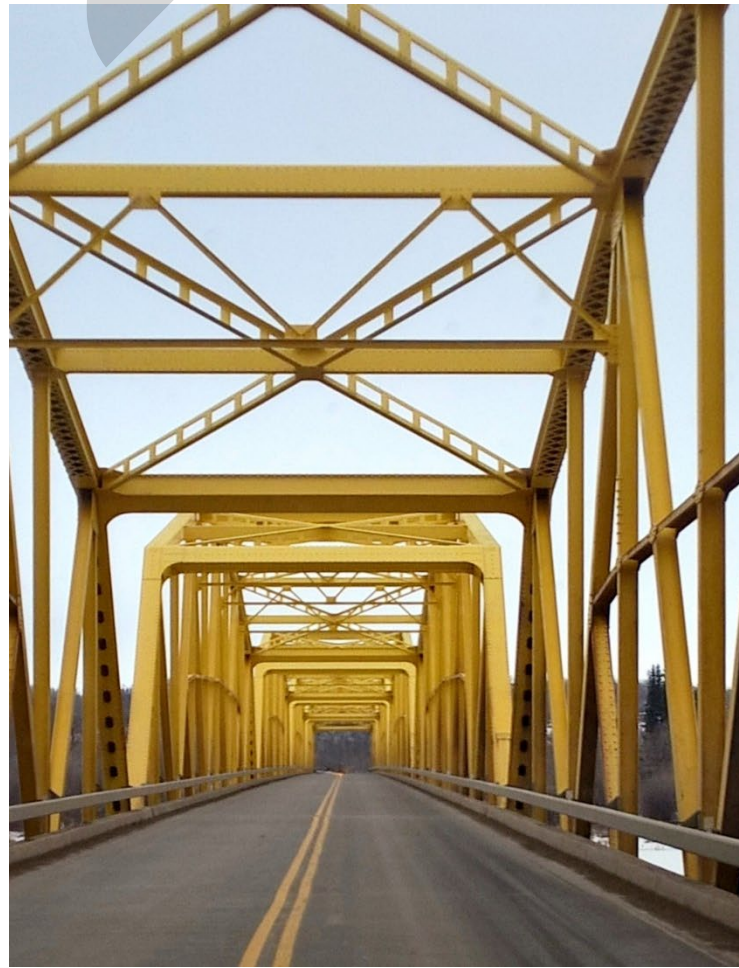




**County of
VERMILION River**

DRAFT LAND USE BYLAW | NOV. 2024



**CLEAN DRAFT
NOV 2024**

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GUIDE TO USING THE LAND USE BYLAW

The Land Use Bylaw establishes regulations for how land can be developed within the County of Vermilion River. Regulations vary depending on the location and type of development. A development permit must be obtained prior to any new construction, structural renovations, opening of a new business and/or changing the use of an existing building. Development permits provide municipal approval for the use of land as well as the placement, size and location of new buildings or structures. In addition to the Land Use Bylaw, other bylaws, regulations, and policies of the County of Vermilion River, Provincial and Federal governments must also be followed.

The following steps may assist the user of the Land Use Bylaw:

STEP 1: LOCATE

Locate the subject property on the Land Use Districts Map.

This map divides the County of Vermilion River into five different land use districts. Take note of which land use district the subject property is located in. Note that land use districts are often referred to as “Zones” or “Zoning.”

To conform to the language of the Municipal Government Act, this Land Use Bylaw uses the terms “district” and “districting.”

CHECK

Check the Table of Contents and locate the land use district you are interested in. Each land use district is listed in Section 11.1.

In each land use district, you will find a list of permitted and discretionary uses, subdivision regulations, development regulations and other miscellaneous regulations. This determines how and what can be developed in any given land use district. There are definitions in Section 2.4 that should also be reviewed to ensure that the words and terms used in the Land Use Bylaw are understood.

REVIEW

Review the Table of Contents to see if there are any regulations that apply to the situation or use in question.

For example, Sections 9 and 10 contain regulations affecting accessory buildings, recreational vehicles, suites, signs, and home occupations, among many others.

DISCUSS

Discuss your proposal or concern with County of Vermilion River Administration.

Administration is trained and eager to assist you with your development, subdivision, or general inquiry issues and to explain procedures. They can also assist with other situations such as enforcement or Land Use Bylaw amendments.

1. ADMINISTRATIVE PROCEDURES

1.1 TITLE

1.1.1 The title of this Bylaw shall be the County of Vermilion River Land Use Bylaw, bylaw #XXXX.

1.2 PURPOSE

1.2.1 The purpose of this Bylaw is to regulate the Use and Development of land and buildings within the County of Vermilion River to achieve the orderly, economic, diverse, and sustainable development of land. The Land Use Bylaw sets the following objectives:

- a. To divide the land within the boundary of the County of Vermilion River into Districts;
- b. To establish the roles of the Approving Authorities;
- c. To prescribe and regulate for each District the purposes for which land and Buildings may be respectively subdivided, developed, and used;
- d. To establish a method of making decisions on applications for Development Permits and issuing Development Permits for any Development provided for herein;
- e. To provide the manner in which notice of the issuance of a Development Permit is to be given;
- f. To implement the policies of statutory plans approved by the County of Vermilion River;
- g. To establish supplementary regulations governing certain specific Land Uses; and
- h. To establish the procedures for making amendments to this Bylaw.

1.3 SCOPE

1.3.1 No development shall be permitted within the boundaries of the County of Vermilion River except in conformity with the provisions of this Bylaw.

1.4 COMMENCEMENT AND REPEAL

1.4.1 This Bylaw comes into force upon receiving Third and Final reading by Council and repeals Land Use Bylaw No. 19-02 in its entirety and any resolutions made thereunder or amendments thereto, which shall cease to have effect on the day this Bylaw comes into force.

1.5 COMPLIANCE WITH OTHER LEGISLATION

1.5.1 In addition to the requirements of this Bylaw, an applicant must comply with all federal, provincial, and municipal requirements including those contained in a development permit or agreement.

1.5.2 This Bylaw is consistent with the *Municipal Government Act*, as amended or replaced (hereinafter referred to as "the Act").

1.5.3 This Bylaw shall be applied in a manner that supports the implementation of statutory plans and local plans, which have been adopted by the County, and is consistent with the County's Municipal Development Plan, ALSA Regional Plans, and the Act.

1.5.4 This Bylaw shall be used in conjunction with County policies and procedures, as adopted and amended by County Council.

1.5.5 Nothing in this Bylaw exempts a Person from their obligation to comply with:

- a. Any federal or provincial legislation;
- b. Any relevant caveat, easement, instrument, agreement, or other legal requirement; or
- c. Any standards, policies, procedures; or
- d. Other requirements of the County of Vermilion River.

1.5.6 The issuance of a development permit does not entitle a business to operate, which may require a license under a separate agency or organization, nor does it entitle the construction of a building, which may require Safety Codes permits for development of any structures regulated under the Safety Codes Act.

1.6 TRANSITIONAL PROVISIONS

- 1.6.1 An application for subdivision or a development permit, which has been submitted and not yet deemed complete, prior to the effective date of this bylaw, shall be processed in accordance with this bylaw.
- 1.6.2 An application for subdivision or development permit, which has been submitted and deemed complete, but has not yet received a decision prior to the effective date of this Bylaw; may be evaluated under the provisions herein, at the discretion of the Development Authority or the Subdivision Authority.
- 1.6.3 An application to amend the Land Use Bylaw that has not been given third reading by Council prior to the coming into force of this Bylaw shall be considered by Council pursuant to this Bylaw and any other relevant federal or provincial legislation.

1.7 SEVERABILITY

- 1.7.1 Each separate provision of this Bylaw shall be deemed independent of all other provisions.
- 1.7.2 If any portion of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision does not affect the validity of the remaining portions of this Bylaw.

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2. INTERPRETATION

2.1 RULES OF INTERPRETATION

2.1.1 Compliance with the policies in this Bylaw shall be interpreted and applied as follows:

- a. "ACCESSORY USE" means a use incidental and subordinate to the main use or building and located on the same parcel with such main use or building.
- b. "CONSIDERED" indicates an adjective meaning "to regard as" or "deem to be", in reference to the condition or conditions following the statement.
- c. "DISCRETIONARY USE" means the use of land or a building provided for in this Bylaw for which a development permit may or may not be issued, at the discretion of the Development Authority. Discretionary uses are listed in the districts in which they may be considered.
- d. "EXEMPT" means a development that does not require a development permit, if it meets all requirements of this Bylaw.
- e. "MAIN" indicates an adjective meaning first in order of importance or principal.
- f. "MAIN USE" means the principal use of the parcel on which it occurs.
- g. "MAY" is a discretionary term, meaning a choice is available, with no particular direction or guidance intended, and is usually dependent on the particular circumstances of the specific Parcel of Land or Lot and application that are under consideration at any given moment.
- h. "PERMITTED USE" Means the use of land or a building provided for in this Bylaw for which a development permit shall be issued upon an application having been made if the proposal satisfies the regulations of this Bylaw or provides the requirements as established by the Development Authority where, in this Bylaw, the Development Authority is given the authority and responsibility to establish requirements or regulations.
- i. "PROVIDED THAT" indicates a conjunction meaning "if; only if", in reference to the condition or conditions following the statement as a requirement for its fulfilment but does not implies an exhaustive list.
- j. "SHALL", "MUST", and "IS" are operative words that mean that the action or actions outlined are imperative or mandatory and therefore must be complied with, without discretion, except in cases where a Variance has been granted pursuant to the Municipal Government Act; RSA 2000 c. M26, as amended or repealed and replaced from time to time;
- k. "SHOULD" is a directive term, which means that, in order to achieve the established goals, and objectives, it is strongly advised that the action be taken. Exceptions shall be made only under extenuating circumstances. When the regulation is directed to the developer, the onus to justify is on the applicant; and
- l. "SUCH AS" indicates an idiomatic preposition meaning "for example" or "of a kind that; like" in reference to the condition or conditions following the statement but does not implies an exhaustive list.
- m. "SUCH THAT" indicates an idiomatic preposition meaning "to the extent that", "as being what is indicated; in that capacity" in reference to the condition or conditions following the statement as a requirement for its fulfilment, but does not imply an exhaustive list.

2.1.2 Where a regulation involves two (2) or more conditions, provisions, or events connected by a conjunction, the following shall apply:

- a. "AND" means all the connected items shall apply in combination;
- b. "OR" indicates that the connected items may apply singly or in combination; and
- c. "EITHER/OR" indicates the items shall apply singly, but not in combination.

2.1.3 Words used in the present tense include the other tenses and derivative forms.

2.1.4 Words used in the singular include the plural and vice-versa.

2.1.5 When a word is used in the masculine or feminine, it will refer to either gender.

2.1.6 Examples listed in a Land Use definition are not intended to be exclusive or restrictive.

- 2.1.7 In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern.
- 2.1.8 Where reference is made to other legislation or documents, the reference is to the legislation or documents then in effect and shall include all amendments and any successor legislation.

2.2 ILLUSTRATIONS

- 2.2.1 Drawings and graphic depictions are provided to assist in interpreting and understanding the provisions of this Bylaw. Where any conflict or inconsistency arises between a drawing and the text of the Bylaw, the text shall prevail.

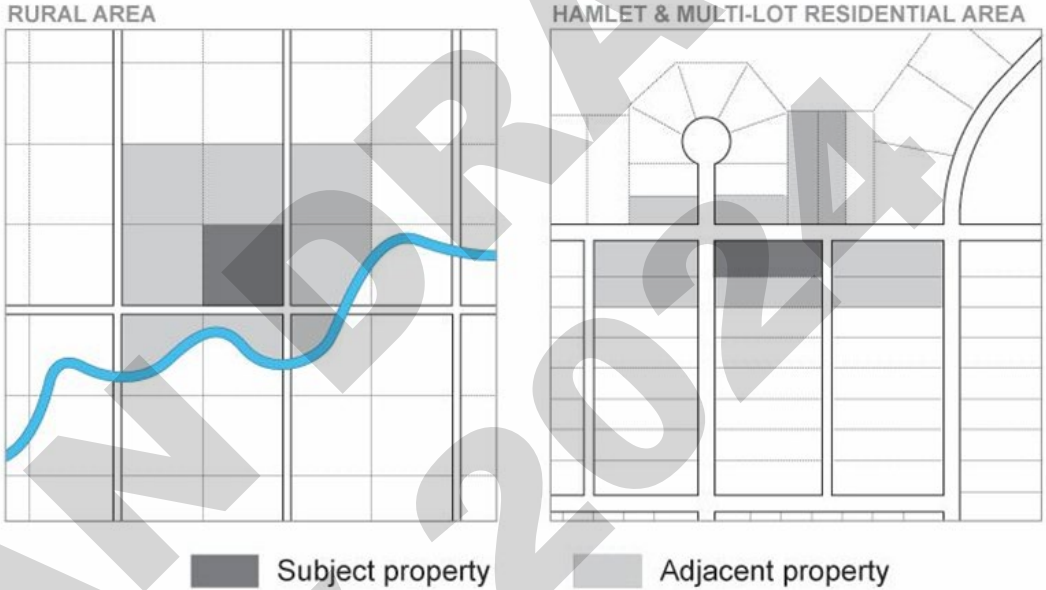
2.3 MEASUREMENTS

- 2.3.1 Metric measurements identified in this Bylaw shall take precedence for the purpose of interpretation of its provisions.
- 2.3.2 The imperial measurements indicated within brackets are approximate and are provided only for information.
- 2.3.3 Unless specified elsewhere in this Bylaw, measurements shall be rounded to the tenth decimal place.

2.4 DEFINITIONS

- 2.4.1 Where a term is defined in both provincial legislation and this Bylaw, the definition in the legislation shall prevail.
- 2.4.2 For the purpose of the interpretation of this Bylaw:

1.	ABANDONED FARMSTEAD	Means a rural residential use which was once established and which contains two (2) or more of the following: an abandoned residence, developed potable water source, an established sewage collection system, an existing shelterbelt or any other features which would indicate a previous developed farmstead.
2.	ABATTOIR	Means the use of land or buildings as a facility for the slaughtering of animals and the processing of meat products.
3.	ABUT/ABUTTING	Means immediately contiguous or physically touching, and, when used with respect to a parcel or site, means that the parcel or site physically touches upon another parcel or site, and shares a property line or boundary line with it.
4.	ACCESSORY BUILDING	Means a building separate and subordinate to the main building, the use of which is incidental to that of the main building and located on the same parcel. An accessory building to a residential use means a garage, carport, shed, storage buildings, hobby greenhouse, sundeck, patio, permanently installed private swimming pool or hot tub, and similar Buildings. Where an accessory building is attached to the Main Building by a Roof or an open or enclosed structure, except carports where vehicular access to the Rear Yard is not obstructed, said accessory building is part of the main building and not an accessory building and shall, unless otherwise specified in this Bylaw, adhere to the yard and other requirements for Main Buildings.
5.	ACCESSORY LIVING QUARTERS	Means Development of an Accessory Use to a structure in which the Main Use is Single-Detached Dwelling consisting of a self-contained Dwelling Unit that provides dependent Living Quarters intended for the sole Occupancy of one (1) or two (2) adult persons, which has access to the adjoining Dwelling Unit. Accessory Living Quarters may be attached or located within the main Habitable Dwelling Unit on the Lot and share some or all accessory areas with the main Dwelling Unit, including access to grade, but may not provide kitchen facilities other than a bar sink and an under-counter refrigerator; no cooking devices or other food storage facilities are permitted.
6.	ACT	Means the Municipal Government Act R.S.A. 2000 c. M-26 as amended, and the regulations pursuant thereto as amended or repealed and replaced from time to time.

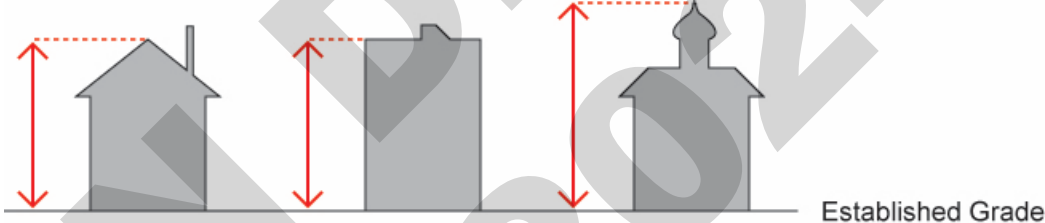
7.	ADAPTIVE REUSE	<p>Means a process of retrofitting old Buildings for new ones, which allows structures to retain their historic or cultural integrity while meeting the needs of modern Occupants. Adaptive Reuse is different from restoration or preservation. While a restoration or preservation project involves restoring a Building to its original state, Adaptive Reuse actually changes the intent of a structure to meet the modern needs.</p> <p>Still, some Adaptive Reuse projects do include restoration of the Building's façade or parts of the interior to look as it did in times past. Older Buildings often showcase aesthetics that modern Buildings simply cannot afford. Built when skilled labor was cheap, these structures often boast a higher attention to detail than those built today. Architectural elements include sculpted stone, columns and capitals, elaborate masonry, vaulted ceilings, and carved wood, all of which can be prohibitively expensive today. Adaptive Reuse of such Buildings allows a Building to retain much of its character and aesthetics by incorporating these elements into the new framework.</p>
8.	ADJACENT LAND	 <p style="text-align: center;">Figure 1: Adjacent Land</p> <p>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.</p>
9.	ADULT ENTERTAINMENT ESTABLISHMENT	<p>Means an establishment which provides live entertainment for its patrons, which includes the display of nudity. Adult Entertainment Establishment does not include Cannabis Lounge or Cannabis Retail Sales.</p>
10.	ADULT USE	<p>Means any of the following: Adult Bookstore, Adult Motion Picture Theatre, Adult Paraphernalia Store, Adult Video Store, and Live Nudity Establishment or any other business or establishment characterized by an emphasis depicting, describing, or related to sexual conduct or excitement. For the purposes of this definition, an Adult Use is any use or combination of uses which either have greater than twenty-five percent (25%) of the establishment's inventory stock; or twenty-five percent (25%) of the subject premises' gross floor area, or 18.6 m² (200 ft.²), whichever is greater, devoted to materials for sale or rent distinguished by or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement.</p>
11.	AGRICULTURAL INDUSTRY	<p>Means an industrial activity involving the processing, cleaning, packing or storage of the results from agricultural production. Agricultural industry includes, but is not restricted to, seed cleaning and/or processing plants, and grain elevators, but does not include the</p>

		manufacture of processed foods resulting from agricultural production or abattoirs. This use does not include Cannabis Production and Distribution Facilities.
12.	AGRICULTURAL OPERATION	Means an agricultural operation as defined in the Agricultural Operation Practices Act, R.S.A. 2000, c. A-7, as amended. Cannabis Production and Distribution Facility and/or Industrial Hemp Production Facility are excluded from this use.
13.	AGRICULTURAL PRODUCTION	Means the production of an agricultural operation. It shall also mean the agricultural product storage, service facilities and dwellings which relate to the individual farm unit. Cannabis Production and Distribution Facility and/or Industrial Hemp Production Facility are excluded from this use.
14.	AGRICULTURAL SUPPORT SERVICES	Means the use of land and/or buildings for the purpose of the supply of goods, materials or services directly and primarily to agricultural operations. This includes but is not limited to the sale, servicing and storage of seed, feed, fertilizer, chemical products, fuel and agricultural machinery, but does not involve salvage yards. Cannabis Production and Distribution Facility and/or Industrial Hemp Production Facility are excluded from this use.
15.	AGRICULTURAL USES	Means farming activities including: extensive agriculture, intensive agriculture, agritourism, industrial agriculture, value-added agriculture, and confined feeding operations. Agricultural uses do not include Cannabis Production and Distribution Facilities.
16.	AGRICULTURE, DIVERSIFIED	Means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive Agriculture and Intensive Agriculture uses. Typical activities include value-added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include Events that are not primarily agricultural in nature such as weddings, retreats, ceremonies, and corporate functions. This use does not include Home Occupations, Visitor Accommodation, Intensive Agriculture, Event Venue, Cannabis Production and Distribution, or Cannabis Retail Sales.
17.	AGRICULTURE, EXTENSIVE	Means the use of land or buildings, including one Dwellings, for an Agricultural Operation, which requires large tracts of land (usually in the order of 32.4 ha (80.0 ac.) or greater in area), but not including Intensive Agriculture, Confined Feeding Operations, or Cannabis Production and Distribution Facilities.
18.	AGRICULTURE, INTENSIVE	Means an Agricultural Operation that operates on an intensive basis, and due to the nature of the operation, can use smaller tracts of land. Without restricting the generality of the foregoing, this shall include commercial nurseries, greenhouses, market gardens, apiaries, silviculture and sod farms, but not confined feeding operations. This use does not include a Cannabis Production and Distribution Facility and/or Industrial Hemp Production Facility.
19.	AGRICULTURE, VALUE ADDED	Means an Agricultural Industry which economically adds value to a product by changing it from its current state to a more valuable state. Value Added Agriculture does not include intensive agriculture, cannabis production and distribution, or confined feeding operations;
20.	AGRI-BUSINESS	Means those commercial or industrial Uses, which may involve facilities or processes that, although in the opinion of the Development Authority, may not be able to co-exist compatibly in proximity to other Uses or population concentration due to the potential for an adverse environmental impact beyond the immediate site for the Agri-Business Use. Such activities are characterized by wholesale or retail sales, and Outdoor Storage/display of agriculture-related equipment, inputs, and products, Parking Areas, outdoor lighting, and Signage, accessory structure (e.g., facilities, workshops), generate low to moderate traffic volumes, noises, odours, dust or other potential Nuisances associated with agriculture-related production or processing. Agri-Business may include, but is not limited to, Agricultural Support Services, value-added, or related businesses such as implement dealers, Veterinary Clinics, farm machinery repair Shops, agricultural supply sales,

		marketing, storage, and distribution centres, plant and tree nurseries, and facilities for the processing of natural agricultural products or by-products, including fruits, vegetables, silage, or animal proteins.
21.	AGRI-TOURISM	Means an agriculturally based operation or activity that brings visitors to a farm or ranch. Agri-tourism includes, but is not limited to, buying produce direct from a farm stand, navigating a corn maze, picking fruit, feeding animals, and may include overnight accommodations as secondary uses with appropriate permits.
22.	AIRCRAFT	Means an airplane or helicopter or more specifically described as any machine capable of deriving support in the atmosphere from reaction of the air but does not include any other machine designed to derive support in the atmosphere from reactions against the earth's surface of air expelled from the machine which includes a rocket.
23.	AIRPORT	Means any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, and includes any building, installation, or equipment in connection therewith.
24.	ALCOHOL RETAIL SALES AND DISTRIBUTION	Means an establishment or that part of an establishment possessing a Class D liquor license which is used for the retail sales of any and all types of alcoholic beverages to the public for consumption off premises. This use may include, as well as the sale of alcohol, the retail sales of related products such as soft drinks and snack foods. This does not include licensed cannabis retail sales establishments.
25.	ALTERNATE ENERGY SYSTEM	Means a use producing energy fueled from sources such as sunlight, water, wind, geo-thermal, or organic materials, but not fossil fuels (liquids, gases, or solids), either directly, via conversion, or through biochemical / bio-mechanical / chemical mechanical / bio-chemical mechanical processes. Examples of such uses are, but not limited to, anaerobic digester, biodiesel, bioenergy, composting, gasification, geo-thermal facility, microhydro, solar energy conversion, wind energy conversion, and waste to energy. Alternate Energy Systems do not include Nuclear Energy Production Facilities.
26.	ALTERNATE ENERGY SYSTEM, COMMERCIAL	Means a use producing energy fueled from sources such as sunlight, water, wind, geo-thermal, or organic materials, but not fossil fuels (liquids, gases, or solids), either directly, via conversion, or through biochemical / bio-mechanical / chemical mechanical / bio-chemical mechanical processes for distribution offsite and/or commercially. Examples of such uses are, but not limited to, anaerobic digester, biodiesel, bioenergy, composting, gasification, geo-thermal facility, microhydro, solar energy conversion, wind energy conversion, and waste to energy. Alternate Energy Systems, Commercial do not include Nuclear Energy Production Facilities.
27.	ALTERNATE ENERGY SYSTEM, INDIVIDUAL	Means a use producing energy fueled from sources such as sunlight, water, wind, geo-thermal, or organic materials, but not fossil fuels (liquids, gases, or solids), either directly, via conversion, or through biochemical / bio-mechanical / chemical mechanical / bio-chemical mechanical processes for distribution on the site the facility is located. Examples of such uses are, but not limited to, anaerobic digester, biodiesel, bioenergy, composting, gasification, geo-thermal facility, microhydro, solar energy conversion, wind energy conversion, and waste to energy. Alternate Energy Systems, Individual do not include Nuclear Energy Production Facilities.
28.	AMUSEMENT ESTABLISHMENT, INDOOR	Means a development providing recreational facilities with table games and/or electronic games played by patrons for entertainment. Indoor Amusement Establishments include billiard parlour and electronic games arcades with tables and/or games and bowling alleys.

29.	AMUSEMENT ESTABLISHMENT, OUTDOOR	Means a development providing recreational facilities outdoors played by patrons for entertainment. Outdoor amusement establishments include amusement parks, go-cart tracks, and miniature golf courses. However, Outdoor Amusement Establishments do not include drive-in motion picture theatres, carnivals, or circuses.
30.	ANAEROBIC DIGESTER	Means a facility or system designed to process animal manure, organic matter, or septic waste into a bio-gas fuel.
31.	ANIMAL BREEDING AND/OR BOARDING FACILITY	Means an establishment for the keeping, breeding, housing, exercising, training, and/or raising of four (4) or more animals over six (6) months in age that are not Livestock for profit or gain such as riding stables, Kennels, or similar facilities and Uses; but shall not apply to the keeping of animals in a Veterinary Clinic for the purpose of observation and/or recovery necessary to veterinary treatment.
32.	ANIMAL HOSPITAL	Means a Building used by veterinarians primarily for the purposes of consultation, diagnosis, and office treatment of household pets, but shall not include long-term board facilities for animals nor Kennels.
33.	ANTENNA	Means a structure designed for receiving and transmitting communication signals.
34.	ANTENNA, AMATEUR RADIO	Means an installation consisting of an antenna array, mounted on a metal tower or support structure, designed for the purpose of receiving and transmitting radio signals by licensed amateur radio operators. For the purposes of this Bylaw an amateur radio antenna is considered to be an accessory use.
35.	APARTMENT	See "Dwelling, Apartment".
36.	APIARY	Means the keeping of honeybees for honey production and includes a place where bee colonies (beehives) are kept on a site and where raw honey is processed and stored.
37.	APPROACH	Means an access/egress point from a Lot or Parcel of Land onto a Road or Highway built to the specifications of the relevant approving authority (i.e. County of Vermilion River or Alberta Transportation and Economic Corridors).
38.	ARC, ROTOR	Means the largest circumferential path traveled by the Blades in a large wind Energy Conversion System (WECS).
39.	AREA STRUCTURE PLAN	Means a statutory document as identified in the MGA, Part 17, Section 633, which provides specific direction on how an area is to develop, identifying the specific mix and Density of Land Uses, utility services, as well as layout of streets, blocks, and Lots needed to create a well-designed and successful community, business, commercial or industrial area. Proponents of Area Structure Plans are directed to reference County Policy PD-011(as replaced or amended) for requirements in submitting an Area Structure Plan.
40.	ARTERIAL ROAD	See "Road, Arterial".
41.	AUCTIONEERING ESTABLISHMENT	Means a Development specifically intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment. Auctioneering Establishments do not include flea markets.
42.	AUTOMOTIVE AND EQUIPMENT REPAIR SHOP, HEAVY	Means a Development where heavy trucks, agricultural equipment, construction equipment and similar vehicles are serviced or mechanically repaired and where related accessories and parts are sold and/or installed.
43.	AUTOMOTIVE AND EQUIPMENT REPAIR SHOP, LIGHT	Means a Development where automobiles, motorcycles, snowmobiles, and similar vehicles are serviced or mechanically repaired and where related accessories and parts are sold and/or installed. Automotive and Equipment Repair Shops include transmission Shops, muffler Shops, tire Shops, automotive glass Shops, and upholstery Shops, but not body repair or paint Shops.

44.	AUTOMOTIVE AND RECREATIONAL VEHICLE SALES/RENTALS ESTABLISHMENT	Means a Development where new or used automobiles, trucks, motorcycle, snowmobiles, tent trailers, boats, travel trailers, or similar Recreational Vehicles or crafts are sold or rented, together with incidental Maintenance services and sale of parts. Automotive and Recreational Vehicle Sales/Rental Establishments include automobile, Recreational Vehicle, and motorcycle dealerships and rental agencies.
45.	AUTO WRECKER	Means a Use where the primary activity is the storage and wrecking of vehicles, usually for parts or scrap metal re-sale.
46.	AXIS ROTOR, HORIZONTAL	Means a large Wind Energy Conversion System (WECS) that has the rotor mounted on an axis parallel to the surface of the ground.
47.	AXIS ROTOR, VERTICAL	Means a large Wind Energy Conversion System (WECS) that has the rotor mounted on an axis perpendicular to the surface of the ground.
48.	BARELAND CONDOMINIUM	Means a Condominium Development Subdivision containing Bare Land Condominium Units, created specifically through subdivision, and registered as a Condominium plan in accordance with the Condominium Property Act, RSA 2000, c. 22.
49.	BARE LAND CONDOMINIUM UNIT	Means a bare land Unit as defined in the Condominium Property Act, RSA 2000, c.22.
50.	BASEMENT	Means the portion of a building which is wholly or partially below grade, having above grade no more than 1.8 m (5.9 ft.) of its clear height which lies below the finished level of the floor directly above. The use of a Basement as a Secondary or Accessory Dwelling or Accessory Living Quarters in an existing house requires the Basement ceiling height to be 1.95 m (6.4 ft.) and must conform to the National Building Code- 2023 Alberta Edition (as amended or replaced) and be a minimum of 1.85 m (6.1 ft.) to the underside beams and ductwork.
51.	BED AND BREAKFAST ESTABLISHMENT	Means an accessory use within a single detached, owner-occupied dwelling where temporary sleeping accommodations, up to a maximum of three (3) bedrooms excluding those used by the owner/operator/ primary resident(s), with or without meals, are provided for remuneration to members of the public. A Bed and Breakfast Establishment shall not include a Boarding House.
52.	BERM	Means a landscaped earthen used to attenuate the noise and visual effects of Adjacent Land Uses and/or direct ground water flows as part of an engineered storm water management system.
53.	BLADE	Means an element of a large Wind Energy Conversion System (WECS) rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.
54.	BLADE CLEARANCE	Means, in reference to a Horizontal Axis Rotor, the distance from grade to the bottom of the Rotor's Arc (see Arc, Rotor).
55.	BIOENERGY	Means the development of energy stored in biological raw materials (wood, wood chips, bark, agricultural residue, animal manure, paper, cardboard, food and food waste, and organic yard waste, etc.), using mechanical, thermal, aerobic, anaerobic biological or chemical processes into solid, liquid or gas fuels.
56.	BIODIESEL	Means a form of diesel fuel produced from animal fat or vegetable oil using chemical processes.
57.	BOARDING HOUSE	Means a Building or portion thereof where meals are served for a remuneration involving no more than three (3) persons, exclusive of the Occupant and immediate family. For the purposes of this Bylaw, Boarding Houses shall not include an eating or Drinking Establishment, a Drive-In Restaurant, a refreshment stand, or other Similar Use.

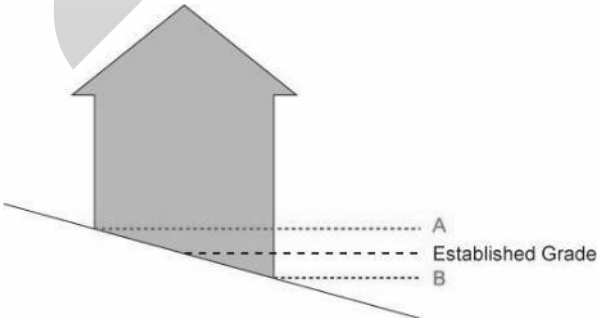
58.	BUFFER	Means berms, fencing and planting for the purpose of screening noise, views, dust, sprays and uses between properties where off-site impacts may occur.
59.	BUILDABLE AREA	Means the greatest horizontal area of a Building above grade within the glass line of Exterior Walls, or within the glass line of Exterior Walls and the Centreline of firewalls
60.	BUILDING	Means anything, whether temporary or permanent, constructed or placed on, in, over, or under land but does not include a highway or road or a bridge forming part of a highway or road.
61.	BUILDING CONVERSION	Means the act of changing an existing structure designed and built for non-Residential Use to Residential Uses or to a non-Residential Use other than the existing one within those allowed in the applicable Land Use District but does not entail Structural Alterations to the existing structure.
62.	BUILDING COVERAGE AREA	Means the sum of the ground floor areas of all buildings on a lot divided by the area of the lot, expressed as a percentage.
63.	BUILDING HEIGHT	<p>Means the vertical distance from the established grade to the highest point of a building, excluding a stairway entrance, an elevator housing, a mechanical skylight, ventilating fan, chimney, steeple, firewall, parapet wall, flagpole, radio antenna, or similar device not structurally essential to the building.</p>  <p style="text-align: center;">Figure 2: Building Height</p>
64.	BUILDING MATERIAL	Means all material accumulated on the premises while constructing, altering, repairing, or demolishing any structure and includes, but is not limited to, earth, wood debris, vegetation, or rock displaced during such construction, alteration, or repair.
65.	BUILDING REHABILITATION	Means the alteration, rehabilitation, Renovation, repair, addition, or change in Use of an existing Building that entails Structural Alterations to the existing structure but does not include demolition of an existing structure. Building Rehabilitation does not apply to new construction.
66.	BUILDING SEPARATION	Means the minimum distance between two abutting buildings measured from the final finish of exterior walls.
67.	BULK FUEL STORAGE AND SALES	Means lands, buildings and structures for the storage and distribution of fuels and oils including retail sales and key/card lock operations.
68.	BUSINESS SUPPORT SERVICES ESTABLISHMENT	Means a Development providing support services to businesses. Business Support Services Establishments are characterized by one or more of the following features: the Use of minor mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office Maintenance or custodial services; the provision of office security; or the sale, rental, repair or servicing of office equipment, furniture, and machines. Business Support Services Establishments include printing establishments, film processing establishments, janitorial firms, and office equipment sales and repair establishments.
69.	CABIN	Means a one-room structure (not including a washroom, bathroom, or toilet) intended for short-term Occupancy, often rented for a short amount of time to the travelling or

		vacationing public. Cabin does not include: Manufactured Homes, Recreational Vehicles, Motor Homes, and similar Recreational Vehicles, Garden Suites, Tiny Homes, Boarding Houses, or similar Uses.
70.	CAMPGROUND	Means a development on a parcel of land which has been planned and improved for overnight or short-term accommodation for tents and/or recreational vehicles. A campground includes related accessory buildings including, but not limited to, administrative offices, security suite, washrooms and shower facilities, playgrounds, laundry facilities, firewood storage, water supply, sewage disposal facilities, waste collection facilities, recycling facilities and may also include day use areas and seasonal cabin rentals. The use of manufactured homes on a year-round basis is not included.
71.	CAMPSITE	Means a specified area or site within a campground or other recreational area intended for occupancy by tents, tent trailers, Recreational Vehicles, campers, motor homes or other similar recreation vehicles on a limited, short-term basis. This does not include sites, lots, or parcels for manufactured homes, cabins, motels, hotels, or boarding houses.
72.	CANNABIS	Means cannabis, as defined in the federal Cannabis Act.
73.	CANNABIS, MEDICAL	Means cannabis that is intended for medical purposes in accordance with applicable federal law;
74.	CANNABIS ACCESSORY	Means an object that is commonly used in the consumption or production of cannabis. A cannabis accessory includes, but is not limited to, rolling papers or wraps, holders, pipes, water pipes, bongs, and vaporizers;
75.	CANNABIS ACCESSORY RETAIL SALES	Means a retail outlet which specializes in the sale of cannabis accessories, drug paraphernalia related to consumption of cannabis, other recreational drugs, and new age herbs, as well as art, magazines, music, clothing, and home décor. This does not include cannabis retail sales or cannabis production and distribution.
76.	CANNABIS LOUNGE	Means a development where the primary purpose of the facility is the sale of cannabis to the eligible public, for consumption within the premises that is authorized by provincial or federal legislation. This use does not include cannabis production and distribution facilities.
77.	CANNABIS PRODUCTION AND DISTRIBUTION FACILITY	Means a development used principally for one or more of the following activities relating to cannabis: <ul style="list-style-type: none"> 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 cannabis goods or products; d. the storage or shipping of materials, goods, or products, or; e. the distribution and sales of materials, goods, and products to the Alberta Gaming, Liquor, and Cannabis Commission.
78.	CANNABIS RETAIL SALES	Means a development used for the retail sales of cannabis that is authorized by provincial or federal legislation. This use may include retail sales of cannabis accessories, as defined in the Cannabis Act, S.C. 2018, c. 16, as amended or replaced. This use does not include Cannabis Production and Distribution Facilities.
79.	CARPORT	Means a roofed structure used for storing or parking not more than two (2) vehicles and which has not less than forty percent (40%) of its total perimeter open and unobstructed.
80.	CAR WASH	Means a building or part of a building where mechanical equipment is used for the washing of automobiles.

81.	CARRIER	Means a company or applicant that provides wireless commercial or essential institutional communications services.
82.	CEMETERY	Means a development for the interment or entombment of the deceased, which may include the following at the discretion of the Development Authority: crematories, cineraria, columbaria, and mausoleums. Typical uses include memorial parks, burial grounds, gardens of remembrance, and pet cemeteries.
83.	CHILD CARE FACILITIES	Means a provincially licensed development providing daytime personal care, educational services, maintenance, and supervision, without overnight accommodation, for seven (7) or more children at one time for more than three (3) but less than twenty-four (24) consecutive hours in a day. Child care facilities include day care centres, drop-in centres, nursery schools, play schools and out-of-school care for the provision of care before and after school hours, and during school holidays for both pre-school and school-aged children. Child care facilities shall not include a day home, a family care facility, a group care facility, or a school operated by a School Division.
84.	CLUSTERING	Means a building pattern concentrating single or multi-storied lots or units on a particular portion of a parcel. Clustering can have a variety of configurations, including independent, back-to-back, interlocking, closed, or open clusters.
85.	COGENERATION	The joint production, in a sequential process, of electricity (or mechanical energy) and useful thermal energy (hot water or steam).
86.	CO-LOCATION	Means locating jointly on a site, a tower, and accessory or ancillary building together with other Wireless Communication Operators.
87.	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 bulk goods of a non-hazardous nature. This Use does not include Outdoor Storage and, does not include storage in relation to a Cannabis Production and Distribution Facility and/or Industrial Hemp Production Facility.
88.	COMMERCIAL USE	Means a business through which products, services, or entertainment are available to consumers, whether the general public or other commercial establishments. Commercial use shall include bus depots, business services, drive-in businesses, funeral homes, retail stores, greenhouses, medical clinics, hotels, mail and parcel delivery services, office uses, and personal services. This use does not include: the manufacturing of products, Cannabis Lounges, Cannabis Accessory Retail Sales, or Cannabis Retail Sales.
89.	COMMERCIAL USE, RURAL	Means an establishment which retails or distributes goods or services relating to farming or other agricultural activities, but which does not include the processing of raw materials or operation of an industry. This use includes farm stores.
90.	COMMON PROPERTY	Means the components of a multi-lot unit project where use and ownership is shared amongst the individual unit owners, such as parking, lobbies, hallways, recreation facilities, etc.
91.	COMMUNICATION TOWER	Means radio communication and broadcasting antenna systems as defined by Industry Canada and mandated under the Radiocommunication Act, R.S.C., 1985, c. R-2, as amended. These structures may include an antenna and some type of supporting structure, often called an antenna tower and equipment shelter. The antenna system is used to receive and/or transmit radiofrequency (RF) signals, microwave signals, or other federally licensed communications energy transmitted from, or to be received by, other antennas.
92.	COMPOST FACILITY CLASS I	Means a waste management facility where waste, not including hazardous waste, is decomposed through a controlled bio-oxidation process that results in a stable humus-like material but does not include a residential composter.

93.	COMPOST FACILITY CLASS II	Means a waste management facility where only vegetative matter or manure are decomposed through a controlled bio-oxidation process that results in a stable humus-like material but does not include a residential composter.
94.	CONDOMINIUM	Means a form of legal Ownership, containing Units and Common Property, created specifically through Subdivision, and registered as a Condominium plan in accordance with the Condominium Property Act, RSA 2000, c. 22.
95.	CONFINED FEEDING OPERATION	Means a confined feeding operation as defined in the Agricultural Operation Practices Act, R.S.A. 2000, c. A-07, as amended.
96.	CONTRACTOR SERVICES, LIMITED	Means a Development where electrical, plumbing, heating, painting, and similar Contractor Services are provided, primarily to individual Households, and: <ul style="list-style-type: none"> a. where goods normally associated with the Contractor Service may be stored and sold; b. where all materials are kept within an enclosed Building; and c. where there are no accessory manufacturing activities or parking or storage of more than four (4) vehicles.
97.	CONTRACTING SERVICES	Means a development where building, concrete, landscaping, electrical, excavation, drilling, heating, plumbing, paving, road, oil field, pipeline or similar services of a construction or industry services nature are provided, which have on-site storage of materials, construction equipment, or vehicles normally associated with the contractor service, and which is not limited contractor service. Any sales, display, office, or technical support service areas shall be accessory to the main use only.
98.	COUNCIL	Means the Council of the County of Vermilion River.
99.	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)	Is a multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments.
100.	DATE OF ISSUE	Means the date on which the notice of a decision of the Development Authority is published, or seven (7) working days after such a notice is mailed or sent electronically.
101.	DAY CARE FACILITY	Means a provincially licensed Development providing daytime personal care, Maintenance, and supervision to seven (7) or more children under the age of eleven (11) years, by persons unrelated to the children by blood or marriage but does not include overnight accommodation. Day care Facilities include day care centres, day nurseries, kindergartens, nursery school, play schools and after-school or baby-sitting programs that satisfy this definition. Day care facilities shall not include a Day Home, a Family Care facility, a Group Care Facility, or a school operated by a School Division.
102.	DAY HOME	Means a provincially licensed facility operated from a Dwelling supplying supervision to a maximum of six (6) children under the age of eleven (11) years or senior citizens, including any resident children and seniors, for periods of more than three (3) but no more than fourteen (14) consecutive hours. A Day Home may supply an outside recreation space that is both Fenced and gated and shall meet all fire regulations and health regulations.
103.	DECK	Means any open structure attached to a building having a height greater than 0.6 m (2.0 ft.) above grade, thereby requiring stairs and railings as outlined in regulations approved under the Safety Codes Act, R.S.A. 2000, c. S-01, as amended. A deck shall not have walls higher than 1.25 m (4.1 ft.) from the surface of the deck floor, or a roof nor can it have walls.
104.	DENSITY	Means a measure of the average number of dwelling units per unit of area.

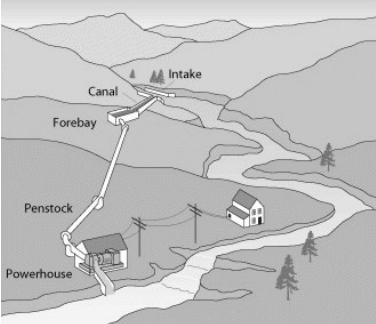
105.	DENSITY BONUS	Means an incentive for developers to provide Inclusionary Housing, superior design standards, and additional recreational amenities within a development in exchange for greater density level than allowed under the existing Land Use District.
106.	DESIGNATED DISTRICT	Means the Land Use District assigned to land or property within an area of the county and subject to the regulations for the designated district within this Bylaw.
107.	DEVELOPED PARCEL	Means a lot or parcel of real property that has been altered by grading or filling of the ground surface or by development or any improvement or other impervious surface area.
108.	DEVELOPER	Means an owner, proponent, agent or any person, firm or company required to obtain or having obtained a development permit or subdivision approval to subdivide, build on or improve on land or property.
109.	DEVELOPMENT	Means: <ul style="list-style-type: none"> a. an excavation or stockpile and the creation of either of them; or b. a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land; or c. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or d. a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building; or e. those definitions of development included in the Act.
110.	DEVELOPMENT AUTHORITY	Means the Development Authority of the County as established by the County's Development Authority Bylaw and appointed by Council.
111.	DEVELOPMENT AUTHORITY OFFICER	Means the Development Authority Officer established by the municipality's Development Authority Bylaw and appointed by Council.
112.	DEVELOPMENT PERMIT	Means a document authorizing a development issued pursuant to this Bylaw.
113.	DIRECT ACCESS WITHIN A RESIDENTIAL BUILDING	Means that access can be gained to every room in the dwelling from within the dwelling.
114.	DISCONTINUED	Means the time at which, in the opinion of the Development Authority, substantial construction activity or use, whether conforming or not conforming to this Bylaw, has ceased.
115.	DRIVE-IN BUSINESS	Means an accessory use that provides rapid customer service to patrons in a motor vehicle and may have outdoor speakers provided. This land use includes, but is not limited to, drive through financial institutions, drive through/in food services and similar developments providing drive through/in service in which patrons generally remain within their vehicles.
116.	DWELLING	Means any building used exclusively for human habitation. This definition shall include single detached dwellings, duplexes, row housing, apartments, suites and manufactured dwellings. This use does not include recreational vehicles, hospitals, hotels, or motels.
117.	DWELLING, APARTMENT	Means a dwelling containing three (3) or more dwelling units but shall not include row housing.
118.	DWELLING, DUPLEX	Means a dwelling containing two (2) dwelling units which share a common wall, and which are located either side by side or one above the other.

119.	DWELLING, MANUFACTURED HOME	<p>Means a dwelling which conforms to Canadian Standards Association Z240 Standard or any successor, whether ordinarily equipped with wheels or not, that is designed to be transported, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year-round use as accommodation for a single household.</p> <p>This definition shall include a building that would otherwise be considered to be a one family dwelling if the roof pitch were greater than 1:4, if the depth of eaves were greater than 30.4 cm (12.0 in.), or if the ratio of depth vs. width (or width vs. depth) were less than 2.5:1. If the roof pitch is less than 1:4, if the eaves are less than 30.4 cm (12.0 in.), or if the ratio noted above is more than 2.5:1, the building shall be considered to be a manufactured home.</p>
120.	DWELLING, ROW HOUSE	Means a building consisting of at least three (3) dwelling units with each unit having direct access to the outside grade but shall not mean apartment.
121.	DWELLING, SEASONAL	Means a dwelling that lacks one 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.
122.	DWELLING, SINGLE DETACHED	Means a building consisting of one (1) dwelling unit. A single detached dwelling is a dwelling which is normally constructed on-site. However, a single detached dwelling may be constructed in pieces offsite, or even in one piece, with the piece(s) being transported to the site for assembly on-site, and thus may be a modular dwelling.
123.	DWELLING UNIT	Means a complete dwelling or self-contained portion of a dwelling, or a set or suite of rooms in a non-residential building which contains sleeping, cooking and separated or shared toilet facilities, intended for domestic use, and used or intended to be used permanently or semi-permanently as a residence for a household, and which is not separated from direct access to the outside by another separate dwelling unit.
124.	ELECTRONIC NOTIFICATION	Means the practice of sending messages or notifications by electronic means.
125.	ESTABLISHED GRADE	<p>Means the average of the highest (A) and lowest (B) elevation of finished surface of the ground where it meets the exterior main walls of a building or the average elevation of the finished grade of the ground immediately surrounding a structure, exclusive in both cases of any artificial embankment or entrenchment.</p>  <p style="text-align: right;">Figure 3: Established Grade</p>
126.	EVENT	Means a limited term commercial activity or gathering that may include entertainment, food and beverage services, additional parking, and other additional services. Examples may include weddings, ceremonies, retreats, parties, corporate functions, concerts, tradeshow, markets, and farm-to-table dinners.
127.	EVENT VENUE	Means a use primarily intended to hold events and includes the provision of facilities to enable entertainment, public assembly, and/or the preparation of food and beverage services. This use does not include Bed and Breakfast, Resort and Recreational Developments, Visitor Accommodation, or Home Occupations.

