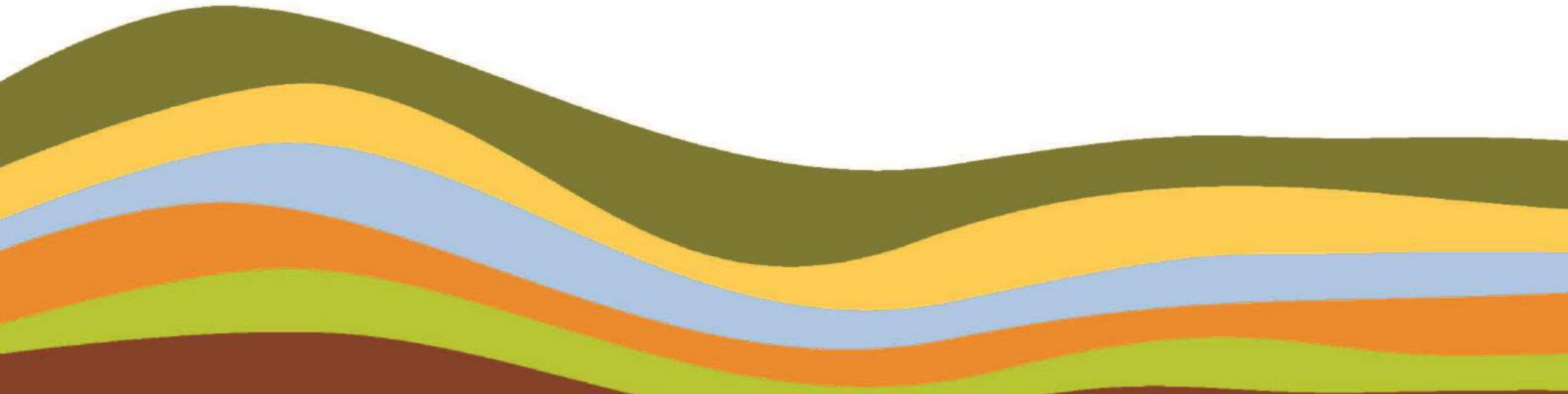

Part III

Land Use Districts



8 Establishment of Land Use Districts

8.1 General Requirements

- 8.1.1 Land use districts and the associated district provisions are established for the County in accordance with Part III – Land Use Districts, of this Bylaw.
- 8.1.2 The land use district maps provide in Part VI of this Bylaw divide the County into districts and specify the district provisions applicable to particular lands.
- 8.1.3 Provisions listed in Part IV – Development Regulations comprises all general and specific development regulations, landscaping, parking and loading, and signage and shall govern any permitted and discretionary uses listed within all land use districts.

9 Land Use District Regulations

9.1 Agricultural '1' (AG1)

Purpose

The purpose of the Agricultural '1' (AG1) district is to safeguard the County's highest quality agricultural land for efficient farming operations.



Regulations

- 9.1.1 Principal permitted and discretionary uses within the AG1 district are outlined in Table 9.1.1.
- 9.1.2 Accessory permitted and discretionary uses within the AG1 district are outlined in Table 9.1.2.
- 9.1.3 Development regulations for AG1 are outlined in Table 9.1.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.1.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Abattoir		D
Agricultural Colony		D
Airport buildings		D
Airstrip		D
Communication Tower		D
Extensive Agriculture	P	
Extensive Recreation		D
Farm Building	P	
Farmstead	P	
Garage	P	
Gas Processing Plant		D
Hobby Farms		D
Institutional Use		D
Intensive Agriculture – Class 1		D
Intensive Agriculture – Class 2		D
Intensive Recreation		D
Kennel, Breeding & Boarding		D
Micro Home		D
Mobile Home	P	
Modular Home	P	

Table 9.1.1 – (Continued)

