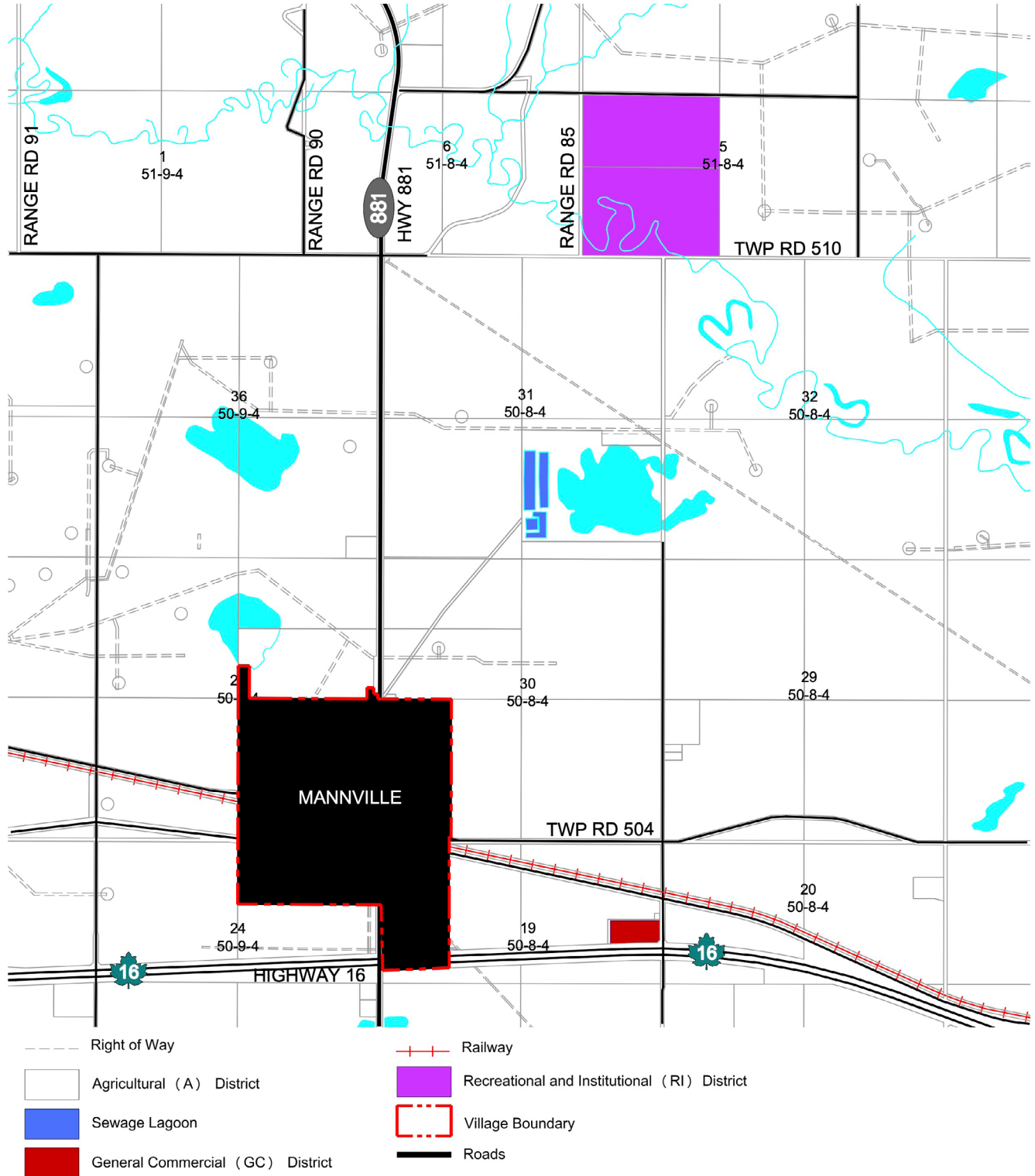
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.