128.	EXTERIOR WALL	Means the outermost point of a building projection, including, but not limited to, bay windows, oval windows, bow windows, chimneys, and verandas, but not including roof overhangs less than 0.6 m (2.0 ft.).
129.	FAMILY CARE FACILITY	Means a facility, which provides resident service in a dwelling to six (6) or fewer individuals who are not related to the resident household. These individuals are handicapped, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. This category includes foster or boarding homes for children, group homes and family homes.
130.	FARMING	See "Extensive Agriculture."
131.	FARMSTEAD	See "Rural Residence."
132.	FENCE	Means a vertical physical barrier constructed to try to reduce sound or visual intrusion or to limit unauthorized access.
133.	FERMENTATION	Means the process of extracting energy from the oxidation of organic compounds
134.	FINISHED GRADE	Means the ground elevation established for the purpose of determining the number of stories and the height of a building or structure. Finished grade, or grade, shall be determined by averaging finished level of the ground adjacent to the foundation of the principal building.
135.	FIRESMART SETBACK	Means the minimum recommended setback for fire prevention, incorporating FireSmart Vegetation Management Strategies.
136.	FLOOR AREA	Means the total gross floor area of a building, or portion of building, measured from the exterior walls. Floor area includes basements but does not include exterior balconies, decks, or patios.
137.	FRAGMENTED PARCEL	Means a parcel of land or a part of a parcel of land that is separated from the balance of the parcel of land by a natural barrier such as a river or coulee a permanent naturally-occurring waterbody, a railroad, or a road, but not an undeveloped road on a Road Plan, or a barrier to the crossing of cultivation equipment created by substantial topography, such as a ravine, gully or small, possibly intermittent, watercourse. The determination that such a topographic barrier is a fragmenting feature for the purpose of subdivision shall be at the discretion of the Subdivision Authority.
138.	FRONT LINE	Means the boundary line of a parcel lying adjacent to a highway or road or, in the case of a parcel lying adjacent to a water body or a Reserve parcel adjacent to a water body, the boundary line of the parcel lying adjacent to the water body of the Reserve parcel. In the case of a corner parcel, the shorter of the two boundaries.
139.	GAME FENCE	means a fence specifically designed to keep exotic livestock such as bison, elk, deer, llama, emu and similar animals within a confined space in an agricultural operation.
140.	GASIFICATION	Means the process of converting organic or fossil fuel-based materials into nitrogen, carbon monoxide, hydrogen, and carbon dioxide to produce Syngas.
141.	GENERAL COMMERCIAL USE	Means an establishment which retails or distributes goods or services, or which provides personal services or entertainment, but which does not include the processing of raw materials or operation of an industry.
142.	GEOHERMAL, COMMERCIAL	Means a commercial alternate energy system consisting of a complete system required to convert the heat content of geothermal fluid into mechanical power in order to drive a generator and produce electric power for commercial use, including loop system and additional conversion electronics required for use on the site that the AES is located.
143.	GEOHERMAL, INDIVIDUAL	Means an individual alternate energy system consisting of a complete system required to convert the heat content of geothermal fluid into mechanical power in order to drive a

		generator and produce electric power for private use, including loop system and additional conversion electronics required for use on the site that the AES is located.
144.	GOVERNMENT SERVICES	Means a development where municipal, provincial, or federal government services are provided directly to the public. Government services do not include protective and emergency services, major and minor utility services, and public education facilities. Government services may include government administration offices, courthouses, postal distribution offices, manpower and employment offices and social services offices.
145.	GREENHOUSE/ PLANT NURSERY	Means development for the growing, acclimating, propagating, harvesting, displaying and retail sale of fruits, vegetables, bedding plants, household, and ornamental plants, including trees for landscaping or decorative purposes, and that are not accessory to an agricultural use. It may include accessory uses related to the storing, displaying, and selling of gardening, nursery, and related products. This use does not include cannabis production and distribution facilities, Cannabis Retail Sales, or industrial hemp production and distribution facilities.
146.	GROUP CARE FACILITY	Means a facility, which provides resident services to seven (7) or more individuals of whom one or more may be related. These individuals are handicapped, aged, or disabled, and undergoing rehabilitation, and are provided services to meet their needs. This category includes supervised uses such as group homes (all ages), halfway houses, resident schools, resident facilities and foster or boarding homes.
147.	GROUP HOME	Means a development consisting of the use of a dwelling as a facility which is authorized, licensed, or certified by a public authority to provide room and board for foster children or disabled persons, or for persons with physical, mental, social, or behavioral problems and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance, or supervision. The residential character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. This does not include drug or alcohol addiction treatment centres.
148.	GUEST CABIN	Means an accessory building to single detached dwelling, which contains a dwelling unit or part of a dwelling unit, which is used solely by members of the family or by temporary guests of the family occupying the single detached dwelling.
149.	HAMLET	Means the unincorporated communities of the municipality.
150.	HEAVY INDUSTRIAL USE	Means manufacturing, warehousing, or transshipment establishments which may become obnoxious to surrounding properties by way of noise, odours, smoke, dust, or fumes.
151.	HEIGHT, WIND ENERGY CONVERSION FACILITY	Means the height from grade to the highest vertical extension of a wind energy conversion facility. In the case of a wind energy conversion facility with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc. (Bylaw 1491)
152.	HELIPORT	Means an aerodrome or a defined area on a structure intended to be used wholly or in part for the arrival, departure, and surface movement of helicopters.
153.	HIGHWAY	Means a highway as defined in or designated in accordance with the Public Highways Development Act or any successor legislation. (Bylaw1450)
154.	HIGHWAY COMMERCIAL USE	Means a commercial use intended to serve the motoring public and includes, but is not limited to, service or gas stations, drive-in restaurants, and motels.
155.	HOME OCCUPATION	Means any business, occupation, trade, profession, or craft carried on by an occupant of a dwelling as a use secondary to the residential use of the parcel, and which does not

		significantly change the character thereof. A home occupation may include business conducted within accessory buildings developed on the parcel.
156.	HORIZONTAL ACCESS ROTOR	Means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on a downward 5 percent angle to the earth's surface. (Bylaw 1491)
157.	HOTEL	Means a commercial development used to provide temporary sleeping accommodation to the public, and which may also contain a restaurant, bar, or pub. This use includes motels.
158.	HOUSEHOLD	Means: a. a person; or b. two (2) or more persons related by blood, marriage, or adoption; or c. a group of not more than three (3) persons who are not related by blood, marriage, or adoption; all living together as a single housekeeping group and using cooking facilities shared in common. A household may also include bona fide servants.
159.	INDUSTRIAL HEMP	Means a cannabis plant – or any part of that plant – in which the concentration of THC is 0.3% w/w or less in the flowering heads and leaves, as defined in Industrial Hemp Regulations, SOR/2018-145, as amended or replaced.
160.	INDUSTRIAL HEMP PRODUCTION FACILITY	Means the use of land, buildings, or structures licensed and/or authorized to possess, sell, provide, ship, deliver, transport, destroy, produce, export and/or import industrial hemp, including related research, under the Industrial Hemp Regulations, SOR/2018-145, as amended, or replaced. This does not include Cannabis Retail Sales or Cannabis Production and Distribution Facility, or the outdoor cultivation of industrial hemp.
161.	INDUSTRIAL USE, LIGHT	Means manufacturing, warehousing, or transshipment establishments which will not become obnoxious to surrounding properties by way of noise, odours, smoke, dust, or fumes, usually because all of the operations are carried out indoors and there is no external evidence of the industrial use.
162.	INDUSTRIAL USE, RURAL	Means an industrial development involving: a. the initial processing or storage of forestry or mineral product which because of odour, noise or inflammable material require large tracts of land for environmental protection; or b. warehousing or storage of forestry or mineral material, goods and processing or transportation equipment; or c. natural resources processing industries whose location is tied to the resource; or d. provision of large-scale transportation and vehicle service facilities involved in the transportation of forestry or mineral products.
163.	INTENSIVE AGRICULTURE	See "agriculture, intensive."
164.	INSTITUTIONAL USE	Means use types including but is not limited to public offices, educational facilities (schools), cemeteries, funeral homes, libraries and cultural exhibits, places of worship and churches.
165.	LANDFILL	Means a waste management facility at which waste is disposed of by placing it on or in land, but does not include a land treatment facility, a surface impoundment, a salt cavern, or a disposal well.
166.	LANDSCAPING	Means the modification and enhancement of a site through the use of 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.
167.	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.
168.	LIVESTOCK	Means livestock as defined in the Agricultural Operation Practices Act, R.S.A. 2000, c. A-07, as amended.
169.	LIVESTOCK SALES YARD	Means any enclosed area of land, with or without accessory buildings or structures, upon which livestock is collected for sale or for market distribution.
170.	LOT	See "Parcel."
171.	MAIN BUILDING	Means a building in which is conducted the main or principal use of the parcel on which it is erected.
172.	MAINTENANCE	Means the upkeep of the physical form of any building which does not require a permit pursuant to the Safety Codes Act, R.S.A. 2000, c. S-01, as amended. Maintenance will include painting, replacing flooring, replacing roofing materials, but will not include any activity that will increase the habitable floor area of any dwelling unit or the internal volume of any building.
173.	MANUFACTURED HOME PARK	Means a parcel of land used for multiple manufactured dwellings where the development is planned and divided into stalls for long term accommodation.
174.	MANURE STORAGE FACILITY	Means a manure storage facility as defined in the Agricultural Operation Practices Act, R.S.A. 2000, c. A-07, as amended.
175.	MEDICAL CLINIC	Means a development used for the provision of physical and mental health services on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include doctors' offices, diagnostic services, laboratories, chiropractic services, and hospitals.
176.	MICROBREWERY OR DISTILLERY	Means the small-scale manufacturing and distribution of beer and/or other alcoholic beverages, where products are sold on and off of the premises. This use may be combined with tasting room or eating and drinking establishment provided it is licensed by the Alberta Gaming, Liquor and Cannabis Commission.
177.	MICRO-HYDRO	<p>Means a type of individual alternative energy system that consists of a hydroelectric power facility, producing up to 100kW of electricity, using the natural flow of water.</p>  <p>The diagram illustrates a micro-hydro system. It shows a river or stream flowing through a valley. An intake structure is built into the bank, leading to a canal. The canal flows into a forebay, which is a reservoir-like structure. From the forebay, a penstock (a pipe) carries the water down to a powerhouse. The powerhouse is a building with a turbine and generator. The water then flows back into the stream. The diagram is labeled with 'Intake', 'Canal', 'Forebay', 'Penstock', and 'Powerhouse'.</p>
		Figure 4: Micro-Hydro Alternative Energy System
178.	MIXED USE DEVELOPMENT	Means a building including more than one land use, which are uses listed within the same Land Use District, on the same site, such as residential and retail stores, residential and office uses, or restaurant and office developments.
179.	MUNICIPALITY	Means the County of Vermilion River, unless otherwise noted.
180.	NATURAL RESOURCE	Means an industry engaged in the extraction of natural resources such as clay, sand, gravel, coal, peat, and other minerals including petroleum and natural gas, and which may

	EXTRACTION AND PROCESSING	include the processing of these through primary treatment into a raw marketable form. Natural resource extraction does not include industrial agriculture, forestry services, pulp mills or large-scale transportation and vehicle service facilities involved in the transport of forestry or mineral products.
181.	NON-CONFORMING BUILDING	Means a building: <ul style="list-style-type: none"> a. that is lawfully constructed or lawfully under construction at the date a land use bylaw or any amendment thereof affecting the building or the land on which the building is situated becomes effective; and b. that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.
182.	NON-CONFORMING USE	Means a lawful specific use: <ul style="list-style-type: none"> a. being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective; and b. that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.
183.	NUCLEAR ENERGY PRODUCTION FACILITY	Means a power generation facility that uses atomic fission to generate electricity.
184.	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 or not 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 and Practices Act R.S.A. 2000, c. A-07, as amended.
185.	OBNOXIOUS	Means, when used with reference to a development, a use which by its nature, or from the manner of carrying on the same, or which may create noise, vibration, smoke, dust or other particulate matter, odour, toxic or non-toxic matter, radiation, fire, or explosive hazard, heat, humidity, glare, or unsightly storage of goods, materials, salvage, junk, waste or other materials which, in the opinion of the Development Authority, may be or may become a nuisance, or which adversely affect the amenities of the neighbourhood, or which may interfere with the normal enjoyment of any land or building. For the purposes of this bylaw obnoxious shall not include activities associated with agricultural operations provided that they do not contravene generally accepted agricultural practices as defined in the Agricultural Operations and Practices Act R.S.A. 2000, c. A-07, as amended.
186.	OCCUPANCY	Means the use or intended use of a building or part thereof for the shelter or support of persons or property.
187.	OCCUPANT	Means any person occupying or having control over the condition of any property and the activities conducted on the property, and includes the owner, lessee, tenant, or agent of the owner.
188.	OFFICE USE	Means a development used to provide professional, management, administrative and consulting services in an office environment, but does not include financial services or medical clinics. Typical office uses include accounting, architectural, employment, engineering, insurance, investment, legal, real estate, secretarial and travel agent services.
189.	OFFENSIVE	Means, when used with reference to a development, a use which by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise, vibration,

		smoke, dust or other particulate matter, odour, toxic or non-toxic matter, radiation, fire, or explosive hazard, heat, humidity, glare, or unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which, in the opinion of the Development Authority, may be or may become hazardous or injurious to health or safety, or which adversely affects the amenities of the neighbourhood, or interferes with or may interfere with the normal enjoyment of any land or building. For the purposes of this bylaw obnoxious shall not include activities associated with agricultural operations provided that they do not contravene generally accepted agricultural practices as defined in the Agricultural Operations and Practices Act R.S.A. 2000, c. A-07, as amended.
190.	OPEN SPACE	Means land and water areas which are retained in an essentially undeveloped state and often serve one or more of the following uses: conservation of resources; ecological protection; recreation purposes; historic or scenic purposes; enhancement of community values and safety; maintenance of future land use options.
191.	OUTDOOR STORAGE	Means an outdoor area for the storage of equipment, goods, materials, motor vehicles, recreational vehicles, or products associated with a business on that same parcel.
192.	OUTER SURFACE	Means lands that exist immediately beyond the boundaries of an airport take-off/approach surface.
193.	OUTLINE PLAN	Means a detailed land use plan for an area that provides a framework for subsequent subdivision and development of that land, and which conforms to all approved Statutory Plans. An Outline Plan or (Site Development Plan) is adopted by resolution of Council, Pursuant to Part 17 of the Act, and is otherwise equivalent to a "Conceptual Scheme" as described in the Act.
194.	OVER SPEED CONTROL	Means a device which prevents excessive rotor speed of a wind energy conversion facility.
195.	OWNER	Means: <ul style="list-style-type: none"> 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 shown as the owner of the parcel on the municipality's assessment roll.
196.	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.
197.	PARCEL	<p>Means:</p> <ul style="list-style-type: none"> a. a quarter section; or b. a river or settlement lot shown on an official plan referred to in the Surveys Act that is filed or lodged in a Land Titles Office; or c. a settlement lot shown on an official plan referred to in the Surveys Act that is filed or lodged in a land titles office; d. a part of a parcel of land described in a certificate of title if the boundaries of the part are separately described in the certificate of title other than by reference to a legal subdivision; or

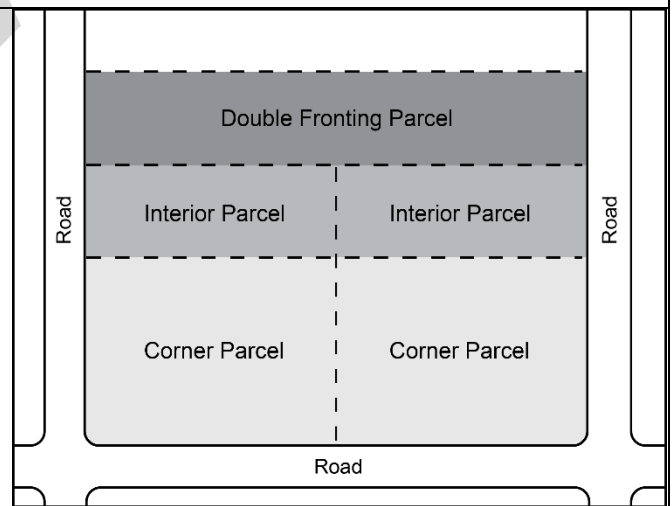
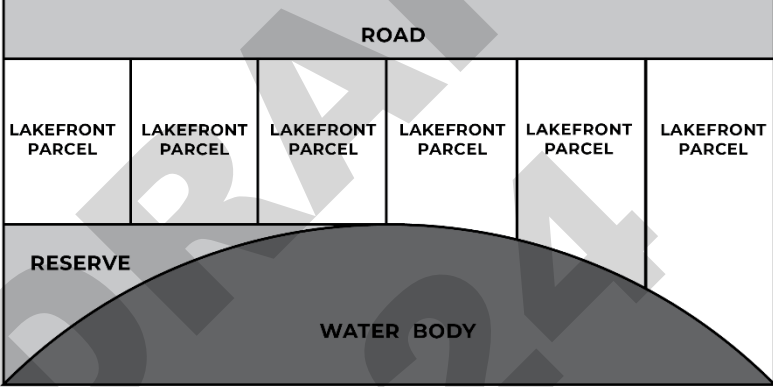


Figure 5: Types of Parcels

		e. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision; or a unit in a Bare Land Condominium Plan.
198.	PARCEL, CORNER	Means a parcel with boundary lines on two separate roads or highways or a single road or highway that curves at an angle of sixty (60) degrees or more at the subject parcel. For the purposes of this definition, a road or highway shall not include a lane.
199.	PARCEL, DOUBLE FRONTING	Means a parcel which abuts two (2) roads (except alleys or lanes as defined in the Traffic Safety Act, R.S.A. 2000, c. T-06, as amended) which are parallel or nearly parallel abutting the parcel but does not include a corner parcel.
200.	PARCEL, INTERIOR	Means a parcel, which abuts a road only on the front line.
201.	PARCEL, LAKEFRONT	<p>Means a parcel adjacent to a waterbody or would be adjacent to a waterbody if not for a reserve parcel.</p>  <p>The diagram illustrates a cross-section of land. At the top is a grey horizontal bar labeled 'ROAD'. Below the road is a white area divided into six equal-width rectangular sections, each labeled 'LAKEFRONT PARCEL'. A dark grey curved area, labeled 'RESERVE', is situated between the parcels and the water body. At the bottom is a dark grey semi-circular area labeled 'WATER BODY'.</p>
		Figure 6: Lakefront Parcels
202.	PARCEL AREA	Means the area of a parcel as shown on a plan of subdivision or described in a certified copy of a Certificate of Title. Parcel area includes any area dedicated to an easement or a right-of-way.
203.	PARCEL COVERAGE	Means the percentage (%) of parcel area covered by buildings and structures 0.6 m (2.0 ft.) above finished grade including any covered projections. Parcel coverage does not include uncovered swimming pools or uncovered porches, patios (decks less than 0.6 m (2.0 ft.) above finished grade), or driveways.
204.	PARCEL DEPTH	Means the average horizontal distance between the front parcel line and the rear parcel line.
205.	PARCEL WIDTH	Means the length of a line parallel to the front line or, in a parcel with a curved front line, perpendicular to a line running between the mid-point of the front line and the mid-point of the rear line, measured at a distance from the front line equal to the minimum required front yard.
206.	PARK MODEL RECREATIONAL UNIT	Means a recreational vehicle intended for only occasional relocation, which requires connection to on-site utilities and services. It is not capable of "dry camping" as it does not have any water or sewer storage tanks and must be used with servicing connections or hookups. A park model does not meet the requirement of the National Building Code- 2023 Alberta Edition and is not a dwelling.
207.	PARKING LOT	Means a development for the storage and/or parking of vehicles and includes parking stalls, aisles, entrances and exits and may include loading spaces, traffic islands and landscaping.
208.	PLACE OF WORSHIP	Means a building wherein people regularly gather for worship and related religious, philanthropic, or social activities. Typical uses include churches, chapels, convents, kingdom halls, manses, monasteries, mosques, synagogues, and temples. Places of worship may also contain facilities for eating and drinking establishments as an accessory

		use and, from time to time, part of a place of worship may be used as an entertainment establishment.
209.	PET, DOMESTIC	Means an animal commonly kept as a pet in a household but does not include livestock.
210.	POSTED LETTER	Means a letter that has been sent to someone by putting it in a post box or taking it to a post office.
211.	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 a site.
212.	PRINCIPAL USE	Means the primary or main purpose for which a building or land is used.
213.	PRIVATE CAMP	Means social or recreational activities of members of a religious, philanthropic, athletic, business, or non-profit organization or their guests, with or without on-site campsites or dwelling units, but generally with an outdoor emphasis. Private camps may include facilities for eating, drinking and assembly purposes associated with the camp.
214.	PRIVATE CLUB	Means a development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business, or fraternal organization, with neither on-site dwellings nor hotel or motel rentable units. Private clubs may include eating and drinking establishments and rooms for assembly.
215.	PROTECTIVE AND EMERGENCY SERVICES	Means a development where the administration of the protection of persons and property from injury, harm or damage takes place, and where the equipment necessary for such activities is stored, maintained, and supplied. Protective and emergency services include police stations, detention centres, fire stations, and accessory training facilities.
216.	PUBLIC EDUCATION FACILITY	Means a development where educational, training, or instruction occurs under the auspices of a School Division or under the auspices of an organization authorized by the Province to provide education similar to that which would be provided by a School Division. Public education facilities include the administration offices, storage, and maintenance operations of the School Division. Public education facilities include public and separate schools, community colleges, universities, technical and vocational schools, and private academies or “charter schools”, and their administrative offices and maintenance facilities.
217.	PUBLIC PARK	Means land providing outdoor public recreation space;
218.	PUBLIC OR QUASI-PUBLIC BUILDING	Means a building which is owned or leased by a department or agency of the federal or provincial government, or the municipality for purposes of public administration and services and shall also include a building for the purpose of assembly, instruction, culture, or enlightenment, or for community activities.
219.	PUBLIC OR QUASI-PUBLIC USE	Means a use undertaken by a department or agency of the federal or provincial government, or the municipality, for public administration and services and shall also include uses for the purpose of assembly, instruction, culture, or enlightenment, or for community related activities.
220.	PUBLIC UTILITY	Means a public utility, as defined in the Act.
221.	PUBLIC UTILITY BUILDING	Means a building in which the proprietor of the public utility maintains an office or offices and/or maintains or houses any equipment used in conjunction with the public utility.
222.	REAR LINE	Means the boundary line of a parcel lying opposite the front line of the parcel and/or farthest from a highway or road. For lakefront parcels, the rear parcel line is the parcel line farthest from the lake.
223.	RECREATIONAL USE	Means a recreational development conducted on a unified basis on a single site where the prime reason for location is to take advantage of natural physical features including the availability of large areas of land to provide day-to-day sporting and athletic facilities and

		the structures incidental thereto, and includes ski slopes, golf courses, archery, trap and rifle ranges, drive-in theaters, race tracks, boating, riding, swimming, picnicking, and similar uses, and may include a refreshment stand incidental to the primary use.
224.	RECREATIONAL VEHICLE	Means a portable unit designed for travel, camping or recreation that provides sleeping and other facilities for temporary accommodation. A recreational vehicle (RV) is designed for road travel, and either has its own motor or can be mounted or drawn by another vehicle. It is equipped with land-to-vehicle service connections (electricity, water and/or sewer). A recreational vehicle may be, but is not limited to, a tent trailer, travel trailer, park model trailer, truck camper or motor home. A recreational vehicle is not a dwelling but shall be considered to be a dwelling unit when calculating parcel density.
225.	RECREATIONAL VEHICLE STORAGE FACILITY	Means a development used for the indoor or outdoor commercial storage of tent trailers, travel trailers, motor homes, boats, and other similar recreational vehicles.
226.	RELOCATED BUILDING	Means a building that was constructed off-site in one (1) piece or in pieces and relocated to another site but does not include manufactured homes.
227.	RENOVATION	Means an addition to, deletion from, or change to any building which does not require a permit other than a plumbing, gas, or an electrical permit pursuant to the Safety Codes Act, R.S.A. 2000, c. S-01, as amended.
228.	RENTABLE UNIT	Means a separate unit of a hotel or motel used or intended to be used for the temporary accommodation of one or more persons.
229.	RESIDENTIAL USE	Means the occupation and use of land and buildings by and as dwellings, whether on a seasonal or year-round basis.
230.	RESORT AND RECREATIONAL DEVELOPMENT	Means a recreational vehicle park, a campground, or a similar facility, and includes associated recreational facilities such as golf courses, riding stables, trails, marinas, etc.
231.	RESTAURANT	Means a development where foods and beverages, including alcoholic beverages, are prepared, and served for consumption on site by the public and may include a take-out component as an accessory development.
232.	RETAIL STORE	Means a development used for the retail sale of a wide range of consumer goods. Typical uses include grocery stores, plumbing and hardware stores, clothing stores, shoe stores, sporting goods stores, furniture stores, cannabis accessory retail sales, appliance stores, jewelry stores, second hand stores or pharmacies. This use does not include Alcohol Retail Sales and Distribution or Cannabis Retail Sales Establishments.
233.	ROAD, ARTERIAL	Means an Arterial Road designated as such in the Municipal Development Plan.
234.	ROAD, COLLECTOR	Means a Collector Road designated as such in the Municipal Development Plan.
235.	ROAD, INTERNAL	Means a contributed asset, public Road the primary function of which is to provide access to individual Lots within a multi-Lot Subdivision.
236.	ROAD, LOCAL	Means a Local Road designated as such in the Municipal Development Plan.
237.	ROAD, RURAL	Means a road in the County of Vermilion River that is not a highway or located within a designated hamlet or a subdivision.
238.	ROOF	Means the top of any enclosure, above or within the vertical walls of a building.
239.	ROTOR'S ARC	Means the largest circumferential path travelled by a wind energy conversion facility's blade.
240.	RURAL RESIDENCE	Means a dwelling located on an acreage lot in the Agricultural District.

241.	RURAL RESIDENTIAL LOT OR PARCEL	Means a lot subdivided in the Agricultural District for residential use. This use includes both developed lots, abandoned farmsteads and vacant lots, where the intended future main use will be a rural residential use.
242.	SAFETY CODES ACT	Means the Safety Codes Act, RSA 2000 c. S-1, as amended, and includes the regulations enacted and codes adopted thereunder from time to time.
243.	SEA CAN/SHIPPING CONTAINER	Means a container originally used for intermodal cargo for marine, rail and truck transport that is repurposed for use as an accessory building for storage.
244.	SECURITY SUITE	Means a self-contained dwelling unit, either detached or within a building, used to provide accommodation for security personnel in commercial or industrial development.
245.	SERVICE STATION	Means development used for the sale of gasoline, other petroleum products and a limited range of vehicle parts and accessories and may include cardlock facilities. Service stations may include a convenience retail store and/or car wash.
246.	SETBACK	Means, depending on the context of the term, the minimum horizontal distance between buildings or a parcel boundary and buildings.
247.	SHORELINE	Means the bank of the body of water as determined pursuant to the Surveys Act, R.S.A. 2000, c. S-26, as amended.
248.	SIDE LINE	Means the boundary line of a parcel lying between a front line and a rear line of a parcel. In the case of a corner parcel, the longer of the two boundary lines adjacent to the highway or road shall be considered a sideline.
249.	SIGHT DISTANCE CLEARANCE	Means the minimum safety distance clearance for locating road approaches at intersections.
250.	SIGHT DISTANCE CLEARANCE	Means the resulting diagonal between sight distance clearances at the intersection of roads for the purposes of determining setbacks.
251.	SIGN	Means any word, letter, model, picture, symbol, device, or representation used, wholly or in part, as an advertisement, announcement, or direction, and its supporting structure.
252.	SIGN, OFF-SITE	Means any sign used to advertise businesses not located on the lot on which the sign is located.
253.	SIGN AREA	Means the total surface area within the outer edge of a sign, and, in the case of a sign comprised of individual letters, numerals, or symbols, shall be the area of a rectangle enclosing the letters, numerals, or symbols. Frames and structural members not bearing advertising matter shall not be included in the computation of the area of a sign.
254.	SIMILAR USE	Means a use which, in the opinion of the Development Authority, closely resembles another specified use with respect to the type of activity, structure and its compatibility with the surrounding environment.
255.	SITE	Means a parcel or parcel on which a development exists or for which an application for a development permit is made.
256.	SOLAR ARRAY	Means multiple solar panels used in conjunction to produce electricity.
257.	SOLAR ENERGY CONVERSION SYSTEM	Means a system using solar panels to collect and convert solar energy into electricity.
258.	SOLAR ENERGY CONVERSION SYSTEM, INDIVIDUAL	Means an individual alternate energy system (AES) consisting of a complete system required to convert solar rays into useable electricity for private use, including solar panels, mounting equipment and additional required conversion electronics for use on the site that the AES is located.

259.	SOLAR FARM	Means any type of commercial alternate energy system which consists of an installation of solar energy conversion systems that is designed to provide for the commercial distribution of electricity to a utility or other intermediary through connection to the electrical grid or that occupies greater than 162.5 m ² (1,750 ft. ²) of surface area.
260.	SOLAR PANEL, FREE STANDING	Means a device which is used to convert energy contained within the sun's rays into electricity, which is not mounted or attached to any other structure for support.
261.	STALL	Means an area of land upon which a manufactured home is to be located, and which is reserved for the exclusive use of the residents of that particular manufactured home, located within a manufactured home park or campground.
262.	STRUCTURAL ALTERATIONS	Means the addition to, deletion from, or change to any building which requires a permit other than a plumbing, gas, or an electrical permit pursuant to the Safety Codes Act, R.S.A. 2000, c. S-01, as amended.
263.	SUBDIVISION AND DEVELOPMENT APPEAL BOARD	Means the Subdivision and Development Appeal Board (SDAB) appointed pursuant to the County's Subdivision and Development Appeal Board Bylaw and the Act.
264.	SUBSTANDARD PARCEL	Means any parcel, which is smaller, in area or in any dimension, than the minimum area or dimension stipulated in the regulations of the land use district in which the parcel is located.
265.	TAKEOFF/ APPROACH SURFACE	Means the surfaces abutting and extending out from each end of an airport's basic strip; in each case the surface is an imaginary surface consisting of an inclined plane.
266.	TEMPORARY DEVELOPMENT	Means a development for which a development permit has been issued and which is to exist for a limited time only, as determined by the Development Authority and indicated in the conditions of the development permit.
267.	TOWER, WIND ENERGY CONVERSION FACILITY	Means the structure of a wind energy conversion facility, which supports the rotor above grade.
268.	TOURIST HOME	Means a dwelling (or a portion of a dwelling) operated as a temporary place to stay for compensation (less than one month in duration). An example of a Tourist Home is a dwelling (or portion of a dwelling) advertised for short-term rental on a website such as Airbnb, VRBO or other booking site. For the purposes of this Bylaw, a Tourist Home does not include a Bed and Breakfast Establishment.
269.	TRANSFER STATION	Means a facility that receives waste and recycling materials from a community where it is consolidated by transferring it to a larger vehicle for more efficient and economical transport to a distant waste disposal or recycling facility.
270.	UNDEVELOPED PARCEL	See 'Vacant Parcel.'
271.	UNSUBDIVIDED QUARTER SECTION	Means a quarter section, lake parcel, river lot or settlement lot that has not been subdivided or had a parcel of land removed from it except for public or quasi-public uses or solely for a purpose exempted from Part 17 of the Act.
272.	VACANT PARCEL	Means a parcel which does not contain a residence, building, or structure.
273.	VEHICLE AND EQUIPMENT REPAIR SHOP, HEAVY	Means a development where new or used vehicles, trucks, recreational vehicles and other vehicles and equipment with a gross vehicle weight rating equal to or greater than 6,000.0 kg (13,227.7 lbs.) undergo service and maintenance, including body repair, sandblasting,

		and/or painting. This land use includes transmission shops, muffler shops, tire shops, automotive glass shops and upholstery shops;
274.	VEHICLE AND EQUIPMENT REPAIR SHOP, LIGHT	Means a development where new or used vehicles, trucks, recreational vehicles and other vehicles and equipment with a gross vehicle weight rating less than 6,000.0 kg (13,227.7 lbs.) undergo service and maintenance, including body repair, sandblasting, and/or painting. This land use includes transmission shops, muffler shops, tire shops, automotive glass shops and upholstery shops.
275.	VEHICLE AND EQUIPMENT SALES/RENTAL ESTABLISHMENT, HEAVY	Means a development where new or used heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield, mining, construction, manufacturing, assembling, and processing operations and/or agricultural operations are sold or rented, together with incidental maintenance services and sale of parts.
276.	VEHICLE AND EQUIPMENT SALES/RENTAL ESTABLISHMENT, LIGHT	Means a development where new or used vehicles, motor homes, and recreational vehicles are sold or displayed for the purpose of sale, lease, or rental, together with incidental maintenance services and sale of parts. This use may include car, truck and recreational vehicle sales/rental establishments, recreational vehicle dealerships, and vehicle rental agencies, and may include refueling and/or washing facilities as an integral part of the operation.
277.	VERTICAL ACCESS ROTOR	Means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.
278.	VETERINARY CLINIC, SMALL ANIMAL	Means a development used for the medical care and treatment of animals, including outpatient care or medical procedures involving hospitalization and may include the keeping of animals on site for periods of greater than twenty-four (24) hours. This land use may also include training, grooming, impounding, and quarantining facilities and retail sale of associated products.
279.	VETERINARY CLINIC, LARGE ANIMAL	Means a development used for the medical care and treatment of animals, including outpatient care or medical procedures involving hospitalization and may include the keeping of animals on site for periods of greater than twenty-four (24) hours. Veterinary clinics shall not have any outside enclosures including paddocks and other accessory buildings or outbuildings required for sheltering livestock. This land use may also include training, grooming, impounding, and quarantining facilities and retail sale of associated products.
280.	WAREHOUSE SALES ESTABLISHMENT	Means a development where bulky goods are sold from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. Warehouse sales establishments include furniture stores, carpet stores, major appliance stores, and building materials stores.
281.	WASTE TO ENERGY	Means a use that creates electricity and / or heat from the incineration of waste materials.
282.	WIND ENERGY CONVERSION SYSTEM (WECS)	Means a type of individual alternative energy system or commercial alternative energy system that consists of facilities designed to convert wind energy into mechanical or electrical energy. If the mechanical energy is used directly by machinery (pump or grinding stones) the machine is known as a Windmill. If the mechanical energy is converted to electricity, the machine is called a WECS.
283.	WIND ENERGY CONVERSION SYSTEM, INDIVIDUAL	Means a type of individual alternative energy system consisting of a small scale WECS designed to generate mechanical or electrical energy for a property owner's use on the site the WECS is located or adjacent to the site of use.

284.	WIND ENERGY CONVERSION SYSTEM, MICRO	Means a type of individual alternative energy system, that consists of one or more structures designed to convert wind energy into mechanical or electrical energy which has a rated capacity of less than 0.5 kW. Micro wind energy conversion systems are small in height and diameter and may be installed on the roof of a building.
285.	WIRELESS COMMUNICATIONS FACILITY	Means a facility that provides communication service using radio frequency (RF) technology to transmit and receive voice, picture, text, and data, in either digital or analogue form, on a system of elevating support structures. These structures include monopoles, lattice towers (self-supported or guyed) or other configurations as well as, although not limited to, shelters, transmitters, receivers, antennas, antenna mounts, transmission lines, waveguides, transmission line supporting equipment and material, aeronautical obstruction lights, antenna de-icing equipment, antenna power dividers and matching equipment, combiners, utility power equipment, conditioners, and backup systems.
286.	WORK CAMP	Means a complex used to provide housing on a temporary basis, which may consist of mobile units that provide sleeping, eating, and other basic living facilities;
287.	WRECKING AND SCRAP METAL YARD	Means a land use or development that is for the disassembling, crushing, or storing of used motor vehicles and other metal parts and objects. This may include the sale of parts or scrap metal.
288.	YARD	Means a part of a parcel upon or over which no main building is erected.
289.	YARD, FRONT	Means that portion of the site extending across the full width of the site and lying between the front parcel line and the exterior wall(s) of the main building situated on the site. For lakefront parcels, the front yard is the yard closest to the lake.
290.	YARD, REAR	Means that portion of the site extending across the full width of the site and lying between the rear parcel line and the exterior wall(s) of the main building situated on the site. For lakefront parcels, the rear yard is the yard furthest from the lake.
291.	YARD, SIDE	Means that portion of the site extending from the front yard to the rear yard and lying between the side parcel line and the nearest portion of the exterior wall(s) of the main building.

2.5 DEFINITIONS NOT PROVIDED

2.5.1 All other words and expressions shall have the meanings assigned to them in the Act, other applicable Provincial legislation and/or the County of Vermilion River Municipal Development Plan.

2.5.2 In instance where specific land uses:

- a. Do not conform to the wording of any Land Use; or
- b. Generally, conform to the wording of two or more Land Uses

the Development Authority Officer shall use their discretion to include these Land Uses in a Land Use category that is most appropriate in character and purpose.

3. AUTHORITIES

3.1 COUNCIL

3.1.1 The Council of the County of Vermilion River shall perform such duties as are specified for it in this Bylaw.

3.2 DEVELOPMENT AUTHORITY

3.2.1 For the purposes of this Bylaw, the Development Authority shall be the person or persons appointed to be the Development Authority pursuant to the municipality's Development Authority Bylaw, with their duties and responsibilities that are specified in this Bylaw.

3.2.2 For the purposes of Section 542 of the Act, the Development Authority is hereby declared to be the designated officer.

3.3 DEVELOPMENT OFFICER

3.3.1 The position of designated officer for the limited purpose of exercising the powers, duties and functions of a Development Officer is hereby established.

3.3.2 The Development Officer shall be appointed by resolution of Council.

3.3.3 The Development Officer may sign on behalf of the Development Authority any order, decision, approval, notice, or other thing made or given by it.

3.3.4 The Development Officer shall:

- a. Keep and maintain for the inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto; and
- b. Keep a register of all applications for development, the decisions thereon and the reasons therefor.

3.4 SUBDIVISION AUTHORITY

3.4.1 For the purposes of this Bylaw, the Subdivision Authority shall be the person or persons appointed to be the Subdivision Authority pursuant to the municipality's Subdivision Authority Bylaw.

3.4.2 The Subdivision Authority shall perform such duties as are specified in this Bylaw and the Subdivision Authority Bylaw, as amended, or replaced.

3.5 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

3.5.1 The Subdivision and Development Appeal Board established by the municipality's Subdivision and Development Appeal Board Bylaw shall perform such duties as are specified in Section 7 of this Bylaw.

4. AMENDMENTS TO THE LAND USE BYLAW

4.1 APPLICATION FOR AMENDMENT

- 4.1.1 Subject to the provisions of the Municipal Government Act, any Section or Part of this Bylaw may be amended.
- 4.1.2 Council may at any time initiate an amendment to this Bylaw, but prior to first reading of any proposed amendment the proposal shall be referred to the Development Officer to prepare an amendment application, reports, and recommendations.
- 4.1.3 Any person may apply to have this Bylaw amended by applying in writing, using the application form provided by the County of Vermilion River, and request that the Development Officer submit the application to Council.
- 4.1.4 An applicant proposing to amend this Bylaw for a purpose of clarification of an existing provision must provide the following information:
- a. Pay the County of Vermilion River an application and advertising fee as per the Fee Bylaw set by Council;
 - b. Undertake in writing on a form provided by the County of Vermilion River and approved by the Development Officer to be liable for, and pay on demand, all expenses made necessary by the processing of the proposed amendment which the County may incur, whether it be enacted or not, including but not limited to map printing and reproduction costs, surveys, and advertising charges;
 - c. Reasons in support of the application;
 - d. Drawings showing the subject site, the proposed District and the proposed use and development to be proposed on the site, if applicable;
 - e. The program of land servicing, if applicable;
 - f. A recent title search (dated within ninety (90) days of the date the application is received) of the land affected and/or other documents satisfactory to the Development Authority showing the applicant's interest in the said land, if applicable; and
 - g. Where the applicant is an agent acting for the owner, a letter from the owner(s) authorizing the agent to make the application.
- 4.1.5 A person making an application to amend this Bylaw for a purpose other than the clarification of an existing provision of this Bylaw shall:
- a. Pay the County of Vermilion River an application and advertising fee as per the Fee Bylaw set by Council;
 - b. Undertake in writing on a form provided by the County of Vermilion River and approved by the Development Officer to be liable for, and pay on demand, all expenses made necessary by the processing of the proposed amendment which the County may incur, whether it be enacted or not, including but not limited to map printing and reproduction costs, surveys, and advertising charges;
 - c. Reasons in support of the application;
 - d. Drawings showing the subject site, the proposed District and the proposed use and development to be proposed on the site, if applicable;
 - e. The program of land servicing, if applicable;
 - f. Information regarding any potential impact of the development that would be allowed by the proposed amendment on the existing natural or human-made environment;
 - g. Information respecting the suitability of the subject site for the development that would be allowed by the proposed amendment;
 - h. A recent title search (dated within ninety (90) days of the date the application is received) of the land affected and/or other documents satisfactory to the Development Authority showing the applicant's interest in the said land, if applicable;
 - i. Sign a statement authorizing the right of entry by the Development Officer to such lands and/or buildings as may be required for investigation of the proposed amendment; and
 - j. Any other information deemed necessary by the Development Officer or Council.
- 4.1.6 Upon receipt of an application to amend the Land Use Bylaw, the Development Officer shall:

- a. Initiate or carry out any necessary investigation or analysis of the problems involved in or related to the amendment; and
 - b. Prepare a detailed report including all maps and relevant materials for Council to consider.
- 4.1.7 In order to carry out any necessary investigation or analysis of the problems involved in or related to the amendment the Development Officer may refer the application to such agencies as they consider necessary for comment.
- 4.1.8 Upon receiving the preliminary advice of the Development Officer, the applicant shall advise the Development Officer if:
- a. The applicant wishes the Council to proceed with the amendment as submitted, or an alternative amendment to the proposed application; or
 - b. The applicant wishes to withdraw the application for an amendment.
- 4.1.9 As soon as reasonably convenient, the Development Officer shall submit the proposed amendment as originally applied for, or as alternatively chosen by the applicant, as the case may be, to the Council, accompanied by the report of the Development Officer and other relevant material, if any, and the Council shall then consider the proposed amendment.
- 4.1.10 During deliberation on the Bylaw amendment application, Council may refer the application to such agencies as it considers necessary for comment.
- 4.1.11 Council may request such information as it deems necessary to reach a decision on the proposed amendment.
- 4.1.12 Notwithstanding anything in this Section, a proposed amendment which has been rejected by Council within the previous twelve (12) months may not be reconsidered unless Council otherwise directs.
- 4.1.13 Proposed amendments to this Bylaw are subject to those requirements and procedures set out in the Act regarding the enactment of Bylaws.
- 4.1.14 All amendments to this Bylaw shall be made by Council by Bylaw and in conformity with the requirements of the Act regarding the notification and holding of a public hearing.

4.2 PUBLIC HEARING PROCESS

- 4.2.1 At the discretion of Council, first reading of a proposed amendment may be given before the Public Hearing process, and Council may require that the applicant pay a fee for advertising according to the governing Fee Bylaw advertising fee schedule as amended from time to time by resolution of County Council.
- 4.2.2 All amendments to this Bylaw shall be made by Council, by Bylaw, and in conformity with the requirements of the Act with regard to the holding of a Public Hearing.

5. DEVELOPMENT

5.1 CONTROL OF DEVELOPMENT

- 5.1.1 No development other than that designated in Section 5.2 of this Bylaw shall be undertaken within the County unless an application for it has been approved and a Development Permit has been issued.
- 5.1.2 Notwithstanding Section 5.1.1 above, where a variance to any regulation in this Bylaw is required for any development listed in Section 5.2, a development permit is required.
- 5.1.3 In addition to a Development Permit, various authorizations, permits or approvals under Provincial legislation other than the Act may be required. This Bylaw in no way alleviates or removes any requirements for such authorizations, permits or approvals. It shall be the responsibility of the landowner and/or developer to obtain such authorizations, permits or approvals under any other Provincial legislation as may be necessary.
- 5.1.4 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure and obtain other required provincial and federal approvals, permits and/or licenses.
- 5.1.5 Further, in addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure that their development is consistent with the conditions of any registered easements or covenants which affect the subject site.

5.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 5.2.1 The following development shall not require a Development Permit if the development otherwise complies with all the regulations of this Bylaw:
 - a. The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation that would require a building permit;
 - b. The completion of a building which was lawfully under construction at the date of the adoption of this Bylaw, provided that the building is completed in accordance with the terms of any permit granted in respect of it, is completed within a period of twelve (12) months from the said date of adoption;
 - c. The use of any such buildings as referred to in 5.2.1.b for the purpose for which construction was commenced;
 - d. The erection, construction, or maintenance, improvement or alteration of gates, fences or walls or other means of enclosure, unless the gate, fence, wall, or other means of enclosure exceeds the regulations indicated in Section 9.12 of this Bylaw, unless the fencing material is razor wire. An approved development permit shall always be necessary before razor wire is used as a fencing material.
 - e. A temporary building or sign, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw;
 - f. The maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial, and municipal public authorities on land which is publicly owned or controlled;
 - g. On parcels 16.0 ha. (40.0 ac.) in area for greater used for extensive agriculture and not intensive agriculture or a confined feeding operation, the construction of accessory farm uses such as corrals and game fences, but not including residences, machine shops, barns, granaries, dugouts or similar developments or any proposed development within 40.0 m (134.0 ft.) of the centre line of a County Road or within the setbacks established in Section 6.3 of this Bylaw;
 - h. A building or structure with a gross floor area of under 13.5 m² (145.0 ft.²) which is not on a permanent foundation;
 - i. A deck or patio provided that no construction occurs above 1.0 m (3.3 ft.) in height above grade, excluding the height of the railing, provided that such deck or patio satisfies the requirements of this Bylaw for the setback of accessory buildings from parcel lines;
 - j. Lot Grading and/or Landscaping excluding the removal of top soil, where the proposed grades will not adversely affect the drainage of the subject site or adjacent parcels of land;
 - k. The hard-surfacing of part of a lot in a Residential District for the purposes of providing vehicular access from a road to an attached or detached garage or carport, provided that such hard-surfacing does not exceed 7.5 m (24.6 ft.) in width;

- l. A Minor Home Occupation which complies with all of the regulations of this Bylaw;
- m. The erection of campaign signs for federal, provincial, municipal, or school board elections on privately-owned lots for no more than thirty (30) days, or such time as regulated under provincial or federal legislation provided that:
 - i. Such signs are removed as required in applicable legislation;
 - ii. Such signs do not obstruct or impair vision or traffic;
 - iii. Such signs are not attached to fences, trees, or utility poles; and
 - iv. Such signs indicate the name and address of the sponsor and the person responsible for removal;
- n. The placement of one (1) sign on internal sites, or two (2) signs on corner parcels and double fronting parcels advertising a residential property for sale or rent displayed on the property to which it (or they) pertain(s) during the time the property is being offered for sale, with removal to be within one (1) day after the sale or rental agreement has been entered into, provided that such signs are a maximum of 0.6 m² (6.5 ft.²) in size and are placed or erected no closer than 3.0 m (9.8 ft.) to a road right-of-way;
- o. Development within a basement which does not change or add to the uses within a dwelling;
- p. The Development of land for a Confined Feeding Operation or a Manure Storage Facility if the Confined Feeding Operation or Manure Storage Facility is the subject of an approval, registration, or authorization under the Agricultural Operation Practices Act;
- q. The erection of a Wireless Communication Facility;
- r. Roof-mounted solar energy panels;
- s. Micro wind energy conversion systems;
- t. The Demolition or removal of any building or structure for which erection a Development Permit would not be required pursuant to this section of the Bylaw.

5.2.2 Notwithstanding any other provision in Section 5.2, the Development Officer may, at its sole discretion, waive the requirement for a Development Permit for:

- a. Buildings accessory to Extensive Agriculture; or
- b. Sea Cans within the Agricultural (A) District on parcels greater than 2.02 ha (5.0 ac.);

if after reviewing the Development Permit application, it is determined by the Development Officer that the proposed development will not:

- c. Materially interfere with the amenities of, or change the character of, the area;
- d. Materially interfere with or affect the use and enjoyment of adjacent properties;
- e. Adversely impact the environment;
- f. Result in excessive demand on municipal services, utilities, and road access; and
- g. Will comply with all regulations in this Bylaw, including regulations in the applicable District, unless a variance has been granted by the Development Officer.

5.3 NON-CONFORMING BUILDINGS AND USES

- 5.3.1 Buildings and uses which do not conform to this Bylaw are subject to the provisions of the Act respecting non-conforming uses and buildings, which define the conditions under which they may be continued or altered.
- 5.3.2 A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with this Bylaw.
- 5.3.3 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made thereto or therein.
- 5.3.4 A non-conforming use of part of a lot may not be exceeded or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed upon the lot while the non-conforming use continues.
- 5.3.5 A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt, or structurally altered except:
 - a. To make it a conforming building,
 - b. For the routine maintenance of the building, if the Development Authority considers it necessary, or

- c. In accordance with the powers possessed by the Development Officer pursuant to the Act and this Bylaw to approve a development permit notwithstanding any non-compliance with the regulations of this Bylaw.

5.3.6 Pursuant to the Act, when:

- a. On or before the day on which this Bylaw or any Bylaw for the amendment thereof comes into force, a Development Permit has been issued; and
- b. The enactment of the Bylaw would render the development in respect of which the permit was issued a non-conforming use or non-conforming building;

The development permit continues in effect.

5.3.7 If a non-conforming building is damaged or destroyed to the extent of more than seventy-five percent (75%) of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.

5.3.8 The use of land or the use of a building is not affected by a change of ownership, tenancy, or occupancy of the land or building.

5.4 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

5.4.1 An application for a development permit shall be made to the Development Officer in writing on the application provided by the Development Officer and shall:

- a. be signed by the registered owner or their agent where a person other than the owner is authorized by the owner to make application. The correctness of the information supplied shall, when required by the Development Officer, be verified by a Statutory Declaration;
- b. state the proposed use or occupancy of all parts of the land and buildings, and other information as may be required by the Development Officer; and
- c. be accompanied by an area structure plan or non-statutory plan such as a development concept plan or area outline plan if one is required pursuant to the provisions of this Bylaw or a statutory plan of the County of Vermilion River.

5.4.2 An application for a Development Permit shall also be accompanied by:

- a. A site plan, to scale, showing:
 - i. The legal description;
 - ii. North arrow;
 - iii. Municipal address;
 - iv. Location and dimension of property lines;
 - v. Existing utility rights-of-way and easements;
 - vi. Fences;
 - vii. Driveways;
 - viii. Paved areas;
 - ix. Proposed front, rear, and side yards, if any;
 - x. Any provisions for off-street loading and vehicle parking;
 - xi. Access and egress points to the site; and
 - xii. Any encumbrance such as rights-of-way;
- b. the location and dimensions of existing and proposed municipal and private local improvements, principal building and other structures including accessory buildings, garages, carports, fences, driveways, paved areas, and major landscaped areas including buffering and screening areas where provided;
- c. the location of existing and proposed municipal and private storm and sanitary sewage collection and disposal, and water supply and distribution utilities, landscaped areas and buffering and screening;
- d. A statement of existing and proposed uses;
- e. A statement of ownership of the land and the interest of the applicant therein;
- f. The signatures of at least one of the registered landowners listed on the Certificate of Title;
- g. The estimated commencement and completion dates;

- h. The estimated cost of the project or contract price;
- i. An application fee as established by resolution of Council;
- j. Written consent from the registered owner authorizing the right-of-entry by the Development Officer to such lands or buildings as may be required for investigation of the proposed development;
- k. Information on abandoned oil and gas wells as required by the Matters Related to Subdivision and Development Regulation and AER Directive 79;
- l. In the case of an application for a development on Crown Land, Provincial authorization for the development;
- m. a declaration indicating that the information supplied is accurate; and
- n. Any other information as required by the Development Officer.

5.4.3 Each application for a Development Permit shall be accompanied by a fee as established by Council. This fee may vary dependent on whether a Development Permit application has followed an enforcement action pursuant to Section 5 of this Bylaw.

5.4.4 The Development Officer may also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the Development Permit application shall commence. Such information may include (but is not limited to):

- a. The exterior elevations showing height, horizontal dimensions and finishing materials of all buildings, existing and proposed;
- b. Outlines of roof overhangs on all buildings;
- c. Existing and proposed elevations on the site and on adjacent sites, roads, and lanes;
- d. Post construction site and building elevations;
- e. Floor plans, elevations, and sections of any proposed buildings, including the lowest floor elevation in either the basement or on the main floor in the principal and accessory buildings;
- f. A Real Property Report, or other documentation indicating the exact location of all structures on the property (prepared within the last five (5) years) in a form that is acceptable to the Development Officer;
- g. Drainage, and landscaping plans which provide pre- and post-construction site elevations;
- h. A parcel grading plan indicating but not limited to indicating the elevations of the parcel at all corners and the grade at all corners of the proposed development as well as the grades of the adjacent streets, lanes and sewers servicing the parcel
- i. The suggested location for a future driveway and garage or carport, if the application itself does not include such buildings as part of the proposal;
- j. Future development plans for a site which is to be partially developed through the applicable development permit;
- k. In the case of a proposed major home occupation, information concerning the number of employees, the location of any goods to be kept or stored, and an estimate of the number of client visits to be expected to the site each week;
- l. A storm water management plan approved by Alberta Environment and Protected Areas (or other appropriate Provincial authority);
- m. Reports, plans, and studies prepared by qualified registered professionals, including:
 - i. Arborist Report;
 - ii. Biophysical Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Erosion and Sediment Control Plan;
 - v. Geotechnical Report;
 - vi. Landscaping Plan;
 - vii. Reclamation Plan
 - viii. Slope Stability Analysis;
 - ix. Wetland Assessment; and/or
 - x. Any other reports, plans, and studies that provide information requested by the Development Officer;
- n. An environmental assessment to determine potential contamination and mitigation;

- o. In the case of the placement of an already constructed or partially constructed building on a parcel of land, information relating to the age and condition of the building and its compatibility with the District in which it is to be located;
- p. A certified hydro-geological assessment prepared, stamped and signed by a qualified registered professional, registered in the Province of Alberta, of any potential flooding or subsidence that may, in the sole opinion of the Development Officer, affect the subject site;
- q. A site plan detailing how vegetation, topography disturbance or erosion is to be minimized;
- r. A cumulative impact assessment prepared, stamped and signed by a registered professional, registered in the Province of Alberta, describing a development's potential cumulative effects;
- s. The identification of all rights-of-way and easements within or abutting the subject property; and or
- t. Any additional information as the Development Officer deems necessary.

5.4.5 At the sole discretion of the Development Officer, any new development within an existing subdivision may be required to provide to the Development Authority, for approval, an elevation plan of the subject site which indicates where the stormwater is to be directed. Stormwater from the subject site is not to be directed onto adjoining properties unless appropriate drainage easements or rights-of-way are in place. If the applicant for a development permit indicates that the municipality is to verify compliance with the elevation and/or stormwater management plan, the cost to verify that the parcel grades have been completed according to the plan shall be included in the cost of the development permit.

5.4.6 Where, in the opinion of the Development Officer, a proposed development will have a significant impact on surrounding properties, the Development Officer may require the applicant hold a public open house to inform affected residents and landowners of the proposed development, and to provide a written summary of public open house materials and any comments received at the public open house, prepared to the Development Officer's satisfaction, prior to considering an application complete.

5.4.7 When, in the opinion of the Development Officer, sufficient details of the proposed development have not been included with the application for a development permit, the Development Officer may, at its sole discretion, either return the application to the applicant for further details or make a decision on the application with the information it has available. An incomplete application shall be deemed to not have been submitted until all required details have been provided to the satisfaction of the Development Officer.

5.4.8 The Development Officer may make a decision on an application for a development permit notwithstanding that any information required or requested has not been submitted.

5.4.9 All applications for development permits on sites adjacent to another municipality shall be submitted to the other municipality for comments prior to rendering a decision. The Development Officer shall not be bound by the recommendation of the other municipality.

5.4.10 In the case of an application for a Development Permit on Crown Land, the County will require Provincial authorization prior to the issuance of a Development Permit.

5.4.11 In addition to the requirements indicated above, before any application for development of a fourplex, row housing or an apartment development can be considered, the applicant must also submit to the Development Officer:

- a. Site plans showing the proposed location and position of any signs, parking spaces, exits, entries, and drives, and garbage storage areas, including access to them; and
- b. Landscape plan of the entire site which shall also show intended fencing and surfacing for drives and parking areas; and
- c. Plans showing the relationship of buildings to each other and to the landscape, particularly such matters as architectural appearance, the provision of light, air, privacy, and landscaping;
- d. In such detail that if the development permit is approved, the plans can be identified through conditions of approval.

5.4.12 In addition to the other requirements of this section, each application for industrial development shall be accompanied by the following information:

- a. Type of industry;
- b. Estimated number of employees;
- c. Estimated water demand and anticipated source;

- d. Estimated gas demand and anticipated source;
- e. Type of effluent and method of treatment;
- f. Type of air emissions and method of abatement;
- g. Estimated noise generated by the development and method of abatement;
- h. Estimated light generated by the development and (if necessary) method of abatement;
- i. Transportation routes to be used and estimated traffic impact;
- j. Reason for specific location;
- k. Means of solid waste disposal;
- l. Any accessory works required (pipeline, railway spurs, power lines, etc.);
- m. Anticipated residence location of employees;
- n. Municipal servicing costs associated with the development;
- o. Physical suitability of the site with respect to soils, slopes, and drainage;
- p. If a subdivision is involved, the size and number of parcels and proposed phasing (if any);
- q. Servicing requirements and provisions for meeting them;
- r. Costs associated with providing new or upgraded municipal services associated with the development; and/or
- s. Any other information required by the Development Officer.

5.4.13 In addition to the other requirements of this section, each application for commercial or recreation developments may be required, at the discretion of the Development Officer, to be accompanied by the following information:

- a. Physical suitability of the site with respect to soils, slopes, and drainage;
- b. The size and number of parcels and proposed phasing (if any);
- c. Servicing requirements and provisions for meeting them;
- d. Estimated water demand and anticipated source;
- e. Estimated gas demand and anticipated source;
- f. Type of effluent and method of treatment;
- g. Type of air emissions and method of abatement;
- h. Estimated noise generated by the development and method of abatement;
- i. Estimated light generated by the development and (if necessary) method of abatement;
- j. Costs associated with providing new or upgraded municipal services associated with the development;
- k. The requirements and provisions for employee and customer parking and for site access;
- l. A landscaping plan;
- m. Cross-sections and elevations for each building;
- n. A list of proposed uses;
- o. Transportation routes and estimated traffic impact; and/or
- p. Any other information required by the Development Officer.

5.4.14 In addition to the other requirements of this section, the Development Officer may require an applicant for development permit for Alcohol Retail Sales and Distribution or a Cannabis Retail Sales to submit any or all of the following additional information, with the application a map identifying the distance from the proposed development to all property boundaries of:

- a. Buildings containing another Cannabis Retail Sales or Alcohol Retail Sales and Distribution;
- b. Buildings containing a registered day care;
- c. Buildings containing a school or a boundary of a lot on which a school is located;
- d. Lots of land that are designated as School Reserve or Municipal and School Reserve under the Municipal Government Act, R.S.A. 2000, c. M-26, as amended;
- e. Provincial health care facilities or the boundary of a lot on which the facilities are located; and
- f. Any other development or land use required by the Alberta Gaming, Liquor, and Cannabis Commission.

5.4.15 In addition to the other requirements of this section, the Development Officer shall require, where not required to do so by the Province, that each application for a development permit for resource extraction development be accompanied by the following information:

- a. A reclamation plan and a statement indicating the projected final Use of the Site. In those cases where the proponent is required to do so by the Province, the proponent shall submit a copy of the reclamation

plan to the County. The reclamation plan shall address reclamation of the site to a minimum depth of 1.5 m (5.0 ft.);

- b. For Class I Pits on private land under 5.0 ha (12.5 ac.) in area: proof of approval from Alberta Environment and Parks;
- c. For Class II Pits on private land under 5.0 ha (12.5 ac.) in area: a reclamation deposit as established in the County's Fee Bylaw;
- d. Statement indicating the number of years the pit is proposed to be in operation;
- e. Anticipated generation of motor vehicle traffic estimated on a daily, weekly, or monthly basis;
- f. Number of vehicles that will be used in the hauling of materials and the proposed hauling route to and from the site;
- g. Type and number of equipment to be used for each activity to be carried out on the site;
- h. Access locations to and from the site, including roads and highways, and anticipated traffic generation on each of the roads and highways resulting from the development;
- i. Dust control measures to be implemented, including the suppressant materials or methods to be used either on the pit floor and on stockpiles as well as the proposed frequency of application;
- j. Project impacts of dust or emissions (asphalt, gravel crushing, concrete or other) and the methods to be used for controlling such dust or emission;
- k. Proposed frequency for cleaning settled dust from, in and around gravel crushing plants;
- l. Provisions for loading and parking;
- m. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials to be stored or used on the site;
- n. Location of garbage or storage areas and proposed fencing and screening for the same, as well as the proposed method for disposing of garbage;
- o. Provision of a written security plan that identifies potentially dangerous situations, area, and typical procedures to be used for monitoring the site during periods of activity and also when activity on the site is suspended;
- p. Proposed methods to be used to restrict public access, protect wildlife, neighbouring livestock, and domestic animals;
- q. Quality and quantity of well water and soil tests for the water systems that may be used in conjunction with the proposed development.
- r. Amount of water required for the proposed development on a daily, weekly, or monthly basis and the proposed water source;
- s. Engineering studies which demonstrate the suitability of the proposed method of water supply;
- t. Engineering studies which demonstrate the suitability of the proposed method of effluent disposal;
- u. Engineering studies which demonstrate the suitability of the proposed method of surface water management;
- v. Method proposed for controlling noise, dust, and drainage from the site both during and after completion of the operation;
- w. Profiles and cross sections showing the original ground level, the proposed depth of any excavation, the finished grade elevation, the depth of the overburden and water table elevations;
- x. The method intended to be used for excavation of the materials contained within the land, backfilling, terracing, compacting, leveling, reclaiming the site and equipment to be used in connection therewith;
- y. The method to be used for supporting pit walls;
- z. Size, number, and location of stockpiles of topsoil, overburden, and gravel;
- aa. Proposed days and hours of operation for each activity and any known or regularly anticipated periods of inactivity; and
- bb. If the proposal is located within or adjacent to lands with an identified historic resource value, then a Historic Resource Impact Assessment and/or Provincial clearance.

5.4.16 Without limiting the requirements of the Development Officer, the proponent of a resource extraction development will also be required to enter into:

- a. A haul road agreement with the County; and
- b. A development agreement with the County.

- 5.4.17 In addition to the other requirements of this section, a development permit application for site stripping, filling excavation grading and/or re-contouring (including construction of artificial water bodies and dugouts) may be required to include the following information:
- a. Location and area of the site on which the development is proposed;
 - b. Existing land use and vegetation;
 - c. Type of excavation, stripping or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns on and off site;
 - d. Location on the lot where the excavation, stripping or grading is to be made on the lot; and
 - e. Condition in which the excavation, stripping or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Officer) or the use of the area from which the topsoil is removed, and including the action which is to be taken for preventing, controlling, or lessening erosion or dust from the site;
 - f. the depth and variation in depth of groundwater encountered in test holes, if required at the discretion of the Development Officer
 - g. the proposed haul route, dust control plan and expected hours of operation.
- 5.4.18 In addition to the information requirements indicated above, each application for a sign may be accompanied by additional information at the discretion of the Development Officer.