Principal Uses	Permitted	Discretionary
Modular Unit (Industrial Camp)		D
Municipal Airport		D
Natural Resource Extraction		D
Natural Resource Processing		D
Outdoor Storage		D
Place of Worship		D
Private Haul Route		D
Public Utility		D
Recreational Vehicle Storage		D
Regional Landfill		D
Rural Industry		D
Self-Storage		D
Single Detached Dwelling	P	
Single Detached Secondary Dwelling		D
Stripping of Topsoil		D
Waste Transfer Station		D
Water Reservoir		D
Work Camp		D

Table 9.1.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed and Breakfast		D
Commercial – Shopping Market		D
Garden Suite	P	
Home Based Business (Major)		D
Home Based Business (Minor)		D
Home Occupation	P	
Secondary Suite	P	
Shipping Containers		D
Wind Energy Convertor System		D
Other Accessory Uses		D

Table 9.1.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 12.14 ha* (30.01 acres) *Except where parcel is a fragmented parcel
Dwelling Density	
	Max: 2 dwellings per parcel** **1 principal dwelling and 1 secondary dwelling
Agricultural Parcel Density	
	Max: 4 agricultural parcels per quarter-section*** ***Except where parcel is a fragmented parcel
Floor Area (Principal Building)	
	Min: 55.0 m ² (592.02 ft ²)
Min. Setbacks****	
	Rear: 7.5 m (24.61 ft) Side: 6.0 m (19.69 ft) Front: 25.0 m (82.02 ft) from any Municipal roadway 40.0 m (131.23 ft) from any highway right-of-way (ROW)
Minimum Parcel Frontage	30m. (98.42ft)

**** In additional to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.1.4 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.1.5 Any aggregate extraction and/or processing proposed in rural areas will only be permitted within the Aggregate resource extraction and Processing (AR) land use district.
- 9.1.6 Micro homes shall adhere to the following architectural controls:
- a) Structure must have a permanent foundation
 - b) Must have a Kitchen
 - c) Must have a Washroom

Recreational Vehicle

- 9.1.7 The following regulations apply with respect to the Recreational Vehicle use on parcels within this district.
- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
 - b) A maximum of six (6) Recreational Vehicles are permitted to be permanently placed on a parcel.

- c) The number of Recreational Vehicles may exceed the number outlined in Section 9.1.7(b) on a temporary basis for no more than twenty-one (21) days in a monthly period.

Property Access

- 9.1.8 An Access Easement or right-of-way shall be deemed to be not a lawful means off access to a parcel within the district.

9.2 Agricultural 2 (AG2)

Purpose

- 9.2.1 The purpose of the Agricultural ‘2’ (AG2) district is to properly manage agricultural and other land uses in the most environmentally sensitive parts of the County.



Regulations

- 9.2.2 Permitted and discretionary principal uses within the AG2 district are outlined in Table 9.2.1.
- 9.2.3 Permitted and discretionary accessory uses within the AG2 district are outlined in Table 9.2.2.
- 9.2.4 Development regulations for AG2 are outlined in Table 9.2.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.2.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Abattoir		D
Agricultural Colony		D
Auction	P	
Communication Tower		D
Extensive Agriculture		D
Extensive Recreation	P	
Farm Building	P	
Farmstead	P	
Garage	P	
Hobby Farms	P	
Institutional Use		D
Intensive Agriculture – Class 2		D
Intensive Recreation		D
Kennel, Breeding & Boarding		D
Micro Home		D
Mobile Home		D
Modular Home	P	
Modular Unit (Industrial Camp)		D
Municipal Facility		D
Outdoor Storage		D
Place of Worship		D
Private Haul Route		D
Public Utility		D

Recreational Vehicle Storage	D
Regional Landfill	D
Rural Industry	D
Self Storage	D
Single Detached Dwelling	P
Single Detached Secondary Dwelling	D
Stripping of Topsoil	D
Waste Transfer Station	D
Water Reservoir	D

Table 9.2.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed and Breakfast		D
Commerical – Shopping Market		D
Garden Suite	P	
Home Based Business (Major)		D
Home Based Business (Minor)		D
Home Occupation	P	
Secondary Suite	P	
Shipping Containers		D
Wind Energy Convertor System		D
Other Accessory Uses		D