MAP 11 RANFURLY WASTE TRANSFER STATION AND AREA LAND USE

Scale: 1:10,000



Map 12 village of Mannville and Area Land Use



County of Minburn - Land Use Bylaw

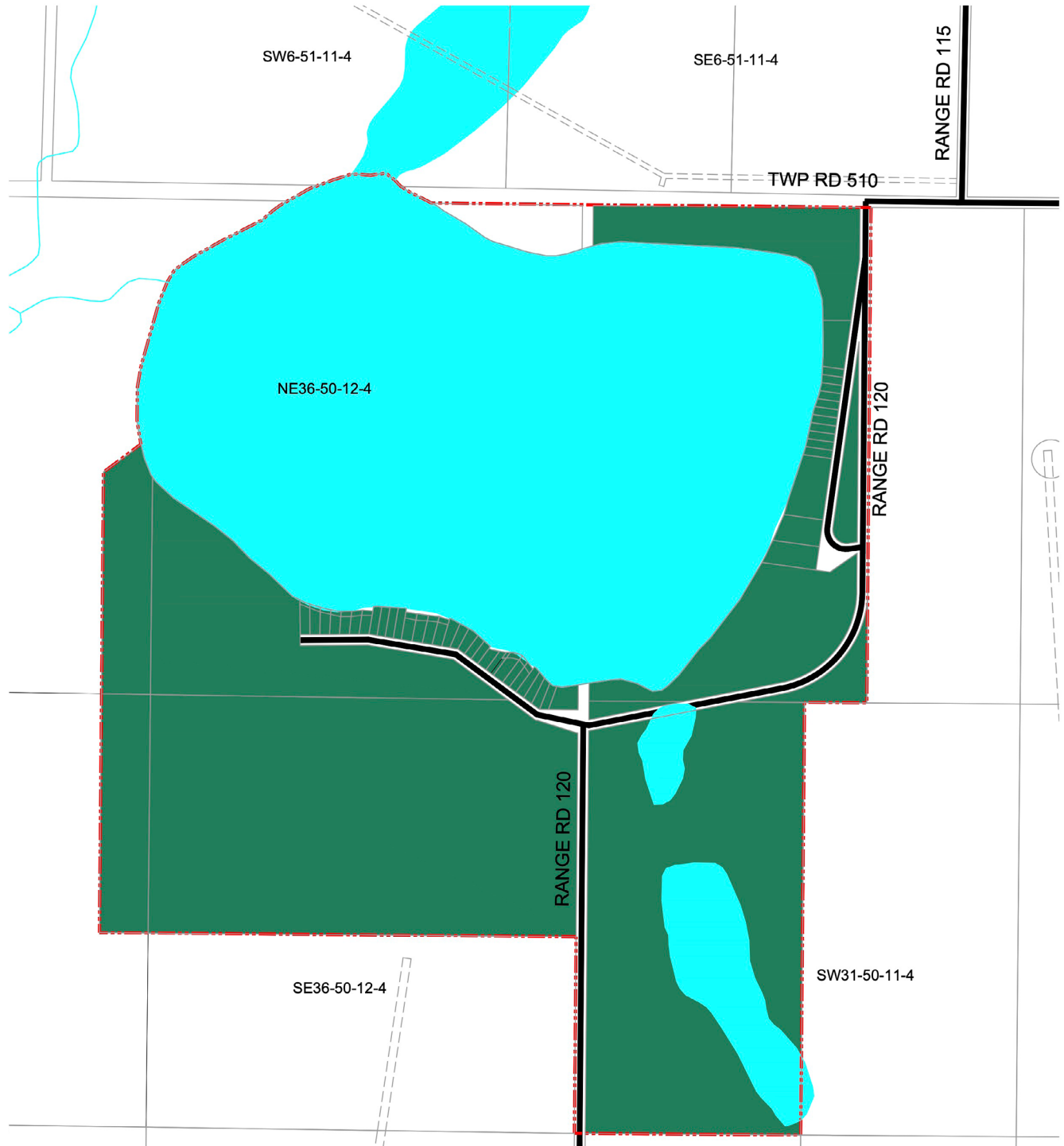
Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.

MAP 12 VILLAGE OF MANNVILLE AND AREA LAND USE

Scale: 1:30,000



Map 13 subdivision of Wapasu



Wapasu Recreational Conservancy Direct Control (WRC-DC) District
 Subdivision Boundary

Roads

County of Minburn - Land Use Bylaw

Persons using this document do so solely at their own risk, and the County of Minburn No. 27 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be reproduced or distributed without the consent of the County of Minburn No. 27.

Scale: 1:10,000

MAP 13 SUBDIVISION OF WAPASU