5.5 REFERRAL OF APPLICATION

- 5.5.1 Historical or archaeological sites identified pursuant to the Alberta Historical Resources Act shall be protected in accordance with Provincial legislation and regulations.
- 5.5.2 In addition to any sites identified in 5.5.1 above, an application for a development permit which may, in the opinion of the Development Officer, impact on any historical or archaeological site identified pursuant to 5.5.1 above within the County will be submitted to the Alberta Historic Resources Management Branch for comment and/or Historic Resources Act approval.
- 5.5.3 Development permit applications within 800.0m (2,640.0 ft.) of the right-of-way of a highway may, at the discretion of the Development Officer, be referred to Alberta Transportation and Economic COrridors for comments prior to a Development Permit being issued.
- 5.5.4 Development Permit applications for uses within 3.2 km (2.0 miles) of a confined feeding operation may be referred to the County Agricultural Fieldman for comments and for assistance in calculating any necessary development setback distance.
- 5.5.5 All subdivision proposals and all applications for significant discretionary development permits within 3.2 km (2.0 miles) of adjacent municipalities shall be referred to the adjacent municipality for comment prior to a development permit being issued or a subdivision being approved.
- 5.5.6 The Development Officer may refer any application for a Development Permit prior to making a decision on the application to any municipal, provincial, or federal department, or any other person, agency, or organization as deemed necessary or suitable by the Development Officer for comments and recommendations.

5.6 PERMISSION FOR DEMOLITION

- 5.6.1 The demolition of a structure not identified in Section 5.2 shall require a Development Permit.
- 5.6.2 The demolition of any structure must be done in accordance with the National Building Code- 2023 Alberta Edition and Canadian Standards Association Standard S350-M1980, "Code of Practice for Safety in Demolition of Structures" and/or any subsequent National Building Code- 2023 Alberta Edition or Canadian Standards Association Standards.
- 5.6.3 Before consideration of a Development Permit application for demolition, the Development Officer may also require the applicant to:
- a. Identify proposed haul routes and final destination for the demolition materials;
 - b. Complete a Hazardous Materials Assessment Report; and/or

- c. Complete any phase of an environmental site assessment in order to determine whether the site is contaminated and the mitigation measures necessary to eliminate such contamination.
- 5.6.4 As a condition of approving a Development Permit for the demolition of a building, the Development Authority may, in addition to other requirements:
- a. Require that the applicant undertake any and all actions the Development Authority deems necessary to ensure the complete and safe demolition of the building, disposal of materials and debris, and site clean-up; and
 - b. Require the applicant to enter into a road use agreement with the County.
 - c. Require the applicant to enter into and comply with a development agreement to address costs associated with municipal infrastructure such as, but not limited to, water, wastewater, and stormwater infrastructure.

5.7 DECISION ON DEVELOPMENT PERMIT APPLICATIONS

- 5.7.1 The Development Officer shall:
- a. Receive and review all applications for Development Permits;
 - b. Refer to Council for its consideration and decision all applications for a discretionary use or any Development Permit application within a Direct Control (DC) District;
 - c. Consider and decide on all other applications for Development Permits; and
 - d. Issue decisions for development applications for those uses listed in Direct Control (DC) Districts when directed to do so by Council.
- 5.7.2 In making a decision, the Development Officer may approve the application unconditionally, approve the application subject to those conditions they consider appropriate, approve the application permanently or for a limited period of time, or refuse the application.
- 5.7.3 The Development Officer may require that as a condition of issuing a Development Permit, the applicant enter into an agreement to construct or pay for the construction of roads, pedestrian walkways or parking areas which serve the development or which connect the walkway with another walkway system that serves or is proposed to serve an adjacent development, to install or pay for the installation of public utilities other than telecommunications systems or works, to pay an off-site levy, and/or to give security to ensure that the terms of the agreement noted herein are carried out.
- 5.7.4 The Development Officer may require a developer to pay an off-site levy in respect of land that is to be developed or subdivided, in accordance with County Bylaws.
- 5.7.5 In approving an application for a Development Permit, the Development Officer may impose the condition that the approved development be allowed to operate for a limited period of time, which shall be specified on the permit, and that upon the expiry of such time the use allowed shall be discontinued and any buildings that were erected as a result of the development permit shall be removed, and the site restored to its original condition prior to the issuance of the development permit.
- 5.7.6 The Development Officer may approve an application for a Development Permit even though the proposed development does not comply with the regulation so this Bylaw, or if the development is to be a rebuilding, an enlargement, an addition, or a structural alteration of a non-conforming building, if, in the opinion of the Development Officer:
- a. The proposed development would not:
 - i. Unduly interfere with the amenities of the neighbourhood; or
 - ii. Materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and
 - b. The proposed development conforms with the use prescribed for that land or building in this Bylaw.
- 5.7.7 In the case where an application for a Development Permit is refused, pursuant to this Part or ultimately after appeal pursuant to Section 7 of this Bylaw, the Development Officer may or may not, at their sole discretion, accept the submission of another application for a permit on the same parcel of land and for the same or similar use by the same or any other applicant for six (6) months after the date of the refusal.

- 5.7.8 In the case where a proposed use of land or a building is not defined and provided for in any District in the Bylaw, the Development Officer may determine that such use is similar in character and purpose to a defined and permitted or discretionary use prescribed for a particular District in this Bylaw.
- 5.7.9 An application for a Development Permit shall be deemed to be refused when a decision is not made by the Development Officer within forty (40) days after receipt and acceptance of the completed application by the Development Authority unless an agreement to extend the forty (40) day period is established between the applicant(s) and the Development Officer
- 5.7.10 Where the development of land involves a subdivision of land, no Development Permit shall be issued until the subdivision has received a level of approval satisfactory to both the Subdivision Authority and the Development Officer.
- 5.7.11 The Development Officer may suspend or revoke a Development Permit:
- At any time, where the permit was issued on the basis of incorrect information, fraud, non-disclosure, or misrepresentation on the part of the applicant;
 - If the conditions of approval of the Development Permit have not been complied with or cease to be complied with;
 - If requested to do so by the applicant; or
 - Within twenty-one (21) days of issue of the permit, where the permit was issued in error.
- 5.7.12 All development in the County shall, addition to the requirements of this Bylaw, satisfy any other requirements of Provincial or Federal legislation or regulations, including, without limiting the foregoing, the Safety Codes Act, and its Regulations as well as the Water Act and the Provincial Wetland Restoration/Compensation Guide.

5.8 CONDITIONS AND DEVELOPMENT AGREEMENTS

- 5.8.1 For rural residential and country residential developments, the Development Officer may require (as a condition of a development permit) the connection of the development to a private sewage disposal system satisfactory to the Development Officer.
- 5.8.2 For natural resource extraction and processing developments:
- The developer may be required to enter into a development agreement with the municipality unless the development is exempt by provincial legislation.
 - The Development Officer may require (as a condition of a development permit and/or as part of a development agreement) the submission of a reclamation plan satisfactory to the Development Officer, to a minimum depth of 1.5 m (5.0 ft.).
 - The developer may be required to provide a performance bond in an amount determined by the Development Officer as a condition of a development permit approval.
- 5.8.3 The Development Officer may require that as a condition of issuing a development permit, the applicant to enter into an agreement to:
- Construct or pay for the construction of approaches, culverts, public roadways, pedestrian walkways, or parking areas; and/or
 - Install or pay for the installation of utilities; and/or
 - Pay for an off-site levy or redevelopment levy imposed by bylaw.
- 5.8.4 To ensure compliance with the development agreement, the County of Vermilion River may register a caveat against the certificate of title of the property that is being developed. This caveat shall be discharged when conditions of the development agreement have been met.
- 5.8.5 The Development Officer may require the following conditions as part of a development permit for a proposed development within a multi-lot subdivision or a subdivision near or adjacent to a lake:
- Compliance with an approved Erosion and Sediment Control Plan;
 - Compliance with an approved Landscaping Plan;
 - Compliance with an approved Lot Grading and Drainage Plan; and/or
 - Compliance with an approved Stormwater Management Plan.

5.9 VARIANCES

- 5.9.1 In addition to the application requirements of Section 5.4, when an application for a Development Permit is submitted for a Permitted or Discretionary Use which does not comply with the provisions of this Bylaw, the Development Officer may request a statement from the applicant identifying the following:
- a. That the applicant is aware that the proposed development requires a variance of this Bylaw; and
 - b. Why the proposed development cannot satisfy the provisions of this Bylaw and therefore, requires the proposed variance.
- 5.9.2 The Development Officer may approve or conditionally approve a Permitted or Discretionary Use that does not conform to this Bylaw if, in the opinion of the Development Officer the proposed development would not:
- a. Unduly interfere with the amenities of the neighbourhood;
 - b. Materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and
 - c. The proposed development conforms to the use prescribed for that land or building in this Bylaw.
- 5.9.3 A variance shall be considered only where warranted by the merits of the proposed development and in response to irregular parcel lines, parcel shape or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual Bylaw requirements.
- 5.9.4 Where a variance is granted, the nature of the approved variance shall be specifically described in the Development Permit approval.

5.10 VALIDITY OF DEVELOPMENT PERMITS

- 5.10.1 When a development permit has been granted by the Development Officer, it shall not be valid unless and until the conditions of the permit, save those of a continuing nature, have been fulfilled and no notice of appeal has been served on the Subdivision and Development Appeal Board within the appeal period.
- 5.10.2 When the Subdivision and Development Appeal Board has approved a development permit, the permit shall not be valid until the decision of the Board is issued in writing.
- 5.10.3 If the Subdivision and Development Appeal Board is served with notice of an application for leave to appeal its decision, such notice shall suspend the development permit, except where approval has been granted for a permitted use or, where a license, permit, approval or other authorization is granted by the Natural Resource Conservation Board, Energy Resources Conservation Board or Alberta Utilities Commission to the extent that the application complies with the license, permit, approval or other authorization granted. The final determination of an appeal, except for those applications approved as a permitted use and/or, by the Natural Resource Conservation Board, Energy Resources Conservation Board or Alberta Utilities Commission, shall validate, amend, or revoke, as the case may be, a suspended development permit.

5.11 NOTICE OF COMPLETE OR INCOMPLETE APPLICATIONS

- 5.11.1 The Development Officer shall, within twenty (20) days of the receipt of an application for a development permit, determine whether the application is complete.
- 5.11.2 The period referred to in Part 5.11.1 may be extended by an agreement in writing between the applicant and the Development Officer.
- 5.11.3 An application is complete if:
- a. In the opinion of the Development Officer the application contains the documents and other information necessary to review the application; or
 - b. The Development Officer does not make a determination within twenty (20) days after receipt of an application for a development permit.
- 5.11.4 If the Development Officer determines that the application is complete, the Development Officer shall issue to the applicant, by means of posted letter or electronic notification, an acknowledgement that the application is complete.
- 5.11.5 If the Development Officer determines that the application is incomplete, the Development Officer shall issue to the applicant a notice, in writing or electronically, that the application is incomplete. The notice shall list any

outstanding documents and information required to review the application and provide a date by which the documents or information must be submitted in order for the application to be considered complete.

- 5.11.6 If the applicant fails to submit all the outstanding information and documents on or before the date referred to in Part 5.11.5, the application is deemed refused.
- 5.11.7 Despite that the Development Officer has issued an acknowledgment under 5.11.5 or 5.11.6, in the course of reviewing the application, the Development Officer may request additional information or documentation from the applicant that the Development Officer considers necessary to review the application.

5.12 COMMENCEMENT AND COMPLETION

- 5.12.1 If the development authorized by a development permit is not commenced within twelve (12) months from the date of its issuance and completed to the satisfaction of the Development Officer within two (2) years of the date of issuance, the permit is deemed void, unless an extension to this period has previously been granted by the Development Officer.
- 5.12.2 Upon application to the Development Officer, prior to the expiry of an approved development permit application, the Development Officer may grant an extension to the effective period of a development permit for a period that shall not exceed twelve (12) months.
- 5.12.3 When a development permit expires, a new application is required. The new application will be reviewed and a decision issued based on the current merits of the proposed development in relation to current municipal, provincial, and federal regulations, requirements, policies, and practices. The Development Officer shall not be obliged to approve a development permit based on a previous approval.
- 5.12.4 In cases where a use is discontinued or intended to be discontinued for a period of six (6) months or more, any subsequent use of the land or building shall comply with this Bylaw and shall require a new Development Permit.

5.13 DEVELOPER'S RESPONSIBILITY

- 5.13.1 A person to whom a Development Permit has been issued shall obtain from the appropriate authority, where applicable, permits relating to building, grades, sewers, sanitary and storm water disposal, water mains, electricity and all other permits required in connection with the proposed development.
- 5.13.2 The applicant shall be financially responsible during construction for any damage by the applicant, their suppliers, agents, or contractors to any public or private property.
- 5.13.3 The applicant shall prevent excess soil or debris from being spilled on public road allowances, streets, lanes, sidewalks, and adjacent private properties.
- 5.13.4 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 said building or use demonstrates that substantial completion, as determined by the Development Officer, has been undertaken.

5.14 ON-SITE AND OFF-SITE SERVICES AND IMPROVEMENTS

- 5.14.1 Where any on-site services or improvements, or any off-site local improvements are required to service a proposed development, a developer shall not begin the work nor commence the development until the Development Officer is satisfied that such services or improvements will be undertaken according to the standards and specifications of the County. In order to satisfy the Development Officer, the developer will be required to enter into a development agreement with the County as a condition of Development Permit approval.
- 5.14.2 No Development Permit shall be considered valid for a development to be serviced by private sewer and water systems until the systems have been approved by the appropriate agency.
- 5.14.3 All future development areas must be serviced to the satisfaction of the Development Officer.
- 5.14.4 All infrastructure improvement costs associated with the development will be borne by the proponent of the development.

6. SUBDIVISION

6.1 SUBDIVISION OF LAND

6.1.1 Where the development of land involves a subdivision of land, no development permit shall be issued until an application for subdivision has been submitted to the Subdivision Authority and written evidence has been received by the Development Officer that the necessary subdivision has the approval of the Subdivision Authority.

6.2 APPLICATION REQUIREMENTS

6.2.1 All subdivision applications for lands within the municipality shall comply with the provisions of this Section.

6.2.2 A subdivision application may be submitted by:

- a. The registered owner of the land to be subdivided; or
- b. A person with written authorization to act on behalf of the registered owner.

6.2.3 Subdivisions shall be developed in accordance with the provisions of the Land Use District affecting the subject site at time of application.

6.2.4 If the proposed subdivision requires an environmental assessment under the Canadian Environmental Assessment Act, the applicant shall file an environmental assessment in accordance with the Canadian Environmental Assessment Act. A copy of the environmental assessment shall be submitted with the subdivision application.

6.2.5 If the proposed subdivision is required to obtain assessments and/or approvals from relevant Federal or Provincial agencies and organizations, the applicant shall file and obtain the appropriate reports and/or approvals with relevant agencies and organizations. A copy of the required reports and/or approvals or licenses shall be submitted with the subdivision application.

6.2.6 Information on abandoned oil and gas wells as required by the Matters Related to Subdivision and Development Regulations and Alberta Energy Regulator Directive 079 shall accompany every subdivision application.

6.2.7 The tentative plan of subdivision shall:

- a. Clearly outline the location, dimensions, and boundaries of the land which the applicant wishes to subdivide;
- b. Show the location, dimensions, and boundaries of:
 - i. Each new parcel to be created;
 - ii. Reserve land(s), if required;
 - iii. The rights-of-way of each public utility, if required; and
 - iv. Other rights-of-way, if required;
- c. Indicate the use, location, and dimensions of existing buildings on the land that is the subject of the application, if any, and specify whether the buildings are proposed to be demolished or moved;
- d. Show the location of any river, stream, watercourse, lake, or other body of water (natural or man-made) that is contained within the boundaries of the proposed parcel of land;
- e. For developed parcels, identify the location of any existing or proposed water wells, the locations and type of any private sewage disposal system(s), and the distance from these to existing or proposed buildings and property lines;
- f. Include information provided by the Alberta Energy Regulator identifying the location of any active wells, batteries, processing plants or pipelines within the proposed subdivision; and
- g. Identify the existing and proposed access to the proposed parcels and the remainder of the titled area.

6.2.8 The Subdivision Authority may also require an applicant to submit any or all of the following where the site has been identified as including hazard features that may impact the suitability of the site for development:

- a. A figure showing topographic contours at no greater than 1.5 m (4.9 ft.) intervals;
- b. If the proposed subdivision is not to be served by a water distribution system, information supported by the report of a qualified registered professional, registered in the Province of Alberta, respecting the provision, availability, and suitability of potable water on or to the land to be subdivided;
- c. An assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table, and suitability for any

- proposed on-site sewage disposal system(s), prepared and signed by a qualified professional registered in the Province of Alberta;
- d. Reports, plans, and studies prepared by qualified registered professionals, including:
 - i. Ground Water Report;
 - ii. Geotechnical Report;
 - iii. Lot Grading and Drainage Plan or Stormwater Management Plan;
 - iv. Slope Stability Analysis;
 - v. Water Report;
 - vi. Wetland Assessment;
 - vii. Any other reports, plans, and studies that provide information requested by the Subdivision Authority;
 - e. If the land that is the subject of an application is located in a potential flood plain, a figure showing the 1:100-year flood plain or highest and most frequent rain event series relevant to flooding of the land;
 - f. Information respecting the land surface characteristics of land within 0.8 km (0.5 miles) of the land proposed to be subdivided;
 - g. Where the proposed subdivision is staged or includes only a portion of the developable area within the subject site, an approved Area Structure Plan or Outline Plan that relates the application to future subdivision and development of adjacent lands.

6.3 PROCESS

- 6.3.1 The Subdivision Authority shall:
 - a. Participate in a pre-application submission meeting with development proponents (as requested);
 - b. Receive all applications for subdivision;
 - c. Assess and provide notice of a complete or incomplete application; and
 - d. Issue notices in writing as required in the Act.

6.4 NOTICE OF COMPLETE OR INCOMPLETE APPLICATION

- 6.4.1 The Subdivision Authority shall, within twenty (20) days of the receipt of an application for subdivision, determine whether the application is complete.
- 6.4.2 The time period referred to in Section 6.4.1 may be extended by an agreement in writing between the applicant and the Subdivision Authority or, if applicable, in accordance with the Land Use Bylaw made pursuant to section 640.1(a) of the Act.
- 6.4.3 An application is complete if, in the opinion of the Subdivision Authority, the application contains the documents and other information necessary to review the application.
- 6.4.4 If the Subdivision Authority determines that the application is complete, the Subdivision Authority shall issue to the applicant, in writing or electronically, an acknowledgment that the application is complete.
- 6.4.5 If the Subdivision Authority determines that the application is incomplete, the Subdivision Authority shall issue to the applicant a notice, in writing or electronically, that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the Subdivision Authority in order for the application to be considered complete.
- 6.4.6 If the applicant fails to submit all the outstanding information and documents on or before the date referred to in Section 6.4.5, the Subdivision Authority must deem the application to be refused.
- 6.4.7 Despite that the Subdivision Authority has issued an acknowledgment under Section 6.4.5 or 6.4.6, in the course of reviewing the application, the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.

6.5 DUTIES OF THE SUBDIVISION AUTHORITY

- 6.5.1 Upon receipt of a completed subdivision application, the Subdivision Authority:
 - a. Shall approve, with or without conditions, a subdivision application where the proposed subdivision conforms to:

- i. This Bylaw;
 - ii. Applicable statutory plans; and
 - iii. The Act and the Regulations thereunder;
- b. Shall refuse an application for a subdivision if the proposed subdivision does not conform with:
- i. Applicable statutory plans; and/or
 - ii. The Act and the regulations thereunder;
- c. Shall refuse an application for a subdivision if the proposed subdivision does not conform with this Bylaw, subject to Section 6.5.1.d;
- d. May approve, with or without conditions, an application for subdivision that does not comply with this Bylaw if, in the opinion of the Subdivision Authority, the proposed subdivision:
- i. Would not unduly interfere with the amenities of the neighbourhood;
 - ii. Would not materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and
 - iii. Conforms to the use prescribed for that land in this Bylaw;
- e. Prior to making a decision, shall refer the subdivision application to any external agencies and adjacent landowners for comment and may refer the subdivision application to any municipal department as required.

6.6 REQUIREMENTS AND CONDITIONS OF SUBDIVISION

- 6.6.1 The Subdivision Authority shall abide by the requirements of and consider the matters indicated in Sections 652 and 670 of the Act.
- 6.6.2 Subdivision approvals must comply with Part 17 of the Act and the Regulations therein.
- 6.6.3 For the purposes of this Bylaw, an unsubdivided quarter section shall include those quarter sections where a separate title exists for a public utility or an institutional use.
- 6.6.4 Where the development involves a subdivision of land, no development permit shall be issued until the subdivision has been registered with Alberta Land Titles.
- 6.6.5 Only the owner of a parcel or their agent may make an application for a subdivision.
- 6.6.6 More than one active subdivision application will not be allowed affecting a single titled area. Where a subdivision is proposed for a titled area which is, at time of receipt of the new application, affected by an active subdivision file, the new application will not be accepted and processed until the existing open file has been closed or finalized to the satisfaction of the Subdivision Authority.
- 6.6.7 The proponent of a subdivision application may be required to enter into a development agreement with the County of Vermilion River. The development agreement shall identify that all costs associated with servicing the proposed subdivision will be the responsibility of the proponent.
- 6.6.8 As a condition of subdivision approval, Environmental Reserves or an Environmental Reserve Easement may be required as a condition of Subdivision Authority approval as provided for in Section 664 of the Act.
- 6.6.9 As a condition of subdivision approval, the Subdivision Authority may require that the proponent provide hazard lands as Environmental Reserve.
- 6.6.10 As a condition of subdivision approval, the Subdivision Authority may require the proponent enter into a land acquisition agreement for the purpose of a road widening to service the proposed development.
- 6.6.11 Where a subdivision is proposed on lands adjacent to a waterbody, a watercourse, or wetland, reserves shall be required as a condition of Subdivision Authority approval as provided for in the Act. When determining the width and size of the Environmental Reserve, the following shall be taken into consideration:
- a. Recommendations by qualified registered professionals; and/or
 - b. Riparian Setback Matrix Model (RSMM); and/or
 - c. The Government of Alberta's Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region; and/or
 - d. Alberta Environment and Protected Areas' Recommended Guidelines for Minimum Environmental Reserve/Easement Widths.

7. APPEALS

7.1 JURISDICTION

7.1.1 Appeals shall be heard by the Appeal Board with jurisdiction as enabled through the Act and the County's Subdivision and Development Appeal Board Bylaw as amended or replaced.

7.2 DEVELOPMENT APPEALS

7.2.1 An appeal may be made if the Development Officer:

- a. Fails or refuses to issue a development permit;
- b. Issues a development permit subject to conditions; or
- c. issues a stop order under Section 645 of the Act.

by the applicant for the development permit or any person affected by the order.

7.2.2 In addition to Section 7.2.1, any person affected by an order, decision or development permit made or issued by the Development Officer may appeal the decision in accordance with Section 685(2) of the Act.

7.2.3 Despite Sections 7.2.1 and 7.2.2, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied, or misinterpreted or the application for the development permit was deemed to be refused under Section 683.1(8) of the Act.

7.2.4 Despite Sections 7.2.1, 7.2.2 and 7.2.3, if a decision with respect to a development permit application in respect of a direct control district:

- a. is made by a council, there is no appeal to the Subdivision and Development Appeal Board; or
- b. is made by a Development Officer, the appeal is limited to whether the Development Officer followed the directions of council, and if the board hearing the appeal finds that the Development Officer did not follow the directions it may, in accordance with the directions, substitute its decision for the Development Officer's decision.

7.2.5 An appeal of a decision of the Development Officer for lands identified in Section 685(2.1)(a) of the Act shall be made to the Land and Property Rights Tribunal and shall proceed in accordance with the processes identified in the Act and the Land and Property Rights Tribunal Act.

7.2.6 An appeal of a decision of the Development Officer for lands identified in Section 685(2.1)(b) of the Act shall be made to the Joint Subdivision and Development Appeal Board.

7.2.7 An appeal with respect to an application for a development permit may be made by a person identified in Section 7.2.1 may be made by serving a written notice of appeal to the board hearing the appeal:

- a. within twenty-one (21) days after the date on which the written decision is given; or
- b. if no decision is made with respect to the application within the forty (40) day period (or within any extension to that period under Section 684 of the Act), within twenty-one (21) days after the date the period or extension expires; or
- c. with respect to an order under Section 645 of the Act, within twenty-one (21) days after the date on which the order is made.

7.2.8 An appeal with respect to an application for a development permit may be made by a person (identified in Section 7.2.2) by serving a written notice of appeal to the board hearing the appeal within twenty-one (21) days after the date on which the written decision is given.

7.2.9 An appeal to the Land and Property Rights Tribunal may be made by filing a notice to the Land and Property Rights Tribunal. The notice submission requirements shall be as established by the Land and Property Rights Tribunal.

7.2.10 An appeal to the Subdivision and Development Appeal Board may be launched by filing a notice by providing the following:

- a. the appeal application fee as identified in the municipality's Fee Bylaw;
- b. the legal description and/or the municipal address of the property to which the decision, order or issuance of the development permit relates;
- c. the name, contact information and address of the appellant; and

- d. the reasons for the appeal and the issue or condition in the decision or order that are the subject of the appeal.

- 7.2.11 Where a person files a notice of appeal with the wrong board, that board must refer to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if:
- a. in the case of a person referred to in Section 7.2.1 the person files the notice with the wrong board within twenty-one (21) days after receipt of the written decision or the deemed refusal; or
 - b. in the case of a person referred to in Section 7.2.2, the person files the notice with the wrong board within twenty-one (21) days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

7.3 SUBDIVISION APPEALS

- 7.3.1 The decision of a Subdivision Authority on an application for subdivision approval may be appealed:
- a. by the applicant for the approval;
 - b. by a government department if the application is required by the Subdivision and Development Regulations to be referred to that department;
 - c. by the council of the municipality in which the land to be subdivided is located if the council, a Designated Officer of the municipality or the Municipal Planning Commission of the municipality is not the Subdivision Authority; or
 - d. by a school board with respect to:
 - i. the allocation of municipal reserve and school reserve or money in place of the reserve;
 - ii. the location of school reserve allocated to it; or
 - iii. the amount of school reserve or money in place of the reserve.
- 7.3.2 An appeal of a decision of the Subdivision Authority for lands identified in Section 678(2)(a) of the Act shall be made to the Land and Property Rights Tribunal and shall proceed in accordance with the processes identified in the Act and the Land and Property Rights Tribunal Act.
- 7.3.3 An appeal of a decision of the Subdivision Authority for lands identified in Section 678(2)(b) and 678(2.1) of the Act shall be made to the Joint Subdivision and Development Appeal Board.
- 7.3.4 An appeal to the Land and Property Rights Tribunal may be made by filing a notice to the Land and Property Rights Tribunal. The notice submission requirements shall be as established by the Land and Property Rights Tribunal.
- 7.3.5 An appeal to the Subdivision and Development Appeal Board may be launched by filing a notice by providing the following:
- a. the appeal application fee as identified in the municipality's Fee Bylaw;
 - b. the legal description and/or the municipal address of the property to which the decision, order, or issuance of the development permit relates;
 - c. the name, contact information, and address of the appellant; and
 - d. the reasons for the appeal and the issue or condition in the decision or order that are the subject of the appeal.
- 7.3.6 If the applicant files a notice of appeal within fourteen (14) days after receipt of the written decision or the deemed refusal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board.

7.4 HEARING PROCEDURE

- 7.4.1 Within thirty (30) days of receipt of a notice of appeal, the Subdivision and Development Appeal Board shall hold an appeal hearing respecting the appeal.
- 7.4.2 The Subdivision and Development Appeal Board shall give at least five (5) days' notice in writing of the appeal hearing to:
- a. The appellant;

- b. The Development Officer from whose order, decision or development permit the appeal is made;
 - c. The applicant and/or landowner(s);
 - d. Those adjacent land owners who were notified under this Bylaw and any other person who, in the opinion of the Subdivision and Development Appeal Board, are affected by the order, decision or permit; and
 - e. Such other persons as the Subdivision and Development Appeal Board specifies.
- 7.4.3 The Subdivision and Development Appeal Board shall make available for public inspection before the commencement of the appeal hearing all relevant documents and materials respecting the appeal including:
- a. the application for the development permit, the decision, and the notice of appeal; or
 - b. the order of the Development Officer under Section 8 of this Bylaw or Section 645 of the Act;
- as the case may be.
- 7.4.4 The Subdivision and Development Appeal Board shall hear:
- a. The appellant or any other person acting on their behalf;
 - b. The Development Officer from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Officer, that person;
 - c. Any other person who was served with notice of the hearing and who wishes to be heard or a person acting on their behalf; and
 - d. Any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or a person acting on their behalf.

7.5 DECISION

- 7.5.1 In determining an appeal, the Subdivision and Development Appeal Board:
- a. Shall have regard for any applicable statutory plans and the County's Land Use Bylaw;
 - b. Shall comply with the Province's Land Use Policies and applicable regional plans;
 - c. May confirm, revoke, or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
 - d. Must have regard for, but is not bound by, the Subdivision and Development Regulation;
 - e. May make an order or decision or issue or confirm the issuance of a development permit notwithstanding that the proposed development does not comply with the Land Use Bylaw if, in the opinion of the Subdivision and Development Appeal Board, the proposed development would not:
 - i. unduly interfere with the amenities of the neighbourhood;
 - ii. materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and
 - iii. the proposed development conforms with the use prescribed for that land or building in this Bylaw.
- 7.5.2 The Subdivision and Development Appeal Board shall give its decision in writing together with reasons for the decision within fifteen (15) days of the conclusion of the appeal hearing.
- 7.5.3 If the decision of the Development Officer to approve a development permit application is reversed by the Subdivision and Development Appeal Board, the development permit shall be null and void. If the decision is appealed, the decision does not come into effect until the decision of the appeal board has been issued.
- 7.5.4 If the decision of the Development Officer to refuse a development permit application is reversed by the Subdivision and Development Appeal Board, the Development Authority shall forthwith approve the development permit application in accordance with the decision of the Subdivision and Development Appeal Board.
- 7.5.5 If the decision of the Development Officer to approve a development permit is varied by the Development Appeal Board, the Development Officer shall forthwith approve the development permit application in accordance with the decision of the Subdivision and Development Appeal Board.
- 7.5.6 An appeal may only be made upon a question of jurisdiction or law pursuant to the Act. An application for leave to the Court of Appeal shall be made:
- a. To a judge of the Court of Appeal; and
 - b. Within thirty (30) days after the issuance of the order, decision permit or approval sought to be appealed.

8. ENFORCEMENT

8.1 CONTRAVENTION AND STOP ORDERS

- 8.1.1 Where the Development Officer finds that a development or use of land or buildings is not in accordance with:
- a. the Municipal Government Act or the regulations; or
 - b. a development permit or subdivision approval; or
 - c. this Bylaw;

the Development Officer may, in accordance with the Act, by notice in writing, order the registered owner, the person in possession of the land or buildings, or the person responsible for the contravention, or all or any of them to:

- d. stop the development or use of land or buildings in whole or in part as directed by the notice; and/or
- e. demolish, remove, or replace the development; and/or
- f. take such other measures as specified in the notice so that the development or use of land or buildings is in accordance with the Municipal Government Act, the regulations, a development permit, subdivision approval or this Bylaw,

within the time frame specified by the notice, as the case may be.

- 8.1.2 Where a notice is issued under Section 8.1.1, the notice shall state the following and any other information considered necessary by the Development Officer:
- a. an explanation of the contravention, and a statement indicating under which provisions of this Bylaw or the Act the order is being carried out;
 - b. the alternatives and processes which the person responsible for the contravention may pursue in order to correct the contravention;
 - c. a time frame in which the contravention must be corrected prior to the County of Vermilion River pursuing action; and
 - d. advise the person of his/her right to appeal the notice to the Subdivision and Development Appeal Board.
- 8.1.3 Where a person fails or refuses to comply with an order directed to him/her pursuant to Section 8.1.1 or an order of the Subdivision and Development Appeal Board, the Development Officer may, in accordance with Section 542 the Act, enter upon the land or building and take such action as is necessary to carry out the order.
- 8.1.4 Where the Development Officer carries out an order, the County shall, as part of its process, ask the courts to allow it to cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on land.
- 8.1.5 The County may register a Caveat under the Land Titles Act pursuant to the Order against the certificate of title that is subject to the Order in accordance with Section 646(2) of the Act.

8.2 ENFORCEMENT

- 8.2.1 This Bylaw may be enforced, and the contravention of any provisions contained herein restrained, by the Court of Queen's Bench of Alberta upon action brought by Council, whether or not any penalty has been imposed for the contravention.

- 8.2.2 A person who:
- a. contravenes any provision of the Act or the regulations under the Act;
 - b. contravenes this Bylaw;
 - c. contravenes an order under Section 8.1 of this Bylaw and/or Section 645 of the Act;
 - d. contravenes a development permit or subdivision approval or a condition attached thereto; and/or
 - e. obstructs or hinders any person in the exercise or performance of their powers or duties under the Act, the regulations under the Act or this Bylaw;

is guilty of an offense and is liable to a fine prescribed in Section 566 of the Act.

- 8.2.3 If a person is found guilty of an offense under Section 5.1 of this Bylaw (Section 557 of the Act), the court may, in addition to any other penalty imposed, order the person to comply with:

- a. the Act and the regulations under the Act;
 - b. this Bylaw;
 - c. an order under Section 8.1 of this Bylaw and/or Section 645 of the Act; and/or
 - d. a development permit or subdivision approval or a condition attached to a development permit or subdivision approval.
- 8.2.4 Any written notice, or order, or decision that is required under any provision of this Bylaw to be provided to any person shall be deemed to have been so provided if it is:
- a. Delivered personally to the person or their agent it is direct to; or
 - b. Mailed by regular mail to the last known address of the person it is directed to; or
 - c. Left with any agent or employee or resident at the last known address of the person to whom it is directed.

8.3 VIOLATION TICKETS AND FINES

- 8.3.1 In addition to the process and penalties described above, the Development Officer or any other person identified as a designated officer by the Council for the purposes of this Section, shall be authorized to issue violation tickets in respect to any contravention of this Bylaw.
- 8.3.2 The Development Officer or any other person identified as a designated officer by the Council for the purposes of this Section, may issue a violation ticket to any person alleged to have breached any provision of this Bylaw.
- 8.3.3 The violation ticket shall specify the alleged offence committed by the person to whom the violation ticket is issued and require payment, within twenty-one (21) days from the date of issue of the violation ticket, of a fine to the County.
- 8.3.4 Persons contravening any provision of this Bylaw to whom violation tickets are issued shall be liable for a penalty of \$150.00 for the first offence and \$300.00 for a second or subsequent offence. Each day that a breach of the Bylaw has occurred may be considered to be a separate offence.
- 8.3.5 The violation ticket shall be served upon the alleged offender personally or delivered by regular mail. If payment is made within the time limit, then such payment shall be accepted in lieu of prosecution for the offence.
- 8.3.6 If a person who has been served with a violation ticket fails to pay the fine specified therein, then the right of the alleged offender to settle the alleged offence without a court appearance shall no longer apply and prosecution for the alleged offence shall proceed.
- 8.3.7 If the person who was served with the violation ticket is thereafter prosecuted and convicted of the offence specified in the violation ticket, the fine imposed shall not be less than \$200.00, plus court costs, for each offence.

9. GENERAL PROVISIONS

9.1 ACCESSORY BUILDINGS AND USES IN DISTRICTS OTHER THAN THE R, R1, R2 DISTRICTS

- 9.1.1 An accessory building shall not be used as a dwelling unless a development permit has been issued allowing the use of the accessory building as a garage suite or garden suite and the garden suite meets the provisions of Section 10.41 or Section 10.42, as applicable, of this Bylaw.
- 9.1.2 Sea cans shall comply with the provisions of Section 10.36 and all applicable District regulations. Accessory buildings shall be located such that the minimum distances shown in Figure 7 are provided.
- 9.1.3 Accessory buildings shall be located as follows:
- Minimum Front Yard: Shall be no closer than the front line of the principal building, unless the structure and lot meet the criteria in subsection 9.1.4 above.
 - Minimum Front Yard: Shall be no closer than the front line of the principal building, unless the structure and lot meet the criteria in subsection 9.1.4.
 - Minimum side and rear yard setbacks: Shall be the same as prescribed for the principal building on the district.
 - In no case shall an accessory building or structure be located within any setbacks as shown in Figure 7, on an easement, or a utility right-of-way (ROW).
- 9.1.4 Notwithstanding 9.1.3.c, accessory buildings may be located in the front yard at the discretion of the Development Officer if:
- topographic constraints are such that the building could not feasibly be located in the rear or side yards of the lot; and/or
 - Site is designed to incorporate CPTED principles to reduce the risk of theft and increase security. These CPTED principles may include:
 - the provision of lighting to minimize unlit areas;
 - limiting access with barriers such as fencing and gates; and
 - siting accessory buildings so that they are visible from the rural residence, where applicable.
- 9.1.5 The siting of an accessory building on a lot with topographic constraints, such that the building cannot feasibly be located in the rear or side yards of the lot, shall be as required by the Development Officer.
- 9.1.6 The siting of an accessory building on an irregularly shaped lot shall be as required by the Development Officer.
- 9.1.7 Regulations:
- Minimum Lot Area – as required by the designated Land Use District.
 - The Maximum Height of a detached accessory building should not exceed 1.4 m (34 ft.).
 - Notwithstanding 9.1.7.b above, the maximum height of an agricultural building such as a silo, grain bin, or terminal shall be at the discretion of the Development Officer, who shall have regard for airport height restrictions.
 - Minimum Shelterbelt and Planting Setback – As required by the designated setbacks shown in Table 1, excluding provincial highways, which are subject to Alberta Transportation and Economic Corridors regulations. Setbacks from roadways are measured from ROW centerline.
 - Minimum Sight Distance – As required by the designated setbacks shown in Table 1 or as required by Alberta Transportation Highway Design Guide, Chapter G.4, where applicable.
 - Minimum Recommended FireSmart Setback - As shown in the designated setbacks in Table 1.
- 9.1.8 Where a structure is attached to the main building on a lot by a roof, an open or enclosed structure, a floor, or a foundation, it is to be considered a part of the main building and is not an accessory building.
- 9.1.9 Notwithstanding any provisions to the contrary in this Bylaw, the designated setbacks from roadways in Table 1 apply to all accessory buildings, in addition to the applicable District regulations, at the discretion of the Development Officer.
- 9.1.10 Notwithstanding any regulation in this Section to the contrary, a fence or hedge may be constructed along a boundary line of a lot or immediately adjacent to a main building.

9.1.11 Exceptions:

- a. At the discretion of the Development Officer, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and antennas, and similar telecommunication structures.
- b. Radio and television towers and antennas, and similar telecommunication structures are subject to specific District requirements as established in Section 10.48 of this Bylaw.

9.1.12 Non-Conforming Use

- a. The provisions of Section 5.3 will apply to those accessory use buildings, which are already in existence at the time these regulations come into effect and do not meet the requirements established within these regulations at the discretion of the Development Officer.
- b. Non-conforming accessory use buildings may be allowed to encroach into the setbacks established within these regulations at the discretion of the Development Officer.

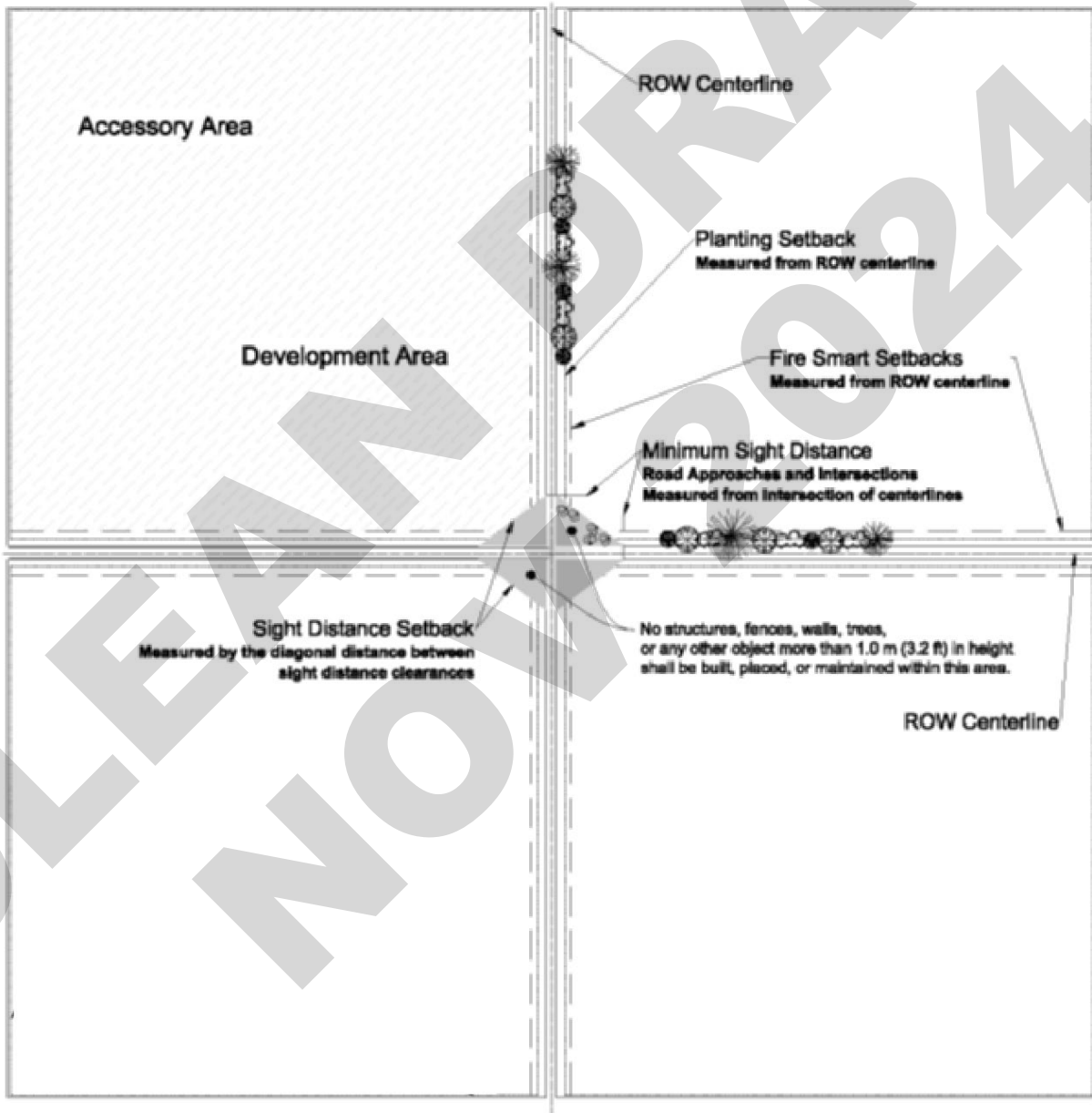


Figure 7: Siting and Setbacks in Districts other than R, R1, R2 and CR districts

Posted Speed (km/h)	Planned Road ROW (m)	Shelterbelt and Planting Setback* (m)	FireSmart Setback* (m)	Minimum Sight Distance Clearance Road Approaches near Intersections** (m)
40	20	25	40-55	120
50	30	30	45-60	150
60	30	30	45-60	175
80	30	30	45-60	300
100	60	65	80-95	300

* Measured from the Right-of-Way centreline

** Measured from intersection point of Right-of-Way centre lines

Table 1: Shelterbelt, FireSmart and Approach Location Setbacks

9.2 ACCESSORY BUILDINGS AND USES IN THE R, R1, R2, AND CR-M DISTRICTS

- 9.2.1 Accessory buildings include storage sheds, garages and carports, greenhouses, sea cans or other similar uses or buildings.
- 9.2.2 An accessory building shall not be used as a dwelling unless a development permit has been issued allowing the use of the accessory building as a garage suite or garden suite and the suite meets the provisions of Section 10.41 or Section 10.42, as applicable, of this Bylaw.
- 9.2.3 Sea cans shall comply with the provisions of Section 10.38 and all applicable District regulations.
- 9.2.4 Accessory buildings shall be located such that the minimum distances shown in Figure 8 are provided.
- 9.2.5 Accessory buildings shall be located as follows:
- No closer to the front property line than the principal building; and
 - In no case shall an accessory building or structure be located within any setbacks as shown in Figure 8, on an easement, or a utility right-of-way.
- 9.2.6 The siting of an accessory building on a lot with topographic constraints, such that the building cannot be feasibly located in the rear or side yards of the lot, shall be as required by the Development Officer.
- 9.2.7 The siting of an accessory building on an irregularly shaped lot shall be as required by the Development Officer.
- 9.2.8 **Regulations:**
- Minimum Lot Area – as required by the designated Land Use District.
 - Minimum Planting Setback – 1.5 m (5.0 ft.) from lot line, as shown on Figure 8, excluding provincial highways, which are subject to Alberta Transportation and Economic Corridors regulations.
 - Minimum Front Yard – shall be no closer than the front line of the principal building, unless the structure and lot meet the criteria of Section 9.2.6 above.
 - Minimum Side Yard – 0.9 m (3.0 ft.) from lot line provided that overhanging eaves shall not be less than 0.6 m (2 ft. from any lot line).
 - Minimum Rear Yard – 0.9 m (3.0 ft.) from lot line provided that overhanging eaves shall not be less than 0.6 m (2 ft. from any lot line).
 - Sight Distance – As required by *Alberta Transportation Highway Design Guide, Chapter G.4*.
 - Sight Distance Setback – shall be the resulting diagonal between sight distance clearances at the intersection of roads, as shown in Figure 8.
- 9.2.9 Maximum Height – shall not exceed 5.0 m (16.5 ft.), except, where otherwise provided for in this LUB. An accessory building attached to the main building shall be considered as part of the main building and is subject to the same minimum yard requirements as the main building.
- 9.2.10 The exterior treatment of the accessory building shall be consistent with and complement the principal building.
- 9.2.11 Notwithstanding any provisions to the contrary in this Bylaw, the designated setbacks in Figure 8 apply to all accessory buildings, along with the applicable District regulations except at the discretion of the Development Officer.
- 9.2.12 Notwithstanding Section 9.2.8 above, all garages and carports shall be located a minimum of 6.0 m (20 ft.) from any lot line where the garage doors that provide vehicle access face that lot line.

- 9.2.13 The distance from the doors of an attached garage that provide vehicle access or the entrance of an attached carport to the front line shall not be less than the required front yard setback.
- 9.2.14 With respect to garage suites:
- a. In such cases where it can be reasonably determined by the Development Officer that the additional height will not impact the quality of life or enjoyment of adjacent properties, the height of the accessory building may exceed 5.0 m (16.5 ft.) but shall not exceed the height of the principal building and shall meet the provisions in Section 9.2.8 above.
- 9.2.15 With respect to swimming pools:
- a. The minimum front and side yards of a swimming pool shall be the same as for the main building, and the minimum rear yard for a swimming pool shall be 1.5 m (5.0 ft.).
 - b. All swimming pools in the R, R1, and R2 districts must be enclosed by a non-climbable fence not less than 1.8 m (5.9 ft.) in height either around the pool area or perimeter of the lot and shall include a security gate.
 - c. All swimming pools shall meet the minimum standards of any applicable Provincial regulations regarding swimming pools.
 - d. There shall be no mechanical or electrical equipment used which would interfere with the enjoyment of adjacent properties.
- 9.2.16 Development permits for non-permanent structures but not limited to portable garage shelters shall be issued on a temporary basis for a period not to exceed three (3) years.

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Siting of Accessory Buildings

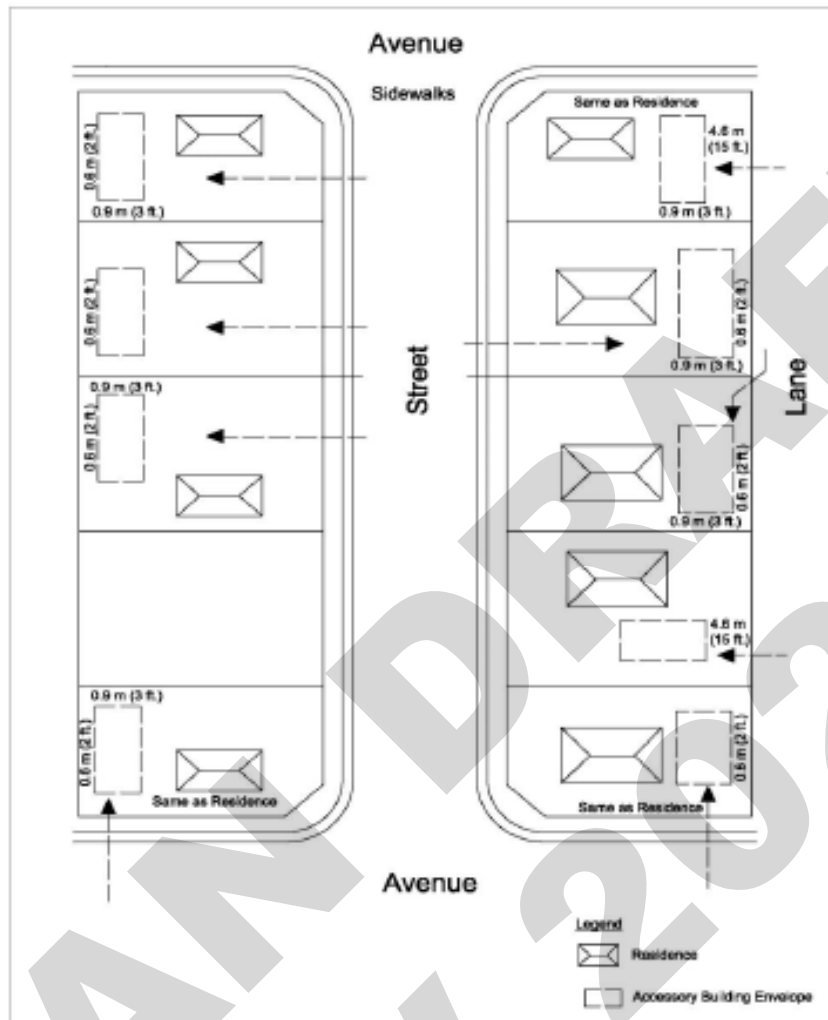


Figure 8: Siting and Setbacks in the R, R1, R2 and CR Districts.

9.3 DEVELOPMENT ADJACENT TO ROADWAYS ARTERIAL ROADS, COLLECTOR ROADS, AND RURAL LOCAL ROADS

- 9.3.1 Development permits within 800.0 m (0.5 miles) of the boundary of the right-of-way of a Provincial Highway shall be issued subject to approval by Alberta Transportation, as required pursuant to Provincial legislation and regulation.
- 9.3.2 On a lot located at the intersection of a collector road with a local road, no development shall be permitted within the areas illustrated in Figure 9.
- 9.3.3 On a lot located at the intersection of two collector roads, no development shall be permitted within the areas illustrated in Figure 10.
- 9.3.4 On a lot located inside of a road curve, no development shall be permitted within the areas illustrated in Figure 11.
- 9.3.5 No development shall be located so that access or egress to a collector road is within 150 m (492 ft.) of the beginning or end of a road curve of greater than twenty (20) degrees curvature or within 150 m (492 ft.) of the intersection of two (2) roads, as illustrated in Figures 9, 10, and 11.
- 9.3.6 Ingress and egress from a collector road shall not be permitted where it would be:
- less than 150 m (492 ft.) from an existing approach on the same side of the road;
 - less than 150 m (492 ft.) from a bridge;
 - less than 150 m (492 ft.) from an at-grade railway crossing;

- d. at a point where the gradient of the road is in excess of three percent (3%) when the existing surveyed road has been constructed to collector road standards and in the case of an existing surveyed road not constructed to collector road standards, ingress to or egress from will be permitted only if construction to collector road standards is expected within two (2) years and the grade will be less than three percent (3%).

- 9.3.7 The planting of trees adjacent to collector roads shall be in accordance with the requirements of Figure 9.
- 9.3.8 Where a collector road intersects an arterial road, Provincial regulations shall apply to development adjacent to the collector road where it intersects.
- 9.3.9 No development shall be located so that access or egress to a local road is within 90.0 m (295.0 ft.) of the intersection of two (2) local roads.