Table 9.2.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 12.14 ha* (30.01 acres) *Except where parcel is a fragmented parcel
Dwelling Density	
	Max: Max. 2 dwelling per parcel** **1 principal dwelling and 1 secondary dwelling
Agricultural Parcel Density	
	Max: Max. 4 agricultural parcels per quarter-section*** ***Except where parcel is a fragmented parcel
Floor Area (Principal Building)	
	Min: 55.0 m ² (592.02 ft ²)
Min. Setbacks****	
	Rear: 7.5 m (24.61 ft) Side: 6.0 m (19.69 ft) Front: 25.0 m (82.02 ft) from any Municipal roadway 40.0 m (131.23 ft) from any highway ROW
Minimum Parcel Frontage	30m. (98.42ft)

**** In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.2.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.2.6 Any aggregate extraction and/or processing proposed for rural areas will only be permitted within the Aggregate Resources Extraction and Processing (AR) land use district.
- 9.2.7 Micro homes shall adhere to the following architectural controls:
- a) Structure must have a permanent foundation
 - b) Must have a Kitchen
 - c) Must have a Washroom

Recreational Vehicles

- 9.2.8 The following regulations apply with respect to the Recreational Vehicle use on parcels within this district.
- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
 - b) A maximum of six (6) Recreational Vehicles are permitted to be permanently placed on a parcel.

Property Access

- 9.2.9 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within the district.

9.3 Agricultural Fringe (AGF)

Purpose

- 9.3.1 The purpose of the Agricultural Fringe (AGF) district is to ensure the proper and sustainable development of lands within the fringe area of urban municipalities throughout the County.



Regulations

- 9.3.2 Permitted and discretionary principal uses within the AGF district are outlined in Table 9.3.1.
- 9.3.3 Permitted and discretionary accessory uses within the AGF district are outlined in Table 9.3.2
- 9.3.4 Development regulations for AGF are outlined in Table 9.3.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.3.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Communication Tower		D
Extensive Agriculture	P	
Extensive Recreation		D
Farm Building	P	
Farmstead	P	
Garage	P	
Industrial Plant		D
Intensive Agriculture–Class 2		D
Intensive Recreation		D
Kennel, Breeding & Boarding		D
Micro Home		D
Mobile Home		D
Modular Home		D
Modular Unit (Industrial Camp)		D
Municipal Facility		D
Natural Resource Extraction		D
Natural Resource Processing		D
Place of Worship		D
Public Utility		D
Recreational Vehicle Storage		D
Rural Industries		D
Self-Storage		D
Single Detached Dwelling	P	

Stripping of Topsoil	D
Waste Transfer Station	D
Water Reservoir	D

Table 9.3.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed and Breakfast		D
Commercial		D
Garden Suite	P	
Hobby Farm		D
Home Based Business (Major)		D
Home Based Business (Minor)		D
Home Occupation	P	
Outdoor Storage		D
Single Detached Secondary Dwelling		D
Secondary Suite	P	
Shipping Containers		D
Wind Energy Convertor System		D
Other Accessory Uses		D

Table 9.3.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 12.14 ha* (30 acres) *Except where parcel is a fragmented parcel
Dwelling Density	
	Max: 2 dwelling per parcel** **1 principal dwelling and 1 secondary dwelling
Agricultural parcel Density	
	Max: 4 agricultural parcels per quarter-section*** ***Except where parcel is a fragmented parcel
Floor Area	
	Min: 55.0 m ² (592.02 ft ²)
Min. Setbacks****	
	Rear: 7.5 m (24.61 ft)
	Side: 6.0 m (19.69 ft)
	Front: 25.0 m (82.02 ft) from any Municipal roadway 40.0 m (131.23 ft) from any highway ROW
Minimum Parcel Frontage	30m (98.43ft)

**** In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

9.3.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

9.3.6 Any aggregate extraction and/or processing proposed for rural areas will only be permitted within the Aggregate Resources Extraction and Processing (AR) land use district.