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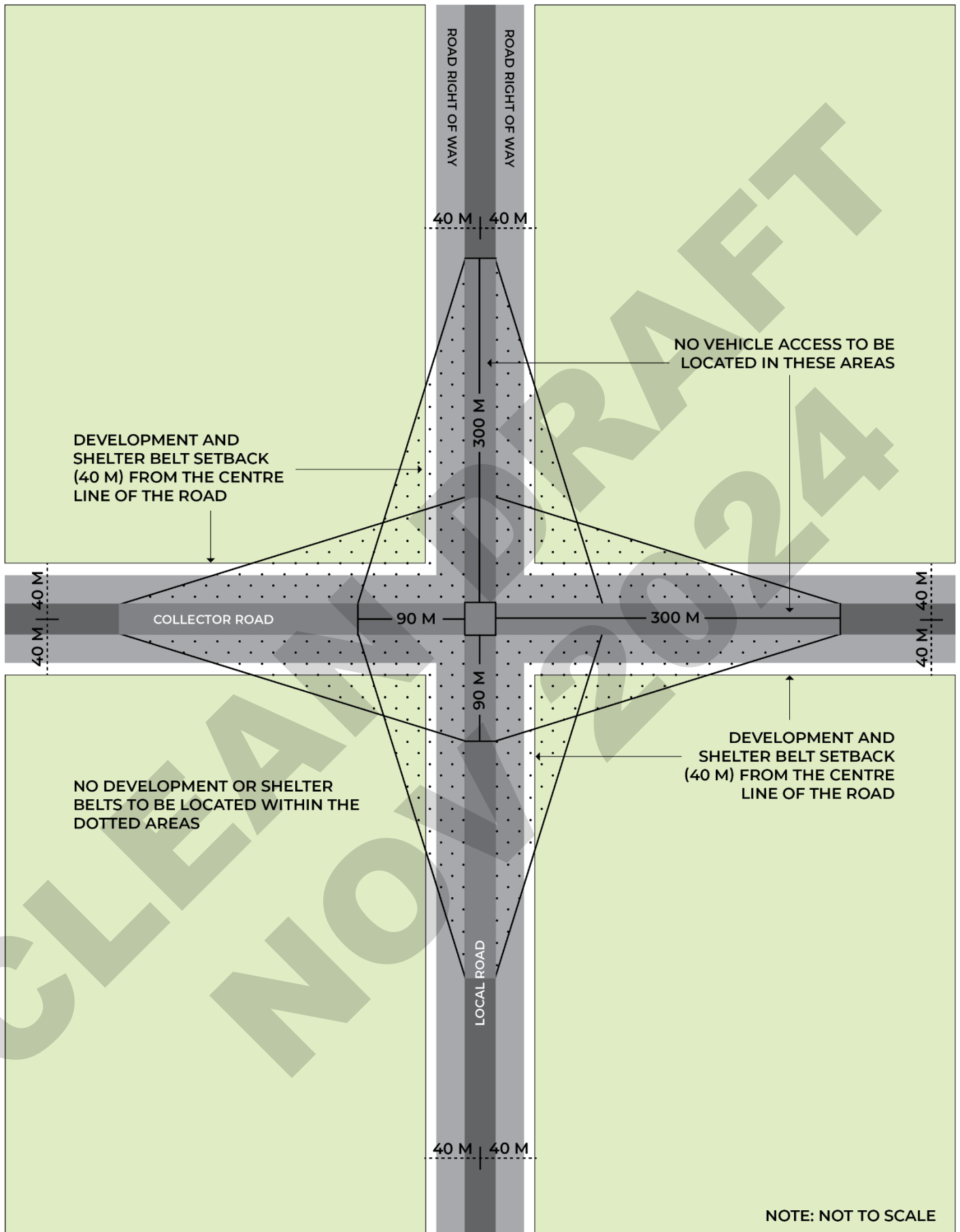


Figure 9: Development Setback at Intersection of Collector and Local Roads

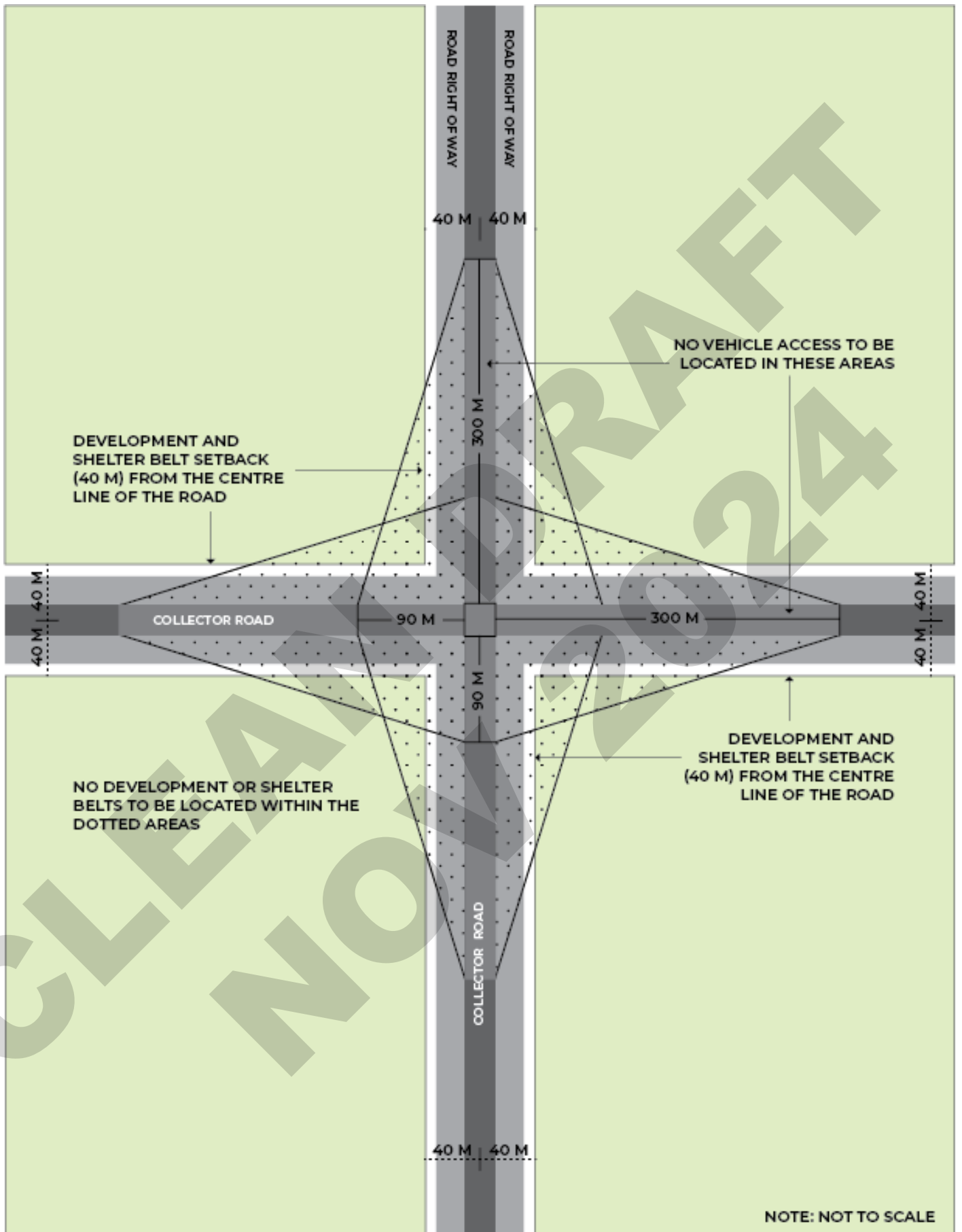


Figure 10: Development Setback at Intersection of Two Collector Roads

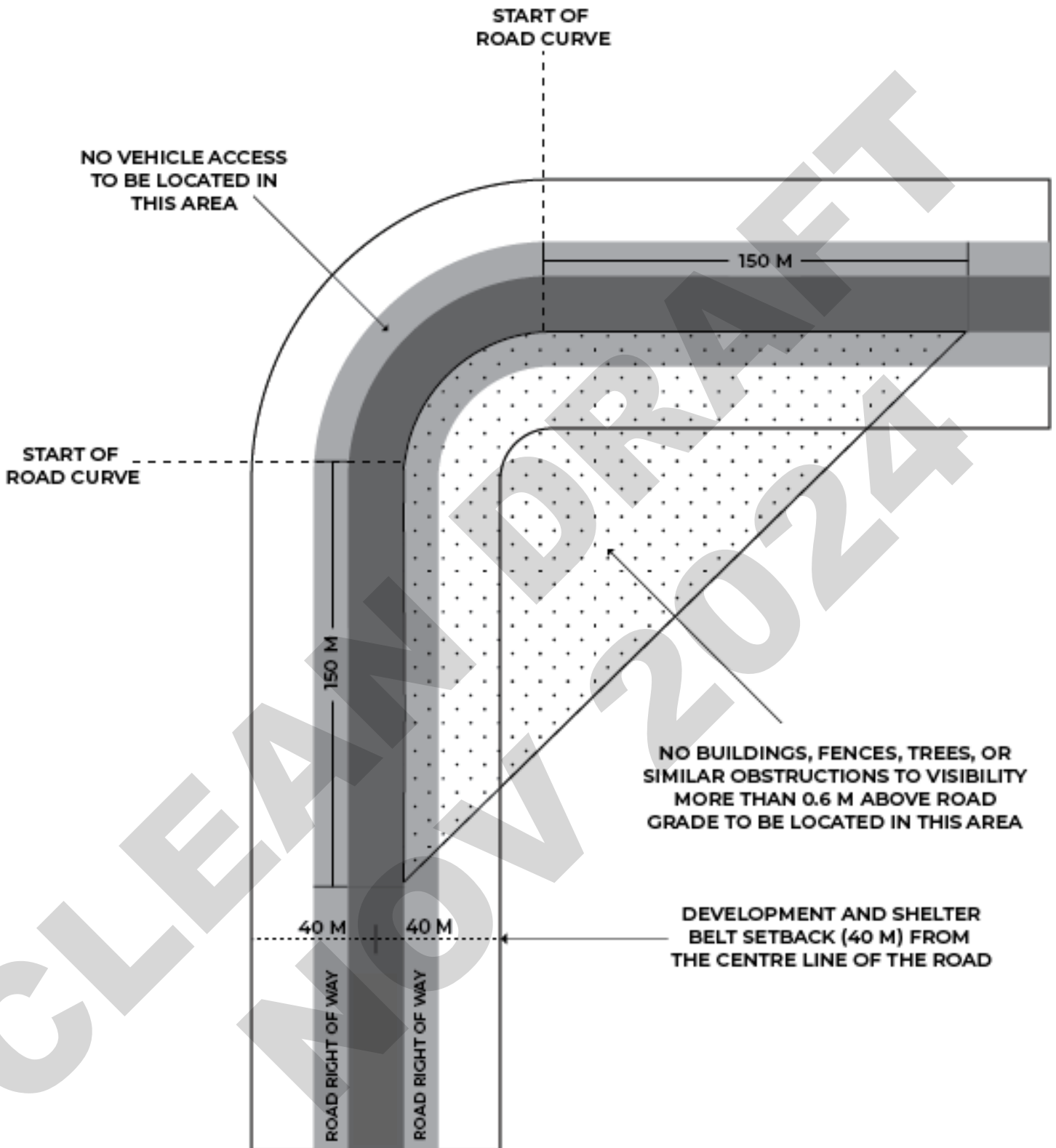


Figure 11: Building and Access Site Requirements Near Road Curve

9.4 BUFFERING

9.4.1 At the sole discretion of the Development Officer, buffering in the form of additional setback, fencing, berming, landscaping or the like shall be required as a condition of any commercial or industrial development in proximity to residential uses.

9.5 CORNER AND DOUBLE FRONTING LOTS IN RESIDENTIAL DISTRICTS

- 9.5.1 Within the MHP, CR1, CR2, R, R1 and R2 Districts, the following regulations shall apply:
- In the case of double fronting lots, the front yard shall be that portion of the lot abutting the road on which the front yards of adjacent lots face. If adjacent lots have front yards facing both roads, front yards shall be considered to be on both roads and the lot may thus have no rear yard.
 - Notwithstanding any other provision of this Bylaw to the contrary, the Development Officer may require that a development on a corner lot or on a double fronting lot provide two minimum required front yards, after having regard to the orientation of adjacent lots and to the location of accesses to the development.
 - Notwithstanding any other provision of this Bylaw to the contrary, where a second minimum front yard is not required on a corner lot, the minimum required side yard on the side adjacent to the road shall not be less than 3.8 m (12.6 ft.).
 - Notwithstanding subsection (3), features under 0.5 m (1.6 ft.) in height may project to the sideline where a second minimum front yard is not required on a corner lot.

9.6 CORNER SITES AND SITE LINE PROTECTION

9.6.1 Within the MHP, CR1, CR2, R, R1 and R2 Districts, on corner sites, no fence, wall, tree, bush, structure or thing more than 1.0 m (3.2 ft.) in height shall be erected, placed or maintained within the triangular area formed by the intersecting road right-of-way lines (or their projections) or a road and a straight line joining points on the road right-of-way lines 6.0 m (19.6 ft.) from their intersection (see Figure 12).

9.6.2 Within the MHP, CR1, CR2, R, R1 and R2 Districts, at the intersection of roads and lanes, and at intersections of driveways and roads, no fence, wall, tree, bush, structure or thing more than 1.0 m (3.2 ft.) in height shall be erected, placed or maintained within the triangular area formed by the intersecting road or lane right-of-way lines or the edge of the driveway and a straight line joining points on the road or lane right-of-way lines or the edge of the driveway 6.0 m (19.6 ft.) from their intersection.

9.6.3 Within the HD, HDS, M, B, B2, C1, M1, MH and PR Districts, on corner sites, no fence, wall, tree, bush, structure or thing more than 1.0 m (3.2 ft.) in height shall be erected, placed or maintained within the triangular area formed by the intersecting road right-of-way lines (or their projections) or a road and a straight line joining points on the road right-of-way lines 4.5 m (14.8 ft.) from their intersection.

9.6.4 At the intersection of roads and lanes, and at intersections of driveways and roads, no fence, wall, tree, bush, structure or thing more than 1.0 m (3.2 ft.) in height shall be erected, placed or maintained within the triangular area formed by the intersecting road or lane right-of-way lines or the edge of the driveway and a straight line joining points on the road or lane right-of-way lines or the edge of the driveway 4.5 m (14.8 ft.) from their intersection.

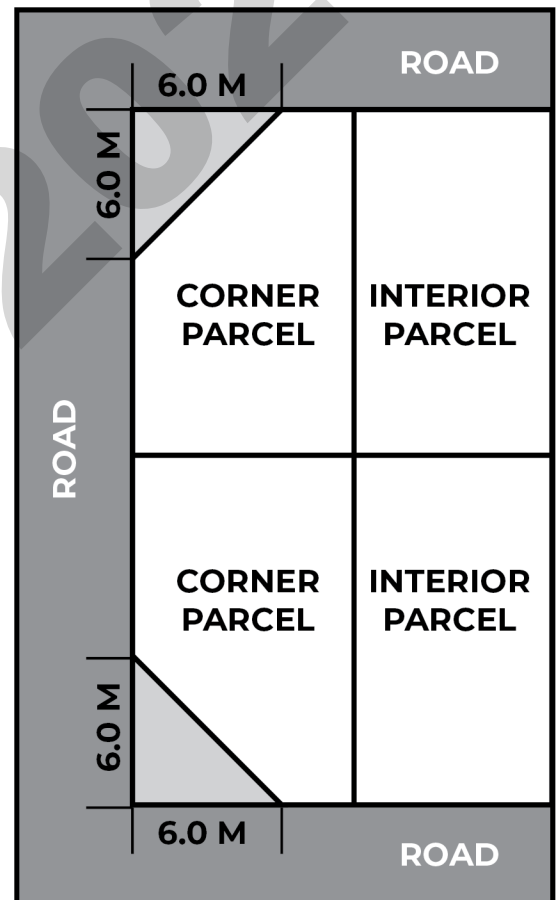


Figure 12: Setbacks on Corner Lots

- 9.6.5 Notwithstanding any other provision of this Bylaw to the contrary, no sign shall be located within the areas defined in subsections 9.6.1 through 9.6.4.

9.7 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- 9.7.1 During the review of a development permit application, the Development Officer may consider the following Crime Prevention Through Environmental Design (CPTED) principles, and make recommendations for the proposed development:
- a. the reduction of concealment opportunities;
 - b. the provision of lighting to minimize unlit areas;
 - c. the placement of windows to maximize informal surveillance; and
 - d. easily-identified street addresses.

9.8 DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

- 9.8.1 The exterior finish on all buildings shall be of a permanent material and be of a character and quality satisfactory to the Development Officer.
- 9.8.2 Pursuant to subsection 9.8.1, the Development Officer may consider the following when reviewing development proposals in all Districts:
- a. the design, character, and appearance of all buildings with respect to their compatibility with any other buildings existing in the vicinity;
 - b. the design of the building must be consistent with the purpose of the land use district in which it is located; and/or
 - c. the building shall comply with any provisions of any statutory plan which sets out specific guidelines as to the design, character, appearance or building materials to be used within a district or area.
- 9.8.3 The Development Officer shall encourage buildings to be sited and constructed so as to maximize passive solar energy gain.
- 9.8.4 The Subdivision Authority or the Development Officer may, where it desires to achieve a higher standard of design and appearance in a specific Area Structure Plan, Subdivision, or Development, require the developer to provide detailed architectural control guidelines.
- 9.8.5 The Subdivision Authority may require at the time of subdivision that the developer register a restrictive covenant against the subdivision in order to ensure ongoing conformance with the architectural control guidelines.

9.9 DWELLING UNITS ON A PARCEL

- 9.9.1 The number of dwelling units permitted on any parcel of land shall not normally exceed one (1).
- 9.9.2 Notwithstanding the provisions of Section 9.9.1 above, the development authority may issue a development permit for the construction or location of more than one (1) dwelling unit on a parcel if additional dwelling units are permitted or discretionary within the applicable land use district and the second or additional dwelling unit:
- a. is the second dwelling on an agricultural lot in the Agricultural (A), Highway Development (HD) or Highway Development Special Purpose (HDS) Districts if the placement of the second or additional dwelling is for farm labour. For the purpose of this section, in order for a lot to be deemed an agricultural lot the landowner must demonstrate that they have been approved for the Alberta Farm Fuel Benefit Program, as provided for in the Fuel Tax Act;
 - b. is contained in a building that, or in buildings each of which, are designed for or divided into two (2) or more dwelling units;
 - c. is a surveillance suite as defined in this Bylaw and meets the requirements for such development as established in Sections 10.45;
 - d. is a temporary building or use as defined in this Bylaw; or
 - e. is a garage, garden, or secondary suite as defined in this Bylaw and meets the requirements for such development as established in Sections 10.41, 10.42, or 10.44, as applicable.
- 9.9.3 The number of dwelling units allowed on a colony site shall be at the discretion of the Development Authority.

- 9.9.4 Notwithstanding the provisions of Section 9.9.1 above, a second or additional dwelling shall be allowed on a lot when the additional dwelling is a manufactured home located within a manufactured home park.
- 9.9.5 Notwithstanding the provisions of Subsections 9.9.1, 9.9.2 and 9.9.3 above, a second or additional single detached dwelling should be encouraged to be located in a manner such that the additional dwelling could be subdivided from the balance of the lot in the future.

9.10 ENVIRONMENTAL CONSIDERATIONS

- 9.10.1 Notwithstanding any other provision in this Bylaw to the contrary, the wintering of livestock will be discouraged within and directly adjacent to water bodies and watercourses.
- 9.10.2 Development which is proposed adjacent to a wetland shall comply with the provisions of the Alberta Wetland Policy.
- 9.10.3 Development or water diversion may not occur in waterbodies, watercourses or Public Lands without prior consultation and approval from Alberta Environment and Parks.
- 9.10.4 Development shall be discouraged from locating on sites that exhibit the following features:
 - a. Steep slopes;
 - b. Slope instability;
 - c. High ground water table; or
 - d. Floodway or flood fringe areas.
- 9.10.5 The Subdivision or Development Officer may require that the features identified in Section 9.9.4 be delineated on the site plan when evaluating the suitability of parcels subject to a subdivision or development permit application.

9.11 EXISTING SUBSTANDARD LOTS

- 9.11.1 Development on existing substandard lots may be considered by the Development Officer. Compliance with the Alberta Safety Codes Act and any other Provincial legislation or regulations will be required.

9.12 FENCES, WALLS, AND HEDGES

- 9.12.1 Notwithstanding any regulation respecting required yards to the contrary in this Bylaw, a fence or hedge may be constructed along a boundary line of a lot.
- 9.12.2 No fence, wall, hedge, or any combination thereof in any Residential District shall be constructed that is higher, measured from the average ground level 0.3 m (1.0 ft.) back from the lot line on whichever side of the fence the ground level is lower, than:
 - a. 2.0 m (6.6 ft.) for the portion of the fence, wall or hedge that does not extend beyond the foremost portion of the principal building into the front yard setback, as depicted in Figure 13;
 - b. 1.0 m (3.3 ft.) for the portion of the fence, wall or hedge that does extend beyond the foremost portion of the principal dwelling into the front yard setback, as depicted in Figure 13;
 - c. 1.0 m (3.3 ft.) for that portion of the fence, wall or hedge that does extend into an 8 m (26.25 ft.) sight triangle on a corner lot having two or more intersecting roads, as depicted in in Figure 13.

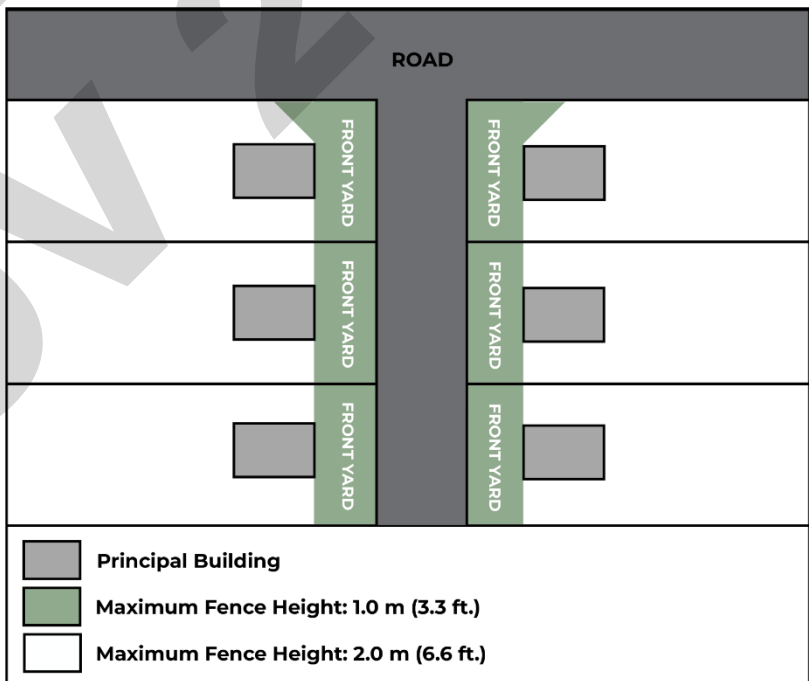


Figure 13: Maximum Fence Height

- 9.12.3 All apartment or row housing developments shall provide, to the satisfaction of the Development Officer, a wall, hedge, or wooden fence of not less than 1.2 m (4.0 ft.) nor more than 2.0 m (6.6 ft.) in height, along any side or rear lines adjacent to any residential use.
- 9.12.4 All drive-in businesses, car washing establishments, service stations and gas bars shall provide, to the satisfaction of the Development Officer, solid fences of not less than 1.2 m (4.0 ft.) in height nor more than 2.0 m (6.6 ft.) in height, along any side or rear property lines adjacent to any residential district.
- 9.12.5 All other commercial developments shall provide, to the satisfaction of the Development Officer, a wooden fence of not more 2.0 m (6.6 ft.) in height along any side or rear lines adjacent to any residential district.
- 9.12.6 Neither razor wire nor barbed wire shall be allowed within Residential Districts.
- 9.12.7 Razor wire shall not be used in the municipality without a development permit having been issued to allow its use.
- 9.12.8 Other than in the Agricultural (A) District, barbed wire shall be used as a fencing material only if a development permit has been issued to allow its use.
- 9.12.9 In all Districts outside of the Hamlets, all fences, walls, and hedges, other than game fencing and corrals on parcels over 32.0 ha (80.0 ac.), shall be not less than 15.24 m (50.0 ft.) from the centre line of adjacent roads.

9.13 HISTORICAL AND ARCHAEOLOGICAL SITES

- 9.13.1 Identified historic resources, historic resource sites and archaeological, cultural and paleontological sites shall be conserved as required pursuant to the requirements in the Historic Resources Act in accordance with guidelines established by the Province of Alberta.

9.14 LANDSCAPING

- 9.14.1 In all land use districts except the Agricultural (A) District, no person shall commence or continue the removal of topsoil without first obtaining an approved development permit.
- 9.14.2 Development permit applications for landscaping shall be accompanied by a general parcel grading plan, drainage plan and, if applicable, indicate any existing or proposed retaining wall construction.
- 9.14.3 The developer shall provide upon occupancy of the development, a minimum topsoil coverage of 15.2 cm (6 in.) and the affected area shall be landscaped to the satisfaction of the Development Officer.
- 9.14.4 In any commercial, industrial, or residential land use district other than the Multi-lot Country Residential (CR-M) District, 90% of all areas of a parcel not covered by buildings, parking or vehicular maneuvering areas shall be landscaped to the satisfaction of the Development Officer.
- 9.14.5 Commercial buildings in residential areas must be screened by a solid or opaque fence of not less than 1.8 m (5.9 ft.) in height adjacent to residential properties, or otherwise screened by landscaping or other architectural features, to the satisfaction of the Development Officer.
- 9.14.6 In the case of car washing establishments, service stations and gas bars, landscaping shall be provided and maintained to the satisfaction of the Development Officer. Solid fences shall be provided at least 1.5 m (4.9 ft.) in height and no higher than 2.1 m (6.9 ft.) adjacent to residential areas.
- 9.14.7 In the case of apartments or row houses all off-street parking shall include a landscaped area, and in residential areas, a wall, hedge, or wooden fence of not less than 1.2 m (3.9 ft.) in height and not more than 2.1 m (6.9 ft.) in height, shall be provided along the side property lines, all to the satisfaction of the Development Officer.
- 9.14.8 In any residential land use district, acceptable landscaping for the front yard shall include manicured lawns, rock gardens, xeriscapes, vegetable gardens and ornamental plants, or a combination thereof.
- 9.14.9 In any commercial land use district, off-street parking lots shall be landscaped by the planting of trees and/or shrubs in the amount of at least one tree and/or shrub for every 185.8 m² (2000 ft.²) of parking lot area. The trees and/or shrubbery shall be of a type and size approved by the Development Officer. Trees/shrubbery required shall be located within the parking area in locations where visibility for the safe movement of persons and traffic is not impaired.
- 9.14.10 All required landscaping and planting must be carried out to the satisfaction of the Development Officer and within 1 year (weather permitting) of occupancy or commencement of operation of the proposed development.

9.14.11 As a condition of a development permit, the Development Officer may require that the developer provide a financial guarantee, in a form acceptable to the County of Vermilion River, up to the value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence.

9.15 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

9.15.1 No person shall keep or permit in any part of any yard in any R, R1, or R2 District:

- a. Any dismantled or wrecked vehicle for more than fourteen (14) successive days;
- b. An object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the district in which it is located;
- c. Any excavation, storage or piling up of materials required during construction unless all necessary safety measures are taken, 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.

9.15.2 No fur bearing animals or livestock other than small domestic pets and horses shall be permitted on lots in the CR-M, R, or R1 Districts except as provided regulations in the districts.

9.15.3 The matters of pollution and adverse effects on other properties shall be such that no use be allowed which may be offensive to a neighbouring owner or municipality. The word "offensive" here implies sight, smell and/or anything which may adversely affect a neighbouring owner or municipality.

9.15.4 No person shall keep or maintain a recreational vehicle in a front yard except that a recreational vehicle may be maintained in a front yard on a hard surfaced (concrete, gravel, or asphalt) driveway or concrete pad.

9.15.5 No person shall keep or permit in any part of any yard any more than one (1) vehicle, loaded, or unloaded, of a gross vehicle weight in excess of 4,800.0 kg (10,560 lbs.) for longer than is reasonably necessary to load or unload the vehicle.

9.15.6 No person shall keep or permit in a yard adjacent to a dwelling, either:

9.15.7 Notwithstanding subsection 9.15.6 above, on lots in a residential district which are:

- a. Greater than 1.2 ha (3.0 ac.) in area; and
- b. Where the proponent can prove to the satisfaction of the development Authority that the location and use of the propane tanks meets acceptable fire code and safety standards;

The Development Officer may, at its sole discretion, allow more than four (4) propane tanks or any number of propane tanks with a capacity which exceeds 68.2 kg (150 lbs.) to be located on a lot.

9.15.8 Notwithstanding subsection 9.15.6 above, in Commercial Districts, where the applicant for a development permit can prove to the satisfaction of the Development Officer that the location and use of the proposed propane tanks meets acceptable fire code and safety standards as well as emergency response requirements, the Development Officer may, at its sole discretion, allow more than four (4) propane tanks or any number of propane tanks with a total capacity which exceeds 68.2 kg (150 lbs.) to be located either:

- a. Within an individual parcel; or
- b. Within each recreational vehicle stall located in an approved campground/recreational trailer park.

9.15.9 All development permit applications to allow more than four (4) propane tanks, or any number of propane tanks with a total capacity which exceeds 68.2 kg (150 lbs.), to be located within individual stalls, in approved campground or recreational vehicle park, will be required to include an Emergency Response Plan, prepared by the developer, at no cost to the municipality. The Emergency Response Plan will be circulated to the municipality's Fire Department for approval prior to issuance of a development permit.

9.15.10 Development permits issued for more than four (4) propane tanks or any number of propane tanks with a total capacity which exceeds 68.2 kg (150 lbs.) will only be granted for a period of one year. New development permit applications must be submitted annually if the proponent wishes to extend the development period.

9.16 PARKING AND LOADING

9.16.1 In all Districts, vehicular entrances and exits onto roads shall only be permitted at locations approved by the Development Officer and in conformity with all relevant Public Works specifications or policies. Permits shall be obtained from Alberta Transportation and Economic Corridors for all approaches onto Highways.

9.16.2 In all Districts, an off-street parking space shall be provided in accordance with the minimum requirements of each use as determined by the Development Officer. The following specifications shall be adhered to:

Parking Angle in Degrees	Width of Stall	Depth of Stall (Perpendicular to Maneuvering Aisle)	Width of Stall (Parallel to Maneuvering Aisle)	Overall Depth	Width of Maneuvering Aisle (one-way)
a	b	c	d	e	f
0	2.7 m (8.86 ft.)	2.7 m (8.9 ft.)	7.0 m (23.0 ft.)	9.1 m (29.86 ft.)	3.6 m (11.81 ft.)
30	2.7 m (8.86 ft.)	5.2 m (17.1 ft.)	5.5 m (46.0 ft.)	14.0 m (45.93 ft.)	3.6 m (11.81 ft.)
45	2.7 m (8.86 ft.)	5.8 m (19.0 ft.)	4.0 m (13.1 ft.)	15.2 m (49.9 ft.)	3.6 m (11.81 ft.)
60	2.7 m (8.86 ft.)	6.1 m (20.0 ft.)	3.1 m (10.2 ft.)	18.2 m (59.7 ft.)	6.0 m (19.7 ft.)
90	2.7 m (8.86 ft.)	6.1 m (20.0 ft.)	2.7 m (8.86 ft.)	19.5 m (64.0 ft.)	7.3 m (24.0 ft.)

Table 2: Parking Stall and Aisle Dimensions

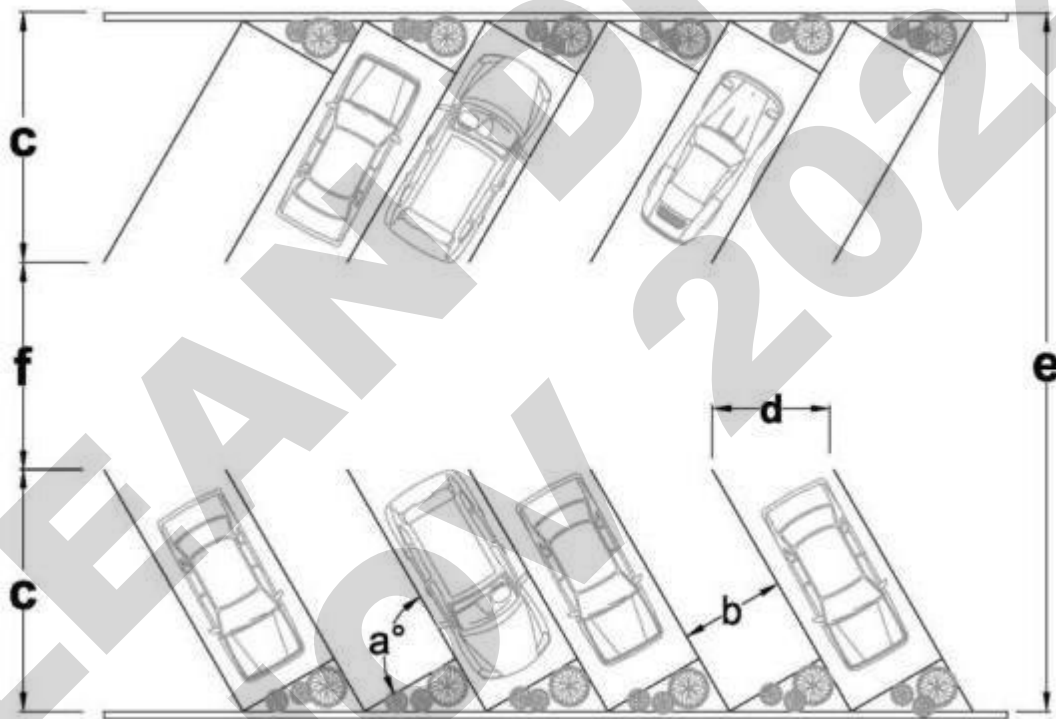


Figure 14: Parking Stall Diagram

9.16.3 An off-street parking area:

- shall be designed to the satisfaction of the Development Officer with regard to the dimensions, and layout of parking stalls and maneuvering aisles; and
- shall have adequate street access, curbs, and curb cuts (where required) located to the satisfaction of the Development Officer; and
- shall be graded, drained, compacted and surfaced to the satisfaction of the Development Officer.

9.16.4 All parking areas shall conform to the minimum parking standards set out in this section.

9.16.5 Required Number of Off-Street Parking Spaces

- All developed parcels are required to provide a minimum number of parking stalls based on the use of the parcel. In determining the parking requirement for a parcel:

- i. If a specific use is not mentioned below, the requirement shall be the same as for a similar use, as determined by the Development Officer; and
- ii. If a parcel consists of multiple uses, the required parking shall be the sum of the requirements for each use, unless it is demonstrated to the satisfaction of the Development Officer that a shared parking facility with a reduced number of spaces will be sufficient. The required parking may be combined or shared parking provided that a legal agreement is entered into between the users or land owners, and further that the parking arrangements are acceptable to the Development Officer;
- iii. Other than as noted below, no parking space may be located within a required front yard in the R, R1 or R2 Districts; and
- iv. The minimum number of parking stalls for any development shall be as follows:

Residential

Dwelling Type	Parking Stall Requirement
Principal dwelling	2 per dwelling
Secondary dwelling	1 per dwelling*
Apartment dwelling	1.5 per dwelling (for 1 or 2 bedroom dwelling) or 2 per dwelling (3 bedrooms or more) + 1 per 7 dwellings for visitors
Row housing dwelling	2 per dwelling unit
Suites (guest, garage, garden)	1 per dwelling*
Group Home	1 per 3 employees*
Home Occupation	1 per non-resident employee**
Bed and breakfast	1 per guest unit*
Dwelling with self-contained units for senior citizens only	2 per dwelling unit

*In addition to the number of spaces required for the principal dwelling.

** In addition to the number of spaces required for the principal dwelling as well as any commercial vehicles associated with the Home Occupation.

Commercial

Commercial Use Type	Parking Stall Requirement
Office uses and government services	1 per 40.0 m ² (323 ft. ²) of GFA*
Health Services	per 30.0 m ² (325.0 ft. ²) of gross leasable area or 3 for each full time or part-time professional, whichever is greater
Retail and service shops with a GFA below 2000 m ²	1 per 45.0 m ² (484 ft. ²) of GFA
Retail and service shops with a GFA 2000 m ² to 20,000 m ²	1 per 30.0 m ² (323 ft. ²) of GFA
Retail/service shops with GFA more than 20,000 m ²	1 per 25.0 m ² (269 ft. ²) of GFA
Restaurants, Nightclubs and Bars	the greater of 1 per 4.0 seats or 1 per 10.0 m ² (108 ft. ²) of GFA
Microbrewery or Distillery	the greater of 1 per 4.0 seats or 1 per 10.0 m ² (108 ft. ²) of GFA
Drive-in restaurants	1 per 2.8 m ² (30 ft. ²) used by patrons
Automotive repair and services, auto body shops and tire shops	2 per service bay
Hotels and motels	1 per guest room + 1 per three employees on maximum shift +1 per 4 seats of any associated eating or drinking establishment

*Gross Floor Area

Industrial

Industrial Use Type	Parking Stall Requirement
Manufacturing plants; general industrial, warehousing and storage yards; servicing and repair establishments; research laboratories; and public utility buildings	1 per employee on maximum shift. This may be varied by the Development Authority to no less than 1 per 3 employees if it can be shown that fewer stalls are needed.
Auction marts and outdoor storage yards	Determined by Development Authority

Public and Institutional Uses

Industrial Use Type	Parking Stall Requirement
Theatre, auditorium, hall, places of worship or other cultural or recreational facility	1 per 7.5 seating spaces or 1 per 7 m ² (75 ft. ²) used by the patrons, whichever is greater
Elementary school or junior high school	1 per school employee during regular school hours, plus 8 4 per 10 students
Senior high school (not including an associated auditorium, gymnasium or swimming pool)	
Hospital, sanatorium, group care facilities, nursing home, convalescent home and senior citizens lodge	1 per 100 m ² (1,076 ft. ²) of floor area or 1 per four beds and 1 for every two employees on maximum shift, whichever is greater.

9.16.6 Off-Site and Communal Parking Facilities

- a. In Districts other than a residential district, and subject to approval by the Development Officer, required parking for any development(s) may be provided on another parcel, separate from the development(s) in accordance with the following:
 - i. Parking, in the opinion of the Development Officer, must be suitable, easily accessible and within a reasonable distance of the associated development(s).
 - ii. Future use of the parcel must be ensured to the satisfaction of the Development Officer. This may be done by a restrictive covenant registered on the title, a suitable bond posted by the developer(s), or by any other legal method.
 - iii. At the option of the Development Officer, in lieu of off-street parking, a developer shall pay the County to provide equivalent public parking. The Development Officer shall determine the amount of money-in-lieu-of parking, based on current market values, and the money shall be used to provide off-street public parking.

9.16.7 Off-Street Loading Facilities

- a. Off-street loading spaces shall be required for all non-residential developments and apartments.
- b. A loading space shall be designed and located so vehicles using it can park and maneuver within the parcel.
- c. The loading space shall be at least 4.0 m (13.12 ft.) wide, 8.0 m (26.24 ft.) long, and 4.3 m (14.10 ft.) high.
- d. A loading area shall be graded, drained, compacted and surfaced to the satisfaction of the Development Officer.
- e. Loading spaces shall be provided in accordance with the following:

Off-Street Loading Requirements

Use Type	Loading Space Requirement
Retail, industrial and similar uses, under 465 m ² (5,000 ft. ²);	1 loading space
Retail, industrial and similar uses, greater than 465 m ² (5,000 ft. ²) up to 2,323 m ² (25,000 ft. ²);	2 loading spaces

each additional 2,323 m ² . (25,000 ft. ²) or fraction thereof;	1 additional loading space
Office, place of assembly, institution, club, school, or any other use up to 2,787 m ² (30,000 ft. ²);	1 loading space
each additional 2,787 m ² . (30,000 ft. ²) or fraction thereof	1 additional loading space
neighbourhood commercial stores	1 loading space

9.16.8 Sightline calculations shall be in accordance with the Roads and Transportation Association of Canada methods for determining crossing sight distances for roadways.

9.17 PIPELINE AND OTHER UTILITY CORRIDOR SETBACKS

9.17.1 Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation and regulations and any regulations established by the Alberta Energy Regulator and Alberta Utilities Commission.

9.18 PROJECTIONS INTO YARDS

9.18.1 Except as provided in this Section, and except for fences as noted in Section 9.12 of this Bylaw, no portion of a building shall be located or projected into a required yard.

9.18.2 The following features may project into a required front yard:

- a. Eaves, gutters, sills, bay windows, canopies, chimneys, and fire escapes may project a maximum of 0.6 m (2.0 ft.);
- b. Steps, unenclosed decks, and balconies may project a maximum of 2.0 m (6.6 ft.).

9.18.3 The following features may project into a required side yard:

- a. Eaves, gutters, and sills may project a maximum of 0.6 m (2.0 ft.);
- b. In side yards not required for vehicular access, bay windows, unenclosed balconies, chimneys, decks, fire escapes and steps may project a maximum of 0.6 m (2.0 ft.).

9.18.4 The following features may project into a required rear yard:

- a. Eaves, gutters, sills, bay windows, fire escapes and chimneys may project a maximum of 1.5 m (5.0 ft.).

9.18.5 Notwithstanding any provision of this Section, no projections shall be permitted into a yard required to be used as a parking space, vehicle loading and unloading space, driveway, or any maneuvering space for a vehicle.

9.18.6 Notwithstanding any provision of this Section, exterior finishes such as siding, brick, stone and parging may project a maximum of 150.0 mm (6.0 in.) into a required yard.

9.19 PROTECTION FROM EXPOSURE HAZARDS

9.19.1 The location of any anhydrous ammonia (AA) or liquefied petroleum gas (LPG) tank with a water capacity exceeding 9082 l (2000 gal.) shall be in accordance with the requirements of the Development Officer, but in no case be less than a minimum distance of 122 m (400 ft.) from assembly, institutional, commercial, or residential buildings.

9.19.2 AA or LPG containers with a water capacity of less than 9082 l (2000 gal.) shall be located in accordance with regulations under the Safety Codes Act.

9.19.3 Flammable liquids tanks at bulk plants or service stations shall be located in accordance with regulations under the Safety Codes Act.

9.19.4 Setbacks from pipelines and other utility corridors shall be at the discretion of the Development Officer and be in accordance with the appropriate Provincial legislation or regulations.

9.20 RESIDENTIAL CLUSTER CONSERVATION DESIGN

9.20.1 A land suitability analysis (LSA) of the proposed development site which illustrates:

- a. Primary conservation areas;
- b. Secondary conservation areas;
- c. Low priority conservation areas; and
- d. Open space areas;

Must be included with all Area Structure Plans and Development Concept Plans for Multi-lot Residential (cluster) conservation developments if the proposed development would exceed the maximum density of 1.54 dwellings per net ha (0.6 dwellings per net acre) or where the development proposed is:

- e. Not located within a Hamlet area; and
- f. The developer proposed lots which are smaller than 0.3 ha (0.74 ac) in area.

9.20.2 The LSA shall include information about:

- a. Site and property boundaries;
- b. All streams, rivers, lakes, wetlands, and other hydrogeological features (including seasonal water flows and ponding areas) within and adjacent to the site;
- c. Topographic contours of no less than 3.0 m (9.8 ft.) intervals;
- d. All environmentally sensitive areas identified by Alberta Environment and Parks;
- e. General vegetation characteristics;
- f. Soil drainage;
- g. Soils information including farmland assessment information and soil suitability for private sewage disposal;
- h. Existing roads and road structures; and
- i. Potential connections of open space, green spaces, and trails.

This information shall be used to determine Primary, Secondary and Low Priority Conservation areas.

9.20.3 Normally, at least 50% of the gross developable area shall be left as open space in cluster residential developments. However, at the discretion of the Development Officer; and the Subdivision Authority, this percentage may be reduced based on the results of the biophysical analysis submitted with the application.

9.20.4 The location and percentage of open space in the development must be illustrated in the development concept.

9.20.5 The following are considered Primary Conservation areas and must be included within open space areas:

- a. The 1:100-year floodplain;
- b. Water features and buffer zones which meet the minimum ER width requirements identified in the Province of Alberta's Guidelines for Minimum Environmental Reserve/Easement Width;
- c. Slopes greater than 15%;
- d. Populations of endangered or threatened species, or habitat for such species;
- e. Hazard lands and environmental reserve modifier areas identified in the Sustainable Resource Development Guidelines for Minimum Environmental Reserve/Easement Width (see Appendix A);
- f. Environmentally sensitive areas (ESAs), as identified by Alberta Environment and Parks; and
- g. Heritage resources such as municipally, provincially, and nationally identified heritage sites as well as archaeological sites, cemeteries, burial grounds, and other historically significant sites.

9.20.6 The following are considered Secondary Conservation areas, and may be included within open space areas:

- a. Existing healthy, native forests of at least 0.4 ha (10.0 ac) contiguous area;
- b. Other significant natural features and scenic view sheds such as water bodies, ridge lines, peaks, and rock outcroppings, particularly those that can be seen from public roads or public properties;
- c. Agricultural lands with a farmland assessment ratio of 55% or greater of at least 2.0 ha (5.0 ac) contiguous area; and
- d. Existing trails that connect neighbouring areas.

9.20.7 All remaining lands will be considered Low Priority Conservation areas. These areas are not required to be included within the open space areas.

- 9.20.8 If the entire site of a development proposal is identified as Low Priority Conservation area, development should be directed to previously cleared and/or disturbed areas.
- 9.20.9 The following uses are suitable for open space areas:
- a. Conservation of natural, archaeological, or historical resources;
 - b. Conservation of meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented uses;
 - c. Walking or bicycle trails, provided they are constructed of porous paving or pervious materials;
 - d. Passive recreation such as open fields;
 - e. Active recreation;
 - f. Agriculture, horticulture, or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within Primary Conservation areas;
 - g. Non-structural storm water management practices and structural storm water management practices that allow for filtered groundwater;
 - h. Sewage disposal fields comprised of single or multiple septic tanks;
 - i. Enclosed sewage treatment facilities; and
 - j. Easements for drainage, access, and underground utility lines.
- 9.20.10 The Development Concept Plan for a residential conservation development shall include an Open Space Management Plan. The open space can be managed in a number of ways, including, but not limited to:
- a. Municipal ownership (in Municipal and/or Environmental Reserve parcels);
 - b. As common unit (or units) within a bare land condominium plan; or
 - c. As a commonly owned unit, provided.
- 9.20.11 The Development Concept Plan will clearly indicate who shall be responsible for maintaining and managing the open space areas and how funding for the maintenance and management shall be collected, including any legal instrumentation of such responsibilities and funding. The Plan will also indicate how, if the maintenance and/or management of the open space areas becomes neglected and/or if funding provisions cannot be enforced, the County shall assume responsibility for maintenance and management of the open space areas, and further, how the costs of such maintenance and management, including administrative costs, interest, and penalties, will be charged back against the landowners within the development.
- 9.20.12 Since such open space areas are not developable, their value will be reduced for assessment and municipal taxation purposes.
- 9.20.13 Private recreation facilities shall be encouraged within the residential conservation (cluster) area in order to provide residential recreational amenities that are not lake intensive. Public recreation facilities (facilities open to the general public) shall only be developed if they are compatible with the environment and with nearby uses and developments.
- 9.20.14 Though the form of ownership of the individual residential dwelling units may be the normal fee simple ownership, other forms, including such as co-operatives, bare land condominiums, rental accommodation, societies, joint ownerships, shall be considered. The form of ownership, and the implications of the form of ownership for the management and maintenance of any services and utilities, shall be identified in the Development Concept Plan for a particular development.
- 9.20.15 The Development Concept Plan will:
- a. Allocate responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and long-term capital improvements. Facilities may include water treatment facilities, recreation facilities and trail networks; and
 - b. Provide a strategy for the enforcement of the Plan.
- 9.20.16 Any changes to the Area Structure Plan or Development Concept Plan must be approved by the County of Vermilion River. The responsibility for maintaining the open space and any facilities located thereon shall be borne by the owner.

- 9.20.17 In the event that the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the County may assume the responsibility for maintenance, enter into the premises to take corrective action, and charge the cost to the previously responsible party. The County may also bill for administrative costs and penalties associated with the maintenance.
- 9.20.18 Development Officer; may require the Open Space be protected by a legally binding instrument such as a Conservation Easement which is recorded with the deed. The form of protection and the organization or entity to which the instrument will be registered shall be identified in the Development Concept Plan for a particular development. The instrument will be registered to one of the following:
- a. A land trust or conservation oriented non-profit organization with the legal authority to accept such easements. The organization shall be bona fide in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer to the County in the event that the organization becomes unable to carry out its functions; or
 - b. A government entity with an interest in pursuing goals compatible with the purposes of this regulation. If the entity accepting the easements is not the County of Vermilion River, then a third right of enforcement favouring the County shall be included in the easement.
- 9.20.19 The instrument for permanent protection shall include clear restrictions on the use of open space. These restrictions shall include all restrictions included in this regulation as well as any further restrictions the applicant chooses to place on the use of the open space.

9.21 SANITARY FACILITIES

- 9.21.1 All buildings erected, placed, or moved into Districts established in this Bylaw to be used for a dwelling or a commercial or industrial purpose shall be provided with sanitary facilities to the satisfaction of any relevant Provincial legislation or regulations.

9.22 SETBACKS FROM THE LANDFILL, COMPOSTING AND WASTE (LC-W) DISTRICT

- 9.22.1 Notwithstanding any other regulation in this Bylaw, to the contrary, no school, hospital, food establishment or residence shall be located within 800 m (2,625 ft.) of land within the Landfill, Composting and Waste (LC-W) District.

9.23 SIGNS

- 9.23.1 All proposed signs within 40.0 m (134.0 ft.) of the centre line of a road require a development permit prior to construction.
- 9.23.2 No signs or advertising structures of a commercial, directional, or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.
- 9.23.3 No signs or advertising structures shall be erected on or affixed to private property without the prior consent of the property owner or tenant.
- 9.23.4 No signs, billboards, advertising structures or signboards shall be erected on or affixed to public property without the prior consent of the appropriate public body.
- 9.23.5 Notwithstanding Sections 9.20.1 to 9.20.4 above, the following signs may be erected on land or affixed to the exterior surface of a buildings or structure without application for a development permit, provided that no such signs be illuminated, and that any necessary permits have been obtained as required by Provincial regulations:
- a. signs for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business, or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character or to an apartment, to a club, or to a similar institution, not exceeding 3.0 m² (32.0 ft.²) and limited to one (1) two-sided sign per parcel;
 - b. temporary advertisement relating to the sale or letting of land, the sale of goods or livestock, the carrying out of building or similar work, announcement of any local event of a religious, educational, cultural, political, or similar character not exceeding 1.9 m² (20.5 ft.²), provided that all such temporary advertisements shall be removed by the advertiser within fifteen (15) days of the completion of the event or works to which such advertisements relate;

- c. advertisements or signs in relation to the function of local authorities, utility boards, or other public or quasi-public bodies.

- 9.23.6 No sign or advertisement shall resemble or conflict with a traffic sign, nor shall it be traffic hazard.
- 9.23.7 All signs shall be kept in a safe, clean, and tidy condition, and may, by direction of the Development Officer; be required to be renovated or removed.
- 9.23.8 No signs or advertising structures of any kind shall be permitted within the vicinity of a Primary Highway without the prior approval of Alberta Transportation and Economic Corridors.

9.24 SITE CONDITIONS AND BUFFERING REQUIREMENTS

- 9.24.1 The proponent for a development may be required to submit a site drainage plan and/or elevation plan to ensure that finished grades on the site shall prevent drainage from one site to adjacent sites except where drainage conforms to an acceptable local standard or a subdivision drainage plan.
- 9.24.2 The Development Officer may prescribe setback and/or buffering requirements for uses, which may be physically or visually incompatible with nearby land uses.
- 9.24.3 The Development Authority may require or approve screening for uses, which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar materials.
- 9.24.4 In considering the approval of an application, the Development Officer may require the retention of trees or additional planting of such type and extent as considered necessary for the purpose of ensuring buffering, erosion and/or dust control.
- 9.24.5 The location of any shelter belts shall be determined by the Development Officer.
- 9.24.6 The County may require Environmental Reserves, an Environmental Reserve Easement, or a combination thereof adjacent to bodies of water and lands containing significant environmental features.
- 9.24.7 The amount of Reserves/Easement lands shall be at the discretion of the County and the Subdivision Authority who will normally base environmental reserve and environmental reserve easement requirements on the following:
 - a. The Guidelines for Environmental Reserves and Environmental Reserve Easements established by Alberta Environment and Protected Areas; or
 - b. If this reserve/easement amount is disputed by the proponent of a development or subdivision then the developer may provide the County and the Subdivision Authority with a biophysical, engineering and/or geotechnical study which indicates that an alternative reserve/easement amount is appropriate for the subject site. If the report from the qualified registered professional indicates that a lesser reserve/easement would be suitable and/or provides mitigation recommendations which, if followed would allow for a lesser reserve/easement area then the Approving Authority may, at their sole discretion, approve a subdivision with a lesser reserve/easement area.
- 9.24.8 Notwithstanding Subsection 9.24.6 and 9.24.7, additional reserves/easements may be required by the County based on the recommendations of any engineering and/or geotechnical study provided for the subject site.
- 9.24.9 No buildings of any kind shall be allowed within required setback areas.
- 9.24.10 Notwithstanding 9.24.9, the width of the required development setback shall be at the sole discretion of the Development Officer who will normally base setback requirements on the following:
 - a. The Guidelines for Environmental Reserves and Environmental Reserve Easements established by Alberta Environment and Protected Areas; or
 - b. If this reserve/easement amount is disputed by the proponent of a development or subdivision then the developer may provide the County and the Subdivision Authority with a biophysical, engineering and/or geotechnical study which indicates that an alternative reserve/easement amount is appropriate for the subject site. If the report from the qualified registered professional indicates that a lesser reserve/easement would be suitable and/or provides mitigation recommendations which, if followed would allow for a lesser reserve/easement area then the Approving Authority may, at their sole discretion, approve a subdivision with a lesser reserve/easement area.
- 9.24.11 The Development Officer may require the applicant to submit as part of a development permit application an assessment by a registered professional engineer practicing in Alberta indicating the stability of the soils and

slopes for the development proposed, and how sufficient stability for the development can be ensured in order to determine the appropriate setback distance and/or site-specific building requirements.

- 9.24.12 If the report from the qualified registered professional indicates that a lesser setback would be suitable and/or provides mitigation recommendations which, if followed would allow for a lesser setback then the Development Officer may, at their sole discretion, approve a development with a lesser setback.
- 9.24.13 If the development is approved with the lesser setback, the Development Officer may require, as a condition of the approval of the permit, that the developer constructs those works or abide by those conditions necessary to ensure the stability of the soils and slopes as determined in the assessment.
- 9.24.14 If any development is damaged or threatened with damage from flooding from a water body, a river, creek or watercourse, the landowner will be entirely responsible for any damage and for any works necessary for protecting the development from damage.
- 9.24.15 If any development is damaged or threatened with damage from erosion or the effects of erosion, or from flooding or the effects of flooding, whether or not a development permit has been issued in respect of the development, the landowner will be entirely responsible for any damage and for any works necessary for protecting the development from damage.
- 9.24.16 The Development Officer will not approve a development permit application for the development or placement of permanent buildings within the 1:100-year flood way of any lake, river, creek, watercourse, or water body.
- 9.24.17 Development shall not be permitted within 30m (100.0 ft.) of a steep slopes (in excess of 15%), on unstable slopes or land characterized by soil instability, or on lands exhibiting evidence of poor drainage or flooding unless it can be demonstrated to the satisfaction of the Development Officer that unique site requirements warrant otherwise by providing a geotechnical report provided by a qualified registered professional registered in the Province of Alberta.
- 9.24.18 Applicants seeking development approval must consider locations of abandoned wells, including setback areas. The County of Vermilion River requires a minimum setback of 100 meters from all abandoned wells for residential and public facility developments. All other development classifications will be required to use the lease area as the setback guidelines. Reclaimed wells shall require a 10.0 m (33.0 ft.) setback from the well location and may be required to provide an 8.0m (26.2 ft.) easement for access to the well site.

9.25 SOUR GAS FACILITIES

- 9.25.1 No development shall be allowed within 100.0 m (328.0 ft.) of a Level 1 sour gas facility (consisting of a well) as determined by Alberta Energy Regulator (AER):
- In the case of a Level 2 sour gas facility as determined by the AER:
 - No permanent dwelling shall be allowed within 100.0 m (328.0 ft.) of the sour gas facility; and
 - No institutional use shall be allowed within 500.0 m (1,640 ft.) of the sour gas facility.
- 9.25.2 In the case of a Level 3 sour gas facility as determined by the AER:
- No permanent dwelling shall be allowed within 100.0 m (328.0 ft.) of the sour gas facility;
 - No residential development with a density of more than eight (8) dwelling units per quarter section shall be allowed within 500.0 m (1,640 ft.) of the sour gas facility; and
 - No institutional use shall be allowed within 1,500 m (4,921 ft.) of the sour gas facility.

9.26 STRIPPING, FILLING, EXCAVATION AND GRADING

- 9.26.1 The regulations contained within this section are intended to apply primarily to those situations where site stripping, filling, excavation, grading and/or re-contouring (including construction of artificial water bodies and dugouts) in association for land uses other than extensive agriculture:
- Independent of, or prior to, other development on the same parcel or site; or
 - As part of a resource extraction use on the same parcel or site.
- 9.26.2 Where, in the process of development, areas require leveling, filling or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.

- 9.26.3 Developments involving the construction of artificial water bodies or dugouts may require as a condition of development approval, that it shall be the sole responsibility of the developer to ensure that such signs, fences and boarding area put in place as the developer shall consider necessary to protect the public generally and residents of the are in particular from any danger arising as a result of the construction or installation of the artificial water body or dugout on the developer's property.
- 9.26.4 A permit is required before the commencement or continuation of the removal of top soil and such permits shall only be granted where it is shown to the satisfaction of the Development Officer that the land will not be adversely affected by removal. The Development Authority may refer any application for removal of top soil to the Soil Conservation Officer acting under the Soil Conservation Act, RSA 2000, for approval.

9.27 WATER SUPPLY, SANITARY FACILITIES AND NATURAL GAS

- 9.27.1 All development within the County shall be provided, at no cost to the County, with sanitary facilities to the satisfaction of all Provincial legislation or regulations.
- 9.27.2 A development permit shall not be issued for residential, commercial, industrial, or recreational uses unless the Development Authority is satisfied that water supplies of sufficient quality and quantity are or will be made available to support the proposed development.

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10. SPECIAL PROVISIONS

10.1 ABBATOIRS

- 10.1.1 Abattoirs Facilities for which an approval, a registration, or an authorization is required pursuant to the Agricultural Operations Act are not regulated by this Bylaw rather by that Act and by the relevant agency pursuant to that Act. Please refer to the Agricultural Operations Act and the Regulations under the Agricultural Operations Act for these Developments.
- 10.1.2 Front Setbacks for Manure Storage Facilities shall be as required in Sections 9.1 and 9.3 of this Bylaw. All front Setbacks are measured from the Roadway centerline.
- 10.1.3 Other Setbacks shall be as required by the Designated District. Side and Rear Setbacks are measured from Lot or Parcel lines, accordingly.

10.2 AGRICULTURAL INDUSTRY DEVELOPMENT

- 10.2.1 A development permit for an agricultural industry use within the Agricultural (A) District may be issued if, in the opinion of the Development Authority:
 - a. It directly serves the agricultural community; and/or
 - b. It will not conflict with surrounding land uses.
- 10.2.2 All site regulations and development requirements, including any requirements for buffers, shall be based upon the type of development and shall be at the discretion of the Development Authority.
- 10.2.3 At the time of the development permit application, the proponent of an agricultural industry development shall identify all municipal servicing costs associated with the proposed development.

10.3 ALCOHOL RETAIL SALES AND DISTRIBUTION

- 10.3.1 Off-street parking requirement for Alcohol Retail Sales and Distribution Establishments shall comply with regulations in Section 9.16 of this Bylaw and meet the County of Vermilion River's General Municipal Servicing Standards.
- 10.3.2 The sale of alcohol will only be allowed at facilities within the identified District(s) in accordance with the hours specified by the Provincial and County regulations at the discretion of the Development Officer or applicable provincial regulations as amended.
- 10.3.3 Alcohol Retail Sales and Distribution Establishments shall operate in a manner that does not constitute a nuisance as defined under the Land Use Bylaw or any other bylaw and/or policy approved by the County.
- 10.3.4 Site Plan Requirements:
 - a. All applications shall include a site plan. The site plan shall be a detailed and scaled drawing which identifies the locations and dimensions of the areas to be used for the sale and storage of alcoholic beverages.
 - b. The areas for the sale and storage of alcoholic beverages shall be limited to and must conform to the submitted site plan.
 - c. The site plan shall include proposed Landscaping, loading, and Off-street Parking Areas.
- 10.3.5 Only Alcohol Retail Sales and Distribution Establishments licensed by the Alberta Gaming and Liquor Commission (AGLC) under the Gaming, Liquor, and Cannabis Regulation, as amended, repealed, or replaced from time to time, will be considered.
- 10.3.6 The applicant must demonstrate they have the required approval from the Alberta Gaming and Liquor Commission (AGLC). A copy of the current license as issued by the AGLC shall be provided to the Development Officer before occupation for the proposed Use can occur.
- 10.3.7 Alcohol Retail Sales and Distribution Establishments may contain Accessory Buildings and Uses when located on the same Lot as the Main Building provided the Provincial and Municipal Regulations requirements are met.

- 10.3.8 Notwithstanding the permitted and discretionary uses prescribed within the various Land Use Districts within this Bylaw, Alcohol Retail Sales and Distribution Establishments may be refused if proposed within a multi-parcel subdivision (hamlets excluded) or within 305.0 m (1,000 ft) of the boundary of a school site.
- 10.3.9 In evaluating the appropriateness of a Development Permit application for Alcohol Retail Sales and Distribution Establishments, the Development Authority shall consider such factors as:
- a. Compatibility of proposed use with adjacent and neighbouring land uses;
 - b. Impact of proposed use on existing traffic volumes and patterns of flow;
 - c. Appropriate vehicle parking and site access/egress requirements; and
- 10.3.10 Appropriate site security requirements including, but not limited to, fencing and lighting.

10.4 ALTERNATIVE ENERGY SYSTEMS, COMMERCIAL (CAE)

- 10.4.1 The Province of Alberta and its agencies regulates large scale / commercial energy projects. Under Sections 619 and 620 of the Municipal Government Act (MGA), the County's regulatory role is very limited. The MGA (Sec. 619(2)) is very clear that *"A license, permit, approval or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC prevails..." over "...any statutory plan, land use bylaw, subdivision decision or development decision..." of a municipality.*
- 10.4.2 The purpose of this section is to establish local standards for Commercial Alternate Energy (CAE) System developments, including but not limited to solar, wind, biofuel, geo-thermal, fuel cell, micro-hydro, and other energy producing technologies whose purpose is to produce energy for the commercial market.
- 10.4.3 Where Provincial or Federal Government or other Agency approval has been received for a CAE, a copy of the said approval and supporting documents shall be submitted to the County. The supporting information provided to the Province, Federal Government or other Agency may be used to satisfy some or all the requirements of the County. Protection of Agricultural Lands.
- 10.4.4 In compliance with the goals, objectives, and policies of the County of Vermilion River Municipal Development Plan:
- a. The siting of a CAE should take place on lands considered to be low production, or on poor agricultural land; and
 - b. The use of high-quality agricultural soil should be discouraged.

General Requirements

- 10.4.5 A development permit application shall be made for every title upon which the CAE is proposed.
- 10.4.6 A site plan(s) shall be required for each title but a single, master set of supporting documents may be submitted for the overall project.

Public Consultation

- 10.4.7 Prior to submission of a development permit application the applicant shall:
- a. Arrange and host at least one (1) open house or public meeting, in the general area of the site proposed for the development;
 - b. Advertise the time, date, and place of the open house or public meeting:
 - i. in a newspaper circulating in the area of the proposed development, with the advertisement appear a minimum of two (2) weeks in advance of the public meeting, and
 - ii. mail a written notice of the time, date, and place of the open house to all landowners within the area proposed for the development, and all landowners within 2 km (1.2 miles) of the boundary of the area proposed for the development;
 - c. The information provided at the public meeting shall be all the information that would be required as part of a Development Permit application for the proposal;
 - d. Opportunities for questions and input from the public shall be allowed;
 - e. A summary of the presentation and the public input shall be recorded and provided to the Development Officer.
- 10.4.8 If public consultation was held as part of the Provincial approval process, the Applicant may submit the details of that consultation to the County to satisfy the requirements of Section 10.2.5.

Safety

10.4.9 All applications shall include:

- a. An emergency response plan; and
- b. A detailed safety plan identifying any special rescue needs for workers that is beyond the local emergency responders' equipment and training capability.

10.4.10 All applicable Safety Codes permits are required to be obtained.

Transmission Lines

10.4.11 All collector lines, (less than 69kV) on the site of a CAE generating electrical power, shall be underground, except where the Development Officer approves otherwise.

Colour and Finishes

10.4.12 The buildings supporting structures, and accessory buildings shall be painted or coated in non-reflective and non-glossy tones and / or colors which minimize the obtrusive impact of a CAE.

10.4.13 No brand names, lettering or advertising shall appear on buildings, towers, blades, support structures or accessory buildings and structures.

10.4.14 The lettering or imagery that may appear on the lowest 3.0 m (10.0 ft.) of a tower or building of a CAE are the manufacturer's identification and contact information, the operator's identification and contact information, emergency contact information, and municipal symbol.

County Standards

10.4.15 All roads, approaches, culverts, fences, or other County infrastructure to be replaced, constructed, upgraded, or reconstructed, shall be built to the County's standards current at the time of construction.

Referral

10.4.16 Prior to deciding upon an application for a CAE, the Development Officer may refer for the review, comment, and any input provided from any of the following entities:

- a. Alberta Utilities Commission,
- b. Alberta Transportation and Economic Corridors,
- c. Transport Canada,
- d. NavCanada
- e. Alberta Electrical Systems Operator,
- f. Adjoining municipal boundary if the application area is within 2 km (1.2) miles of the municipal boundary, and
- g. Any other person, department, agency, commission, or government the Development Officer deems necessary.

Decommissioning

10.4.17 Decommissioning and reclamation shall take place in compliance with the applicable provincial standards of the day the site is decommissioned. If no standards are in place at the time of a development permit application, the Applicant shall provide a plan outlining how the site will be decommissioned and reclaimed to the site's predevelopment state as part of the Development Permit application. The decommissioning plan shall include information on the following:

- a. Treatment of buildings, footings, foundations, structures, and wires;
- b. Reclamation of access roads, driveways, pathways, storm ponds, drainage systems, and other similar disturbances;
- c. The type and suitability of vegetation and/or ground cover to be planed and/or seeded;
- d. Notice to be given to landowners and the County;
- e. Containment of hazardous materials;
- f. Site security;
- g. Haul routes for disposal materials;
- h. Control of noise, dust, particulates, and weeds;
- i. Discussion of the timetable for the decommissioning plan.

Financial Security

10.4.18 As a condition of development approval, the County may require financial security, in the form satisfactory to the Development Officer, to ensure the Reclamation / Decommissioning Plan is implemented and to cover assignment and bankruptcy. The condition may include a periodic review of the security to ensure the amount is sufficient to implement the Reclamation / Decommissioning Plan.

Discontinuance

10.4.19 Should an Alternate Energy Development discontinue producing power for a minimum of two consecutive years, or two cumulative years over a five-year period, the operator shall provide a report on the status of the System to the County. A review of the status report by the County may result in the request for the System to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop order by the County in accordance with the provision of the Municipal Government Act.

Solar Energy Conversion Systems

Applications

10.4.20 Development permit applications for a solar collector system shall be accompanied by the following information:

- a. A plan showing the location of overhead and/or underground utilities on or adjacent to the subject lands;
- b. A detailed site plan showing:
 - i. The titled parcel(s),
 - ii. The location of the system on the parcel(s),
 - iii. The required setbacks,
 - iv. Existing structures, if any,
 - v. The existing or proposed approach(es), and
 - vi. The orientation of the solar collectors;
- c. ***A Reclamation plan for the site (to a minimum depth of 2.0 m (6.6 ft.);***
- d. The application shall also include details regarding:
 - i. The system type,
 - ii. Number of structures,
 - iii. Height of structures,
 - iv. Energy process,
 - v. Grid connection,
 - vi. Rated output in megawatts,
 - vii. Signage,
 - viii. Public safety,
 - ix. Security measures,
 - x. Topography,
 - xi. Stormwater management plan,
 - xii. The results of the public consultation process, and
 - xiii. Weed control plan.

Glare

10.4.21 Solar panels must be located such that they do not create glare on neighbouring properties or public roadways.

Height and Setbacks

10.4.22 The maximum heights and setbacks of building mounted or ground mounted solar collection systems shall be subject to the height and setback requirements of the applicable Land Use District.

Fire Protection

10.4.23 The spacing and height of solar collectors shall be designed to provide access for firefighting.

Density

10.4.24 The location of and maximum number of solar collectors per Title may be regulated by the Development Officer.

Wind Energy Conversion Systems (WECS)

Applications

10.4.25 An individual development permit application shall be submitted for each title parcel.

10.4.26 Development permit applications for a wind energy conversion system shall be accompanied by the following information:

- a. An accurate site plan showing and labeling the information outlined in this section and the location of overhead and / or underground utilities on or adjacent to the subject lands;
- b. A digital version of the site plan showing the exact location and base elevation of each WECS;
- c. A visual representation of the WECS project including scale elevations, photographs and / or digital projections of the project showing height, rotor diameter, color, and landscape;
- d. A digital version of the site plan showing the exact location and base elevation of each WECS;
- e. ***A Reclamation plan for the site (to a minimum depth of 2.0 m (6.6 ft.);***
- f. The manufacturer's specifications indicating:
 - i. The proposed systems rated output in megawatts;
 - ii. The safety features;
 - iii. The type of material used in the tower, blade, and rotor construction;
 - iv. The foundation design and/or anchor design, including the location and anchoring of any guywires;
- g. An analysis of the potential for noise and shadow / flicker effect, both at the site of the installation, at the boundary of the property containing the development, and at any habitable residence within 2.0 km (3.2 miles) of any WECS in accordance with Alberta Utilities Commission Rule 12;
- h. The results of the public consultation process;
- i. The potential for electromagnetic interference;
- j. The nature and function of over speed controls which are provided;
- k. The status of the Applicant's circulation to NavCanada, Transport Canada, Alberta Utilities Commission, and any other government department or agency required for provincial approval;
- l. Information on public safety;
- m. Identification of any roads to be used or constructed for use during construction of the project and any impacts to the existing road system including required approaches from public roads;
- n. A copy of the Wire Service Provider (WSP) approval if the WECS is proposed to be connected to the provincial power grid.

Setbacks

10.4.27 The setback distance between a WECS and a dwelling, within and without the project boundary, shall be as established by the Alberta Utilities Commission through the calculations of AUC Rule 12.

10.4.28 The WECS's tower shall be setback from the boundary of all County Road rights of way (developed or undeveloped), a minimum distance equal to the total height of the tower plus 10 percent.

10.4.29 A WECS shall be setback not less than 7.5 m (24.6 ft.) from all other property lines, as measured from the rotor's arc (rotor diameter).

10.4.30 If the tower utilizes guy wire anchors, the anchors, but not the tower, may be located no closer than 3.0 m (10 ft.) to the property lines.

Minimum Blade Clearance

10.4.31 The minimum vertical blade clearance from grade shall be 7.6 m (25 ft.) for a WECS employing a horizontal rotor.

Tower Access and Safety

10.4.32 To ensure public safety, the Development Officer may require that:

- a. If the tower is climbable, a security fence with a lockable gate, not less than 1.9 (6 ft.) in height, shall be installed around a WECS tower;
- b. No ladder or permanent tower access device shall be located less than 3.7 m (12 ft.) from grade;
- c. A locked device shall be installed on the tower to preclude access to the top of the tower;
- d. Additional access control features or such additional safety mechanisms or procedures may be required by the Development Authority;
- e. The use of tubular towers, with locked door access, will preclude the above requirements.

Other Energy Systems

Applications

10.4.33 Development permit applications for all other types of Alternate Energy production systems shall be accompanied by the following information:

- a. An accurate site plan showing and labelling:
 - i. the legal location(s) of the proposed system,
 - ii. the location of the proposed system on the property or properties in relation to property lines and existing or proposed buildings or structures,
 - iii. the location of the existing or proposed access,
 - iv. the identification of any sensitive environmental features,
 - v. the topography of the site,
 - vi. the method of exporting the energy off site – power lines, pipelines, vehicles, etc.,
 - vii. Detailed information on the type of facility, structure, or system of the energy process involved;
 - viii. The manufacturer's specifications, indicating: (if applicable):
 - A. The rated output in megawatts or gigajoules, and,
 - B. The safety features;
- b. Any information regarding public safety; e. Information or verification of:
 - i. The volume of water, if required,
 - ii. The source of water, if required,
 - iii. The reclamation process of any water utilized by the system,
 - iv. The stormwater management system, if required,
 - v. The method of disposal of any waste material generated by the system,
 - vi. The generation and mitigation of any noise, vibration, odour, light, particulate that results from the production process;
- c. An analysis of the potential fire, explosive, or other hazards of the proposed system;
- d. A Traffic Impact Assessment or other information/analysis of traffic volumes and any impacts to the local road system.

Setbacks

10.4.34 The buildings and structures of non-solar and non-wind based Alternate Energy Development(s) shall comply with all the setbacks established in the district in which it is located with the following modifications:

- a. A minimum of 250.0 m (820.0 ft.) from any residential dwelling, food establishment, institutional use or public use, facility, or building;
- b. A minimum of 100.0 m (328.0 ft.) from the boundary of any creek, stream, river, lake shore or water body.

Geothermal Systems

10.4.35 All geothermal systems shall be Closed Loop systems. Open Loop systems (pump & dump) are not allowed.

10.4.36 All geothermal systems shall comply with CSA-C448 and subsequent amendments. Exceptions may be allowed, at the discretion of the Development Officer, provided documented proof is provided showing that the exception meets or exceeds CSA-C448 standard.

10.4.37 Installations must be stamped by a qualified Professional Engineer registered under the "Engineering, Geological, or Geophysical Professions Act" of Alberta or have the system and installer certified by the Canadian GeoExchange Coalition (CGC) or other future governing body having jurisdiction within the Province of Alberta.

10.4.38 In no case may an ethylene glycol-based fluid be used nor shall any flammable or combustible agent such as methanol, ethanol, natural gas, or propane be used as a heat transfer fluid.

Conditions of Approval for Any CAE

10.4.39 Depending on the type of CAE proposed, the Development Officer shall consider, as limited by Sections 619 and 620 of the Municipal Government Act, or not as the case may be, in addition to any other conditions authorized under other sections of this Bylaw or Statutory Plan, attaching conditions related to any of the following:

- a. Entering into a development agreement with the County in accordance with the Municipal Government Act;
- b. Preparing by qualified registered professionals and at the Applicant's expense, all the necessary studies, maps, diagrams, reports, and analysis, whether printed and / or digital, required in support to their application;
- c. Confining all surface drainage on site and protecting any adjacent water bodies from run-off;
- d. Treating any wastewater on site and / or disposing of any wastewater as required by the County;
- e. Disposing of any non-wastewater liquids in accordance with the requirements of the County;
- f. Storing / containing all feedstock and materials within buildings or containment facilities;
- g. Disposing of any other waste materials;
- h. Restricting vehicle / truck traffic, whether owned or contracted by the Applicant, that transport construction material, raw material or feedstock or finished / processed goods associated with the development to designated haul routes and times through an agreement and the provision of securities;
- i. Dust control measures;
- j. Sound control measures;
- k. Installing underground all energy transmission (whether electrical, liquid or gas) lines from the site to the applicable collection point;
- l. Securing all necessary approvals from any other agency with jurisdiction on the type CAE proposed and providing the County with a copy of the approval required;
- m. Identifying and providing for a staged or phased development;
- n. Constructing or paying for the construction of any new or the upgrading of any existing municipal infrastructure related to the project, such as but not limited to roads, approaches, signage, water lines, and sewage lines;
- o. Requiring ground cover, weed control, grading, soil erosion control emergency / fire suppression, and drainage measures;
- p. Specifying time periods to:
 - i. Start, suspend, and complete construction activities,
 - ii. Trigger decommissioning activities;
- q. Providing for the amenity of the site or development through improvements such as landscaping, berming, and buffering; and
- r. Any other condition or conditions necessary to give form and effect to the project.

10.5 ALTERNATIVE ENERGY SYSTEMS, INDIVIDUAL (IAE)

10.5.1 The purpose of this section is to establish standards for Individual Alternate Energy (IAE) developments, including but not limited to solar, wind, biofuel, geo-thermal, fuel cell, micro-hydro, for use by households, agricultural operators, or individual business to meet some or all of their energy needs on the subject site, or a site immediately adjacent to the subject site.

General Requirements for All Individual Systems

10.5.2 No re-districting is required for a parcel or site for an Individual Alternate Energy System (IAE).

10.5.3 A development permit is required for any IAE.

10.5.4 All applicable Safety Codes permits are required.

10.5.5 If the subject site is located within lands subject to Alberta Transportation's jurisdiction, an approved Roadside Development Permit from Alberta Transportation shall be required and included with the Development Permit application. (For the purposes of Section 683.1(1) of the Municipal Government Act, an application shall not be considered as received unless the Roadside Development Permit is included with the application.)

Solar Energy Conversion Systems

Applications

- 10.5.6 In addition to the requirements of Section 5.4 of this Bylaw, the application may be required to include:
- a. Information about any impacts to the County road system such as, but not limited to:
 - i. Identification of the roads to be used to construct and operate the development,
 - ii. Number, type of vehicle movements, and load weights,
 - iii. Expected time-period of movements: short-term, periodic, or on-going;
 - b. For systems that are to be tied into the grid, evidence that the Utility Operator has been informed of the applicant's intent to install an interconnected customer-owner generator;
 - c. Documentation demonstrating that the system is designed to produce energy primarily for the sole use and consumption on-site by the landowner, resident, occupant, or business;
 - d. The manufacturer's specifications for the proposed system and rated output in kilowatts;
 - e. A site plan showing the location, setbacks, and orientation of the solar collectors;
 - f. For panels to be affixed to the wall of a building or accessory structure:
 - i. A description of how the panels are to be mounted or affixed,
 - ii. The maximum projection from the wall, and,
 - iii. The structural capacity of the building and/or wall to support the proposed development;
 - g. For free-standing solar panels:
 - i. A description of the proposed ground mount design,
 - ii. The clearance to the bottom of the collectors,
 - iii. The maximum height from existing grade, and,
 - iv. The method of vegetation/weed control.

Glare

10.5.7 Solar panels must be located such that they do not create glare onto neighboring properties or public roadways.

Mounting and Projection.

10.5.8 Solar collectors mounted to the roof of a building or structure shall not extend beyond the outermost edge of the roof.

10.5.9 The maximum projection of any solar collectors affixed to a wall of a building or structure in a residential District shall be:

- a. 1.5 m (5.0 ft.) from the surface of a wall that faces a rear parcel line; and
- b. In all other cases 0.6 m (.02 ft.) from the surface of any other wall.

Setbacks

10.5.10 Freestanding solar collectors shall be subject to the setback requirements of the applicable Land Use District or as required by Alberta Transportation, whichever is greater.

Height

10.5.11 The maximum height of a freestanding solar collector shall not exceed 2.4 m (8.0 ft.).

10.5.12 For freestanding solar collectors, sufficient clearance shall be retained under the structure to allow for weed control, grass cutting and for fire suppression.

Density

10.5.13 The location of and maximum number of solar collectors per Title may be regulated by the Development Officer.

Wind Energy Conversion Systems (WECS)

Application

10.5.14 Development Permit applications for a wind energy conversion system shall be accompanied by the following information:

- a. Documentation demonstrating that the system is designed to produce energy primarily for the sole use and consumption on-site by the landowner, resident, occupant, or business;
- b. The manufacturer's specifications indicating:

- i. The proposed systems rated output in kilowatts,
- ii. The safety features,
- iii. The sound characteristics;
- c. A site plan showing the location and setbacks of the WECS on the property;
- d. Drawings, drawn to scale, of the wind turbine structure, including the tower, base, footings, and anchoring method. An engineering analysis of the Wind Turbine Tower showing compliance with the International Building Code and certified by a licensed professional mechanical, structural, or civil engineer shall also be submitted. Documentation of this analysis supplied by the manufacturer shall be accepted;
- e. The specifications on the foundations and / or anchor design, including the location and anchoring of any guy wires;
- f. The location of any existing buildings or improvements on the property in relation to the WECS;
- g. Evidence of compliance with applicable air traffic safety regulations. (Transport Canada must be notified of the location – latitude and longitude – and height of all wind turbine installations through the aeronautical clearance application process.)

10.5.15 Prior to deciding upon an application for a WECS, the Development Officer may refer for review and comment, and consider any input received from the following entities:

- a. Alberta Utilities Commission;
- b. Alberta Transportation and Economic Corridors,
- c. Alberta Utilities Commission and the Alberta Energy Systems Operator for applications proposing to connect to the grid;
- d. Transport Canada;
- e. NavCanada; and
- f. Any other person, department, agency, or commission the Development Officer deems necessary.

10.5.16 Individual WECS shall comply with the following standards:

- a. There shall be a limit of one (1) WECS per titled area.

Setbacks

10.5.17 The WECS' tower shall be setback from all property lines a minimum distance equal to the height of the tower, or the minimum setbacks set out in the applicable Land Use District, or as required by Alberta Transportation, whichever is greater.

10.5.18 If the tower utilizes guy wire anchors, the anchors, but not the tower, may be located no closer than 3.0 m (10 ft.) to the property lines.

Height

10.5.19 A WECS tower shall not exceed a maximum height of:

- a. 12.1 m (40.0 ft.) on a parcel of less than 0.4 ha (less than 1 acre),
- b. 19.8 m (65.0 ft.) on a parcel 0.4 – 2.0 ha (1 – 5 acres),
- c. 24.4 m (80.0 ft.) on a parcel greater than 2.0 ha (5 acres).

Finish and Markings

10.5.20 The tower and supporting structures shall be painted or coated in tones and / or colors matching the existing tones and/or colors of the principal building that are non-reflective and non-glossy.

10.5.21 Brand names or advertising associated with the system or the system's installation shall not be visible from any public place.

Illumination

10.5.22 Small Wind Turbine Towers shall not be artificially lit except as required by NavCanada.

Tower Access and Public Safety

10.5.23 If the tower is climbable, a security fence with a lockable gate, not less than 1.9 (6.0 ft.) in height, shall be installed around a WECS tower;

10.5.24 No ladder or permanent tower access device shall be located less than 3.7 m (12.0 ft.) from grade;

10.5.25 A locked device shall be installed on the tower to preclude access to the top of the tower;

10.5.26 Additional access control features or such additional safety mechanisms or procedures may be required by the Development Officer;

10.5.27 The use of tubular towers, with locked door access, will preclude the above requirements.

Electro-magnetism

10.5.28 The system shall be operated such that any electro-magnetic interference is dealt with as per the permit issued by the AUC. If electromagnetic interference is determined during operation, the developer will work with the affected stakeholder (s) to mitigate any issues.

Output

10.5.29 The system's maximum power output shall not exceed five (5) kilowatts.

Noise Level

10.5.30 The noise generated by the system shall not exceed 60dB(A) or exceed more than 5dB(A) above background sound, as measured at the exterior of the closest inhabited Dwelling (at the time of installation or during operation), for wind speeds below 10 m per second (22 mph) and except short-term event such as utility outages and / or severe windstorms.

Discontinuance

10.5.31 Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-WECS condition.

Other Individual Alternate Energy Systems

Application

10.5.32 Development Permit applications for all other types of Alternate Energy production systems shall be accompanied by the following information:

- a. Documentation demonstrating that the system is designed to produce energy primarily for the sole use and consumption on-site by the landowner, resident, occupant, or business;
- b. An accurate site plan showing and labelling:
 - i. The location of the proposed system on the property,
 - ii. The location of the proposed system in relation to any other buildings or structures on the property,
 - iii. The location of the existing or proposed access,
 - iv. Detailed information on the type of facility, structure, or system,
 - v. The energy process involved,
 - vi. The manufacturer's specifications, indicating (if applicable):
 - A. The rated output in megawatts or gigajoules,
 - B. The safety features, and
 - C. The sound characteristics;
- c. Information on public safety regarding such aspects as fire hazards, chemicals used, storage of hazardous materials, exposure to corrosive and/or hazardous fumes;
- d. Information or verification of:
 - i. The volume of water, if required,
 - ii. The source of the water, if required,
 - iii. The reclamation process of any water utilized by the system,
 - iv. The stormwater management system, if required, and
 - v. The method of disposal of any waste material generated by the system.

Geothermal Systems

10.5.33 All geothermal systems shall be Closed Loop systems. Open Loop systems (pump & dump) are not allowed.

- 10.5.34 Must comply with CSA-C448 and subsequent amendments. Exceptions may be allowed, at the discretion of the Development Officer, provided documented proof is provided showing that the exception meets or exceeds CSA-C448 standard.
- 10.5.35 Installations must be stamped by a qualified Professional Engineer registered under the “Engineering, Geological, or Geophysical Professions Act’ of Alberta or have the system and installer certified by the Canadian GeoExchange Coalition (CGC) or other future governing body having jurisdiction within the Province of Alberta.
- 10.5.36 In no case may an ethylene glycol-based fluid be used nor shall any flammable or combustible agent such as methanol, ethanol, natural gas, or propane be used as a heat transfer fluid.

Conditions of Approval

- 10.5.37 Depending on the type of IAE proposed, the Development Officer may consider, as limited by Sections 619 and 620 of the Municipal Government Act, or not as the case may be, in addition to any other conditions authorized under other sections of this Bylaw or Statutory Plan attaching conditions related to the following:
- a. Entering into a development agreement with the County in accordance with the Municipal Government Act;
 - b. Preparing by qualified registered professionals and at the applicant’s expense, all the necessary studies, maps, diagrams, reports, and analysis, whether printed and / or digital, required in support to their application;
 - c. Confining all surface drainage on site and protecting any adjacent water bodies from run-off;
 - d. Treating any wastewater on site and / or disposing of any wastewater as required by the County;
 - e. Disposing of any non-wastewater liquids in accordance with the requirements of the County,
 - f. The methods of disposing of any other waste material;
 - g. Storing / containing all feedstock and materials within buildings or containment facilities;
 - h. Restricting vehicle / truck traffic, whether owned or contracted by the Applicant, that transport construction material, raw material or feedstock or finished / processed goods associated with the development to designated haul routes and times;
 - i. Require the entering of a road use agreement and the provision of security;
 - j. Constructing or paying for the construction on any new road or approach required for the development and / or upgrading or paying for the upgrading of an existing road or existing approach required for the development;
 - k. Dust control;
 - l. Sound control;
 - m. Installing underground all energy transmission (whether electrical, liquid or gas) lines from the site to the applicable collection point;
 - n. Compliance with necessary approvals from any other agencies with jurisdiction on the type IAE proposed and providing the County with a copy of the approval required;
 - o. Identifying and providing for a staged or phased development;
 - p. Placing restrictions on parts or elements of the proposed development, such as but not limited to locations, heights, colors, densities, setbacks, etc.;
 - q. Constructing or paying for the construction of non-municipal infrastructure related to the project;
 - r. Requiring ground cover, weed control, grading, soil erosion control emergency/fire suppression, and drainage measures;
 - s. Specifying time periods to:
 - i. Start, suspend, and complete construction activities,
 - ii. Trigger decommissioning activities.
 - t. Providing for the amenity of the site or development through improvement such as landscaping, berms, and buffering; and
 - u. Any other condition or conditions necessary to give form and effect to the project.

10.6 APIARIES

- 10.6.1 Keeping or maintaining apiaries on Property is subject to a Development Permit being issued under the Land Use Bylaw in force at the time and the Bee Act, RSA, 2000, cB-2.

10.6.2 Beekeepers must register with the Provincial Apiculturist in accordance with the Bee Regulation.

10.6.3 Apiaries in the Residential Districts:

- a. In all areas within the District, any Person keeping bees or permitting bees to be kept on their Premises shall ensure that no Nuisance is caused to other Persons by those bees.
- b. An apiary consisting of three or more beehives shall be located no closer than 40.0 m (131.0 ft.) from any boundary, roadside, Public Place, or right-of-way.
- c. An apiary consisting of two or fewer beehives may be maintained in accordance with the following:
 - i. the apiary shall be located no less than 4.6 m (15.0 ft.) from the Property Line and 6.0 m (20.0 ft.) from all public rights-of-way, whichever is greater;
 - ii. a minimum 1.8 m (6.0 ft.) tall barrier shall surround the beehive leaving sufficient space to properly maintain the beehive except that the barrier shall not be required when the beehive is elevated at least eight feet above grade;
 - iii. the beehive is not visible from the public right-of-way;
 - iv. the beehive is in a location that is secured from unauthorized access;
 - v. the opening of the beehive faces the most distant Property Line;
 - vi. the opening of the beehive faces away from entrances and walkways on the Premises to the extent possible while ensuring that the entrance faces the most distant Property Line;
 - vii. the beehive structure is a pale color; and
 - viii. the beehive is re-queened at least once every two years.
- d. Location of apiaries within a Residential District area of less than 2,000 m² (21,528 ft.²) must comply with the following:
 - i. hives that are shielded by a fence or suitably dense vegetation not less than 1.8 m (6.0 ft.) high may be located no closer than 3.0 m (10.0 ft.) from a sidewalk, trail, or path;
 - ii. hives that are shielded by a building, or a fence or suitably dense vegetation not less than 1.8 m (6.0 ft.) high may be located no closer than 10.0 m (31.0 ft.) from a neighbour's principal Building;
 - iii. a shielding plan shall be provided to ensure that the bees' flight path is made to go a minimum of 1.8 m (6.0 ft.) high over the adjacent property, sidewalk, trail, path, or road.
- e. Location of apiaries within a Residential District area of 2,000 m² (21,528 ft.²) or greater may be subject to suitable shielding to cause the bees to fly over a building, or fence, or suitably dense vegetation, or a combination thereof, not less than 1.8 m (6.0 ft.) high across other Residential lot adjacent to the hive site.

10.7 AUTO WRECKERS AND SALVAGE YARDS

- 10.7.1 Notwithstanding any other provisions of this Bylaw, Auto wreckers and Salvage Yards shall be screened from adjacent properties by a solid perimeter fence of at least 2.0 m (6.5 ft.) in height, and not more than 5.0 (16.25 ft.), with no material piled higher than the height of the perimeter fence.
- 10.7.2 The perimeter fence shall not be located in the required front yard. The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.
- 10.7.3 All landscaping shall be to the satisfaction of the Development Officer.
- 10.7.4 As a condition of approval for an Auto wreckers and Salvage Yard, the Development Authority may impose restrictions on:
- a. hours of operation;
 - b. siting of machinery and facilities, and/or
 - c. any other feature of the development, so as to mitigate the impact noise on adjacent properties and developments.
- 10.7.5 No storage or stockpiling of vehicles, debris, or any materials, associated with an Auto wreckers and Salvage Yard, shall be located so as to cause contamination of adjacent properties or environmental features such as water bodies or watercourses.

10.8 BARELAND CONDOMINIUMS

- 10.8.1 A Bareland Condominium development must comply with the general regulations of this Bylaw, including the regulations of the applicable Land Use District.
- 10.8.2 An application for a Bareland Condominium subdivision shall include a comprehensive site plan, in accordance with Section 5.4 of this Bylaw.
- 10.8.3 For the purposes of this Bylaw, a Bareland Condominium Plan is a plan of subdivision and a unit on a Bareland Condominium Plan is a lot.

10.9 CAMPGROUNDS AND CAMPSITES

- 10.9.1 A Site Development Plan, or at the request of the Development Authority an Area Structure Plan, prepared by a Registered Professional Planner (RPP) shall be submitted and approved by the Development Officer prior to submitting a Development Permit application for a Campground proposal that will, at full build out exceed twenty (20) Campsites and/or Cabins or is located on a Parcel greater than 2.0 ha (5 ac). The Site Development Plan shall include detailed plans and specifications (e. g., servicing, traffic, environmental considerations, etc.) for the initial stage, as well as any subsequent stages of Development for the entire tract of land.
- 10.9.2 A minimum of 10% of the gross Lot area of the Campground shall be set aside for a common recreation area and shall be developed and maintained as a park, playground or other useable Open Space. No portion of any other Use and/or facility shall be included in this area.
- 10.9.3 Each campsite shall be designed to include two parking spaces within the campsite stall.
- 10.9.4 Visitor Parking Spaces shall be provided within a Campground area, subject to Section 9.16 of this Bylaw to the satisfaction of the Development Officer.
- 10.9.5 All Campgrounds shall be provided with safe and convenient vehicular access and a second emergency access, and all Roadways within a Campground shall be of a surface and standard acceptable to a Development Officer for the purposes of accommodating emergency, fire and Maintenance Vehicles.
- 10.9.6 Within a Campground Development, the Roadway system will be sensitive to the topography and Site characteristics and shall be visibly "signed" to avoid confusion and minimize hazards.
- 10.9.7 All Campsites shall be accessible by means of an access at least 3.0 m (9.8 ft.) in width where the access is for one-way traffic, or at least 6.0 m (19.7 ft.) in width where the access is for two-way traffic.
- 10.9.8 Trees and natural vegetative cover shall not be removed without an approved Development Permit or Development concept plan. The Development Officer may prevent the removal of trees or shrubs adjacent to environmentally sensitive areas.
- 10.9.9 Any adjoining residential area(s) shall be screened by a solid Fence or year-round vegetation with a minimum height of 2.0 m (6.6 ft.), to the satisfaction of the Development Officer.
- 10.9.10 Fires shall only be permitted in facilities which have been provided for such purpose or where open fires are allowed by the County's fire department.
- 10.9.11 Fireplaces, fire pits, charcoal and other barbeque equipment, wood burning stoves, or any other cooking facilities shall be located, constructed, maintained and used to minimize fire hazard and smoke Nuisance in the Campground and the neighbouring properties.
- 10.9.12 Fire extinguishers capable of dealing with electrical and wood fires shall be kept in all service Buildings.
- 10.9.13 A suitable access and egress shall be provided so that every Campground may be readily serviced in emergency situations. Twenty-four (24) hour emergency communication service (e.g. telephones) shall be provided.
- 10.9.14 Pedestrian walkways having a width of not less than 1.2 m (3.9 ft.) shall be provided from Campground Stalls to all service Buildings, facilities, Refuse collection areas and recreation areas. The walkways shall be well drained, well lighted, and the surface shall be constructed to a standard to the satisfaction of the Development Officer.
- 10.9.15 The storage, collection and disposal of solid Waste in Campgrounds shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, or accident or fire hazards. Individual or grouped Refuse containers must be screened to the satisfaction of the Development Officer.
- 10.9.16 Campgrounds with less than twenty (20) Campsites and no permanent Cabins shall be required to provide sewage disposal and water service facilities to the satisfaction of the Development Officer.

10.9.17 Campgrounds with more than twenty (20) Campsites and with permanent Cabins shall provide onsite services as follows:

- a. A water supply system shall be provided for each Campsite designed to accommodate the Campground user occupying a self-contained Recreational Vehicle or a Cabin and shall be connected to a community water supply system. The water system for a Campground shall be constructed to the satisfaction of the County Engineer and the Development Officer in accordance with all applicable Provincial and County regulations.
- b. Alternatively, a Campground may provide one or more easily accessible supply outlets for filling potable water storage tanks. The water supply outlets shall be located within 100.0 m (328.1 ft.) of the Campsites. The water supply outlets shall be constructed to the satisfaction of the County Engineer and the Development Officer in accordance with all applicable Provincial and County regulations.
- c. An adequate and safe sewage disposal system shall be provided in a Campground for each Campsite designed to accommodate the Campground user Occupying a self-contained Vehicle or Cabin and shall be connected to a community sewage system and/or sanitary dumping station, to the satisfaction of the Development Officer. The sewage disposal system in a Campground shall be constructed to the satisfaction of the County Engineer and the Development Officer and shall comply with all applicable Provincial and County regulations, and shall be maintained to the standards of the regulatory approvals.
- d. A Campground shall be provided with sanitary dumping stations in the ration of one for every one hundred Recreational Vehicle spaces or fractional part thereof. The sanitary dumping stations shall be designed and maintained to County regulations and standards to the satisfaction of the County Engineer and the Development Officer. Each station shall provide a water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A Sign shall be posted near the water outlet indicating that this water is for flushing and cleaning purposes only. Sanitary stations shall be separated from any Campsite or Cabin by a distance of not less than 20.0 m (65.6 ft.).
- e. In no case shall less than one (1) toilet and lavatory be provided for each sex for every ten (10) Campsites.

10.9.18 Campgrounds, containing Campsites, Cabins, Hotels and/or Motels are considered temporary occupancies, and consequently, the maximum Occupancy is two hundred and forty (240) days per calendar year.

10.9.19 The minimum size for a tenting Campsite shall be:

- a. 7.5 m (24.6 ft.) in width;
- b. 18.3 m (60.0 ft.) in depth; and
- c. 213 m² (2292.7 ft.²) in area.

10.9.20 The minimum size for a Recreation Vehicle/travel Trailer or Cabin Campsite shall be:

- a. 10.0 m (32.8 ft.) in width
- b. 25.0 m (82 ft.) in depth; and
- c. 250 m² (2691 ft.²) in area.

10.9.21 A Recreational Vehicle/travel Trailer on a Campsite shall be separated a minimum of 3.0 m (9.8 ft.) from:

- a. another Recreational Vehicle/travel Trailer on an adjacent Site;
- b. other structures; and
- c. an Interior Roadway.

10.9.22 All Campsites shall be required to provide an acceptable form of ground cover to prevent erosion.

10.10 CANNABIS PRODUCTION AND DISTRIBUTION FACILITIES

10.10.1 Regulations within this section apply to the production and development of licensed cannabis for medical and non-medical purposes.

10.10.2 No cannabis production and distribution facility shall be permitted unless all applicable licensing and approvals have been provided for by the provincial and federal governments.

10.10.3 A cannabis production and distribution facility shall comply with all applicable Federal and Provincial regulations.

- 10.10.4 A cannabis production and distribution facility must comply with the following requirements, in addition to any other municipal, provincial, or federal regulations and requirements:
- a. must meet all applicable requirements of the identified district, which allows for the use;
 - b. a copy of the current license(s) for the cannabis production and distribution development as issued by the provincial and/or federal government shall be provided to the Development Officer with the application or as a condition of development permit approval.
- 10.10.5 A cannabis production and distribution facility shall meet security and premises requirements as required under provincial and federal legislation and any additional security requirements imposed as a condition of the development permit issued by the Development Officer.
- 10.10.6 A cannabis production and distribution facility shall not be allowed on the same parcel as a dwelling unit.
- 10.10.7 The design of the building(s) and the landscaping on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
- 10.10.8 The development shall be designed to minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related land use nuisance effects.
- 10.10.9 No outdoor storage of goods, material, or supplies shall be permitted.
- 10.10.10 Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed. No burying of waste material is permitted.
- 10.10.11 All activities related to the cannabis production and distribution facility shall occur within fully enclosed stand-alone building(s), including but not limited to loading, receiving, and shipping of cannabis and any other goods, materials, and supplies.
- 10.10.12 Hours of operation shall be restricted as a condition of the development permit issued by the Development Officer.
- 10.10.13 Exterior lighting and noise levels shall satisfy the following requirements:
- a. The illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under provincial and federal regulations; and
 - b. Noise from facilities shall not exceed the levels allowed under the Land Use Bylaw or any other bylaw and/or policy of the municipality and the requirements under provincial and federal regulations.
- 10.10.14 Minimum parcel area shall be 4.04 ha (10.0 ac.).
- 10.10.15 Minimum setback from any watercourse or waterbody shall be 30.0 m (98.4 ft.).
- 10.10.16 Maximum parcel coverage shall be at the discretion of the Development Officer.
- 10.10.17 Maximum height of the principal building shall be 10.0 m (32.8 ft.).
- 10.10.18 A building or structure used for security purposes for a cannabis production and distribution facility may be located in the front yard and must comply with the required minimum setbacks.
- 10.10.19 On site buffering measures shall be required for all cannabis production and distribution facilities. Buffers may include a combination of setbacks, landscaping and fencing to mitigate the impacts on adjacent parcels.
- 10.10.20 Parking and loading requirements for a cannabis production and distribution facility shall be provided at the discretion of the Development Officer and any applicable requirements in provincial and federal regulations, as amended or replaced.

10.11 CANNABIS RETAIL SALES

- 10.11.1 Regulations within this section apply to the retail sale of cannabis.
- 10.11.2 No cannabis retail sales establishment may be allowed unless all applicable licensing and approvals have been provided for by the provincial and federal governments.
- 10.11.3 Cannabis retail sales establishments shall comply with all Land Use Bylaw and policy requirements as well as all applicable Federal and Provincial regulations including the Cannabis Act and the Gaming Liquor and Cannabis Act.
- 10.11.4 Any cannabis retail sales development must comply with the following requirements, in addition to any other municipal or provincial regulations or requirements:

- a. Must meet all applicable requirements of the identified district which allows for the use;
 - b. Only facilities licensed by the provincial or federal governments will be permitted; and
 - c. A copy of the license(s) for the cannabis retail sales establishment, as issued by the provincial government, shall be provided to the Development Officer, or made a condition of the Development Permit issued by the Development Officer.
- 10.11.5 Cannabis retail sales establishments must include suitable landscaping and parking requirements, as determined by the Development Officer. Parking shall comply with regulations of this Bylaw and meet all servicing standards of the municipality.
- 10.11.6 The design of the buildings and the landscaping on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
- 10.11.7 Cannabis retail sales establishments shall meet security and premises requirements as required under provincial and federal legislation.
- 10.11.8 The development shall be designed to minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related land use nuisance effects.
- 10.11.9 No outdoor storage of goods, material, or supplies shall be permitted.
- 10.11.10 Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
- 10.11.11 Hours of operation shall be restricted as a condition of the development permit issued by the Development Officer.
- 10.11.12 Exterior lighting and noise levels shall satisfy the following requirements:
- a. the illumination of parking areas, walkways, signs, and other structures associated with cannabis retail sale development shall be arranged to meet the requirements under provincial and federal regulations.
- 10.11.13 Cannabis retail sales establishments as defined in this Bylaw shall be setback from locating near the following sensitive uses:
- a. within 300.0 m (984 ft.) of a public education facility, a provincial health care facility, a school reserve or a municipal and school reserve, another Licensed Cannabis Retail Sales Establishment.
- 10.11.14 A public education facility, provincial health care facility, school reserve or municipal and school reserve constructed or created after the approval of a cannabis retail sales establishment shall not retroactively impact the cannabis retail sales establishment.
- 10.11.15 The separation distance between the cannabis retail sales establishment and the uses listed in subsection 10.11.13 shall be determined by measuring a straight line from the outer wall of the proposed cannabis retail sales establishment to the closest point on the parcel containing the sensitive use.
- 10.11.16 A site, building or structure established, operated, or maintained as a cannabis retail sales establishment shall comply with the provisions made for in any applicable municipal, provincial, and federal regulations as per this Bylaw.
- 10.11.17 Applications for subdivision of land for this use shall include the information required by the Development Officer.

10.12 COMMERCIAL DEVELOPMENT IN THE AGRICULTURAL (A) DISTRICT

- 10.12.1 A development permit for a commercial use within the Agricultural (A) District may be issued if, in the opinion of the Development Officer:
- a. It directly serves the agricultural community; and/or
 - b. It will not conflict with surrounding land uses.
- 10.12.2 All site regulations and development requirements, including any requirements for buffers, shall be based upon the type of development and shall be at the discretion of the Development Officer.
- 10.12.3 At the time of the development permit application, the proponent of a commercial development shall identify all municipal servicing costs associated with the proposed development.

10.13 COMPOST FACILITIES AND LANDFILLS

- 10.13.1 All relevant provincial authorizations shall be in place prior to commencement of operation.

- 10.13.2 Hours of public access and hours of operation for heavy machinery shall be restricted to between 7:00 a.m. and 11:00 p.m.
- 10.13.3 Litter catchment fences, satisfactory to the Development Officer, shall be placed immediately downwind (from the generally prevailing winds) of any working face to capture litter.
- 10.13.4 Perimeter fencing, consisting of a continuous chain-link Fence or similar material with appropriate gate or gates and satisfactory to the Development Officer, shall be placed around the working area for security purposes. Any gates shall be closed and locked when the compost facility or Landfill is not open to the public.
- 10.13.5 The applicant shall adopt a program, satisfactory to the Development Officer, to retrieve litter that accumulates on Site or any litter that escapes from the Site.
- 10.13.6 If the working area would be visible from a Road, there must be a visual Buffer satisfactory to the Development Officer between the Road and the working area to reduce visibility. The Buffer may consist of a soil Berm and/or a tree shelterbelt and may be either natural or constructed.
- 10.13.7 The Site shall be manned when open to the public.
- 10.13.8 The applicant shall submit a reclamation and closure plan on terms acceptable to the Development Officer.
- 10.13.9 The Developer shall enter into a Development agreement with the County which, in addition to the matters indicated in Section 655(1)(b) of the Act, shall deal with: routing of any traffic that accesses the Development, Road Maintenance, including dust control, directional signage, and security for the above, and for compliance with the conditions of the Development Permit.
- 10.13.10 In addition to the requirements of this Section, the Developer of a Landfill shall ensure that Waste deposited in the working area is promptly compacted and covered to minimize odour and to minimize wind blowing litter.
- 10.13.11 In addition to the other requirements of this Bylaw, prior to Council approving an amendment to this Bylaw changing land within the County to the LC District, the applicant may be required to submit an Environmental Site Assessment and a hydrogeological report relating to the proposed Use and the environmental conditions of the Site.

10.14 COMMUNITY GARDENS

- 10.14.1 Keeping or maintaining a Community Garden on Property Premises within a Residential District is the requirements outlined herein and a Development Permit being issued under the Land Use Bylaw in force at the time.
- 10.14.2 On-site sales may be permitted in Residential Districts one day a week subject to a Development Permit being issued.
- 10.14.3 Where a Development Permit has been issued, on-site sales are subject to the following:
 - a. On-site sales are limited to the sale of unprocessed, non-value-added products grown on Site; and
 - b. All sales must be conducted in compliance with laws regulating on-site sales of products grown in the Community Garden.
- 10.14.4 The Community Garden Site shall be designed and maintained to effectively handle all drainage on Site.
- 10.14.5 A minimum 1.0 m (3.3 ft.), clearly marked entrance path shall be provided from the public right-of-way to the garden.
- 10.14.6 A permanent Sign including, but not limited to, the name and contact information of the Person responsible for the garden shall be posted at the primary entry path adjacent to the public right-of-way. The Sign shall comply with the requirements of the Land Use Bylaw in force at the time.
- 10.14.7 Refuse storage areas shall be provided and screened to enclose all Refuse generated from the garden. Refuse areas shall be located as close as practicable to the center of the Property. Refuse shall be removed from the Site at least once a week.
- 10.14.8 Storage areas for tools, fertilizers, equipment, and other material shall be enclosed and located as close as possible to the center of the Property.
- 10.14.9 The following best practice standards shall be used for garden operations:
 - a. Composting: May be performed on Site. Composting materials shall only be those materials generated on Site. Composting areas shall be located as close as possible to the center of the Property.
 - b. Water use: Water rates shall apply to Community Gardens. Mulch shall be applied to exposed soils in planting areas. Soil amendments shall include water-retaining matter. Water shall be applied only to the

base of plants. All hoses shall be equipped with a trigger nozzle. Watering of plants shall comply with the watering schedule for the community where the Community Garden is located.

10.14.10 Hours of operation shall be limited to the hours between sunrise and sunset as set forth by the National Research Council Canada.

10.15 CONFINED FEEDING OPERATIONS AND MANURE STORAGE FACILITIES

10.15.1 Confined feeding operations and manure storage facilities for which an approval, a registration or an authorization is required pursuant to the Agricultural Operations Act are not regulated by this Bylaw but by that Act and by the Natural Resources Conservation Board pursuant to that Act. Please refer to the Agricultural Operations Act and the Regulations under the Agricultural Operations Act for these developments.

10.15.2 Front Setbacks for Manure Storage Facilities shall be as required by the established Right-Of-Way in Sections 9.1 and 9.3 of this Bylaw. All front Setbacks are measured from the Roadway centerline.

10.15.3 Other Setbacks shall be as required by the Designated District. Side and Rear Setbacks are measured from Lot or Parcel lines, accordingly.

10.16 DAY USE AND PICNIC AREAS

10.16.1 A sufficient number of picnic tables, fire pits and garbage cans shall be provided to accommodate the design capacity of the site. Exact numbers of such facilities shall be at the discretion of the Development Officer.

10.16.2 Day use and picnic facilities shall be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy use areas from damage.

10.16.3 Where the day use area directly adjoins a residential development, adequate screening, or fencing (to the satisfaction of the Development Officer) will be required between the uses.

10.16.4 Parking areas should be physically separated from the rest of the day use or picnic areas by landscaping or natural vegetation buffers.

10.17 DIVERSIFIED AGRICULTURE AND VALUE-ADDED AGRICULTURE

10.17.1 A development permit application for Diversified Agriculture and Value-Added Agricultural developments shall include a detailed proposed plan for the development area that includes but is not limited:

- a. Hours and season of operation;
- b. Peak site visits;
- c. Anticipated noise;
- d. Traffic volume and routing;
- e. Servicing;
- f. Site plan showing existing and proposed buildings, including outdoor areas open to the public;
- g. Signage;
- h. Occupancy of all current or proposed buildings and farm buildings;
- i. Equipment and/or material storage;
- j. Number of employees;
- k. Number of commercial vehicles; and
- l. Any other information that the Development Officer considers necessary.

10.17.2 The Development Officer may require any or all of the following with a development permit application or as a condition of approval for diversified agriculture or value-added agriculture developments:

- a. traffic impact assessment;
- b. emergency response plan;
- c. surveyed site plan;
- d. noise impact assessment. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required;
- e. community and neighbourhood consultation plan; and/or
- f. any other information required by the Development Officer.

- 10.17.3 Waste disposal systems shall be provided in accordance with appropriate regulatory authority standards to the satisfaction of the Development Officer.
- 10.17.4 The development shall not generate noise, smoke, steam, dust, odour, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Officer.
- 10.17.5 In evaluating the appropriateness of a Development Permit application for diversified agriculture or value-added agriculture developments, the Development Officer shall consider such factors as:
- compatibility of proposed use with adjacent and neighbouring land uses;
 - impact of proposed use on existing traffic volumes and patterns of flow;
 - appropriate vehicle parking and site access/egress requirements; and
 - appropriate site security requirements including, but not limited to, fencing and lighting.
- 10.17.6 The minimum parcel size for diversified agricultural uses shall be 2.02 ha (5.0 ac).
- 10.17.7 The Subdivision Authority shall be guided by the policies in the Municipal Development Plan in its consideration of subdivisions for the purposes of diversified agricultural uses.

10.18 EVENT VENUE

- 10.18.1 An Event Venue shall not unduly interfere with or affect the use, enjoyment or value of neighbouring or adjacent parcels through the generation of noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare or refuse considered offensive or excessive by the Development Officer.
- 10.18.2 The site design, including access and egress routes and walking trails, performance areas and gathering areas, shall be situated to minimize privacy impacts on adjacent properties.
- 10.18.3 Buildings and outdoor gathering areas associated with the venue must be setback a minim of 50.0 m (164.0 ft.) from adjacent properties.
- 10.18.4 The Development Officer may require any or all of the following with a development permit application or as a condition for an event venue:
- Operations outline or plan, including number of attendees, peak site visits, hours and season of operation, signage, and servicing;
 - Traffic impact assessment;
 - Emergency response plan;
 - Surveyed site plan;
 - Noise impact assessment and, if deemed necessary by the Development Officer, a noise mitigation plan that may include a noise monitoring system;
 - Community and neighbourhood consultation plan and/or;
 - Any other information that the Development Officer considers necessary.
- 10.18.5 Waste disposal systems shall be provided in accordance with appropriate regulatory authority standards to the satisfaction of the Development Officer.

10.19 HOME OCCUPATIONS

- 10.19.1 The following regulations shall apply to Home Occupation, Major and Home Occupation, Minor Uses, as defined within this Bylaw, within all Districts that allow for the Use.
- 10.19.2 All Development Permits issued for Home Occupations shall be revocable at any time by the Development Officer, if, in its opinion, the Use is or has become detrimental to the amenities of the neighbourhood in which it is located.
- 10.19.3 A permit issued for a Home Occupation is valid for one year or longer as determined by the Development Officer.
- It is the obligation of the Developer to seek renewal of a Development Permit prior to the expiry of the time period for which the initial permit was issued. The Development Officer shall consider the renewal on its merits.
- 10.19.4 A stop order may be issued at any time if, in the opinion of the Development Officer, the operator of the Home Occupation has violated any provision of this Bylaw or conditions of the approval of the Development Permit.
- 10.19.5 General Regulations
- All Home Occupations shall comply with the following requirements:

- i. When a Development Permit is issued for a Home Occupation, such permit shall be terminated should the applicant vacate the Property for which the permit has been issued.
- ii. Home Occupations shall not involve:
 - A. activities that use or store hazardous material in quantities exceeding those found in a normal Household; or
 - B. any Use that would, in the opinion of the Development Officer, materially interfere with or affect the Use, enjoyment or value of neighbouring properties.
- iii. Home Occupations shall not generate Offensive noise, vibrations, smoke, dust, odour, heat, glare, electrical, or radio disturbances, which are detectable beyond the boundary of the Lot or Parcel on which the Home Occupation is located.
- iv. Notwithstanding the provisions under Section 9.23 of this Bylaw, advertising signs for Home Occupations may be limited in size and number at the discretion of the Development Officer.
- v. The Home Occupation Use shall not involve the display or storage of goods or equipment upon or inside the Premises such that these items are exposed to public view from the exterior.
 - A. additional Buffering or Screening requirements may be established by the Development Officer, at its sole discretion.
- vi. Home Occupations shall not generate an increasing demand on one or more utilities (water, sewer, electricity, telephone, Garbage, etc.) such that the combined total consumption for a Dwelling and its Home Occupation substantially exceeds the average for the designated Residential Use within the area.
- vii. No Home Occupation Use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the area in which the Home Occupation is located.
- viii. Within Residential Districts, no more than one (1) Commercial Vehicle, up to the size of a tandem Truck, which is used in conjunction with the Home Occupation, shall be parked or maintained on the Site.
 - A. The Parking Space for the Commercial Vehicle shall be either within a Garage or adequately screened and sited behind the Main Building to the satisfaction of the Development Officer.
- ix. Within Non-Residential Districts, not more than four (4) Commercial Vehicles, each with one (1) accessory Trailer, which are used in conjunction with a Major Home Occupation, shall be parked or maintained on the Site.
 - A. The Parking Space for the Commercial Vehicle shall be either within a Garage or adequately screened and Sited behind the Main Building to the satisfaction of the Development Officer.

10.19.6 Minor Home Occupations Additional Regulations

- a. In addition to the requirements of Section 10.19.5 above, a Minor Home Occupation shall comply with the following regulations:
 - i. A Minor Home Occupation shall not Occupy more than 20% of the gross Floor Area or 30 m² (323 ft.²) of the Main Building, whichever is greater.
 - ii. Except where otherwise expressly allowed within this Bylaw, there shall be no outdoor business activity or Outdoor Storage of material or equipment associated with a Minor Home Occupation on the Site.
 - A. Storage related to a Minor Home Occupation shall be accommodated either within the Dwelling or Accessory Buildings.
 - B. Storage related to a Minor Home Occupation shall not cause the Minor Home Occupation to exceed the total area established in sub-paragraph (i) above.
 - iii. Up to five (5) business visits per day are allowed.
 - iv. Exterior alterations or additions to accommodate a Minor Home Occupation shall not be allowed.
 - v. A Minor Home Occupation shall not employ any Person on Site other than the Occupants of the Dwelling.