Recreational Vehicles

9.3.7 The following regulations apply with respect to the Recreational Vehicle use on parcels within this district.

- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
- b) A maximum of three (3) Recreational Vehicles are permitted to be permanently placed on a parcel.
- c) The number of Recreational Vehicles may exceed the number outlined in Section 9.3.7(b) on a temporary basis for no more than twenty-one (21) days in a calendar month.

Property Access

9.3.8 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within the district.

9.4 Highway Development (HD)

Purpose

- 9.4.1 The purpose of the Highway Development (HD) district is to manage industrial, commercial, and other employment related developments adjacent to the County’s primary highways.



Regulations

- 9.4.2 Permitted and discretionary principal uses within the HD district are outlined in Table 9.4.1.
- 9.4.3 Permitted and discretionary accessory uses within the HD district are outlined in Table 9.4.2.
- 9.4.4 Development regulations for HD are outlined in Table 9.4.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.4.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Automotive Repair & Service		D
Automotive Sales & Rental	P	
Business Support Services		D
Bus Storage Yard		D
Campground - Minor		D
Cannabis Retail Sales		D
Commercial – Retail	P	
Commercial – Shopping Mall	P	
Commercial – Shopping Market	P	
Commercial – Strip	P	
Communication Tower		D
Eating & Drinking Establishment		D
Extensive Recreation		D
Health Services	P	
Hotel	P	
Institutional Use		D
Licensed Public Premise		D
Liquor Store		D
Loading Facility		D
Modular Home		D
Motel		D
Natural Resource Extraction		D

Table 9.4.1 – (Continued)

Principal Uses	Permitted	Discretionary
Natural Resource Processing		D
Outdoor Storage		D
Personal Service Shops	P	
Public Utility		D
Recreational Vehicle Storage		D
Rural Industry		D
Self Storage	P	
Single Detached Dwelling		D
Tourist Information Use		D
Towing and Storage Facility	P	
Warehouse Sales	P	

Table 9.4.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Home Based Business (Major)		D
Home Based Business (Minor)		D
Parking Structures		D
Shipping Containers		D
Other Accessory Uses		D

Table 9.4.3 – Development Regulations

Regulation	Standard
Parcel Area	Subject to the discretion of the Development Authority
Parcel frontage	Min: 30.0 m (98.43 ft)
Floor Area (Principal Building)	Subject to the discretion of the Development Authority
Min. Setbacks*	Rear: 7.0 m (22.97 ft) Side: 6.0 m (19.69 ft) Front: 25.0 m (82.02 ft) from any Municipal roadway 40.0 m (131.23 ft) from any highway ROW

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.4.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.4.6 All industrial and commercial parks located within the Inter-Municipal Fringe are subject to architectural controls as outlined in any applicable Inter-Municipal Development Plan, Area Structure Plan, and Area Concept Plan.

Property Access

- 9.4.7 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within the district.

9.5 Hamlet Commercial (HC)

Purpose

- 9.5.1 The Hamlet Commercial (HC) district is intended to provide for commercial land uses within the County’s Hamlets and urban areas. The district aims to promote commercial uses of an urban character that facilitate walkable Hamlets and enhance their traditional urban character.



Regulations

- 9.5.2 Permitted and discretionary principal uses within the HC district are outlined in Table 9.5.1.
- 9.5.3 Permitted and discretionary accessory uses within the HC district are outlined in Table 9.5.2.
- 9.5.4 Development regulations for HC are outlined in Table 9.5.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.5.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Apartment		D
Automotive Repair & Service		D
Automotive Sales & Rental		D
Business Support Services		D
Cannabis Retail Sales		D
Commercial – Retail	P	
Commercial – Shopping Mall		D
Commercial – Shopping Market	P	
Commercial – Strip		D
Eating and Drinking Establishment		D
Extensive Recreation		D
Health Services	P	
Institutional Use		D
Intensive Recreation		D
Licensed Public Premises		D
Liquor Store		D
Office		D
Parking Structures		D
Park	P	
Personal Service Shops	P	
Place of Worship		D
Public Utility		D

Table 9.5.1 – (Continued)

Principal Uses	Permitted	Discretionary
School		D
Self Storage		D
Tourist Information Use		D
Warehousing		D