10.19.7 Major Home Occupations Additional Regulations

- a. In addition to the requirements of Section 10.19.5 above, a Major Home Occupation shall comply with the following regulations:

- i. The number of non-resident employees working on Site shall not exceed two (2).
- ii. Except where otherwise expressly allowed within this Bylaw, up to ten (10) business visits per day are allowed in the Agricultural (A), Industrial (M), and Business (B) Districts. In all other Non-Residential Districts, up to eight (8) business visits per day are allowed.
- iii. Any interior or exterior alterations or additions to accommodate a Major Home Occupation require that a Development Permit be issued under the provisions of this Bylaw, and such alterations shall comply with this Bylaw and the Alberta Safety Codes thereunder.
- iv. Except where otherwise expressly prohibited within this Bylaw, at the sole discretion of the Development Officer, and provided that all other requirements are met, Major Home Occupations may Occupy large, Shop-type Buildings in which Trucks are parked, or contain Uses that under other circumstances would be considered Rural Commercial Uses.

10.19.8 Regarding Bed and Breakfast and Guest Ranch Operations

- a. Bed and Breakfast Establishment or a Guest Ranch is considered a Major Home Occupation, and shall, in addition to the regulations in Section 10.19.7 above, comply with the following regulations:
 - i. A Bed and Breakfast Establishment or Guest Ranch shall not change the principal character or external appearance of the Dwelling containing the Use and shall have a maximum of six (6) guest sleeping Units.
 - ii. Cooking facilities shall not be located within the sleeping Units.
 - iii. All facilities shall meet public health regulations.
 - iv. In addition to any other parking requirements in Section 9.16 of this Bylaw, one (1) additional Off-Street Parking Space shall be provided for each sleeping Unit.
 - v. A Bed and Breakfast Establishment or Guest Ranch shall be operated by a live-in Owner(s) and no more than two (2) paid assistants.

10.20 INDUSTRIAL DEVELOPMENT

10.20.1 The Development Officer may request advisory comment from various departments within the Provincial and Federal Government and/or from the Health Authority, when considering an application for the establishment of a rural industrial use or an industrial use in the Agricultural (A) District.

10.20.2 All site regulations and development requirements, including any requirement for buffers, shall be based upon the type of industrial development proposed and shall be at the discretion of the Development Officer.

10.20.3 A development permit for an industrial use in the Agricultural (A) District may only be issued if, in the opinion of the Development Officer, the applicant can satisfy the Development Officer with respect to any concerns about:

- a. The type and level of exhaust that may be emitted into the atmosphere by the proposed development;
- b. Servicing requirements and provisions for meeting them; and
- c. Any costs associated with providing new or upgraded municipal services associated with the proposed development.

10.20.4 Noise

- a. In the operation of or carrying on of an industrial or construction activity, which is adjacent to a Residential District no Person, Owner, Occupant, Firm, Company, or Corporation shall use, operate or allow to be used or operate any tools, machinery, or equipment so as to create noise or a disturbance, which may be heard in a Residential District during those hours designated as Night-Time hours.
- b. No Person shall load or unload a Truck or Concrete Mixer associated with an industrial development within 150.0 meters (492.0 ft.) of a Residential District after 10:00 PM.

10.20.5 Nothing in this Section shall prevent the continual operation or carrying on of an Industrial Activity where the activity is one which:

- a. is a Permitted Use; or
- b. is an approved Discretionary Use.

10.20.6 In the operation or carrying on of an Industrial Activity, the Person operating or carrying on that activity shall make no more noise than is necessary in the normal method of performing or carrying on that activity.

10.21 INDUSTRIAL HEMP PRODUCTION, PROCESSING, STORAGE AND DISTRIBUTION

- 10.21.1 The desirable compatibility between licensed industrial hemp production, processing, storage and distribution facilities, and mitigation of possible adverse land use impacts, within surrounding land uses shall be recognized using this section. However, facilities shall comply with all County Land Use Bylaw requirements and any applicable federal and provincial regulations.
- a. All applications shall comply with County development policies for the identified District in addition to the provisions established in Section 5.4 of this Bylaw.
 - b. The production of industrial hemp as defined in the Industrial Hemp Regulations (IHR), SOR/98-156, as amended, or any subsequent legislation that may be enacted in substitution.
 - c. Buildings and uses accessory to permitted uses.
- 10.21.2 Any licensed industrial hemp production, processing, storage, and distribution facility must comply with the following requirements, in addition to any other municipal or provincial regulations or requirements:
- a. In addition to the requirements of this Section, a licensed industrial hemp production facility must meet all applicable requirements of the identified District, which allows for the use.
 - b. Only facilities licensed by Health Canada under the IHR (SOR/98-1056) or as amended, will be permitted.
 - c. A copy of the current license for the licensed industrial hemp production facility as issued by Health Canada shall be provided to the Development Officer before a permit can be issued.
 - d. A licensed industrial hemp production facility shall be the primary use of the lot(s) or parcel(s).
 - e. The licensed industrial hemp production facility must not operate in conjunction with another use on the lot(s) or parcel(s).
 - f. Cannabis products must not be smoked, ingested, or otherwise consumed on the premises of a licensed industrial hemp production facility.
 - g. Permitting
- 10.21.3 The Development Officer may require an applicant for a development permit for a licensed industrial hemp production facility to have any or all of the following information be prepared by a qualified registered professional and have it included with the application:
- a. Waste management plan;
 - b. Environmental Assessment;
 - c. Traffic Impact Assessment;
 - d. Water/Wastewater Report;
 - e. Storm Water Management Plan; and
 - f. Any additional study or assessment necessary to address specific concerns is at the discretion of the Development Officer.
- 10.21.4 The development permit for a licensed industrial hemp production facility shall be limited as follows:
- a. The first development permit shall not exceed a 3-year term.
 - b. Any subsequent development permit shall not exceed a 5-year term.
- 10.21.5 The licensed industrial hemp production facility must include suitable landscaping and parking requirements, as determined by the Development Officer. Parking shall comply with regulations in Section 9.14 of this Bylaw and meet the County of Vermilion River's General Municipal Servicing Standards.
- 10.21.6 Development shall meet all requirements for said facilities (such as, but not limited to security and premises) as listed under IHR (SOR/98-1056).
- 10.21.7 Development shall maintain the neighbourhood characteristics and appearance.
- 10.21.8 Development shall be designed and located to minimize any impacts on the natural environment.
- 10.21.9 Development shall minimize any exposure or disturbance to the surrounding area including, but not limited to dust, pollution, noise, odour, or any other related land use nuisance effects.
- 10.21.10 There shall be no outdoor storage of goods, material, or supplies.

- 10.21.11 Solid waste materials must be disposed of in accordance with the Controlled Drugs and Substances Act (S.C 1996, c. 19) and Industrial Hemp Regulations (SOR/98-156), as amended or any subsequent legislation that may be enacted in substitution.
- 10.21.12 All activities related to the licensed industrial hemp production facility shall occur within a fully enclosed stand-alone building, including but not limited to loading, receiving, and shipping of industrial hemp and any other goods, materials, and supplies.
- 10.21.13 A licensed industrial hemp production facility's exterior lighting and noise levels should meet the following:
- The illumination of parking areas, walkways, signs, and other structures associated with licensed industrial hemp production facilities shall be arranged to meet any requirements the Land Use Bylaw or any other bylaw and/or policy approved by the County and any requirements under the IHR (SOR/98-1056).
 - Noise from facilities shall not exceed that allowed under the Land Use Bylaw or any other bylaw and/or policy approved by the County and any requirements under the IHR (SOR/98-1056).
- 10.21.14 When making an application for a development permit for a licensed industrial hemp production facility, the developer shall, in addition to the above sections, those applicable to the identified District, and section 5.4 of this Bylaw, provide in the application and site drawings the following:
- 10.21.15 A site, building or structure established, operated, or maintained as a licensed industrial hemp production facility shall comply with the provisions made for it in this section in addition to any other applicable federal, provincial, and municipal regulations per Section 1.5 of this Bylaw. Non-compliance with the previous may be abated as provided for in Part 8 of this Bylaw. This is not exclusive and shall not prevent the County from exercising any other remedy available under the law, nor shall the provisions of this Section prohibit or restrict other federal or provincial law or County policy from being enacted.

10.22 MANUFACTURED HOME PARKS

- 10.22.1 A development permit application for the purpose of creating a manufactured home park shall not be approved until such time as the subject land has been redistricted to an appropriate Land Use District.

Site Plan

- 10.22.2 All development Permit applications for a manufactured home park must, in addition to the requirements of Section 5.4 of this Bylaw, include a site plan identifying compliance with the following regulations and requirements.

Garbage and Recycling

- 10.22.3 The manufactured home park operator must provide a central collection area for garbage and recycling within the park. Also, the operator is responsible for regularly transferring the garbage and recycling from the park to a waste disposal site. The location of the central collection area must be clearly indicated on the site plan.

Internal Roadways and Pedestrian Access Ways

- 10.22.4 Internal roadways shall be provided in the manufactured home park to allow access to individual homes and other facilities. A minimum right-of-way of 9 m (30 ft.) is required. Roadways shall be well drained and maintained to the satisfaction of the Development Officer.
- 10.22.5 Safe, convenient, all-season pedestrian access ways of at least 1 m (3.3 ft.) in width must be provided between homes, on roadways and to facilities.

Recreation Areas

- 10.22.6 A minimum of ten percent (10%) of the gross lot area must be developed for safe playground or other recreational uses.

Landscaping

10.22.7 All areas not occupied by manufactured homes and their additions, internal roads, footpaths, driveways, permanent buildings, and any other developed facilities, shall be fully landscaped to the satisfaction of the Development Officer. Screen fences or walls shall be erected where deemed necessary by the Development Officer around laundry yards, refuse collection points and playgrounds.

Lighting

10.22.8 Street lighting shall be to the same standard as that in a conventional residential neighbourhood.

10.23 MANUFACTURED HOMES

10.23.1 Before a development permit is issued for a manufactured home, the Development Authority shall normally receive verification that the home fully complies with both the CSA Z240 MH National Manufactured Home Standard and the National Building Code- 2023 Alberta Edition (NBC(AE)). If the CSA Z240 sticker or the Alberta Municipal Affairs sticker verifying compliance to the NBC(AE) is missing, the Development Officer may require an inspection by an Alberta Safety Codes Officer.

10.23.2 Should an inspection by an Alberta Safety Codes Officer be required, and should the inspection indicate that upgrades to the manufactured home are necessary to bring the home into compliance with the CSA Z240 standard or the NBC(AE), all required upgrades shall be made before the issuance of a development permit.

10.23.3 In addition to the requirements of subsection 10.23.1 and 10.23.2 above, a manufactured home must meet the following aesthetic regulations:

- a. The height of the main floor above grade shall be consistent with the height of the main floor of dwellings in the immediate and general area.
- b. The roof pitch shall be consistent with the roof pitch of dwellings in the immediate and general area.
- c. Exterior finishing materials used on the roof and exterior walls shall be consistent with the materials used on dwellings in the immediate and general area and in good condition.
- d. Minimum roof overhang or eaves should be consistent with the overhang or eaves of dwellings in the immediate or general area.
- e. The design of each manufactured home shall ensure the side or end facing the street on which the home fronts contains a prominently placed front door, and windows in quantity and size that are consistent with dwellings in the immediate area.
- f. Every manufactured home shall be placed on a full perimeter foundation that complies with the NBC(AE) unless the manufactured home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system as described in CSA Z240.10.1 may be employed.
- g. The full perimeter foundation or the skirting material utilized on an alternative skirting foundation should be parged in order create the same finished appearance customarily found on concrete basements of single detached dwellings in the immediate and general area.
- h. All accessory structures, such as patios, porches, additions, and skirting, shall be:
 - i. factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the manufactured homes, and
 - ii. Considered as part of the main building; and
 - iii. Erected only after obtaining a development permit.
- i. The floor area of porches and additions shall be proportionate to the floor area of the manufactured home unit and this relationship shall be determined by the Development Officer.
- j. No accessory building, use or parking space shall be located in the front yard of a manufactured home use.
- k. For the purposes of storage, any furniture, domestic equipment, or seasonally used equipment shall be stored in adequate covered storage or screening either individually on the lot or communally and shall conform to the NBC(AE) standards.
- l. The following regulations also apply to manufactured home uses located in residential subdivisions and manufactured home parks:
 - i. The hitch and wheels are to be removed from the manufactured home.

- ii. All manufactured homes shall be placed on a foundation or base. The manufactured home is to be attached by means of bolting or otherwise to the foundation or base.
- iii. The property is to be grassed and landscaped within one (1) year from the date of issue of the development permit.
- iv. Minimum lot area and width may be less in the case of existing registered substandard lots, with the approval of the Development Officer.

10.23.4 Any required aesthetic upgrades to the manufactured home must be completed before the issuance of the development permit. The completion of foundation or skirting material must be completed within thirty (30) days of the placement of the manufactured home on a site.

10.23.5 With the exception of driveways, no accessory building or use shall be located in the front yard of a manufactured home park or any residential District.

10.24 MICROBREWERY OR DISTILLERY

10.24.1 The Development Authority may require any or all the following with a development permit application or as a condition of approval for microbrewery or distillery developments:

- a. operations outline or plan, including number of attendees, peak site visits, hours and season of operation, signage, and servicing;
- b. traffic impact assessment;
- c. emergency response plan;
- d. surveyed site plan;
- e. noise impact assessment. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required; and/or
- f. any other information required by the Development Officer.

10.24.2 Waste disposal systems shall be provided in accordance with appropriate regulatory authority standards to the satisfaction of the Development Authority.

10.24.3 In evaluating the appropriateness of a Development Permit application for a microbrewery or distillery, the Development Authority shall consider such factors as:

- a. compatibility of proposed use with adjacent and neighbouring land uses;
- b. impact of proposed use on existing traffic volumes and patterns of flow;
- c. appropriate vehicle parking and site access/egress requirements; and
- d. appropriate site security requirements including, but not limited to, fencing and lighting.

10.25 MOTELS

10.25.1 A person applying to develop a site as a motel where permitted under this Bylaw shall comply with the following provisions of this section.

10.25.2 Site Requirements for Motels:

Minimum Parcel Area per Rentable Unit	One Storey	139 m ² (1500 ft. ²)
	Two Storey	93 m ² (1000 ft. ²)
Minimum Floor Area per Rentable Unit	All Types	26.5 m ² (285 ft. ²)
Minimum Required Yards	Front	7.6 m (25.0 ft.)
	Side	3.0 m (10.0 ft.)
	Rear	3.0 m (10.0 ft.)
Minimum Required Parking Spaces	Per Rentable Unit	1

10.25.3 Except in the case of rentable units and any other buildings where connected by a continuous roof to form a shelter for motor vehicles, not less than 3.7 m (12.0 ft.) of clear and unoccupied space shall be provided between each rentable unit and any other building on the site.

- 10.25.4 Each rentable unit shall face onto or abut a driveway not less than 6.0 m (20.0 ft.) in width and shall have unobstructed access thereto.
- 10.25.5 Not more than one (1) motor vehicle entrance and one motor vehicle exit to a road, each with a minimum of width of 7.6 m (25.0 ft.) measured at its minimum dimension shall be permitted, provided however, that one combined motor vehicle entrance and exit may be permitted, not less than 9.0 m (30.0 ft.) in width.
- 10.25.6 The owner, tenant, operator, or person in charge of a motel shall at all times:
- a. Maintain the site and the buildings, structure, and improvements thereon in a clean, neat, tidy, and attractive condition and free from all rubbish and debris;
 - b. Maintain garbage facilities to the satisfaction of the Development Officer;
 - c. Maintain an appropriate fence where required, no less than 1.0 m (3.3 ft.) in height around the boundaries of the lot; and
 - d. Shall landscape and keep the site landscaped, to the satisfaction of the Development Officer.

10.26 MULTI-DWELLING DEVELOPMENTS

- 10.26.1 The following application procedure applies to apartments and duplex development:
- a. Before any development permit application can be considered by the Development Officer, the applicant must submit:
 - i. Design plans and working drawings including elevations which have been done or endorsed by a registered architect;
 - ii. Site plans showing the proposed:
 - A. location and position of structures on the site, including any "For Rent" or identification signs;
 - B. location and number of parking spaces, exits, accesses, and drives from public roads;
 - C. location of an access to refuse storage areas and incinerators and the fencing and landscaping of such facilities; and
 - D. landscaping plan of the entire site which shall show intended surfacing for drives and parking areas.
- 10.26.2 The plans identified above will append the application and once approved, shall be deemed conditions of approval. The Development Officer may require a performance bond from the developer if deemed necessary.

10.27 MULTI-LOT COUNTRY RESIDENTIAL USES AND RURAL RESIDENTIAL USES

- 10.27.1 Preparation and approval of a site development plan or Area Structure Plan is required for multi-lot country residential subdivisions that will create four (4) or more lots or parcels, including the remainder of the quarter section. Additional supporting information may be required depending on the magnitude and complexity of the proposed development.
- 10.27.2 Multi-lot country residential use subdivision shall be developed in accordance with the provision of Land Use Districts designated at the time of subdivision.
- 10.27.3 Where a subdivision for multi-lot country residential use is proposed, the developer shall be required to entering a development agreement with the County wherein the developer agrees to be responsible for all the costs associated with the subdivision and development.
- 10.27.4 Where a subdivision for a rural residential use is proposed, the developer may be required to enter into a development agreement with the County wherein the developer agrees to be responsible for all the costs associated with the subdivision and development.

10.28 NATURAL RESOURCE EXTRACTION INDUSTRIES

- 10.28.1 A development permit will be required for natural resource extraction developments including but not limited to pits, sand, gravel, clay, top soil, gypsum, granite, peat, salt, or any other mineral extraction operation.
- 10.28.2 A development permit shall not be issued for sand, gravel, clay, coal, limestone, gypsum, granite, peat, salt or a mineral extraction operation until any necessary reclamation plan and permit/license is approved by the Provincial Government.

- 10.28.3 Where not required to do so by Provincial agencies, the proponent of a natural resource extraction industry shall be required to submit a reclamation plan to the Development Authority for their approval prior to the issuance of a development permit.
- 10.28.4 Where not required to do so by the Province, the proponent of a natural resource extraction industry shall, at the discretion of the Development Authority, be required to post with the County security in the form of either cash or an irrevocable letter of credit to ensure that reclamation will be completed.
- 10.28.5 A disturbed area shall be reclaimed to:
- at least its former capability for agriculture; or
 - any other use which the Development Authority feels will be beneficial to the County.
- 10.28.6 The following conditions of approval may be included when processing an application for a natural resource extraction industry:
- Limitation of hours of operation;
 - Requirement to enter into a Road Use Agreement with the County for the provision of dust control and maintenance/upgrading of roads used in direct relation to the operation;
 - Posting of adequate signage, including company name and emergency telephone numbers, to warn of possible site or operational hazards and dangers;
 - Methods of minimizing noise in relation to the activities of the operation; and
 - Payment of an aggregate levy to the County as outlined by the County's Community Aggregate Payment Levy Bylaw.
- 10.28.7 Extraction operations, such as sand, gravel and other mineral resource workings shall be permitted to proceed only after the issuance of proper licenses that indicate compliance with the appropriate Provincial and Federal legislation and regulations.
- 10.28.8 The County shall discourage residential, commercial, or industrial development to occur on known commercial deposits of sand and gravel or other mineral resources if that development will prevent the future extraction of the resource.
- 10.28.9 Council shall urge the Provincial and Federal agencies to comply with the policies of this section and the overall intent of the County's statutory plans when developing natural resource extraction activities that are exempt from County control under the Municipal Government Act.
- 10.28.10 Resource processing should be handled as a form of industrial development and be subject to the industrial regulations contained in Section 10.19 of this Bylaw.

10.29 PET KEEPING AND ANIMAL BREEDING AND/OR BOARDING FACILITIES

- 10.29.1 The keeping of more than four (4) dogs on any Lot, whether the dogs are being bred or boarded, shall be allowed at the discretion of the Development Officer only in those Districts where animal breeding and/or boarding facilities are listed as discretionary Use in this Bylaw.
- 10.29.2 The maximum number of dogs to be kept on-Site in each of the above Districts shall be at the discretion of the Development Officer.
- 10.29.3 In determining the number of dogs, pups less than six (6) months of age shall not be included.
- 10.29.4 An exercise area shall be provided for each dog as follows:
- Breeds weighing 16 kg (35 lbs.) or less – at least 2.3 m² (25.0 ft.²) per dog; and
 - Breeds weighing more than 16 kg (35 lbs.) – at least 4.6 m² (50.0 ft.²) per dog.
- 10.29.5 No Building or exterior exercise area to be Used to accommodate dogs shall be allowed within 25.0 m (82 ft.) of any Lot line of the Lot for which an application is made.
- 10.29.6 All exterior exercise areas (runs) shall be enclosed with an acceptable fence with a minimum height of 1.83 m (6 ft.).
- 10.29.7 All dogs in animal breeding and/or boarding facilities shall be kept within buildings or a fenced area at all times when not leashed.
- 10.29.8 All dog facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.

- 10.29.9 Pens, rooms, exercise runs and holding stalls shall be soundproofed where possible to the satisfaction of the Development Officer.
- 10.29.10 A separate air extractor system shall be provided in the animal shelter or holding area where heating and air conditioning is necessary.
- 10.29.11 All facilities and operations shall be in compliance with applicable Provincial regulations.
- 10.29.12 All development permits issued for animal breeding and/or boarding facilities shall be subject to cancellation if any of the above requirements, or any other condition of the development permit, is not adhered to.

10.30 RECREATIONAL USES

10.30.1 Recreational development shall be required to:

- a. Maintain an open space buffer of sufficient size and composition to act as a visual and noise barrier from adjacent uses which may be incompatible; and
- b. Install, when necessary, adequate on-site water supply and sewage disposal systems which have been approved by the authority having jurisdiction.

10.31 RECREATIONAL VEHICLE CAMPGROUNDS

- 10.31.1 In addition to the requirements of Section 10.9, all Recreational Vehicle Campgrounds, both Seasonal and Year-round, shall comply with the regulations of this section.
- 10.31.2 Each recreational vehicle parking space shall have a minimum width of 10.0 m (32.8 ft.) and a minimum area of 250.0 m² (2,691.0 ft.²).
- 10.31.3 As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction, including any necessary approvals pursuant to the Alberta Safety Codes Act that may be applicable.
- 10.31.4 As a condition of approval, the Development Authority may require that the developer construct, upgrade, or pay to construct or upgrade any necessary municipal infrastructure to service the development.
- 10.31.5 All internal roads shall be the responsibility of the Developer for both construction and future maintenance. Also, internal roads shall have a minimum of a 6.0 m (20.0 ft.) usable top, except for one-way roads, which shall have a minimum of a 3.65 m (12.0 ft.) usable top.
- 10.31.6 The developer shall provide on-site potable water supply which meets all applicable Provincial water requirements.
- 10.31.7 The developer shall provide sewage disposal facilities which meet all applicable Provincial regulations.
- 10.31.8 All spaces for recreational vehicles designated for year-round use must have on-site connections to municipal sewer and water systems.
- 10.31.9 As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction over this type of development.
- 10.31.10 The developer shall be required to enter into a development agreement with the municipality as a condition of development approval. The development agreement will include provisions requiring the developer to construct, upgrade, or pay to construct or upgrade the necessary municipal roads to access the development when determined necessary by the Development Authority.
- 10.31.11 The developer shall designate an area equivalent to ten percent (10%) of the total recreational vehicle campground area as a playground or recreational area. This area is to be clearly marked and free from all traffic hazards.
- 10.31.12 All spaces for recreational vehicles or tents shall maintain a minimum set back of 30.0 m (98.4 ft.) from the shoreline of any body of water.
- 10.31.13 The maximum number of recreational vehicles allowed per space shall be one (1)
- 10.31.14 A site plan detailing the protection of existing treed areas and site topography is required prior to issuance of a development permit.
- 10.31.15 Spaces for day use, picnicking and similar activities shall be suitably organized, clearly marked, and constructed to the satisfaction of the Development Authority.
- 10.31.16 All other site requirements shall be as required by the Development Authority.
- 10.31.17 Minimum yard setbacks:

- a. Front, side, corner, and rear yard setbacks on the site shall be 7.6 m (25.0 ft.) or 10% of the lot width, whichever is lesser.

10.31.18 Developers will be encouraged to include on their site plan an overflow area which may be used temporarily, on an overflow basis, for a maximum of four (4) consecutive nights to accommodate recreational events which may result in a need for temporary additional tenting or recreational vehicle spaces.

10.32 RECREATIONAL VEHICLE WORKCAMPS

10.32.1 Each space for a recreational vehicle in a recreational vehicle workcamp shall have a minimum width of 10.0 m (32.8 ft.) and a minimum area of 250.0 m² (2,691.0 ft.²).

10.32.2 All spaces for recreational vehicles shall maintain a minimum setback of 30.0 m (98.5 ft.) from the shoreline of any body of water.

10.32.3 Minimum Yard Setbacks:

- a. Front, side, corner, and rear yard setbacks on the site shall be 7.6 m (25.0 ft.).

10.32.4 The maximum number of recreational vehicles permitted per stall shall be one (1).

10.32.5 All recreational vehicle campground, workcamps shall be considered temporary developments.

10.32.6 All recreational vehicle campground, workcamps require a development permit and the Development Authority shall give due regard to the need, location, and type of camp, prior to rendering its decision.

10.32.7 A development permit for a recreational vehicle campground, workcamp may be issued for up to three (3) years. If all conditions have not been satisfied to the satisfaction of the Development Authority, then the permit will no longer be considered valid. The permit must be renewed after the three (3) year period. An application may be made for continuance of the Use for one (1) additional year, after which a new development permit approval is required.

10.32.8 The Development Authority may establish whatever conditions for the approval of a recreational vehicle campground, workcamp that it, at its discretion, deems reasonable to ensure that the development will be temporary.

10.32.9 In addition to the requirements of Section 5.4 of this Bylaw, an application for a development permit for a recreational vehicle campground, workcamp must provide the following information:

- a. The location, type, and purpose of the camp;
- b. Adjacent land uses
- c. The method for connecting the proposed development to municipal water, sewage, waste disposal and storm water systems;
- d. The number of persons proposed to live in the camp;
- e. The start date of the development, the date of occupancy by residents, and removal date for the camp; and
- f. Reclamation measures to be completed once the camp is no longer needed, to the satisfaction of the Development Authority.

10.32.10 Because of the number of temporary workers and related traffic impacts, the applicant will also be required to provide a report which details the following:

- a. Discussions with and impact on the local RCMP;
- b. Discussions with and impact on the local Emergency Medical Services;
- c. Discussions with and impact on the local Fire Department; and
- d. Discussions with and impact on the local road system, including a Traffic Impact Assessment

10.32.11 As a condition of approval, the Development shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction, including any necessary approvals pursuant to the Alberta Safety Codes Act that may be applicable.

10.32.12 As a condition of approval, the Development Authority may require that the developer construct, upgrade or pay to construct or upgrade any necessary municipal infrastructure to service the development.

10.32.13 All internal roads shall be the responsibility of the developer for both construction and future maintenance. Also, internal roads shall have a minimum of a 6.0 m (20 ft.) usable top, except for one-way roads, which shall have a minimum of a 3.65 m (12.0 ft.) usable top.

- 10.32.14 The developer shall provide on-site potable water supply in accordance with all applicable Provincial regulations.
- 10.32.15 The developer shall provide sewage disposal facilities in accordance with all applicable Provincial regulations.
- 10.32.16 All stalls designated for year-round use must have on-site connections to municipal sewer and water systems.
- 10.32.17 The developer shall be required to enter into a development agreement with the County as a condition of development approval. The development agreement will include provisions requiring the developer to construct, upgrade or pay to construct or upgrade the necessary municipal roads to access the development when determined necessary by the Development Authority.
- 10.32.18 A site plan detailing the protection of existing treed areas and site topography is required prior to issuance of a development permit.
- 10.32.19 All other site requirements shall be as required by the Development Authority.
- 10.32.20 All recreational vehicle campground, workcamps must:
- a. Ensure that all required access, including internal roadways and intersection improvements, are provided to the satisfaction of the Development Authority at the sole cost of the developer;
 - b. Be designed so that all points of access and egress are located to the satisfaction of the Development Authority and, when required, Alberta Transportation and Economic Corridors;
 - c. Be able to accommodate a minimum of twenty (20) persons and a maximum of five hundred (500) persons;
 - d. Be secured by the installation of appropriate security and buffering measures such as berms, fences, and landscaping. The form of the buffering will be determined by, and to the satisfaction of, the Development Authority, taking into account adjacent land uses;
 - e. If required by the Development Authority, provide on-site security staff to the satisfaction of the Development Authority;
 - f. Provide and develop all parking on the lot to the satisfaction of the Development Authority. Normally, on-site parking for private vehicles will adhere to the same standard as parking for a hotel or motel;
 - g. Post security with the municipality sufficient to ensure removal of the development and/or reclamation of the site if needed after the recreational vehicle campground, workcamp has been removed from the site; and
 - h. Be separated from adjacent land uses.
- 10.32.21 The maximum site coverage shall be such that space is available for all the parking on the site, together with the applicable setbacks and required landscaping as determined by the Development Authority.
- 10.32.22 Screening and fencing of storage areas shall be to the satisfaction of the Development Authority.
- 10.32.23 The development must comply with current Building and Fire Code requirements as amended from time to time.

10.33 RECREATIONAL VEHICLES

- 10.33.1 The placement of up to three (3) Recreational Vehicles on a Lot or Parcel within a Residential District shall be allowed without a Development Permit for a period of no longer than six months.
- 10.33.2 The year-round placement of three (3) Recreational Vehicles on a Parcel in the Agricultural (A) and CR-A Districts shall be allowed without a Development Permit.
- 10.33.3 Notwithstanding Sections 10.33(1) and 10.33(2) above, a Development Permit may be approved, at the discretion of the Development Officer, for up to one (1) additional Recreational Vehicle in a Residential District on a year-round basis.
- 10.33.4 Additional Recreational Vehicles shall be permitted within Residential Districts for a maximum of four (4) consecutive days within any given sixty (60) day period.
- 10.33.5 No Recreational Vehicle shall be permanently connected to any utility or municipal service, such as power, gas, water supply, or sanitary sewage disposal facilities unless the Recreational Vehicle is approved for Use as a Secondary or Accessory Dwelling or is located in an approved Manufactured Home Community or Recreational Vehicle Campground or Work Camp, as provided for in this Bylaw.
- 10.33.6 No Recreational Vehicle, with the exception of a Manufactured Home Community, may have associated with it any more than two (2) accessory structures, Buildings or other paraphernalia, in addition to Fences, benches, fire pits

and picnic tables. A small Shed with a maximum size of 18.58 m² (200.0 ft.²) and a screened or Roofed Patio around or beside the Recreational Vehicle is permitted.

10.33.7 No structure accessory to a Recreational Vehicle shall be used as sleeping quarters.

10.33.8 Except for a Recreational Vehicle on a Lot or Parcel, the total gross Floor Area or ground area covered by all accessory structures, Buildings or other paraphernalia, other than those indicated in Section 9.18, shall not exceed 50% coverage of the Lot area.

10.34 REHABILITATION AND ADAPTIVE REUSE STANDARDS

10.34.1 The purpose of this Section is to provide for rehabilitation as an alternative solution to demolishing and rebuilding for extending age, repair and strengthening of a Building, bringing existing Buildings into compliance with the requirements under this Bylaw or incorporate energy conservation and sustainable green standards.

10.34.2 The regulations in this Section apply to the Rehabilitation or Adaptive Reuse of Buildings located within all Districts.

10.34.3 The issuance of an Certificate of Occupancy is required for all structures associated with Rehabilitation and Adaptive Reuse Development.

10.34.4 All Rehabilitation or Adaptive Reuse activities, including, alterations, or additions to existing frame or metal Buildings used or to be used for Non-Residential Use(s) or Buildings used or to be used for Residential Use(s) require that a Development Permit be issued, in accordance to the requirements of this Bylaw.

10.34.5 The following work shall be considered Renovation, alteration, or reconstruction, as appropriate, and not maintenance or repair work:

- a. The cutting away of any wall, partition, or portion thereof;
- b. The permanent, partial or complete removal of any primary structural component;
- c. The removal or rearrangement of any part of a required means of egress;
- d. Addition to, alteration or relocation of:
 - i. Any fire protection system piping;
 - ii. Water supply, sewer, drainage, gas, oil, Waste, vent, or similar piping;
 - iii. Electrical wiring, other than wiring for a low voltage communication system in a one or two family Dwelling;
 - iv. Mechanical system components such as ductwork; or
 - v. Elevator devices.

10.34.6 All Rehabilitation or Adaptive Reuse work shall be done in a workmanlike manner, meaning to the acceptable industry standard of quality of work and materials by professionals registered to practice the profession in Alberta.

10.35 RELOCATION OF BUILDINGS

10.35.1 No Person shall move or cause to be moved, or place on a Lot or Parcel of Land a Building, including a Dwelling, formerly erected or placed on a different Lot or Parcel until a Development Permit has been issued.

10.35.2 Any application for a "moved-in building" considered by the Development Officer shall:

- a. Be accompanied by recent colour photographs of the structure; and
- b. Indicate if the building will meet current requirements of the National Building Code- 2023 Alberta Edition (NBC(AE)), and if it does not, how the building will be brought up to these requirements; and
- c. Meet all other requirements or conditions as required by the Development Officer.

10.35.3 The Development Officer may, at their discretion, require, prior to the approval of a development permit for a relocated building, that an inspection of the proposed relocated building be completed by the Development Officer or a designated officer to determine its suitability for relocation in the County.

10.35.4 When reviewing an application to move an existing dwelling onto a lot, the Development Officer shall, among other matters, have regard to the following:

- a. Age of the building;
- b. Structural condition of the building;
- c. Siting on the lot;
- d. Road access; and

- e. Availability of services including power, water supply and sewage disposal facilities.

10.35.5 A Certificate of Occupancy shall be required prior to occupancy of a relocated building.

10.36 RESIDENTIAL USES

10.36.1 In all residential districts, residential development shall not be allowed on land having critical development constraints. The following list of development criteria shall be used in determining the suitability of land for seasonal and permanent residential development:

- a. Groundwater of sufficient quantity and quality shall be available to support the proposed development. No development shall be permitted in areas where reserves of potable water are inadequate in the opinion of the Development Officer;
- b. Development shall be prohibited on slopes in excess of 15%;
- c. Development shall be prohibited in locations with a high likelihood of slope instability or landslide potential.

10.36.2 Development for multi-lot country residential purposes shall be prohibited:

- a. On sites where adequate year-round access is not available by either a paved or graveled all-weather road in good condition;
- b. On sites where necessary services are not provided at the sole expense of the developer; or
- c. Within 30.5 m (100.0 ft.) of a lake, the North Saskatchewan River, or the Battle River. If the developer disputes the required setback, then the developer may provide the Development Officer with a biophysical study and/or geotechnical report, prepared by the appropriate professional to the satisfaction of the Development Officer, which indicates that an alternative setback area is appropriate for the subject site. The Development Officer will then carefully consider the additional information and make a determination regarding the most appropriate setback area for the site.

10.36.3 All development shall be located on lots large enough to support on-site water supply and sewage disposal systems. All development shall be required to install sewage disposal systems which have been approved by the authority having jurisdiction.

10.36.4 Any proposed facilities such as changing houses, sewage disposal, garbage disposal and on-site water supply shall be required to have approval from authorities having jurisdiction and shall be sufficient size and quality to handle the anticipated use.

10.36.5 The clearing of vegetation shall be minimized and occur only after obtaining a development permit.

10.36.6 Any person who proposes to alter the bed or shoreline of a lake must first receive appropriate approvals from Provincial authorities. Under Provincial law, most development on the bed and shoreline of a lake (up to the high-water mark) is required to obtain a License of Occupation from Provincial authorities prior to construction. Shoreline alterations involving such things as depositing soil materials within the high-water level of a lake will generally not be permitted. Developers are responsible for seeking Provincial approvals prior to development.

10.36.7 Where there is an approved Area Structure Plan, regulations in that Plan will apply.

10.37 RURAL RESIDENTIAL & MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENTS

10.37.1 Preparation and approval of an Area Structure Plan may be considered as a prerequisite for multi-lot country residential subdivision depending on the magnitude and complexity of the proposed development.

10.37.2 Appropriate reclassified land for multi-lot country residential use shall be developed in accordance with the provisions outlined in the Country Residential, Multi-Lot (CR-M) District of this Bylaw.

10.37.3 When reviewing applications to reclassify land to a multi-lot country residential district, Council shall have regard, among other matters, to the following:

10.37.4 Notwithstanding the above-noted criteria, the Development Officer may consider a development permit application for rural residential use on existing registered lots.

10.37.5 One vacant rural residential parcel, generally from 0.8 ha (2.0 ac.) to 2.0 ha (5.0 ac.) in size, may be subdivided from each quarter section without amendment to the Land Use Bylaw. However, the rural residential parcel may, at the discretion of the Subdivision Authority, also include undeveloped lands such as sloughs, bush and even low-

quality pasture, or land which because of natural topography such as sloughs, ravines, or water bodies, would otherwise be cut off from the remainder of the farm unit. Such additions may also increase the size of the vacant rural residential parcel beyond 2.0 ha (5.0 ac.) to a maximum of 6.06 ha (15.0 ac) if the farmland assessment of the land is below 10%. In this respect, the Subdivision Authority shall be guided by the policies in the Municipal Development Plan.

- 10.37.6 For the purpose of land use and subdivision, rural residential parcels shall generally be from 0.8 ha (2.0 ac.) to 2.0 ha (5.0 ac.) in size. However, rural residential parcels may incorporate within their boundaries those natural and man-made features that form part of the residence-related portion of a farm operation, such as shelterbelts, small tree stands, gardens, small corrals, driveways, fences, buildings, structures, water supply and sub-surface sewage disposal facilities, and other features which are normally considered to be part of the rural residential use. By including those above-named features, the size of a rural residential parcels may exceed the 2.0 ha (5.0 ac.) criterion. In this respect, the Subdivision Authority shall be guided by the policies in the Municipal Development Plan.
- 10.37.7 When rural residential parcels are subdivided from a quarter section, they may, at the discretion of the Subdivision Authority, also include undeveloped lands such as sloughs, treed area and low-quality pasture lands/shelter belts associated with the rural residence, or land which because of natural topography including low lying areas such as sloughs, ravines or water bodies, would otherwise be cut off from the remainder of the farm unit. Such additions may also increase the size of the rural residential parcel beyond 2.0 ha (5 ac.) to a maximum of 6.06 ha (15.0 ac) if the farmland assessment of the land is below 10%. In this respect, the Subdivision Authority shall be guided by the policies in the Municipal Development Plan.
- 10.37.8 A maximum of three (3) rural residential parcels may be subdivided from an unsubdivided quarter section in the Agricultural District at the discretion of the Subdivision Authority.
- 10.37.9 In determining the suitability of an application for a rural residential subdivision, adequate year-round access by an all-weather road must be available.

10.38 SEA CANS AND SHIPPING CONTAINERS

- 10.38.1 Except where directed otherwise in this Bylaw, Sea Cans and Shipping Containers within all Districts shall require a Development Permit to be issued.
- 10.38.2 Within Residential Districts a maximum of one (1) Sea Can or Shipping Container may be permitted on Lots or Parcels 1.2 ha (3.0 ac) or greater in area, at the discretion of the Development Officer.
- 10.38.3 Notwithstanding Section 10.38.2 above, at the discretion of the Development Officer, one (1) Sea Can or Shipping Container may be permitted on Lots or Parcels less than 1.2 ha (3.0 ac) in area within a Residential District, on a temporary basis for the purpose of storing construction materials during the Construction of the Main Building on a Parcel.
- 10.38.4 The maximum number of Sea Cans or Shipping Containers that may be placed on a Parcel within a Non-Residential District shall be at the discretion of the Development Officer.
- 10.38.5 Notwithstanding any other provision in this Bylaw, on Lots or Parcels larger than 2.0 ha (5.0 ac) in area within the Agricultural (A) District a maximum of two (2) Sea Cans or Shipping Containers may be placed on a Lot or Parcel without requiring a Development Permit to be issued.
- a. Additional Sea Cans or Shipping Containers in excess of two (2) shall require a Development Permit to be issued.
- 10.38.6 If a Temporary Development Permit for a Sea Cans or Shipping Container has been approved by the Development Officer, then the Sea Cans or Shipping Container may be placed on a Site for a period of six (6) months. After that period has expired the Developer will be required to apply to the County for an extension for the permit. Extensions may be issued at intervals of up to six (6) months each, at the discretion of the Development Officer.
- 10.38.7 Except where the sea can or shipping container is being used as building material to facilitate the construction of a different end use and in accordance with the provisions in Section 10.34, Sea Cans or Shipping Containers may not be stacked. The maximum height for a Sea Can or Shipping Container allowed on a Parcel is 3.0 m (10.0 ft.).
- 10.38.8 Sea Cans or Shipping Containers located in a Residential District may be a maximum of 6.0 m (20.0 ft.) in length.

- 10.38.9 Within all Districts, except the Agricultural (A) District, the exterior finish of a Sea Can or Shipping Container must be consistent with the finish of the primary Building.
- 10.38.10 Sea Cans or Shipping Containers cannot be used as a Main, Secondary, or Accessory Dwelling, unless a Development Permit and associated Use and Occupancy Permit have been issued under the provisions of this Bylaw, and all required approvals under provincial regulations have been obtained for a dwelling.

10.39 SERVICE STATIONS

10.39.1 Development of a Site as a Service Station or Gas Station where allowed under this Bylaw shall comply with the provisions of this Section.

10.39.2 Service Stations shall be located in such a manner that:

- a. No entrance or exit thereto for motor Vehicles shall be within 61.0 m (200 ft.) of an entrance to or exit from a Public or Quasi-Public Use.
- b. No part of any Building or any pump or other Accessory Building, structure, or Use shall be within 6.0 m (20 ft.) of a side or rear Property Line.
- c. There shall be a Front Yard of not less than 12.0 m (40 ft.), and no gasoline pump shall be located closer than 6.0 m (20.0 ft.) to the front Property Line.
- d. Storage tanks shall be set back from adjacent Buildings in accordance with applicable Provincial requirements

10.39.3 Lot Area and Coverage

- a. The minimum Site area shall be 743.0 m² (8000 ft.²) and the maximum Building coverage shall be 40% of the Site area. For Service Stations including car washes the minimum Site area shall be 1115.0 m² (12,000 ft.²).
- b. In the case of a Service Station designed and built as part of a shopping centre, the ratio of Building space to Parking Space shall be as determined by the Development Officer.

10.39.4 Surfacing

- a. All parts of the Site to which Vehicles may have access shall be hard surfaced and drained in accordance with County Standards to the satisfaction of the Development Officer.

10.39.5 Lighting

- a. Any lighting proposed to illuminate Off-Street Parking Areas shall be located and arranged so that all direct rays of light are directed upon the Site only and not on any adjoining properties, pursuant to Section 9.8 of this Bylaw.

10.39.6 Use and Maintenance of Service Station Site and Buildings

- a. The Owner, tenant, operator, or Person in charge of a Service Station shall at all times:
 - i. Be prohibited from the carrying on of the business of a public Garage or parking Garage (provided, however, that this shall not prevent the Use of Garage space available on any authorized Service Station for storage) or of any business or activity which is Obnoxious or Offensive, or which may constitute a Nuisance or annoyance to Persons Occupying lands in the immediate vicinity of the Site of a Service Station by reason of dust, noise, gases, odour, smoke, or vibration.
 - ii. Be responsible for the proper, safe and orderly operation thereof and of motor Vehicles using said Service Station or when repaired or serviced thereat, and without restricting the generality of the foregoing, shall see:
 - A. that operators of motor Vehicles do not obstruct the sidewalks and Boulevards Abutting or adjacent to the Service Stations; and
 - B. that operators of motor Vehicles enter and leave the Service Station only at the entrances and exits provided for such purposes and not elsewhere.
 - C. Maintain on the boundaries of the Site, where required by the Development Officer, an appropriate Fence not less than 1.5 m (5.0 ft.) in height.

10.40 SHOOTING RANGES

10.40.1 Shooting Ranges Permit required

- a. All shooting Ranges shall require a development permit to be issued.
- b. Indoor shooting ranges shall also require a certificate of occupancy.

10.40.2 Provincial approval required

- a. The developer shall provide evidence of approval to operate issued by the Provincial minister in accordance with Section 29 of the Firearms Act (S.C. 1995, c. 39) as amended.

10.40.3 Site plan required

- a. The developer shall submit a site plan in accordance with the Shooting Clubs and Shooting Ranges Regulations (SOR/98-212), 3(2)(a), that shows the geographical location and layout of the Shooting Range and the portion of the surrounding area that could be affected by shooting on the Shooting Range, as well as the land use of that portion. Including location of signage, lighting, topographical features (e.g. water bodies, topography, trees, baffles, or berms) and areas of significant environmental conditions, such as strong winds, which can affect normal operating conditions.

10.40.4 Lighting

- a. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to stairs, sidewalks, crosswalks, intersections, or changes in grade, pursuant to Section 9.8 – Design Character and Appearance of Buildings of this Bylaw. Lighting mitigation is required to the satisfaction of the Development Officer.

10.40.5 Dust reduction

- a. Unpaved roads, travel ways and/or parking areas shall be treated to prevent dust from causing adverse effects to adjacent properties.

10.40.6 Separation Requirements

- a. An outdoor Shooting Range shall not be constructed or newly located:
 - i. Within one-half ($\frac{1}{2}$) mile (800 m) of an existing school, library, Day Care Facility, healthcare facility, and/or religious institution; and
 - ii. within three hundred (300 m) meters (1,000 ft.) of an existing Dwelling Unit on the same Property as the outdoor Shooting Range.

10.40.7 Security

- a. Perimeter identification shall be equivalent in visual impact to a fence line or survey line.
 - i. In wide open terrain, (e.g. prairie areas), no additional perimeter identification beyond signage is required. Fencing of the perimeter is not required.
 - ii. In the case of boundaries defined by water courses, regularly spaced warning signs placed above the high-water mark will suffice.
- b. If under normal operating conditions fired projectiles or subsequent ricochets are able to leave the active range area, a downrange safety area (forward of the firing point) is required that meets the RCMP Range Design and Construction Guidelines Safety Area Design Criteria. Safety areas cannot overlap onto areas of human habitation or regular human activity, including but not limited to dwellings, buildings, businesses, or human activity sites (e.g. public camp ground, recreational areas, or similar sites).

10.40.8 Environment

- a. The developer shall provide a Phase I Environmental Site Assessment Report that includes any potential off-site and/or downstream impacts and all mitigation measures identified during the environmental or similar assessment to the satisfaction of the Development Officer.

10.40.9 Reclamation

- a. The developer shall provide a reclamation plan for the range site addressing environmental safety and fire and emergency management, and outlining mitigation measures in accordance with Alberta Health,

Safety Codes Council, Minister of Public Services and Procurement, and any additional provincial and federal regulations, as applicable.

10.40.10 Signage

- a. Signs shall serve to warn people approaching the site about the presence of a Shooting Range and the associated dangers of approaching it in accordance with the RCMP Range Design and Construction Guidelines for Range and Safety Area Signs.
- b. Signage location shall be identified in the site plan.
- c. In all instances the signs shall be of durable construction, such that they can resist weathering.
- d. Signs shall meet County sign regulations (Section 9.20 of this Bylaw, as amended)

10.40.11 Perimeter setback

- a. All required yard setbacks shall be 75.0 m (200 ft.).
- b. Storage of debris, equipment, and other materials shall not be permitted in the perimeter setback.

10.40.12 Perimeter buffer

- a. Minimum of 15.0 m (50 ft.).

10.40.13 Structure

- a. Outdoor Shooting Ranges must be designed to contain all projectiles fired on-site in accordance with the RCMP Range Design and Construction Guidelines.

10.40.14 Hours of operation

- a. The hours of operations for a Shooting Range or Shooting Club shall be clearly defined in the Range Operating Instructions as submitted for licensing.

10.40.15 Shooting Ranges, Indoor

- a. In addition to meeting the requirements of Section 10.40.1 above, where provided for in this Bylaw, Indoor Shooting Ranges shall comply with all applicable regulations within their designated District that provide for the Use.

10.41 SUITES, GARAGE

10.41.1 A garage suite shall be restricted to a site occupied by a single detached dwelling.

10.41.2 A garage suite shall not be constructed on a lot with a Duplex, Row housing or apartment housing.

10.41.3 A maximum of one (1) garage suite shall be permitted on any single detached dwelling lot.

10.41.4 A garage suite shall remain accessory to and subordinate to the main dwelling and shall not exceed 80.0 m² (860.0 ft.²).

10.41.5 A garage suite shall remain accessory to and subordinate to the use of the garage and the floor areas of the garage suite.

10.41.6 The minimum floor area for an at-grade garage suite is 30.0 m² (322.9 ft.²).

10.41.7 The minimum floor area for an above-grade suite is 30.0 m² (322.9 ft.²).

10.41.8 Shared mechanical rooms and common areas shall be excluded from the floor area calculation of the garage suite.

10.41.9 A garage suite includes, but is not limited to, a food preparation area, counter/cupboard space, sink, refrigerator, stove, or provision of 220 volt wiring and toilet and bathing facilities.

10.41.10 A garage suite shall have an entrance separate from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure.

10.41.11 At-grade garage suites shall be a maximum height of 4.5 m (14.8 ft.).

10.41.12 Above-grade garage suites shall be a maximum height of 5.5 m (18.0 ft.) for suites with a flat roof, and 7.3 m (24.0 ft.) for suites with a sloped roof, provided that the maximum height is not higher than the height of the main dwelling.

10.41.13 A minimum of three (3) on-site parking spaces shall be required for lots with approved garage suite development. Tandem parking may be permitted at the discretion of the Development Officer.

10.42 SUITES, GARDEN

- 10.42.1 A garden suite shall be restricted to a site occupied by a single detached dwelling.
- 10.42.2 A garden suite shall not be constructed on a lot with a Duplex, Row housing or apartment housing.
- 10.42.3 A maximum of one (1) garden suite shall be permitted on any single detached dwelling lot.
- 10.42.4 A garden suite shall remain accessory to and subordinate to the main dwelling and shall not exceed 80.0 m² (860.0 ft.²).
- 10.42.5 The minimum floor area for a garden suite is 30.0 m² (322.9 ft.²).
- 10.42.6 A garden suite includes, but is not limited to, a food preparation area, counter/cupboard space, sink, refrigerator, stove, or provision of 220 volt wiring and toilet and bathing facilities.
- 10.42.7 Garden suites shall be a maximum height of 4.5 m (14.8 ft.).
- 10.42.8 A minimum of three (3) on-site parking spaces shall be required for lots with approved garden suite development. Tandem parking may be permitted at the discretion of the Development Officer.

10.43 SUITES, IN-LAW

- 10.43.1 An in-law suite shall be restricted to a site occupied by a single detached dwelling or a semi-detached dwelling.
- 10.43.2 An in-law suite is prohibited from being constructed within a duplex, multi-attached dwelling, or apartment housing.
- 10.43.3 A maximum of one (1) in-law suite shall be permitted on any single detached dwelling or semi-detached dwelling lot.
- 10.43.4 An in-law suite shall remain accessory to and subordinate to the main dwelling and shall not exceed 80.0 m² (861.0 ft.²).
- 10.43.5 Shared mechanical rooms and common areas shall be excluded from the floor area calculation of the in-law suite.
- 10.43.6 An in-law suite includes, but is not limited to, a food preparation area, counter/cupboard space, sink, refrigerator, stove, or provision of 220 volt wiring and toilet with bathing facilities.
- 10.43.7 An in-law suite does not have an entrance separate from the entrance to the main dwelling.
- 10.43.8 The minimum floor area for an in-law suite is 30.0 m² (322.9 ft.²).

10.44 SUITES, SECONDARY

- 10.44.1 A secondary suite shall:
 - a. Be an accessory use to the main dwelling on a lot;
 - b. Create minimal structural change to the front exterior of the main dwelling, so that the building appears as a single dwelling unit;
 - c. Have a minimum floor area of 30.2 m² (325 ft.²);
 - d. Have a maximum floor area equal to no more than 40% of the floor area of the main dwelling, if the secondary suite is not a basement suite, except that if the secondary suite is a basement suite, the maximum size shall be determined at the sole discretion of the Development Officer;
 - e. Contain sleeping cooking and bathroom facilities;
 - f. Have full utility service connection from the main dwelling;
 - g. Comply with the National Building Code- 2023 Alberta Edition and all other Provincial and Municipal regulations;
 - h. Be provided with parking in accordance with Section 9.14; and
 - i. Where applicable, not be considered in the maximum density prescribed for the district in which the secondary suite is located.
- 10.44.2 The County acknowledges that some newer subdivisions have restrictive covenants registered on title that restrict the number of dwelling units allowed on a lot. The County shall endeavour to enforce those restrictive covenants of which it is aware but shall not be obligated to do so.
- 10.44.3 The lot on which a secondary suit is located shall:
 - a. Be limited to one (1) secondary suite per single detached dwelling; and
 - b. Not be subdivided (in title) as a result of the presence of the secondary suite.

- 10.44.4 A secondary suite shall not be developed within the same dwelling containing a group care facility, family care facility, guest ranch or bed and breakfast establishment.
- 10.44.5 Where there is more than one approved single detached dwelling on a lot, each approved single detached dwelling may contain a secondary suite, unless the dwelling contains a group care facility, family care facility, guest ranch or bed and breakfast establishment.
- 10.44.6 A single detached dwelling must exist on a lot prior to the approval of a development permit for a secondary suite.

10.45 SUITES, SURVEILLANCE

- 10.45.1 The issuance of a development permit for a surveillance suite, as defined in this Bylaw, shall be in accordance with the following criteria and regulations:
- a. A development permit for a surveillance suite will only be issued if the surveillance suite is clearly compatible with and subordinate to the main use of the subject parcel. Moreover, in the opinion of the Development Officer, the placement of a surveillance suite shall be compatible with all existing, main development/land uses on adjacent properties and shall not interfere with future main development/land uses of adjacent properties.
 - b. Where a surveillance suite is allowed in accordance with this Bylaw, the Development Officer may issue a development permit for one surveillance suite per associated development or parcel.
 - c. Detached surveillance suites shall be sited in accordance with siting regulation specified in the Land Use District within which the subject parcel is located or in accordance with the following requirements, whichever are more stringent:
 - i. A minimum of 1.8 m (5.9 ft.) from any buildings; and
 - ii. A minimum of 1.8 m (5.9 ft.) from the rear and side property lines; and
 - iii. No closer than the front line of the main building to the front property line.
 - d. The maximum floor area of any non-basement surveillance suite, as defined in this Bylaw, shall be 46.6 m² (500.0 ft.²).
 - e. The quality of exterior treatment and design of any surveillance suite shall be to the satisfaction of the Development Officer, who shall ensure that the design, character, and appearance of any surveillance suite is compatible with the development(s)/use(s) with which the suite is associated as well as all development(s)/use(s) on adjacent properties.

10.46 TELECOMMUNICATION FACILITIES

- 10.46.1 The Development of all Telecommunication Facilities shall follow the regulations of Industry Canada, including public consultation as required.

10.47 TOURIST HOMES

- 10.47.1 The development of a Tourist Home in the County shall require a development permit.
- 10.47.2 No development permit for a Tourist Home may be issued for a lot that does not conform with all other provisions of this Land Use Bylaw.
- 10.47.3 An application for a development permit for a Tourist Home shall include (in addition to the requirements of Section 5.4 for development permits):
- a. Signatures of all property owners listed on the title;
 - b. Identification of what portion of the dwelling or suites are to be utilized as a Tourist Home, and total number of bedrooms;
 - c. A safety and evacuation floor plan of the Tourist Home;
 - d. A parking plan that identifies the total area of the lot to be used for parking; and
 - e. Information on where (or on what website) the Tourist Home will be listed for rental.
- 10.47.4 A Tourist Home may be developed within:
- a. An entire principal dwelling for which a development permit has been previously issued;
 - b. A portion of a principal dwelling for which a development permit has been previously issued; or
 - c. A garage or garden suite for which a development permit has been previously issued.

- 10.47.5 A maximum of one (1) rental booking may be scheduled at a time within an approved Tourist Home.
- 10.47.6 A Tourist Home with an approved development permit shall visibly display in the main entrance of the Tourist Home:
- a. A copy of the development permit outlining the maximum occupancy of the Tourist Home and the primary contact telephone number and email of the owners; and
 - b. A home safety and evacuation floor plan of the premises.
- 10.47.7 A Tourist Home shall not be developed within:
- a. A recreational vehicle;
 - b. A bunkhouse;
 - c. A tent or tented structure; or
 - d. An accessory building without cooking or bathroom facilities.
- 10.47.8 Sufficient onsite parking shall be required to accommodate the Tourist Home. The parking area shall be included in the calculation of lot coverage. No offsite parking (i.e. parking within the adjacent road right-of-way, on municipal land, or on adjacent private land) shall be allowed. The location and dimensions of the onsite parking shall be to the satisfaction of the Development Officer. Parking areas sufficient to accommodate the Principal Building and the Tourist Home shall be identified on the site plan provided with the development permit application for the Tourist Home.
- 10.47.9 The maximum number of short-term occupants of a Tourist Home shall be limited to six (6) people, not including children under sixteen (16) years of age.
- 10.47.10 The owner(s) may be required to facilitate periodic inspections with a 72-hour notice of the Tourist Home as requested by the Development Officer to ensure compliance with the regulations of this Land Use Bylaw.
- 10.47.11 The owner(s) shall be required to cooperate with the Development Officer, emergency services providers, and Alberta Health Services during an investigation of any complaint associated with the Tourist Home.
- 10.47.12 No signs advertising the rental of the Tourist Home shall be permitted onsite.

10.48 VEHICLE WASHING ESTABLISHMENTS

- 10.48.1 In addition to the applicable requirements under Section 5.4 of this Bylaw, a Person applying to develop a Site as a Vehicle Washing Establishment within a District where such Use is allowed under this Bylaw, shall comply with the provisions of this Section.
- a. Only those Vehicle Washing Establishments utilizing recycling methods that meet provincial regulations will be considered.
- 10.48.2 Groundwater Protection
- a. Prior to the approval of any Development Permit under this Bylaw for a Vehicle Washing Establishment, geotechnical and groundwater assessments shall be provided to the satisfaction of the County, prepared by an independent engineer registered to practice in the province of Alberta, to determine any potential impact on groundwater and shall include recommendations on protective measures to be undertaken to substantially eliminate the potential for negative effect on groundwater.
 - i. The implementation of the recommended measures shall form a part of the Development Permit conditions of approval under this Bylaw. Any area identified as Vehicle Washing Establishment, including the storage of any petrochemicals or materials that may impact on groundwater, shall be stored in an approved container and shall be located in an area immediately above a lower parkade (or other accessible subgrade area) to the satisfaction of the County.
- 10.48.3 Location
- a. In addition to those Districts where Vehicle washing establishments are listed as a Permitted or Discretionary Use, a Vehicle washing establishment may be allowed as a Discretionary Use as part of a shopping centre Development, if the Development Officer is satisfied that it will not adversely affect an adjoining Land Use or the function of the shopping centre in relation to traffic circulation.

10.48.4 Site Area

- a. The minimum Site area shall be 557.4 m² (6,000 ft.²) and shall contain storage space for ten (10) Vehicles prior to their entry into any part of the cleaning process for which they are bound.
- b. In the case of Service Stations including car washes, a minimum Site area shall be 111.5 m² (1,200 ft.²).

10.48.5 Site and Building Requirements

- a. All Site and Building requirements shall be according to the underlying Land Use District and to the satisfaction of the Development Officer.

10.49 WORK CAMPS

10.49.1 All work camps shall be considered temporary developments.

10.49.2 All work camps require a development permit and the Development Officer shall give due regard to the need, location, and type of camp, prior to rendering its decision.

10.49.3 No development permit for a work camp shall be approved unless:

- a. It is for a temporary period of time as specified by the Development Officer;
- b. All required access provisions are provided to the satisfaction of the Development Officer at the sole cost to the developer;
- c. The developer provides undertakings and guarantees acceptable to the Development Officer, that the work camp will be removed and the subject site returned to its state before the work camp was developed upon its removal; and
- d. It is an accessory development to an approved industrial or commercial development for construction employees and located on the site of that industrial or commercial development.

10.49.4 The Development Officer may establish whatever conditions for the approval of a work camp that it, at its sole discretion, deems reasonable to ensure the work camp will be a temporary development.

10.49.5 The Development Officer may, at their sole discretion, establish any conditions of approval for a work camp to ensure that the site of the development will be restored to its previous situation after the development ceases operations.

10.49.6 Work camps shall not be allowed in close proximity to residential developments, determined at the sole discretion of the Development Officer.

10.49.7 All parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Officer.

10.49.8 All points of access and egress shall be located to the satisfaction of the Development Officer.

10.49.9 Maximum parcel coverage shall be such that space is available for all the parking on the lot, together with the applicable setbacks and such area as required for landscaping as determined by the Development Officer.

10.49.10 Adjacent buildings in work camps shall be located sufficient distance from each other as required for fire protection purposes as determined by the Alberta Safety Codes Act and by the Development Officer.

10.49.11 Screening and fencing of storage areas shall be to the satisfaction of the Development Officer.

11. LAND USE DISTRICT REGULATIONS

11.1 ESTABLISHMENT OF LAND USE DISTRICTS

11.1.1 For the purpose of this Bylaw, the County of Vermilion River is divided into the following Districts:

AGRICULTURAL DISTRICTS	a. Agricultural (A) District
RESIDENTIAL DISTRICTS	b. Country Residential, Multi-Lot (CR-M) District c. Residential, Low Density (R) District d. Residential, Low-Medium Density (R1) District e. Residential, Medium-High Density (R2) District f. Urban Growth (UB) District g. Urban Reserve (UR) District
COMMERCIAL DISTRICTS	h. Highway Development (HD) District i. Highway Development Special Purposes (HDS) District j. Business and Services (B) District k. Commercial (C1) District l. Commercial (CG) District m. Commercial, Limited (C2) District
INDUSTRIAL DISTRICTS	n. Industrial, Light (M1) District o. Industrial, Medium (M2) District p. Industrial, Heavy (MH) District q. Industrial, Rural (RM) District
COMMUNITY DISTRICTS	r. Landfill, Composting, and Waste (LC-W) District s. Parks and Recreation (PR) District
DIRECT CONTROL DISTRICTS	t. Direct Control (DC) District
OVERLAYS	u. Environmentally Sensitive Area (ESA) Overlay

11.1.2 The boundaries of the Districts listed in this Bylaw are as delineated in the **Land Use District Map**.

11.1.3 Where uncertainty exists as to the boundaries of Districts as delineated in the Land Use District Map, the following rules shall apply:

- a. Where a boundary is shown as following a street or lane, it shall be deemed to follow the centre line thereof.
- b. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.
- c. In circumstances not covered by 11.1.3.a or 11.1.3.b, the location of the District boundary shall be determined:
 - i. Where dimensions are set out on the **Land Use District Map**, by the dimension so set, or
 - ii. Where no dimensions are set out on the **Land Use District Map** with respect to such boundary, by measurement of and use of the scale shown on the **Land Use District Map**.

11.1.4 Where the application the application of the above rules does not determine the exact location of the boundary of a District, the Council, either on its motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary, shall fix the portion of the District boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and the degree of detail as to the measurements and directions as the circumstances may require.

11.1.5 After the Council has fixed a District boundary pursuant to the provisions of Subsection 11.1.4, the portion of the boundary so fixed shall not be thereafter altered except by an amendment to this Bylaw.

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

11.2 OTHER USES IN RESIDENTIAL DISTRICTS REGULATIONS

Non-Residential Uses

- 11.2.1 In all Residential Districts, The Development Officer may request advisory comment from various departments within the Provincial and Federal Government and/or from the Health Authority, when considering an application for the establishment of a non-Residential Use in a Residential District.
- 11.2.2 All Site regulations and Development requirements, including any requirement for Buffers, shall meet the regulations of the Designated District and be based upon the type of Use(s) within the Development proposed at the discretion of the Development Officer.
- 11.2.3 Where there is an approved Site Development Plan or Area Structure Plan, requirements and/or regulations in that Plan will apply.

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12. AGRICULTURAL (A) DISTRICT

12.1 PURPOSE

12.1.1 The purpose of this District is to allow activities associated with primary production, and to preserve valuable agricultural land from development that is incompatible with primary production.

12.2 DISTRICT BOUNDARIES

12.2.1 The District comprises all the land in the County of Vermilion River, except land in the other Districts.

12.3 PERMITTED USES

- 12.3.1 Dwellings, single detached
- 12.3.2 Extensive agriculture
- 12.3.3 Buildings and Uses accessory to permitted uses

12.4 DISCRETIONARY USES

- 12.4.1 Abattoirs
- 12.4.2 Agricultural support services
- 12.4.3 Agri-tourism
- 12.4.4 Alternate energy systems, individual
- 12.4.5 Animal breeding and/or boarding establishments
- 12.4.6 Bed and breakfast establishments
- 12.4.7 Cemeteries
- 12.4.8 Churches
- 12.4.9 Day homes
- 12.4.10 Diversified agriculture
- 12.4.11 Event Facility
- 12.4.12 Family care facilities
- 12.4.13 Farmsteads
- 12.4.14 Group care facilities
- 12.4.15 Group homes
- 12.4.16 Guest ranches
- 12.4.17 Home occupations, major
- 12.4.18 Home occupations, minor
- 12.4.19 Institutional uses
- 12.4.20 Intensive agriculture
- 12.4.21 Licensed industrial hemp production facilities
- 12.4.22 Dwellings, manufactured homes
- 12.4.23 Natural resource extraction industries
- 12.4.24 Outdoor storage
- 12.4.25 Public education facilities
- 12.4.26 Public or quasi-public buildings and uses
- 12.4.27 Public utilities and public utility buildings
- 12.4.28 Recreational uses
- 12.4.29 Recreational vehicle campgrounds
- 12.4.30 Rural commercial uses
- 12.4.31 Suites, garage
- 12.4.32 Suite, garden
- 12.4.33 Suite, in-law
- 12.4.34 Suite, secondary suites
- 12.4.35 Tourist Homes
- 12.4.36 Value-added agricultural processing
- 12.4.37 Veterinary services
- 12.4.38 Workcamps
- 12.4.39 Other uses which, in the opinion of the Development Officer, are similar to the above-mentioned permitted and discretionary uses
- 12.4.40 Buildings and uses accessory to discretionary uses

12.5 REGULATIONS

12.5.1	MINIMUM PARCEL AREA	Extensive Agriculture	<p>One (1) quarter section where the parcel is subject to:</p> <ul style="list-style-type: none"> a. An approved discretionary use; b. A man-made barrier, registered at Land Titles, fragmenting the quarter section; or c. A natural barrier that physically fragments the quarter section – usually this barrier cannot be crossed with farm machinery.
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		d. The subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the subdivision of fragmented areas.
12.5.2	Diversified Agriculture	2.02 ha (5.0 ac)
12.5.3	Rural Residential Use	Normally, 0.8 ha (2.0 ac.) of developable area.
12.5.4	All other uses	At the discretion of the Development Authority
12.5.5	MAXIMUM PARCEL AREA	Diversified Agriculture At the discretion of the Development Authority
12.5.6		Rural Residential Use Normally 6.06 ha (15.0 ac) with exceptions as provided for in Section 10.13
12.5.7		All other uses At the discretion of the Development Authority
12.5.8	MINIMUM YARDS	Front 40.0 m (131.2 ft.) from the centre line of any adjoining road or highway.
12.5.9		Rear 7.6 m (25.0 ft.)
12.5.10		Side Ten percent (10%) of the mean lot width provided that no side yard need exceed 6.0 m (20.0 ft.), except for a corner parcel where the side yard requirement shall be at the discretion of the Development Officer.
12.5.11		Rural Industrial Uses Notwithstanding the minimum front, rear and yard provisions above, the required minimum front, rear and side yard setbacks for rural industries shall be 40.0 m (131.2 ft.)
12.5.12	MAXIMUM HEIGHT	Most Uses 10.4 m (34.5 ft.)
12.5.13		Exceptions At the discretion of the Development Officer the height provisions of this Bylaw may be waived for agricultural structures (e.g. silos, grain bins, elevators); church steeples, belfries, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and antennas, and similar telecommunication structures.
12.5.14	OTHER REGULATIONS	Uses prohibited in proximity to LC District Notwithstanding any other provision of this Bylaw to the contrary, no dwelling, nor any institutional, public or health service use, nor any other use which includes human habitation, either on a temporary or a permanent basis, shall be allowed within 800.0 m (2,625 ft.) of any Landfill and Composting (LC) District.

13. HIGHWAY DEVELOPMENT (HD) DISTRICT

13.1 PURPOSE

13.1.1 The purpose of this District is to allow for predominantly agricultural and commercial development with limited residential development that is most suitably located in the vicinity of arterial roads while protecting the provincial investment in highway infrastructure.

13.2 DISTRICT BOUNDARIES

13.2.1 The District comprises land in the County of Vermilion River along or in proximity to Highways 16, 17, 41 and 45. This District also includes some lands adjacent to provincial highways located within the Hamlets. Approval of development within the District may be regulated by provincial regulation and, if that is the case, issuance of such permit will be a requirement of any development permit issued in this District.

13.3 PERMITTED USES

13.3.1 Extensive agriculture

13.3.2 Buildings and Uses accessory to permitted uses

13.4 DISCRETIONARY USES

13.4.1 Abattoirs

13.4.28 Intensive agriculture

13.4.2 Agricultural support services

13.4.29 Licensed medical Cannabis production facilities

13.4.3 Agri-tourism

13.4.30 Licensed industrial hemp production facilities

13.4.4 Alcohol retail sales and distribution

13.4.31 Manufactured homes

13.4.5 Alternate energy systems, individual

13.4.32 Microbrewery or distillery

13.4.6 Animal breeding and/or boarding establishments

13.4.33 Motels

13.4.7 Bed and breakfast establishments

13.4.34 Natural resource extraction industries

13.4.8 Cemeteries

13.4.35 Outdoor storage

13.4.9 Churches

13.4.36 Public education facilities

13.4.10 Commercial uses

13.4.37 Public or quasi-public buildings and uses

13.4.11 Commercial storage

13.4.38 Public utilities and public utility buildings

13.4.12 Country residences

13.4.39 Recreational uses

13.4.13 Day homes

13.4.40 Recreational vehicle campgrounds

13.4.14 Diversified agriculture

13.4.41 Restaurants

13.4.15 Events

13.4.42 Rural commercial uses

13.4.16 Family care facilities

13.4.43 Secondary Suites

13.4.17 Farmsteads

13.4.44 Service stations

13.4.18 Garage Suites

13.4.45 Single detached dwellings

13.4.19 Garden Suites

13.4.46 Tourist homes

13.4.20 Group care facilities

13.4.47 Value-added agricultural processing

13.4.21 Group homes

13.4.48 Veterinary services

13.4.22 Guest ranches

13.4.49 Workcamps

13.4.23 Highway maintenance yards, signs, weigh scales and campsites

13.4.50 Other uses which, in the opinion of the Development Officer, are similar to the above mentioned permitted or discretionary uses or required to serve the traveling public

13.4.24 Home occupations, major

13.4.25 Home occupations, minor

13.4.26 In-law suites

13.4.51 Buildings and uses accessory to discretionary uses

13.4.27 Institutional uses

13.5 REGULATIONS

13.5.1	MINIMUM PARCEL AREA	Extensive Agriculture	<p>One (1) quarter section except where the lot is subject to:</p> <ul style="list-style-type: none"> a. An approved discretionary use; b. A man-made barrier, registered at Land Titles, fragmenting the quarter section, or c. A natural barrier that physically fragments the quarter section – usually this barrier cannot be crossed with farm machinery. <p>The subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the subdivision of fragmented areas.</p>
13.5.2		Diversified Agriculture	2.02 ha (5.0 ac)
13.5.3		Rural Residential Use	Normally, 0.8 ha (2.0 ac.) of developable area.
13.5.4		All other discretionary uses	At the discretion of the Development Authority
13.5.5	MAXIMUM PARCEL AREA	Diversified Agriculture	At the discretion of the Development Authority
13.5.6		Rural Residential Use	Normally 6.06 ha (15.0 ac)
13.5.7		All other uses	At the discretion of the Development Authority
13.5.8	MINIMUM YARDS	Front	71.0 m (233.0 ft.) from the centre line of any adjacent arterial road or 40.0 m (131.2 ft.) from the arterial road right-of-way, whichever is the greater.
13.5.9		Rear	At the discretion of the Development Officer.
13.5.10		Side	At the discretion of the Development Officer.
13.5.11	OTHER	Shelterbelts	Shelterbelts shall conform with the setback requirements in section 9.1

14. HIGHWAY DEVELOPMENT SPECIAL PURPOSES (HDS) DISTRICT

14.1 PURPOSE

14.1.1 The purpose of this District is to regulate development near future Highway 16 Lloydminster re-alignment.

14.2 DISTRICT BOUNDARIES

14.2.1 This District comprises a 0.8 km (0.5 mi.) wide area of land in the County of Vermilion River in which will be located the future right-of-way of the Highway 16 Lloydminster re-alignment. Approval of development within the District may be regulated by Provincial regulation and, if that is the case, issuance of such permit will be a requirement of any development permit issued in this District.

14.3 PERMITTED USES

14.3.1 Extensive agriculture

14.3.3 Buildings and Uses accessory to permitted uses

14.3.2 Event venue

14.4 DISCRETIONARY USES

14.4.1 Alternate energy systems, individual

mentioned permitted and discretionary uses or required to serve the traveling public

14.4.2 Natural resource extraction industries

14.4.3 Public utilities and public utility buildings

14.4.5 Buildings and uses accessory to discretionary uses

14.4.4 Other uses which, in the opinion of the Development Officer, are similar to the above-

14.5 REGULATIONS

14.5.1	MINIMUM PARCEL AREA	Extensive Agriculture	One (1) quarter section where the lot is subject to: <ul style="list-style-type: none"> a. An approved discretionary use; b. A man-made barrier, registered at Land Titles, fragmenting the quarter section, or c. A natural barrier that physically fragments the quarter section – usually this barrier cannot be crossed with farm machinery. The subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the subdivision of fragmented areas.
		All other discretionary uses	At the discretion of the Subdivision Authority
14.5.5	MINIMUM YARDS	Front	71.0 m (233 ft.) from the centre line of any adjacent arterial road or 40.0 m (131.2 ft.) from the arterial road right-of-way, whichever is the greater.
		Rear	At the discretion of the Development Officer.
		Side	At the discretion of the Development Officer.
14.5.8	OTHER	Shelterbelts	The location of any shelterbelts shall be determined by the Development Officer.

15. BUSINESS AND SERVICES (B) DISTRICT

15.1 PURPOSE

15.1.1 The purpose of this District is to allow development of extensive land for industrial, warehousing, service and commercial uses in various locations which have very good accessibility where the demand for large lots for such uses is increasing.

15.2 DISTRICT BOUNDARIES

15.2.1 This District comprises all the land in the County of Vermilion River as designated on the Land Use District Map. As well as County approval, any development within this District may require approval by a provincial agency. If such provincial approval is required, issuance of the provincial approval will be a condition of the approval of any development permit in this District.

15.3 PERMITTED USES

- | | |
|--|--|
| 15.3.1 Agri-tourism | 15.3.8 Institutional uses |
| 15.3.2 Alternate energy systems, individual | 15.3.9 Participant recreation facilities |
| 15.3.3 Commercial uses | 15.3.10 Public and quasi-public buildings and uses |
| 15.3.4 Diversified agriculture | 15.3.11 Public utilities and public utility buildings |
| 15.3.5 Events | 15.3.12 Recreational uses |
| 15.3.6 Extensive agriculture | 15.3.13 Veterinary services |
| 15.3.7 Highway maintenance yards, signs, weigh scales, and campsites | 15.3.14 Buildings and uses accessory to permitted uses |

15.4 DISCRETIONARY USES

- | | |
|--|---|
| 15.4.1 Auctioneering establishments | 15.4.8 Home occupations, minor |
| 15.4.2 Automotive and minor recreational vehicle sales/rentals and service | 15.4.9 Intensive agriculture |
| 15.4.3 Bulk fuel storage and sales | 15.4.10 Light industry |
| 15.4.4 Cannabis Production and Distribution Facility | 15.4.11 Outdoor storage |
| 15.4.5 Dwellings existing as of the date of the approval of this Bylaw | 15.4.12 Private liquor sales and storage facilities |
| 15.4.6 Health services | 15.4.13 Off-site signs |
| 15.4.7 Home occupations, major | 15.4.14 Buildings and uses accessory to discretionary use |

15.5 REGULATIONS

15.5.1	MINIMUM PARCEL AREA	Extensive Agriculture	<p>One (1) quarter section where the lot is subject to:</p> <ol style="list-style-type: none"> An approved discretionary use; A man-made barrier, registered at Land Titles, fragmenting the quarter section, or A natural barrier that physically fragments the quarter section – usually this barrier cannot be crossed with farm machinery. <p>The subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the subdivision of fragmented areas.</p>
		All other discretionary uses	At the discretion of the Subdivision Authority
15.5.3			

15.5.5	MINIMUM YARDS	Front	71.0 m (233.0 ft.) from the centre line of any adjacent arterial road or 40.0 m (131.2 ft.) from the arterial road right-of-way, whichever is the greater.
15.5.6		Rear	At the discretion of the Development Officer.
15.5.7		Side	At the discretion of the Development Officer.
15.5.8	OTHER REGULATIONS	Shelterbelts	The location of any shelterbelts shall be determined by the Development Officer.
15.5.9		Highway Access	In the consideration of any development proposal, adequate access to Highway 16 or Highway 17 will be an issue. Any development proposal may be conditional upon the developer providing or agreeing to being responsible for the provision of whatever access or access improvements Alberta Transportation or the County may require to any road or highway.
15.5.10		Circulation	Development proposals may be circulated to the City of Lloydminster or Town of Vermilion prior to any consideration for approval. The comments of the City or Town will be carefully considered by the Development Officer; however, the Development Officer will not be bound by the comments or recommendations received.

15.6 EXCEPTIONS

- 15.6.1 Notwithstanding any other provision of this Bylaw to the contrary, a grain elevator and grain handling facility may be constructed in that portion of NW 27-50-6-W4 lying to the south of the Canadian National Railways right-of-way to a maximum height of 72.0 m (236.2 ft.), together with uses accessory to a grain elevator and a grain handling facility. As a condition of approval of a development permit for such a facility, the Development Officer may impose such conditions as deemed, in their discretion, necessary to allow the Vermilion Airport to continue to function.
- 15.6.2 Notwithstanding any other provision of this Bylaw to the contrary, dwellings existing as of the date of the approval of this Bylaw may be entirely restored and/or replaced, whether or not they have been damaged by fire or other incident, and whether or not the landowner/developer merely wishes to replace the building.

16. COMMERCIAL (C1) DISTRICT

16.1 PURPOSE

16.1.1 The purpose of this District is to allow development of extensive land using industrial, warehousing, service, commercial, and some light industrial uses in various locations, which have very good accessibility where the demand for large lots for such uses is increasing.

16.2 DISTRICT BOUNDARIES

16.2.1 This District comprises all the land in the County of Vermilion River as designated on the Land Use District Map.
 16.2.2 As well as County approval, any development within this District may require approval by a provincial agency. If such provincial approval is required, issuance of the provincial approval will be a condition of approval of any development permit in this District.

16.3 PERMITTED USES

- | | |
|--|---|
| 16.3.1 Agri-tourism | 16.3.7 Institutional uses |
| 16.3.2 Alternate energy systems, individual | 16.3.8 Participant recreation facilities |
| 16.3.3 Commercial uses (excepting those listed as Discretionary Uses in this District) | 16.3.9 Public or quasi-public buildings and uses |
| 16.3.4 Dwelling units in buildings where there is a commercial use on the ground floor | 16.3.10 Public utilities and public utility buildings |
| 16.3.5 Extensive agriculture | 16.3.11 Recreational uses |
| 16.3.6 Highway maintenance yards, signs, weigh scales, and campsites | 16.3.12 Veterinary services |
| | 16.3.13 Buildings or uses accessory to permitted uses |

16.4 DISCRETIONARY USES

- | | |
|--|--|
| 16.4.1 Alcohol retail sales and distribution | 16.4.9 Light industry |
| 16.4.2 Bulk fuel storage and sales | 16.4.10 Natural resource extraction industries |
| 16.4.3 Cannabis Production and Distribution Facility | 16.4.11 Microbrewery or distillery |
| 16.4.4 Diversified agriculture | 16.4.12 Outdoor storage |
| 16.4.5 Dwellings existing as of the date of the approval of this Bylaw | 16.4.13 Off-site signs |
| 16.4.6 Home occupations, major | 16.4.14 Other uses which, in the opinion of the Development Officer, are similar to the above mentioned permitted and discretionary uses or required to serve the traveling public |
| 16.4.7 Home occupations, minor | |
| 16.4.8 Intensive agriculture | 16.4.15 Buildings and uses accessory to discretionary uses |

16.5 REGULATIONS

16.5.1	MINIMUM PARCEL AREA	Extensive Agriculture	<p>One (1) quarter section where the lot is subject to:</p> <ol style="list-style-type: none"> a. An approved discretionary use; b. A man-made barrier, registered at Land Titles, fragmenting the quarter section, or c. A natural barrier that physically fragments the quarter section – usually this barrier cannot be crossed with farm machinery. <p>The subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the subdivision of fragmented areas.</p>
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16.5.3	All other discretionary uses	At the discretion of the Subdivision Authority
16.5.5	MINIMUM YARDS	Front As required by the designated setbacks shown in Table 1 in Section 9.1; excluding provincial highways, which are subject to Alberta Transportation and Economic Corridors regulations. Setbacks from roadways are measured from the right-of-way centreline.
16.5.6		Rear At the discretion of the Development Officer.
16.5.7		Side At the discretion of the Development Officer.
16.5.8	OTHER REGULATIONS	Shelterbelts The location of any shelterbelts shall be determined by the Development Officer.
16.5.9		Highway Access In the consideration of any development proposal, adequate access to Highway 16 or Highway 17 will be an issue. Any development proposal may be conditional upon the developer providing or agreeing to being responsible for the provision of whatever access or access improvements Alberta Transportation and Economic Corridors or the County may require to any road or highway.
16.5.10		Circulation Development proposals may be circulated to the City of Lloydminster or Town of Vermilion prior to any consideration for approval. The comments of the City or Twon will be carefully considered by the Development Officer; however, the Development Officer will not be bound by the comments or recommendations received.

16.6 EXCEPTIONS

- 16.6.1 Notwithstanding any other provision of this Bylaw to the contrary, a grain elevator and grain handling facility may be constructed in that portion of NW 27-50-6-W4 lying to the south of the Canadian National Railways right-of-way to a maximum height of 72.0 m (236.2 ft.), together with uses accessory to a grain elevator and a grain handling facility. As a condition of approval of a development permit for such a facility, the Development Officer may impose such conditions as deemed, in their discretion, necessary to allow the Vermilion Airport to continue to function.
- 16.6.2 Notwithstanding any other provision of this Bylaw to the contrary, dwellings existing as of the date of the approval of this Bylaw may be entirely restored and/or replaced, whether or not they have been damaged by fire or other incident, and whether or not the landowner/developer merely wishes to replace the building.

17. COMMERCIAL, GENERAL (CG) DISTRICT

17.1 PURPOSE

17.1.1 The purpose of this District is to provide for a broad mix of commercial uses that have large site requirements, are oriented to higher classification roadways, and provide services to the entire County and surrounding area.

17.2 DISTRICT BOUNDARIES

17.2.1 This District comprises all the land in the County of Vermilion River as designated on the Land Use District Map.
 17.2.2 As well as County approval, any development within this District may require approval by a provincial agency. If such provincial approval is required, issuance of the provincial approval will be a condition of approval of any development permit in this District.

17.3 PERMITTED USES

- | | |
|--|---|
| 17.3.1 Alternate energy systems, individual | 17.3.13 Hotel |
| 17.3.2 Amusement establishment, indoor | 17.3.14 Institutional Uses |
| 17.3.3 Commercial storage | 17.3.15 Intensive agriculture |
| 17.3.4 Commercial uses (excepting those listed as Discretionary Uses in this District) | 17.3.16 Mixed-use development |
| 17.3.5 Drive-in business | 17.3.17 Motel |
| 17.3.6 Entertainment establishment | 17.3.18 Office use |
| 17.3.7 Equipment rental establishment | 17.3.19 Recreation facility, indoor |
| 17.3.8 General retail establishment | 17.3.20 Recreation services, indoor |
| 17.3.9 Government service | 17.3.21 Religious assembly |
| 17.3.10 Highway commercial use | 17.3.22 Restaurant |
| 17.3.11 Home occupations, major | 17.3.23 Service station |
| 17.3.12 Home occupations, minor | 17.3.24 Warehouse sales establishment |
| | 17.3.25 Buildings or uses accessory to permitted uses |

17.4 DISCRETIONARY USES

- | | |
|--|--|
| 17.4.1 Adult entertainment establishments | 17.4.14 Outdoor storage |
| 17.4.2 Adult use | 17.4.15 Public or quasi-public buildings and use |
| 17.4.3 Alcohol retail sales and distribution | 17.4.16 Public utilities and public utility building |
| 17.4.4 Animal hospital | 17.4.17 Shooting range, indoor |
| 17.4.5 Amusement establishment, outdoor | 17.4.18 Recreational vehicle campground |
| 17.4.6 Automotive and recreational vehicle sales/rentals establishments | 17.4.19 Recreational vehicle campground, seasonal |
| 17.4.7 Bed and breakfast establishment | 17.4.20 Recreational vehicle park |
| 17.4.8 Campground | 17.4.21 Signs |
| 17.4.9 Cannabis accessory Retail Sales | 17.4.22 Veterinary clinic |
| 17.4.10 Existing dwellings, as of the date of the approval of this Bylaw | 17.4.23 Wireless communications facility |
| 17.4.11 Licensed medical cannabis clinic | 17.4.24 Other uses which, in the opinion of the Development Officer, are similar to the above-mentioned and discretionary uses |
| 17.4.12 Licensed cannabis retail establishment | 17.4.25 Buildings and uses accessory to discretionary uses |
| 17.4.13 Microbrewery or distillery | |

17.5 REGULATIONS

MINIMUM PARCEL AREA	Permitted Uses	4.05 ha (10.0 ac.)
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17.5.1	Discretionary Uses	As required by the Development Officer.
17.5.3	MINIMUM YARDS	Front As required by the designated setbacks shown in Table 1 in Section 9.1; excluding provincial highways, which are subject to Alberta Transportation and Economic Corridors regulations. Setbacks from roadways are measured from the right-of-way centreline.
17.5.4		Rear At the discretion of the Development Officer.
17.5.5		Side At the discretion of the Development Officer.
17.5.6	MAXIMUM HEIGHT	Communications Towers 46.0 m (150.0 ft.)
17.5.7		All other uses 10.5 m (34.5 ft.)
17.5.8	OTHER REGULATIONS	Shelterbelts The location of any shelterbelts shall be determined by the Development Officer.
17.5.9		Mixed-Use Residential Density Maximum: 10 units per ha (24.7 units/ac)

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18. COMMERCIAL, LIMITED (C2) DISTRICT

18.1 PURPOSE

18.1.1 The purpose of this District is to allow development of extensive land using industrial, warehousing, service, and commercial uses in various locations, which have very good accessibility where the demand for large lots for such uses is increasing.

18.2 DISTRICT BOUNDARIES

18.2.1 This District comprises all the land in the County of Vermilion River as designated on the Land Use District Map.
 18.2.2 As well as County approval, any development within this District may require approval by a provincial agency. If such provincial approval is required, issuance of the provincial approval will be a condition of approval of any development permit in this District.

18.3 PERMITTED USES

- | | |
|--|---|
| 18.3.1 Agri-tourism | 18.3.7 Institutional uses |
| 18.3.2 Alternate energy systems, individual | 18.3.8 Participant recreation facilities |
| 18.3.3 Commercial uses (excepting those listed as Discretionary Uses in this District) | 18.3.9 Public or quasi-public buildings and uses |
| 18.3.4 Dwelling units in buildings where there is a commercial use on the ground floor | 18.3.10 Public utilities and public utility buildings |
| 18.3.5 Extensive agriculture | 18.3.11 Recreational uses |
| 18.3.6 Highway maintenance yards, signs, weigh scales, and campsites | 18.3.12 Veterinary services |
| | 18.3.13 Buildings or uses accessory to permitted uses |

18.4 DISCRETIONARY USES

- | | |
|--|--|
| 18.4.1 Alcohol retail sales and distribution | 18.4.8 Light industry |
| 18.4.2 Bulk fuel storage and sales | 18.4.9 Microbrewery or distillery |
| 18.4.3 Diversified agriculture | 18.4.10 Natural resource extraction industries |
| 18.4.4 Dwellings existing as of the date of the approval of this Bylaw | 18.4.11 Outdoor storage |
| 18.4.5 Home occupations, major | 18.4.12 Off-site signs |
| 18.4.6 Home occupations, minor | 18.4.13 Other uses which, in the opinion of the Development Officer, are similar to the above-mentioned and discretionary uses |
| 18.4.7 Intensive agriculture | 18.4.14 Buildings and uses accessory to discretionary uses |

18.5 REGULATIONS

MINIMUM PARCEL AREA	Extensive Agriculture	<p>One (1) quarter section where the lot is subject to:</p> <ol style="list-style-type: none"> a. An approved discretionary use; b. A man-made barrier, registered at Land Titles, fragmenting the quarter section, or c. A natural barrier that physically fragments the quarter section – usually this barrier cannot be crossed with farm machinery. <p>The subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the subdivision of fragmented areas.</p>
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18.5.2	All other discretionary uses	At the discretion of the Subdivision Authority
18.5.4	MINIMUM YARDS	Front As required by the designated setbacks shown in Table 1 in Section 9.1; excluding provincial highways, which are subject to Alberta Transportation and Economic Corridors regulations. Setbacks from roadways are measured from the right-of-way centreline.
18.5.5		Rear At the discretion of the Development Officer.
18.5.6		Side At the discretion of the Development Officer.
18.5.7	OTHER REGULATIONS	Shelterbelts The location of any shelterbelts shall be determined by the Development Officer
18.5.8		Highway Access In the consideration of any development proposal, adequate access to Highway 16 or Highway 17 will be an issue. Any development proposal may be conditional upon the developer providing or agreeing to being responsible for the provision of whatever access or access improvements Alberta Transportation and Economic Corridors or the County may require to any road or highway.
18.5.9		Circulation Development proposals may be circulated to the City of Lloydminster or Town of Vermilion prior to any consideration for approval. The comments of the City or Twon will be carefully considered by the Development Officer; however, the Development Officer will not be bound by the comments or recommendations received.

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19. INDUSTRIAL, LIGHT (M1) DISTRICT

19.1 PURPOSE

19.1.1 The purpose of this District is to allow for development of light industrial uses in the County.

19.2 DISTRICT BOUNDARIES

19.2.1 This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

19.3 PERMITTED USES

- | | |
|---|--|
| 19.3.1 Alternate energy systems, individual | 19.3.9 Offices |
| 19.3.2 Apiary | 19.3.10 Outdoor storage |
| 19.3.3 Automotive and equipment repair shop | 19.3.11 Public or quasi-public buildings and uses |
| 19.3.4 Contractor service, limited | 19.3.12 Public utilities and public utility buildings |
| 19.3.5 Equipment rental establishments | 19.3.13 Storage buildings |
| 19.3.6 Extensive agriculture | 19.3.14 Warehousing |
| 19.3.7 Light industry | 19.3.15 Buildings and uses accessory to permitted uses |
| 19.3.8 Medium industry | |

19.4 DISCRETIONARY USES

- | | |
|---|--|
| 19.4.1 Bulk fuel storage and sales | 19.4.4 Other uses which, in the opinion of the Development Officer, are similar to the above-mentioned permitted and discretionary uses. |
| 19.4.2 Licensed industrial hemp production facilities | |
| 19.4.3 Microbrewery or distillery | 19.4.5 Buildings and uses accessory to discretionary uses |

19.5 REGULATIONS

19.5.1	MINIMUM PARCEL AREA	All uses	4,000 m ² (43,055 ft. ²)
19.5.2	MINIMUM PARCEL WIDTH	All uses	15.25 m (50 ft.)
19.5.3	MINIMUM YARDS	Front	12.0 m (40 ft.), except for lots with a depth of less than 38 m (125 ft.), the minimum front yard shall be 6.0 m (20 ft.)
19.5.4		Rear	6.0 m (20 ft.)
19.5.5		Side	4.5 m (15 ft.) for side yard adjacent to a road 3.0 m (10 ft.) or half the height of the building, whichever is greater, for side yard not adjacent to a road
19.5.6	MAXIMUM HEIGHT	All uses	15.25 m (50 ft.), except for communications towers, which shall have a maximum height of 30.05 m (100 ft.)
19.5.7	MAXIMUM SITE COVERAGE	All uses	60%
19.5.8	OTHER REGULATIONS	Hard surfacing	If a curb and gutter exist, all driveways, parking areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15.0 m (50 ft.) from the front line, plus 1.5 m (5 ft.) of concrete apron in from the curb and gutter.

19.5.9

Landscaping

In addition to the provisions of Section 9.14, in front yards, all areas not covered with driveways or parking areas shall be landscaped to the satisfaction of the Development Officer.

19.6 EXCEPTIONS

19.6.1 Notwithstanding any provision to the contrary in this Bylaw, the designated setbacks from roadways in Table 1 and the minimum distances shown in Section 9.1 and 9.3 apply to all development.

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20. INDUSTRIAL, MEDIUM (M2) DISTRICT

20.1 PURPOSE

20.1.1 The Purpose of this District is to allow the Development of medium industrial and similar uses that may require relatively large areas of land, which may be considered unsuitable to be located in an urban area, and its subordinate and associated uses within industrial and manufacturing clusters within the County.

20.2 DISTRICT BOUNDARIES

20.2.1 This District comprises all the land in the County of Vermilion River as indicated on the Land Use District Map.

20.3 PERMITTED USES

- | | |
|--|--|
| 20.3.1 Agri-business | 20.3.22 Open space |
| 20.3.2 Agricultural support services | 20.3.23 Public parks |
| 20.3.3 Amusement establishments, indoor | 20.3.24 Public-serving recreation areas |
| 20.3.4 Amusement establishments, outdoor | 20.3.25 Public utility buildings |
| 20.3.5 Apiary | 20.3.26 Public or quasi-public buildings |
| 20.3.6 Commercial storage | 20.3.27 Public or quasi-public uses |
| 20.3.7 Commercial uses | 20.3.28 Recreational vehicle campground, workcamp |
| 20.3.8 Contractor services, general | 20.3.29 Recreational vehicle storage |
| 20.3.9 Drive-in businesses | 20.3.30 Recycling depot |
| 20.3.10 Drive-in restaurants | 20.3.31 Service station |
| 20.3.11 Equipment fabrication | 20.3.32 Shooting range, indoor |
| 20.3.12 General retail establishments | 20.3.33 Shop |
| 20.3.13 Government services | 20.3.34 Transportation facilities |
| 20.3.14 Greenhouses | 20.3.35 Trucking and cartage establishments |
| 20.3.15 Highway commercial uses | 20.3.36 Un-serviced industrial parks |
| 20.3.16 Industrial uses, medium | 20.3.37 Un-serviced industrial uses |
| 20.3.17 Indoor storage | 20.3.38 Veterinary clinics |
| 20.3.18 Industrial and manufacturing cluster | 20.3.39 Warehouse facilities |
| 20.3.19 Industrial vehicle and equipment sales/rentals | 20.3.40 Warehouse sales establishments |
| 20.3.20 Manufacturing | 20.3.41 Buildings and uses accessory to permitted uses |
| 20.3.21 Office uses | |

20.4 DISCRETIONARY USES

- | | |
|--|--|
| 20.4.1 Animal hospitals | 20.4.12 Cemeteries |
| 20.4.2 Animal breeding and/or boarding establishments | 20.4.13 Group Care facilities |
| 20.4.3 Automotive and equipment repair shop, heavy | 20.4.14 Health services |
| 20.4.4 Automotive and recreational vehicle sales/rental establishments | 20.4.15 Horticulture development |
| 20.4.5 Bed and breakfast establishments | 20.4.16 Hotel |
| 20.4.6 Boarding houses | 20.4.17 Institutional uses |
| 20.4.7 Bulk fuel storage and sales | 20.4.18 Intensive Agriculture |
| 20.4.8 Business support services establishments | 20.4.19 Intensive recreation |
| 20.4.9 Campgrounds | 20.4.20 Kennels |
| 20.4.10 Campsites | 20.4.21 Licensed cannabis production facilities |
| 20.4.11 Compost facilities, Class I and II | 20.4.22 Licensed cannabis or hemp processing, storage, and distribution facility |

- 20.4.23 Liquor sales and storage establishments
- 20.4.24 Livestock sales and yards
- 20.4.25 Motels
- 20.4.26 Natural resource extraction industries
- 20.4.27 Outdoor storage
- 20.4.28 Personal service shops
- 20.4.29 Private clubs
- 20.4.30 Protective and emergency services
- 20.4.31 Public education facilities
- 20.4.32 Recreation camps
- 20.4.33 Recreation facility, indoor
- 20.4.34 Recreation services, indoor
- 20.4.35 Recreation, passive
- 20.4.36 Recreational uses

- 20.4.37 Recreational vehicles
- 20.4.38 Recreational vehicle campgrounds, seasonal
- 20.4.39 Religious assembly
- 20.4.40 Restrictive extensive recreational use
- 20.4.41 Rural commercial uses
- 20.4.42 Stockpile sites
- 20.4.43 Storage sites
- 20.4.44 Storage, indoor
- 20.4.45 Signs
- 20.4.46 Vehicle repair establishments
- 20.4.47 Wind energy conversion systems, small
- 20.4.48 Wireless communication facilities
- 20.4.49 Workcamps
- 20.4.50 Buildings and uses accessory to discretionary uses.

20.5 REGULATIONS

20.5.1	MINIMUM PARCEL AREA	All uses	4,000 m ² (43,055 ft. ²)
20.5.2	MINIMUM PARCEL WIDTH	All uses	15.25 m (50 ft.)
20.5.3	MINIMUM YARDS	Front	12.0 m (40 ft.), except for lots with a depth of less than 38 m (125 ft.), the minimum front yard shall be 6.0 m (20 ft.)
20.5.4		Rear	6.0 m (20 ft.)
20.5.5		Side	4.5 m (15 ft.) for side yard adjacent to a road 3.0 m (10 ft.) or half the height of the building, whichever is greater, for side yard not adjacent to a road
20.5.6	MAXIMUM HEIGHT	All uses	15.25 m (50 ft.), except for communications towers, which shall have a maximum height of 30.05 m (100 ft.)
20.5.7	MAXIMUM SITE COVERAGE	All uses	60%
20.5.8	OTHER REGULATIONS	Hard surfacing	If a curb and gutter exist, all driveways, parking areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15.0 m (50 ft.) from the front line, plus 1.5 m (5 ft.) of concrete apron in from the curb and gutter.
20.5.9		Landscaping	In addition to the provisions of Section 9.11, in front yards, all areas not covered with driveways or parking areas shall be landscaped to the satisfaction of the Development Officer.

21. INDUSTRIAL, HEAVY (MH) DISTRICT

21.1 PURPOSE

21.1.1 The purpose of this District is to allow for development of heavy industrial uses in the County.

21.2 DISTRICT BOUNDARIES

21.2.1 This District comprises all the land in the County of Vermilion River so designated in the Land Use District Map.

21.3 PERMITTED USES

- | | |
|---|--|
| 21.3.1 Alternate energy systems, individual | 21.3.8 Public or quasi-public buildings and uses |
| 21.3.2 Equipment rental establishments | 21.3.9 Public utilities and public utility buildings |
| 21.3.3 Extensive agriculture | 21.3.10 Storage buildings |
| 21.3.4 Light industry | 21.3.11 Warehousing |
| 21.3.5 Medium industry | 21.3.12 Buildings and uses accessory to permitted uses, not including dwelling units of any kind |
| 21.3.6 Offices | |
| 21.3.7 Outdoor storage | |

21.4 DISCRETIONARY USES

- | | |
|---|---|
| 21.4.1 Heavy industry | 21.4.4 Buildings and uses accessory to discretionary uses, not including dwelling units of any kind |
| 21.4.2 Licensed industrial hemp production facilities | |
| 21.4.3 Other uses which, in the opinion of the Development Officer, are similar to the above-mentioned and discretionary uses | |

21.5 REGULATIONS

21.5.1	MINIMUM PARCEL AREA	All uses	4,000 m ² (43,055 ft. ²)
21.5.2	MINIMUM PARCEL WIDTH	All uses	15.25 m (50 ft.)
21.5.3	MINIMUM YARDS	Front	12.0 m (40 ft.), except for lots with a depth of less than 38 m (125 ft.), the minimum front yard shall be 6.0 m (20 ft.)
21.5.4		Rear	6.0 m (20 ft.)
21.5.5		Side	4.5 m (15 ft.) for side yard adjacent to a road 3.0 m (10 ft.) or half the height of the building, whichever is greater, for side yard not adjacent to a road
21.5.6	MAXIMUM HEIGHT	All uses	15.25 m (50 ft.), except for communications towers, which shall have a maximum height of 30.05 m (100 ft.)
21.5.7	MAXIMUM SITE COVERAGE	All uses	60%
21.5.8	OTHER REGULATIONS	Hard surfacing	If a curb and gutter exist, all driveways, parking areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15.0 m (50 ft.) from the front line, plus 1.5 m (5 ft.) of concrete apron in from the curb and gutter.

21.5.9

Landscaping

In addition to the provisions of Section 9.14, in front yards, all areas not covered with driveways or parking areas shall be landscaped to the satisfaction of the Development Officer.

21.6 EXCEPTIONS

21.6.1 Notwithstanding any provision to the contrary in this Bylaw, the designated setbacks from roadways in Table 1 and the minimum distances shown in Section 9.1, apply to all development, at the discretion of the Development Officer.

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22. INDUSTRIAL, RURAL (RM) DISTRICT

22.1 PURPOSE

22.1.1 The purpose of this District is to allow the development of rural industry and associated uses within the rural portions of the County.

22.2 DISTRICT BOUNDARIES

22.2.1 This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

22.3 PERMITTED USES

- | | |
|---|---|
| 22.3.1 Agricultural support services | 22.3.5 Intensive agriculture |
| 22.3.2 Alternate energy systems, individual | 22.3.6 Rural industries |
| 22.3.3 Diversified agriculture | 22.3.7 Value-added agricultural processing |
| 22.3.4 Extensive agriculture | 22.3.8 Buildings and uses accessory to permitted uses |

22.4 DISCRETIONARY USES

- | | |
|---|---|
| 22.4.1 Licensed industrial hemp production facilities | 22.4.5 Other uses which in the opinion of the Development Officer are similar to the above-mentioned permitted and discretionary uses |
| 22.4.2 Natural resource extraction industries | |
| 22.4.3 Outdoor storage | |
| 22.4.4 Public utilities and public utility buildings | 22.4.6 Buildings and uses accessory to discretionary uses |

22.5 REGULATIONS

- 22.5.1 All site regulations and requirements shall be based upon the type of industrial development proposed and shall be at the discretion of the Development Officer.
- 22.5.2 Some developments may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other land uses in or outside this District. These uses may be restricted by the Development Officer to particular areas of the District or may be subject to special regulations or conditions of approval.
- 22.5.3 Notwithstanding any provision to the contrary in this Bylaw, the designated setbacks from roadways in Table 1 and the minimum distances shown in Section 9.1, apply to all development, at the discretion of the Development Officer

23. LANDFILL, COMPOSTING, AND WASTE (LC-W) DISTRICT

23.1 PURPOSE

23.1.1 The purpose of this District is to regulate landfills and composting facilities and public utilities within the County. The interpretation of definitions of uses in this District shall be consistent with their use in the Alberta Environmental Protection and Enhancement Act, as amended, and the applicable regulations under that Act.

23.2 DISTRICT BOUNDARIES

23.2.1 This District comprises all the land in the County of Vermilion River within the area designated on the Land Use District Map.

23.3 PERMITTED USES

- | | |
|---|---|
| 23.3.1 Compost facilities – Class I | 23.3.5 Landfills – Class III |
| 23.3.2 Compost facilities – Class II | 23.3.6 Public utilities and public utility buildings |
| 23.3.3 Extensive agriculture (excluding a dwelling) | 23.3.7 Buildings and uses accessory to permitted uses |
| 23.3.4 Landfills – Class II | |

23.4 DISCRETIONARY USES

- | | |
|-------------------------|---|
| 23.4.1 Recycling depots | 23.4.3 Buildings and uses accessory to discretionary uses (excluding dwellings) |
| 23.4.2 Storage sites | |

23.5 ADDITIONAL REGULATIONS FOR DISCRETIONARY USES AND VARIANCES

- 23.5.1 In consideration of a development permit for a discretionary use or for a permitted use where the development does not comply with the regulations of this Bylaw, the Development Officer may, without in any way restricting their discretion, impose conditions on any approval requiring that the applicant and/or developer:
- Implement mitigating actions to reduce negative impact of the development on the environment;
 - Enter into a development agreement including those matters referred to in subsection 23.5.1.a. above;
 - Implement recommendations contained in any Environmental Site Assessment or other study submitted with the development permit application to minimize the impact or risk from the proposed development; and
 - Provide security satisfactory to the Development Officer to ensure the financial viability of the reclamation and closure plan.

23.6 REDISTRICTING INFORMATION

23.6.1 In addition to the other requirements of this Bylaw, prior to Council approving an amendment to this Bylaw changing land within the County to the LC District, the applicant may be required to submit an Environmental Site Assessment and a hydrogeological report relating to the proposed use and the environmental conditions of the site.

24. PARKS AND RECREATION (PR) DISTRICT

24.1 PURPOSE

24.1.1 The purpose of this District is to allow for development of a variety of public and non-public recreation uses and parks, and to allow for public utility uses.

24.2 DISTRICT BOUNDARIES

24.2.1 This District comprises all the land in the County of Vermilion River within the area so designated on the Land Use District Map.

24.3 PERMITTED USES

- | | |
|--|--|
| 24.3.1 Institutional uses | 24.3.4 Public utilities and public utility buildings |
| 24.3.2 Parks and playgrounds | 24.3.5 Recreational uses |
| 24.3.3 Public or quasi-public buildings and uses | 24.3.6 Buildings and use accessory to permitted uses |

24.4 DISCRETIONARY USES

- | | |
|---|---|
| 24.4.1 Billboards | 24.4.6 Restaurants, but only as accessory uses to a permitted use or another discretionary use |
| 24.4.2 Greenhouses and plant nurseries | 24.4.7 Other uses which, in the opinion of the Development Officer, are similar to the above mentioned permitted and discretionary uses |
| 24.4.3 Health services | 24.4.8 Buildings and uses accessory to discretionary uses |
| 24.4.4 Participant recreation services | |
| 24.4.5 Recreational vehicle campgrounds | |

24.5 REGULATIONS

	MINIMUM PARCEL AREA	All uses	371 m ² (3,993 ft. ²)
24.5.1	MINIMUM YARDS	Front	7.6 m (25 ft.)
24.5.2		Rear	7.6 m (25 ft.)
24.5.3		Side	4.5 m (15 ft.) for side yard adjacent to a road 3.0 m (10 ft.) or half the height of the building, whichever is greater, for side yard not adjacent to a road
24.5.4	MAXIMUM HEIGHT	All uses	20.0 m (65.6 ft.)
24.5.5	OTHER REGULATIONS	Hard surfacing	In addition to the provisions of Section 9.11, all lands within the Parks and Recreation District shall be landscaped and fenced to the satisfaction of the Development Officer.

25. COUNTRY RESIDENTIAL, MULTI-LOT (CR-M) DISTRICT

25.1 PURPOSE

25.1.1 The purpose of this District is to allow multi-lot country residential development.

25.2 DISTRICT BOUNDARIES

25.2.1 This District comprises all the land in the County of Vermilion River within the area so designated on the Land Use District Map.

25.3 PERMITTED USES

- | | |
|---|---|
| 25.3.1 Alternate energy systems, individual | 25.3.4 Single detached dwellings |
| 25.3.2 Day homes | 25.3.5 Buildings and uses accessory to permitted uses |
| 25.3.3 Home occupations, minor | |

25.4 DISCRETIONARY USES

- | | |
|---|--|
| 25.4.1 Bed and breakfast establishments | 25.4.12 Parks and playgrounds |
| 25.4.2 Community Garden | 25.4.13 Public education facilities |
| 25.4.3 Family care facilities | 25.4.14 Public or quasi-public buildings and uses |
| 25.4.4 Garage suites | 25.4.15 Public utilities and public utility buildings |
| 25.4.5 Garden suites | 25.4.16 Recreational buildings and uses |
| 25.4.6 Group care facilities | 25.4.17 Sea cans |
| 25.4.7 Group homes | 25.4.18 Secondary suites |
| 25.4.8 Home occupations, major | 25.4.19 Other uses which, in the opinion of the Development Officer, are similar to the above-mentioned discretionary uses |
| 25.4.9 In-law suites | |
| 25.4.10 Institutional uses | 25.4.20 Buildings and uses accessory to discretionary uses |
| 25.4.11 Manufactured homes | |

25.5 REGULATIONS

25.5.1	MINIMUM PARCEL AREA	Single detached dwellings and manufactured homes	0.4 ha (1.0 ac.)
25.5.2		All other uses	As required by the Development Officer
25.5.3	MINIMUM FLOOR AREA	Single detached dwellings	84 m ² (900 ft. ²)
25.5.4		All other uses	As required by the Development Officer
25.5.5	MINIMUM YARDS	For development with access via an internal subdivision road network	Front - 7.6 m (25 ft.) Rear - 7.6 m (25 ft.) Side - 7.6 m (25 ft.)
25.5.6		For development adjacent to a collector road	50.0 m (165 ft.)
25.5.7		For development adjacent to a collector road	71.0 m (234 ft.)
25.5.8		For development adjacent to a road which is neither an arterial road, nor a collector road, nor an internal subdivision road	40.0 m (134 ft.)

25.5.9		All other uses and situations	As required by the Development Officer
25.5.10		Keeping of animals	No fur-bearing animals or livestock other than domestic pets and horses may be kept on a lot in the Multi-lot Country Residential District.
25.5.11	OTHER REGULATIONS	Keeping of Horses	The minimum parcel area for the keeping of one (1) horse in this district shall be 0.8 ha (2.0 ac.). Two (2) additional acres of open space, unrestricted from any structure or man-made development shall be required for each additional horse.

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26. RESIDENTIAL, LOW DENSITY (R) DISTRICT

26.1 PURPOSE

26.1.1 The purpose of this District is to allow development of low density single detached dwellings on large lots and associated uses at the discretion of the Development Officer.

26.2 DISTRICT BOUNDARIES

26.2.1 This District comprises all the land in the County of Vermilion River within the area so designated on the Land Use District Map.

26.3 PERMITTED USES

- | | |
|---|---|
| 26.3.1 Alternate energy systems, individual | 26.3.5 Group care facilities |
| 26.3.2 Single detached dwellings | 26.3.6 Group homes |
| 26.3.3 Day homes | 26.3.7 Buildings and uses accessory to permitted uses |
| 26.3.4 Family care facilities | |

26.4 DISCRETIONARY USES

- | | |
|------------------------------------|--|
| 26.4.1 Community Garden | 26.4.8 Public or quasi-public buildings and uses |
| 26.4.2 Garage suites | 26.4.9 Public utilities and public utility buildings required to serve the immediate area |
| 26.4.3 Garden suites | 26.4.10 Secondary suites |
| 26.4.4 Home occupations, major | 26.4.11 Other uses which, in the opinion of the Development Officer, are similar to the above mentioned permitted and discretionary uses |
| 26.4.5 Home occupations, minor | 26.4.12 Buildings and uses accessory to discretionary uses |
| 26.4.6 Institutional uses | |
| 26.4.7 Public education facilities | |

26.5 REGULATIONS

26.5.1	MINIMUM PARCEL AREA	Single detached dwellings	550 m ² (5,950 ft. ²)
		All other uses	As required by the Development Officer
26.5.3	MINIMUM LOT WIDTH	Single detached dwellings	15.25 m (50.0 ft.) and in the case of irregularly shaped lots, an average of 15.25 m (50.0 ft.)
		All other uses	As required by the Development Officer
26.5.5	MINIMUM FLOOR AREA	Single detached dwellings	84 m ² (900 ft. ²)
		All other uses	As required by the Development Officer
26.5.7	MINIMUM YARDS	Front	7.6 m (25 ft.)
26.5.8		Rear	7.6 m (25 ft.)
26.5.9		Side yard for yard adjacent to a road	4.5 m (15 ft.) and 1.2 m (4.0 ft.) for the common side yard

26.5.10		Side yard for yard NOT adjacent to a road	1.2 m (4.0 ft.) or 10% of the lot width, whichever is less
26.5.11		On lots without lane access	3m (9.84 ft.) is required for vehicle access for each dwelling unit. This may be reduced to the minimum side yard clearance providing vehicle access to the rear yard is provided. In the case of an attached garage, a rear door with a minimum width of 2.7 m (8.86 ft.) and a height of 2.1 m (6.89 ft.) is required
26.5.12		All other uses and situations	As required by the Development Officer
26.5.13	MAXIMUM SITE COVERAGE	Single detached dwellings	50%
26.5.14		All other uses	As required by the Development Officer
26.5.15	MAXIMUM HEIGHT	Single detached dwellings	10.5 m (34.5 ft.)
26.5.16		All other uses	As required by the Development Officer
26.5.17	OTHER REGULATIONS	Fences	Fencing will be required adjacent to the side and rear yards of residential development adjacent to a park or Municipal Reserve lot.
26.5.18		Keeping of animals	No fur-bearing animals or livestock other than domestic pets and horses may be kept on a lot in the Residential, Low Density (R) District.
26.5.19		Keeping of Horses	The minimum parcel area for the keeping of one (1) horse in this district shall be 0.8 ha (2.0 ac.). Two (2) additional acres of open space, unrestricted from any structure or man-made development shall be required for each additional horse.

27. RESIDENTIAL, LOW-MEDIUM DENSITY (R1) DISTRICT

27.1 PURPOSE

27.1.1 The purpose of this District is to allow subdivision and development of low density single detached dwellings with some duplexes, manufactured homes, and associated uses within the hamlets at the discretion of the Development Officer.

27.2 DISTRICT BOUNDARIES

27.2.1 This District comprises all the land in the County of Vermilion River within the area so designated on the Land Use District Map.

27.3 PERMITTED USES

- | | |
|---|---|
| 27.3.1 Alternate energy systems, individual | 27.3.5 Group homes |
| 27.3.2 Day homes | 27.3.6 Single detached dwellings |
| 27.3.3 Family care facilities | 27.3.7 Buildings and uses accessory to permitted uses |
| 27.3.4 Group care facilities | |

27.4 DISCRETIONARY USES

- | | |
|------------------------------------|--|
| 27.4.1 Community Garden | 27.4.9 Public or quasi-public buildings and uses |
| 27.4.2 Duplexes | 27.4.10 Public utilities and public utility buildings required to serve the immediate area |
| 27.4.3 Garage suites | 27.4.11 Secondary suites |
| 27.4.4 Garden suites | 27.4.12 Other uses which, in the opinion of the Development Officer, are similar to the above mentioned permitted and discretionary uses |
| 27.4.5 Home occupations, minor | 27.4.13 Buildings and uses accessory to discretionary uses |
| 27.4.6 Institutional uses | |
| 27.4.7 Manufactured homes | |
| 27.4.8 Public education facilities | |

27.5 REGULATIONS

27.5.1	MINIMUM PARCEL AREA	Single detached dwellings	372 m ² (4,005 ft. ²)
27.5.2		Duplexes	325 m ² (3,500 ft. ²)
27.5.3		Manufactured Homes	372 m ² (4,005 ft. ²)
27.5.4		All other uses	As required by the Development Officer
27.5.5	MINIMUM LOT WIDTH	Single detached dwellings	15.25 m (50.0 ft.) and in the case of irregularly shaped lots, an average of 15.25 m (50.0 ft.)
27.5.6		Duplexes	10.6 m (35.0 ft.) per dwelling unit
27.5.7		Manufactured Homes	15.25 m (50.0 ft.) and in the case of irregularly shaped lots, an average of 15.25 m (50.0 ft.)
27.5.8		All other uses	As required by the Development Officer
27.5.9	MINIMUM FLOOR AREA	Single detached dwellings	For 1 storey – 84 m ² (904 ft. ²)

		For 1 ½ storey – 93 m ² (1001 ft. ²) For 2 storey – 111.5 m ² (1200 ft. ²), provided the first storey has an area of at least 74 m ² (796 ft. ²)
27.5.10	Duplexes	83.6 m ² (900 ft. ²) per dwelling unit
27.5.11	Manufactured Homes	97.5 m ² (1050 ft. ²)
27.5.12	All other uses	As required by the Development Officer
27.5.13	Front	6.0 m (20 ft.)
27.5.14	Rear	7.6 m (25 ft.)
27.5.15	Side yard for yard adjacent to a road	4.5 m (15 ft.)
27.5.16	Side yard for yard NOT adjacent to a road	1.2 m (4.0 ft.) or 10% of the lot width, whichever is less
27.5.17	On lots without lane access	3.0 m (9.84 ft.) is required for vehicle access for each dwelling unit. This may be reduced to the minimum side yard clearance providing vehicle access to the rear yard is provided. In the case of an attached garage, a rear door with a minimum width of 2.7 m (8.86 ft.) and a height of 2.1 m (6.89 ft.) is required
27.5.18	All other uses and situations	As required by the Development Officer
27.5.19	MAXIMUM SITE COVERAGE Single detached dwellings	50%
27.5.20	All other uses	40%
27.5.21	MAXIMUM HEIGHT All uses	10.5 m (34.5 ft.)
27.5.22	OTHER REGULATIONS Fences	Fencing will be required adjacent to the side and rear yards of residential development adjacent to a park or Municipal Reserve lot.

28. RESIDENTIAL, MEDIUM-HIGH DENSITY (R2) DISTRICT

28.1 PURPOSE

28.1.1 The purpose of this District is to allow subdivision and development of primarily medium density housing within the hamlets, with higher density housing at the discretion of the Development Officer.

28.2 DISTRICT BOUNDARIES

28.2.1 This District comprises all the land in the County of Vermilion River within the area so designated on the Land Use District Map.

28.3 PERMITTED USES

- | | |
|---|---|
| 28.3.1 Alternate energy systems, individual | 28.3.6 Group care facilities |
| 28.3.2 Day homes | 28.3.7 Group homes |
| 28.3.3 Duplexes | 28.3.8 Row housing |
| 28.3.4 Family care facilities | 28.3.9 Buildings and uses accessory to permitted uses |
| 28.3.5 Fourplexes | |

28.4 DISCRETIONARY USES

- | | |
|--|--|
| 28.4.1 Apartments | 28.4.9 Public utilities and public utility buildings required to serve the immediate area |
| 28.4.2 Garage suites | 28.4.10 Secondary suites |
| 28.4.3 Garden suites | 28.4.11 Religious assembly |
| 28.4.4 Home occupations, major | 28.4.12 Other uses which, in the opinion of the Development Officer, are similar to the above mentioned permitted and discretionary uses |
| 28.4.5 Home occupations, minor | 28.4.13 Buildings and uses accessory to discretionary uses |
| 28.4.6 Institutional uses | |
| 28.4.7 Public education facilities | |
| 28.4.8 Public or quasi-public buildings and uses | |

28.5 REGULATIONS

28.5.1 All development regulations for duplexes shall be the same as for duplexes listed in the R1 District.

28.5.2	MINIMUM PARCEL AREA	Fourplexes	740 m ² (7,965 ft. ²)
28.5.3		Row Housing	At the discretion of the Development Officer, who shall have regard for the amenities of the neighbourhood in which the site is located, and all other requirements of this section.
28.5.4		Apartments	800 m ² (8,611 ft. ²)
28.5.5		All other uses	As required by the Development Officer
28.5.6	MINIMUM FLOOR AREA RATIO	Single detached dwellings	84.0 m ² (900.0 ft. ²)
28.5.7		All other uses	As required by the Development Officer
28.5.8	MINIMUM YARDS	Front	7.6 m (25 ft.)
28.5.9		Rear	7.6 m (25 ft.)

28.5.10		Side yard for yard adjacent to a road	4.5 m (15 ft.) and 1.2 m (4.0 ft.) for the common side yard
28.5.11		Side yard for yard NOT adjacent to a road	1.2 m (4.0 ft.) or 10% of the lot width, whichever is less
28.5.12		On lots without lane access	3m (9.84 ft.) is required for vehicle access for each dwelling unit. This may be reduced to the minimum side yard clearance providing vehicle access to the rear yard is provided. In the case of an attached garage, a rear door with a minimum width of 2.7 m (8.86 ft.) and a height of 2.1 m (6.89 ft.) is required
28.5.13		All other uses and situations	As required by the Development Officer
28.5.14	MAXIMUM SITE COVERAGE	Single detached dwellings	50%
28.5.15		All other uses	As required by the Development Officer
28.5.16	MAXIMUM HEIGHT	Single detached dwellings	10.5 m (34.5 ft.)
28.5.17		All other uses	As required by the Development Officer
28.5.18	OTHER REGULATIONS	Fences	Fencing will be required adjacent to the side and rear yards of residential development adjacent to a park or Municipal Reserve lot.

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29. URBAN GROWTH (UB) DISTRICT

29.1 PURPOSE

29.1.1 The purpose of this District is to protect the immediate vicinity of the City of Lloydminster and the Town of Vermilion, to provide for the orderly and efficient expansion of the City's and the Town's urban uses. This District is located within an area identified in Intermunicipal Development Plans (IDPs) and there may be an Area Structure Plan (ASP) Bylaw approved to replace this District and regulate development within specific areas.

29.2 DISTRICT BOUNDARIES

29.2.1 This District comprises all the land in the County of Vermilion River within the area so designated on the Land Use District Map.

29.3 PERMITTED USES

- | | |
|---|---|
| 29.3.1 Alternate energy systems, individual | 29.3.3 Extensive agriculture |
| 29.3.2 Day homes | 29.3.4 Buildings and uses accessory to permitted uses |

29.4 DISCRETIONARY USES

- | | |
|--|--|
| 29.4.1 Agri-tourism | 29.4.15 Public education facilities |
| 29.4.2 Bed and breakfast establishments | 29.4.16 Public or quasi-public buildings and uses |
| 29.4.3 Cemeteries | 29.4.17 Public utilities and public utility buildings |
| 29.4.4 Churches | 29.4.18 Recreational buildings and uses |
| 29.4.5 Dwellings, Manufactured Homes | 29.4.19 Recreational vehicle campgrounds |
| 29.4.6 Dwellings, Single Detached | 29.4.20 Suites, Garage |
| 29.4.7 Diversified agriculture | 29.4.21 Suites, Garden |
| 29.4.8 Events | 29.4.22 Suites, In-law, |
| 29.4.9 Guest ranches | 29.4.23 Suites, Secondary |
| 29.4.10 Home occupations, major | 29.4.24 Value-added agricultural processing |
| 29.4.11 Home occupations, minor | 29.4.25 Veterinary services |
| 29.4.12 Institutional uses | 29.4.26 Other uses which, in the opinion of the Development Officer, are similar to the above mentioned permitted and discretionary uses |
| 29.4.13 Intensive agriculture | 29.4.27 Buildings and uses accessory to discretionary uses |
| 29.4.14 Natural resource extraction industries | |

29.5 REGULATIONS

29.5.1	MINIMUM PARCEL AREA	Extensive agriculture	As provided for in the Agricultural (A) District
29.5.2		Farmsteads	As provided for in the Special Provisions
29.5.3		Recreational uses	64.0 ha (160 ac.)
29.5.4		All other uses	As required by the Development Officer
29.5.5	MINIMUM YARDS	Front	71.0 m (233 ft.) from the centre line of any adjacent arterial road, 50.0 m (164 ft.) from the centre line of any adjacent collector road, and 40.0 m (131 ft.) from the centre line of any other road which is neither a collector road nor an arterial road.

29.5.6	Rear	As required by the Development Officer.
29.5.7	Side	As required by the Development Officer.
29.5.8	Circulation of Development Permit Applications	All applications for development permits for discretionary uses within this District shall be submitted to the City of Lloydminster or Town of Vermilion for comments prior to the Development Officer rendering a decision on the permit. The Development Officer shall give due consideration to such comments but shall not be bound by the recommendation of the City or Town.
29.5.9	Shelterbelts	The location of any shelterbelts shall be determined by the Development Officer.
29.5.10	Storm Water	In the consideration of any development proposal, the disposal of storm water may be an issue. The Development Officer may require the submission of a storm water management plan acceptable to the County prior to considering any approval of any development, and the Development Officer may require as a condition of the approval for the provision of whatever storm water management facilities the storm water management plan may recommend.
29.5.11	Consistency with other plans	Notwithstanding any other regulations of this Bylaw to the contrary, no development that conflicts with an Intermunicipal Development Plan shall be allowed within this District.

OTHER REGULATIONS

CLEAN NOV 2017

30. URBAN RESERVE (UR) DISTRICT

30.1 PURPOSE

30.1.1 The purpose of this district is to identify lands on the periphery of the municipality which by their relationship to existing land uses, the main road system, and the established utility systems, will in time become suitable for urban uses. The reclassification to other land use districts will normally occur subsequent to the acceptance of an Area Structure Plan where one is required by Council, and prior to the approval of a proposed subdivision.

30.2 DISTRICT BOUNDARIES

30.2.1 This District comprises all the land in the County of Vermilion River identified as UR on the Land Use District Map.

30.3 PERMITTED USES

- 30.3.1 Alternate energy systems, individual
- 30.3.2 Dwelling, Single Detached (on existing parcels only)
- 30.3.3 Extensive agriculture
- 30.3.4 Buildings and uses accessory to permitted uses

30.4 DISCRETIONARY USES

- 30.4.1 Dwelling, Manufactured Home (on existing parcels only)
- 30.4.2 Public or quasi-public buildings and uses
- 30.4.3 Public utilities and public utility buildings
- 30.4.4 Temporary Use or Building
- 30.4.5 Buildings and uses accessory to discretionary uses

30.5 REGULATIONS

30.5.1	MINIMUM PARCEL AREA	All uses	The existing area of current parcels in the district
30.5.2	SUBDIVISION	All uses	No Subdivision or Development other than for the above Uses shall take place until an overall Area Structure Plan or Development Concept Plan for the area has been approved by Council. This plan shall comply with the provisions of the Municipal Development Plan, as amended, and should establish a satisfactory road network, all proposed land uses, the location of public reserve dedications, utilities policies.
30.5.3	TEMPORARY USES	Period	A maximum of six (6) consecutive months.
30.5.4	MINIMUM YARDS	Front	71.0 m (233.0 ft.) from the centre line of any adjacent arterial road, 50.0 m (164 ft.) from the centre line of any adjacent collector road, and 40.0 m (131 ft.) from the centre line of any other road which is neither a collector road nor an arterial road.
30.5.5		Rear	As required by the Development Officer.
30.5.6		Side	As required by the Development Officer.
30.5.7	OTHER REGULATIONS	Shelterbelts	The location of any shelterbelts shall be as required in Sections 9.1 and 9.3 of this Bylaw.
30.5.8		Storm Water	In the consideration of any development proposal, the disposal of storm water may be an issue. The Development Officer may require the submission of a storm water management plan acceptable to the County prior to considering any approval of any development, and the may require as a condition of the approval for the provision of whatever storm water management facilities the storm water management plan may recommend.

31. DIRECT CONTROL (DC) DISTRICT

31.1 PURPOSE

31.1.1 To provide for the development of lands within the County where, in the opinion of Council, site-specific controls are required and the application of an existing land use district would be inappropriate or inadequate.

31.2 DISTRICT BOUNDARIES

31.2.1 This District comprises all the land in the County of Vermilion River within the area so designated on the Land Use District Map.

31.3 PERMITTED AND DISCRETIONARY USES

31.3.1 As determined by Council.

31.4 REGULATIONS

31.4.1 For lands within a Direct Control (DC) District, Council shall act as Development Officer.

31.4.2 All site requirements shall be at the discretion of Council, based upon a review of the merits of the development proposal and the relevant land use planning consideration.

31.4.3 All development in a Direct Control district shall conform to approved statutory plans.

31.4.4 Council may refer to other sections of this Land Use Bylaw to determine development permit application requirements.

31.4.5 When deciding upon a development permit application for lands within this land use district, Council shall consider the following:

- a. The existing and future land use of neighbouring properties;
- b. The suitability of the site for the proposed use;
- c. The provision of services;
- d. Access and future road networks;
- e. How the proposed development conforms to approved statutory plans; and
- f. Any considerations which are unique to the proposed development.

31.4.6 There shall be no appeal to the Subdivision and Development Appeal Board on decisions made by Council on applications for proposed development on lands within the Direct Control (DC) District.

32. OVERLAYS

32.1 ESTABLISHMENT OF OVERLAY DISTRICTS

- 32.1.1 Overlay Districts identify special provisions that are applied to Parcels within the Overlay District boundaries in addition to those in the underlying base District. The additional Overlay provisions are intended to protect a specific resource or guide Development within certain areas without disturbing the requirements of the underlying Use District. In the instance of conflicting requirements, the stricter of the conflicting requirements applies. Overlay Districts may incorporate within its boundaries more than one underlying Land Use District.
- 32.1.2 In addition to the base Land Use Districts identified on the Land Use District Map, the following Overlay Districts apply to specific lands as identified on Map X: Overlay Districts:
- a. Airport Vicinity Area (AVA) Overlay; and
 - b. Environmentally Sensitive Area (ESA) Overlay.

32.2 ENVIRONMENTALLY SENSITIVE AREA (ESA) OVERLAY

32.2.1 PURPOSE

- a. The Environmentally Sensitive Areas Overlay is not a District. Rather, it provides regulations in addition to the requirements of the underlying Land Use Districts within this Bylaw.
- b. The purpose of the Environmentally Sensitive Areas Overlay is to identify areas in the County where either:
- c. The physical characteristics of the land may make development difficult or unfeasible, or
- d. The land has been designated as environmentally sensitive or significant.
- e. Development in these areas may require additional information to be submitted by the applicant in order to ensure the suitability of potential development sites.

32.2.2 APPLICABILITY

- a. Within the Environmentally Sensitive Areas Overlay identified on Map 2 – Future Land Use of the Municipal Development Plan, the regulations of this Section apply in addition to the other regulations of this Bylaw.

32.2.3 USES

- a. Within the Environmentally Sensitive Areas Overlay, the uses listed as Permitted Uses or Discretionary Uses within the underlying District may be allowed, in accordance with the regulations of those Districts and this Bylaw.

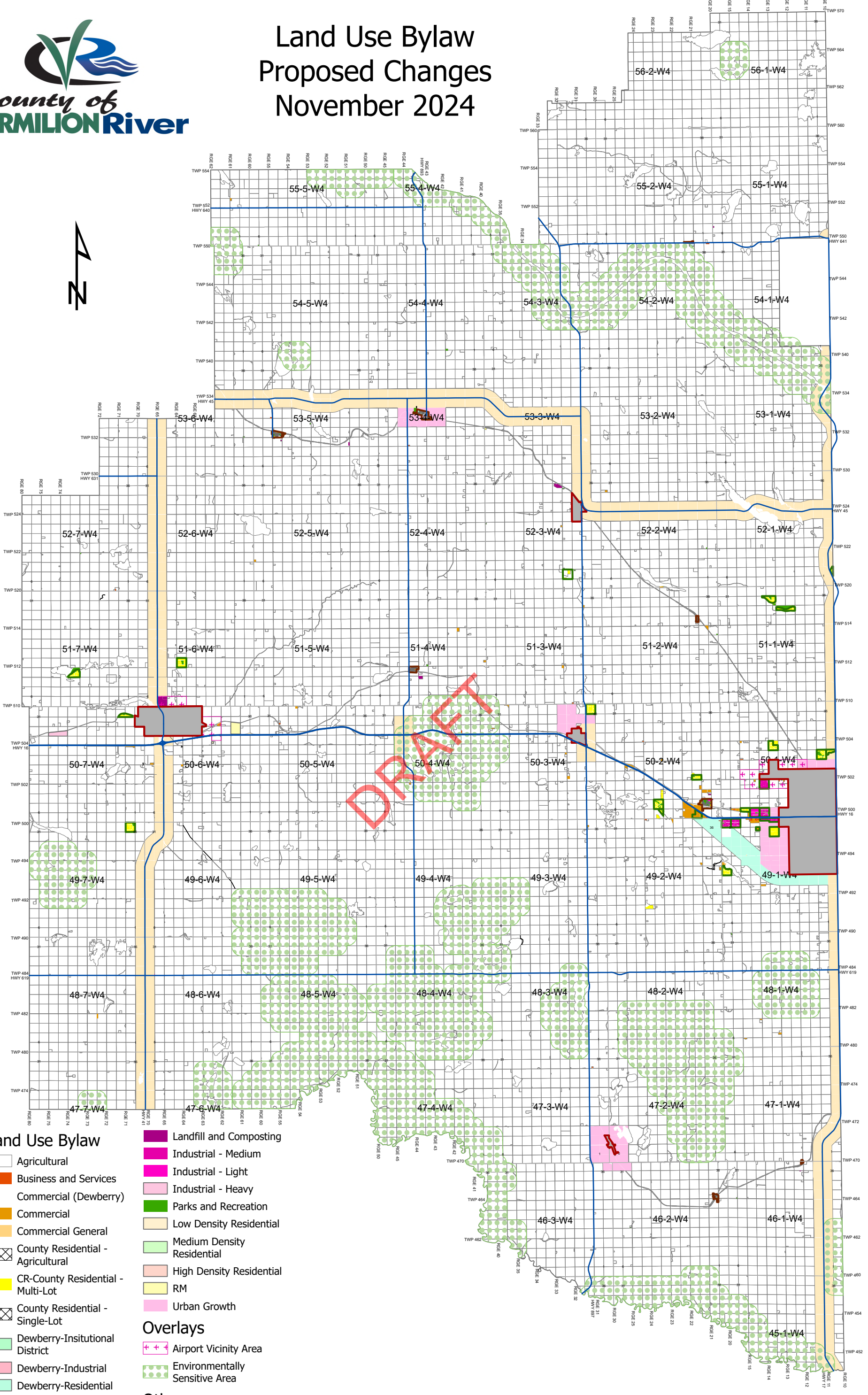
32.2.4 REGULATIONS

- a. The Development Officer shall require that any proposal for development within the Environmentally Sensitive Areas Overlay area be accompanied, by either or both, of a flood susceptibility analysis or a bank stability analysis by registered professional engineers qualified registered professionals that assess the suitability of the subject site and the proposed development from the points of view of flood susceptibility and/or bank stability. Further, if a development is approved after such an analysis is provided, the Development Authority shall require that any recommendations of the analysis be implemented by the landowner/developer and registered against the title of the subject lands so as to warn future landowners of the engineering requirements for development.

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NOV 2024



Land Use Bylaw Proposed Changes November 2024



Land Use Bylaw

- Agricultural
- Business and Services
- Commercial (Dewberry)
- Commercial
- Commercial General
- County Residential - Agricultural
- CR-County Residential - Multi-Lot
- County Residential - Single-Lot
- Dewberry-Institutional District
- Dewberry-Industrial
- Dewberry-Residential
- Future Urban Development
- Commercial General
- Highway Development
- Highway Development Special Purpose

- Landfill and Composting
- Industrial - Medium
- Industrial - Light
- Industrial - Heavy
- Parks and Recreation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- RM
- Urban Growth

Overlays

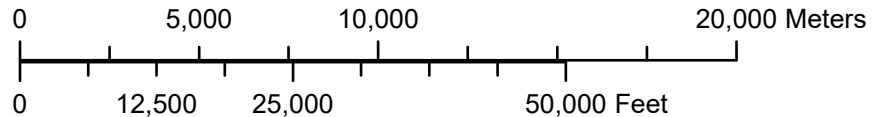
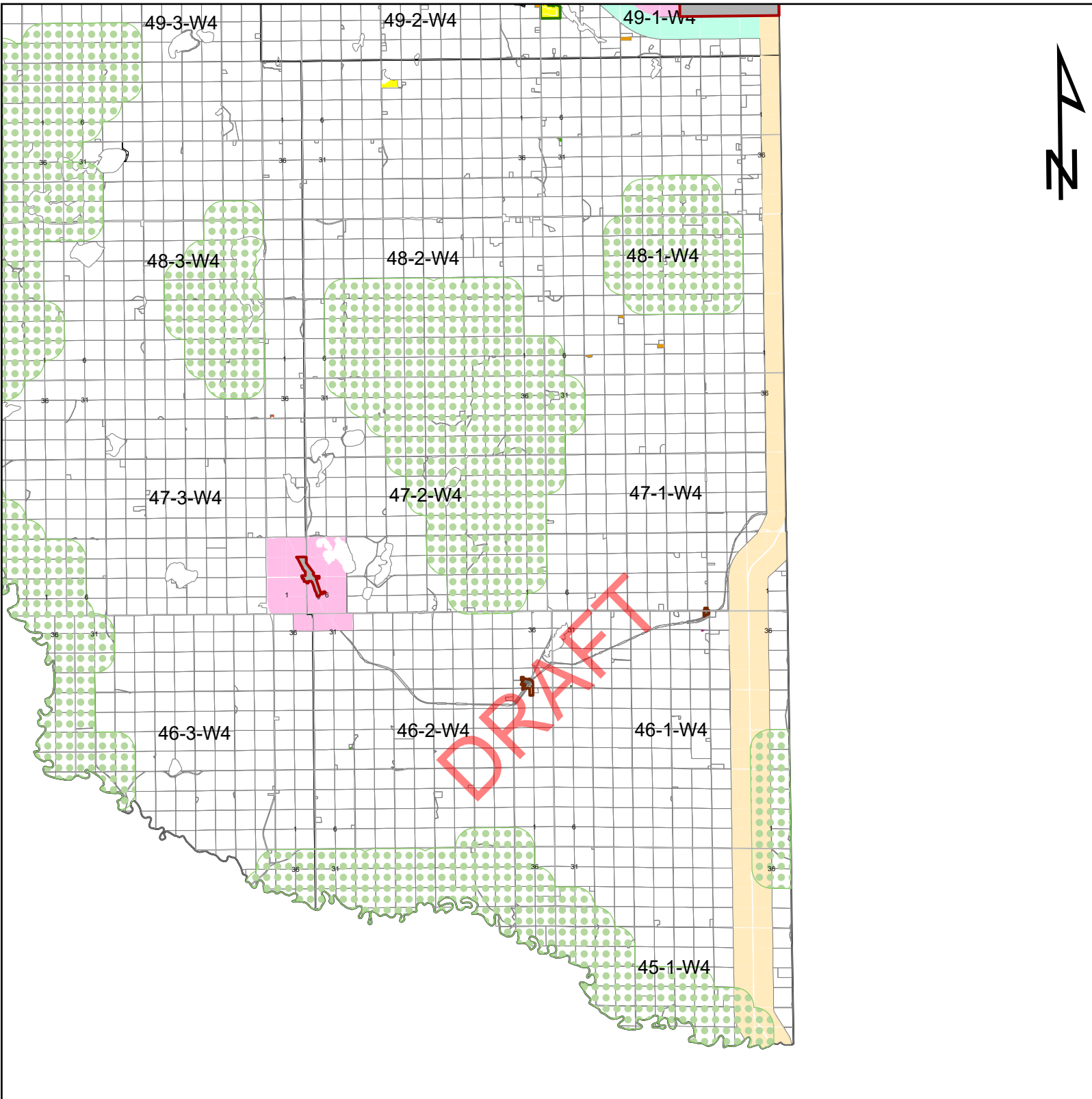
- Airport Vicinity Area
- Environmentally Sensitive Area

Other

- Hamlet Boundary
- Other Municipality
- Subdivision Boundary
- Provincial Highways



LUB Proposed Changes November 2024: Division 1

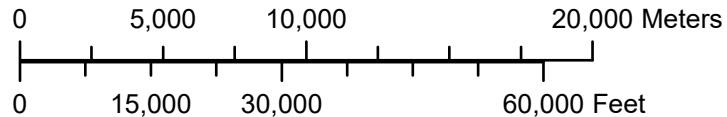
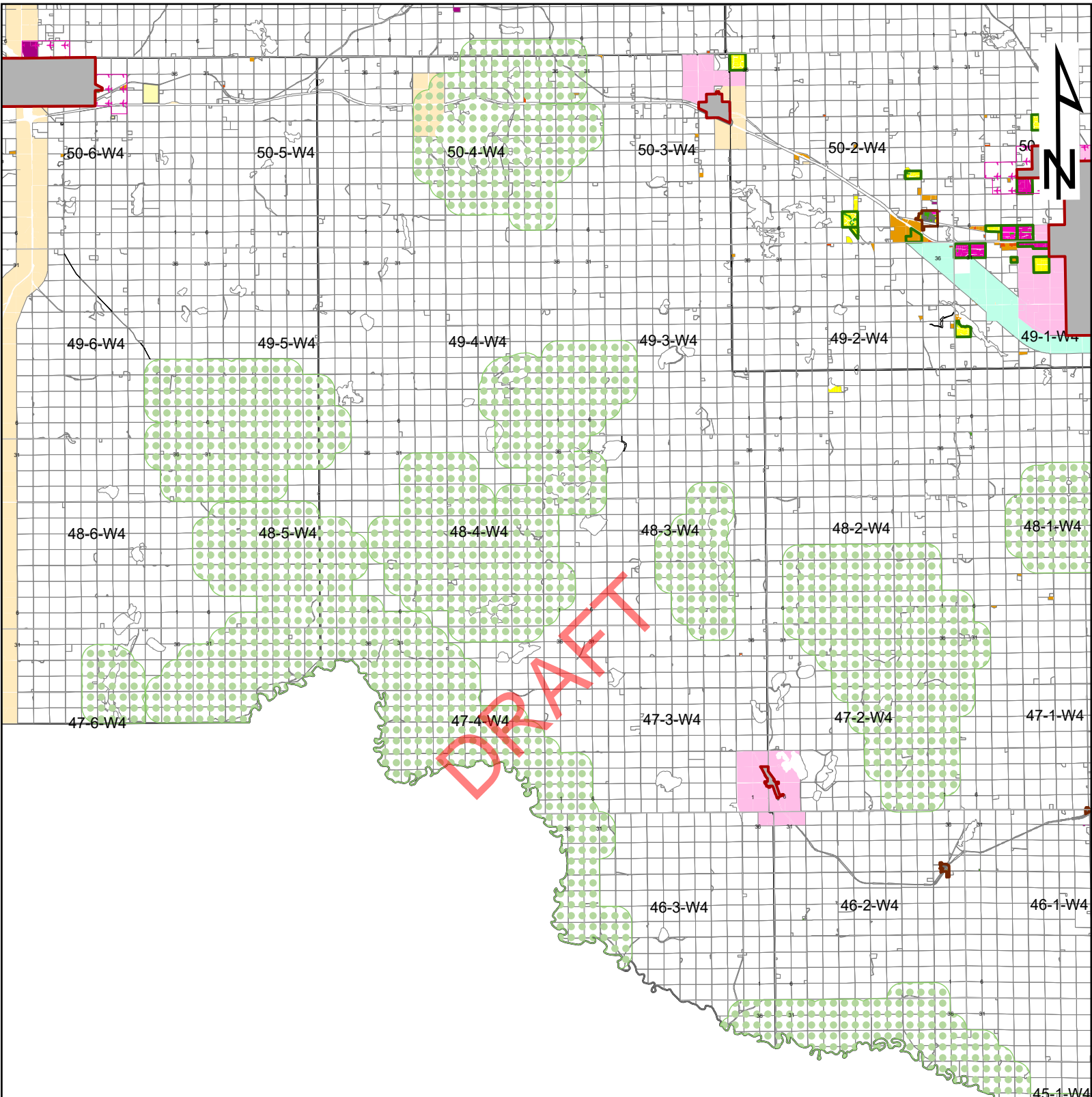


Land Use Bylaw

- | | | |
|-----------------------------------|-------------------------------------|----------------------------|
| Agricultural | CR-County Residential - Multi-Lot | Medium Density Residential |
| Business and Services | Highway Development | Urban Growth |
| Commercial | Highway Development Special Purpose | Other Municipality |
| Commercial General | Landfill and Composting | Electoral Division |
| County Residential - Agricultural | Parks and Recreation | Subdivision Boundary |
| | Low Density Residential | Hamlet Boundary |



LUB Proposed Changes November 2024: Division 2



Land Use Bylaw

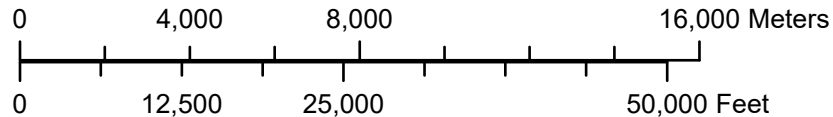
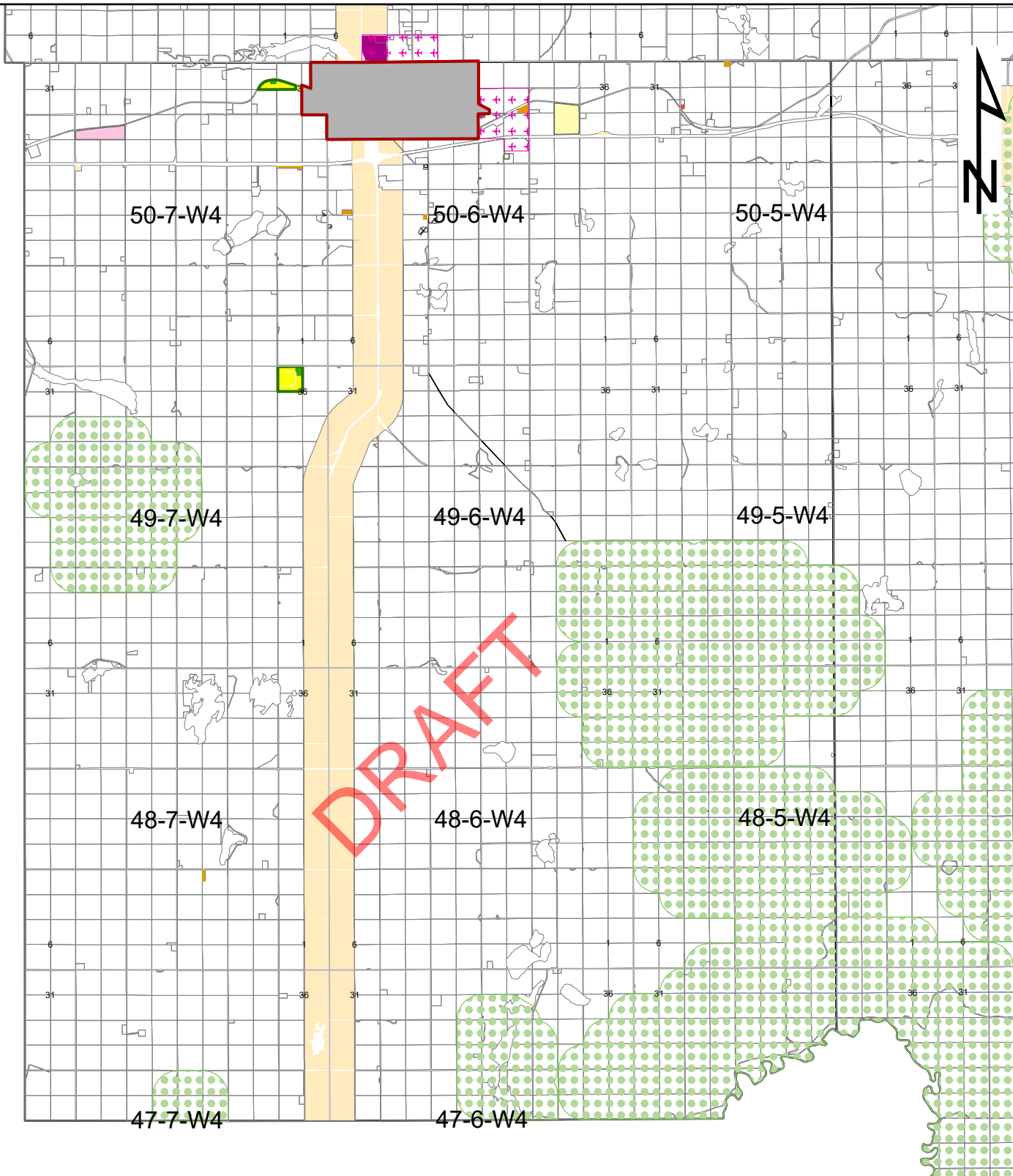
- Agricultural
- Business and Services
- Commercial
- Commercial General
- County Residential - Agricultural
- CR-County Residential - Multi-Lot

- County Residential - Single-Lot
- Highway Development
- Highway Development Special Purpose
- Landfill and Composting
- Industrial - Medium
- Industrial - Light
- Parks and Recreation
- Low Density Residential

- Medium Density Residential
- High Density Residential
- RM
- Urban Growth
- Other Municipality
- Electoral Division
- Subdivision Boundary
- Hamlet Boundary



LUB Proposed Changes November 2024: Division 3



Land Use Bylaw

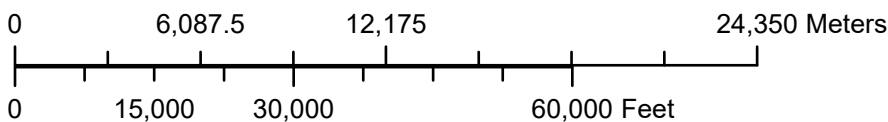
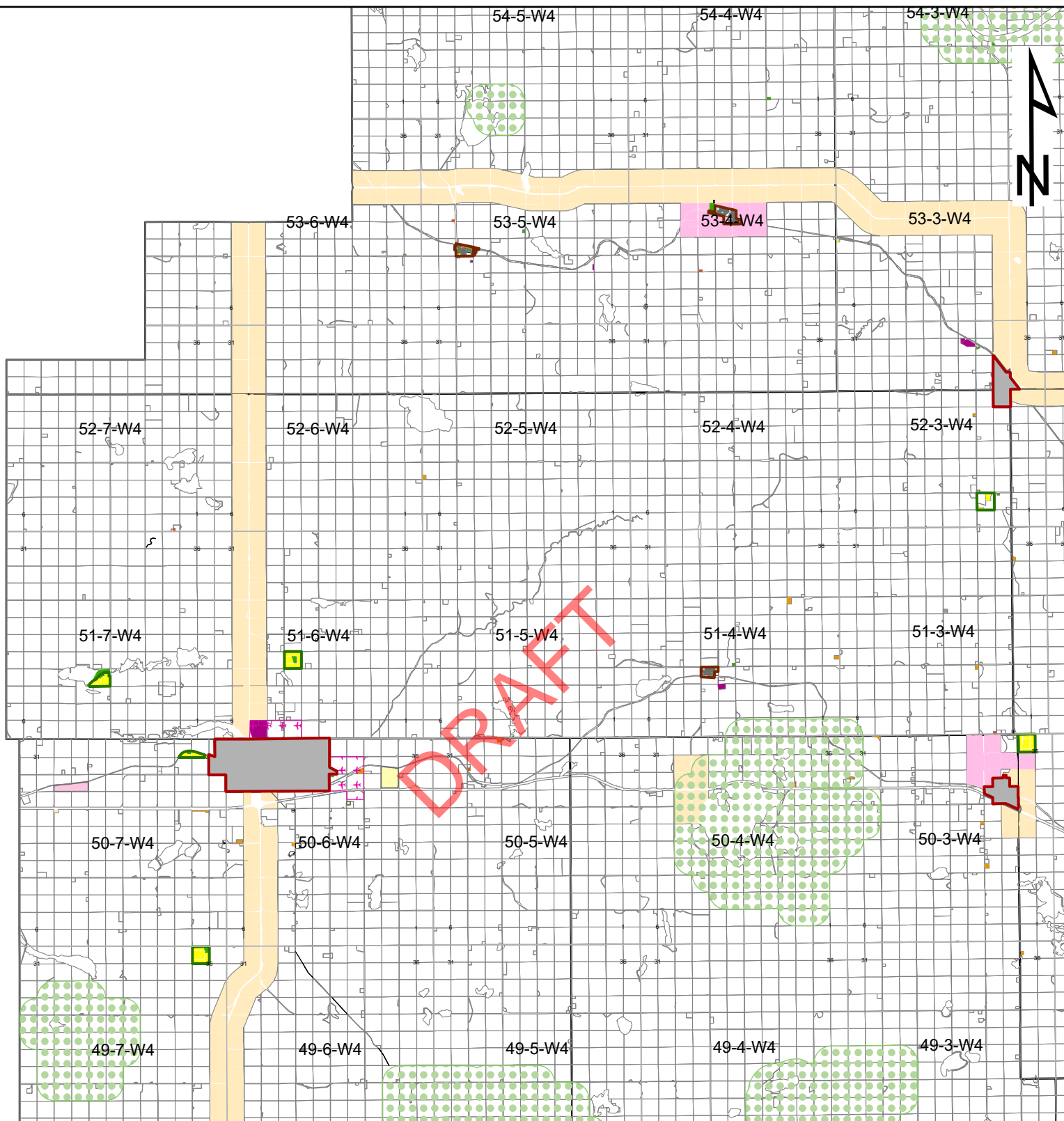
- Agricultural
- Business and Services
- Commercial
- County Residential - Agricultural

- CR-County Residential - Multi-Lot
- County Residential - Single-Lot
- Highway Development
- Landfill and Composting
- Industrial - Heavy

- Parks and Recreation
- RM
- Other Municipality
- Electoral Division
- Subdivision Boundary



LUB Proposed Changes November 2024: Division 4



Land Use Bylaw

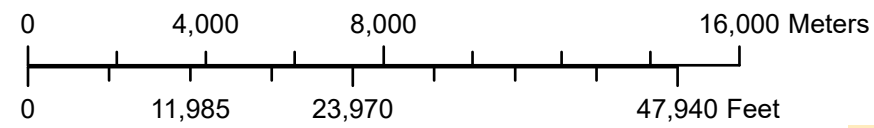
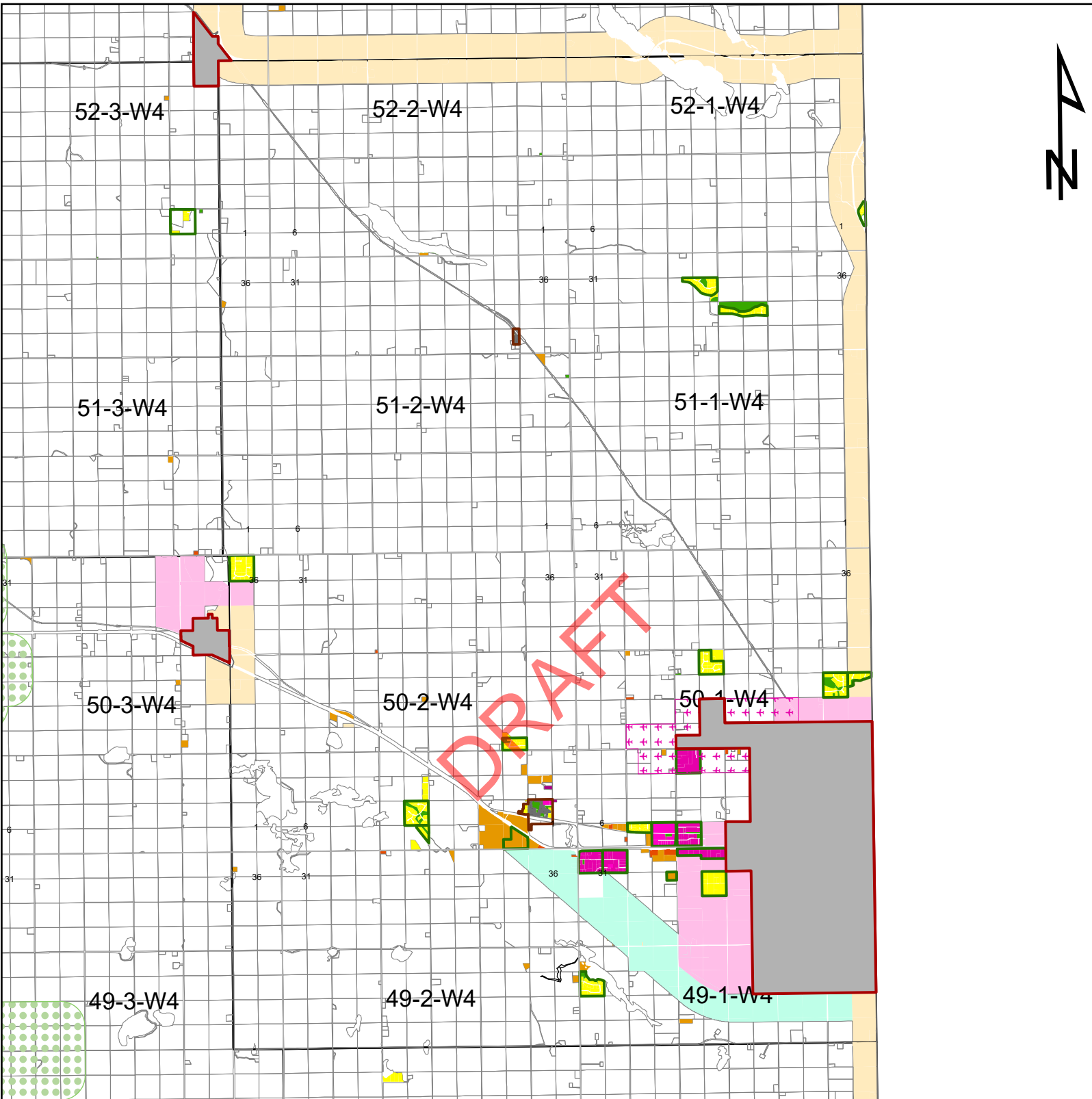
- Agricultural
- Business and Services
- Commercial (Dewberry)
- Commercial
- County Residential - Agricultural
- CR-County Residential - Multi-Lot
- County Residential - Single-Lot

- Dewberry-Insitutional District
- Dewberry-Industrial
- Dewberry-Residential
- Future Urban Development
- Highway Development
- Landfill and Composting
- Industrial - Light
- Industrial - Heavy
- Parks and Recreation

- Low Density Residential
- Medium Density Residential
- RM
- Urban Growth
- Other Municipality
- Electoral Division
- Subdivision Boundary
- Hamlet Boundary



LUB Proposed Changes November 2024: Division 5

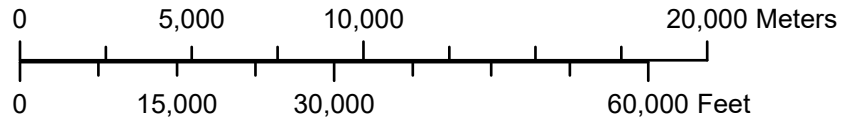
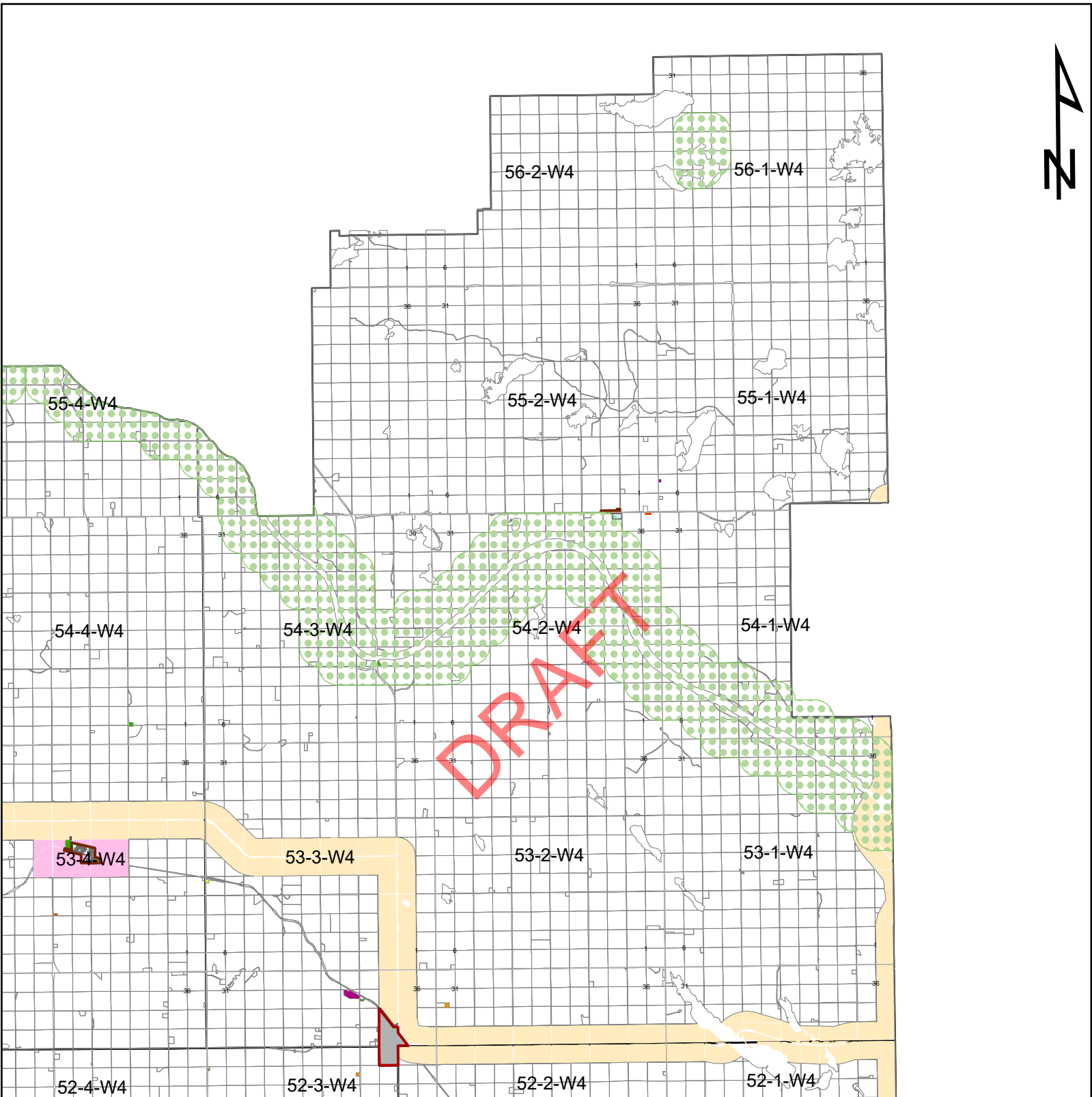


Land Use Bylaw

- | | | |
|-----------------------------------|-------------------------------------|----------------------------|
| Agricultural | Highway Development | Medium Density Residential |
| Business and Services | Highway Development Special Purpose | High Density Residential |
| Commercial | Landfill and Composting | Urban Growth |
| County Residential - Agricultural | Industrial - Medium | Other Municipality |
| CR-County Residential - Multi-Lot | Industrial - Light | Electoral Division |
| | Parks and Recreation | Subdivision Boundary |
| | Low Density Residential | Hamlet Boundary |



LUB Proposed Changes November 2024: Division 6

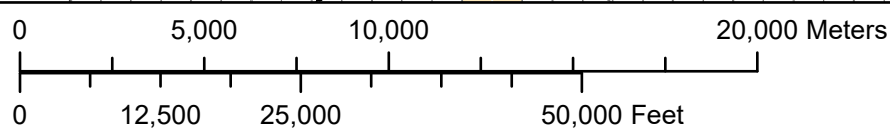
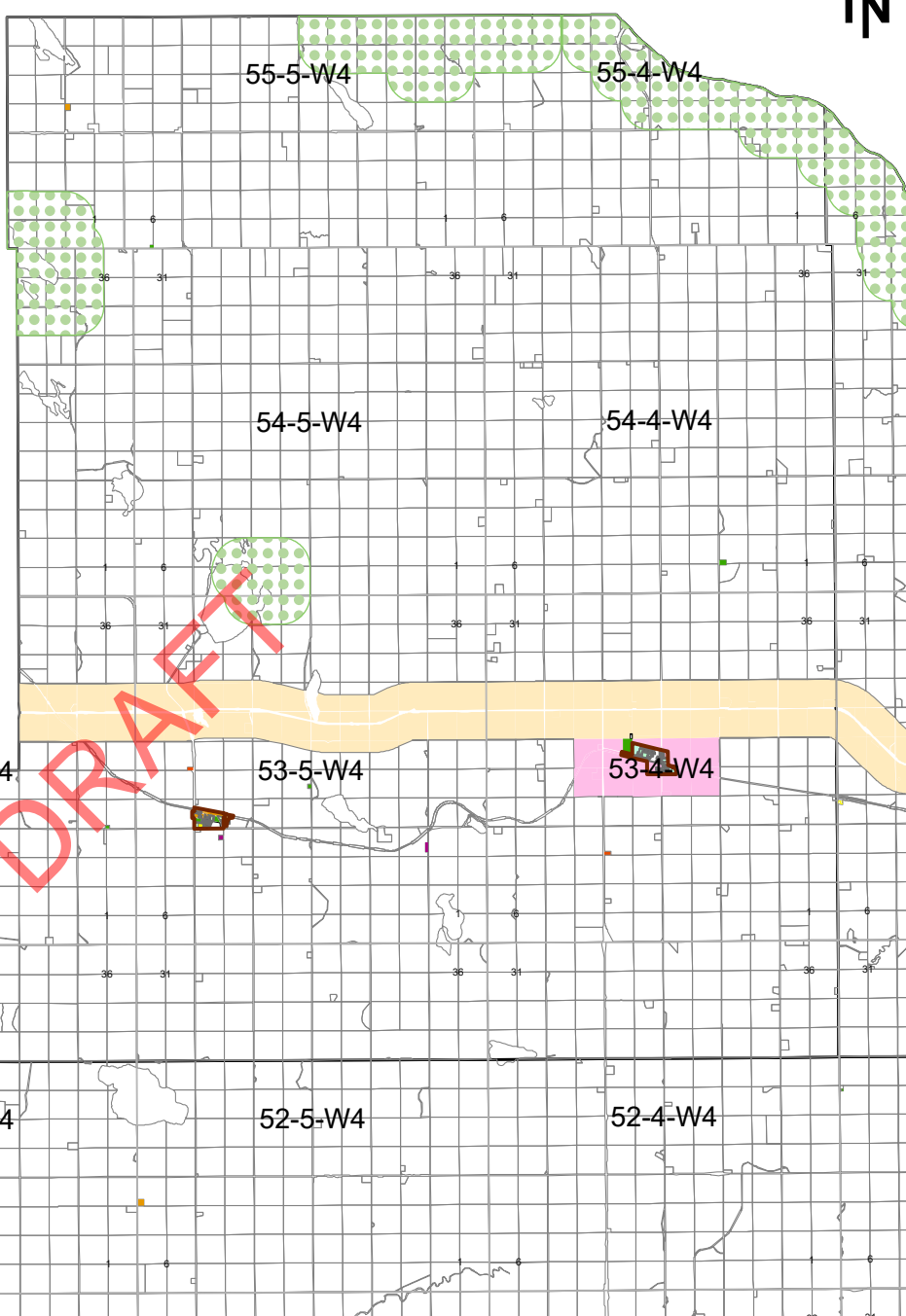


Land Use Bylaw

- | | | |
|-----------------------------------|---------------------------------|----------------------------|
| Agricultural | County Residential - Single-Lot | Landfill and Composting |
| Business and Services | Dewberry-Insitutional District | Parks and Recreation |
| Commercial (Dewberry) | Dewberry-Industrial | Medium Density Residential |
| Commercial | Dewberry-Residential | Urban Growth |
| CR-County Residential - Multi-Lot | Future Urban Development | Other Municipality |
| | Commercial General | Electoral Division |
| | Highway Development | Hamlet Boundary |



LUB Proposed Changes November 2024: Division 7



Land Use Bylaw

- | | | |
|-----------------------------------|-----------------------------------|----------------------------|
| Agricultural | CR-County Residential - Multi-Lot | Landfill and Composting |
| Business and Services | County Residential - Single-Lot | Parks and Recreation |
| Commercial (Dewberry) | Dewberry-Insititutional District | Medium Density Residential |
| Commercial | Dewberry-Industrial | Urban Growth |
| County Residential - Agricultural | Dewberry-Residential | Other Municipality |
| | Future Urban Development | Electoral Division |
| | Highway Development | Hamlet Boundary |