Table 9.5.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Outdoor Storage		D
Shipping Container		D
Other Accessory Uses		D

Table 9.5.3 – Development Regulations

Regulation	Standard
Parcel Area	Min: 0.04 ha (0.1 acre) (fully serviced)
Floor Area (Principal Building)	Min: 55.0m ² (592.02 ft ²)
Min. Setbacks*	Rear: 7.5 m (24.61 ft) Side: One side yard of min. 4.0 m (13.12 ft) where no rear access land is available. Front: Subject to the discretion of the Development Officer

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.5.5 Development regulations not listed in Table 9.5.3 are subject to the discretion of the Development Authority.
- 9.5.6 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.

Property Access

- 9.5.7 An Access Easement or right-of-way shall be deemed to be not a lawful means of access

9.6 Industrial (IN)

Purpose

- 9.6.1 The Industrial (IN) district is intended to provide for various forms of Industrial development throughout the County. This includes both lighter industrial developments, and also heavier industrial uses of a larger scale and which may require larger buildings and more frequent traffic flow.



Regulations

- 9.6.2 Permitted and discretionary principal uses within the IN district are outlined in Table 9.6.1.
- 9.6.3 Permitted and discretionary accessory uses within the IN district are outlined in Table 9.6.2.
- 9.6.4 Development regulations for IN are outlined in Table 9.6.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.6.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Abattoir		D
Automotive Repair & Service		D
Automotive Sales & Rental		D
Bulk Chemical Storage		D
Business Support Service		D
Bus Storage Yard	P	
Cannabis Production		D
Commercial – Retail		D
Commercial – Strip		D
Communication Tower		D
Contractors Business	P	
Eating & Drinking Establishment		D
Extensive Agriculture		D
Gas Processing Plant		D
Industrial Plant		D
Kennel, Breeding & Boarding		D
Lagoon Treatment Plant		D
Loading Facility	P	
Manufacturing Firm	P	
Medicinal Marijuana Production		D
Municipal Facility	P	
Natural Resource Extraction		D
Natural Resource Processing		D

Oil & Gas Servicing		D
Outdoor Storage	P	
Parking Structures		D
Personal Service Shops		D
Public Utility		D
Public Utility Building	P	
Recreational Vehicle Storage Yard	P	
Regional land Fill		D
Rural Industry	P	
Salvage Storage Yard		D
Self-Storage	P	
Towing and Storage Facility	P	
Warehouse Sales	P	
Warehousing	P	
Waste Transfer Station		D
Work Camps		D

Table 9.6.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Caretaker Residence		D
Shipping Container	P	
Shipping Industries		D
Temporary Storage		D
Other Accessory Uses		D

Table 9.6.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 1.01 ha (2.5 acres)
Floor Area (Principal building)	
	Min: 100.0 m ² (1076.39 ft ²)
Parcel Depth	
	Min: 30.0 m (98.43 ft)
Min. Setbacks*	
Rear:	15.0 m (49.21 ft)
Side:	15.0 m (49.21 ft)
Front:	40.0 m (131.23 ft)
Minimum Parcel Frontage	30m. (98.42ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.6.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;

- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

9.6.6 Any parcels designated as IN must have direct access to a highway, arterial, industrial, or collector roadway.

9.6.7 Any IN-designated parcels must be screened from the adjoining local road or highways to the satisfaction of the Development Authority.

9.6.8 Development regulations not listed in Table 9.6.3 are subject to the discretion of the Development Authority.

9.6.9 All industrial and commercial parks located within the Inter-Municipal Fringe are subject to architectural controls as outlined in any applicable Inter-Municipal Development Plan, Area Structure Plan, and Area Concept Plan.

Caretaker Residence

9.6.10 Caretaker Residence must be accessory to the Industrial use.

9.6.11 A Caretaker Residence shall be no longer than 55.0 m² (592.02 ft²).

Property Access

9.6.12 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.7 Institutional (INT)

Purpose

- 9.7.1 The purpose of the Institutional (INT) district is to provide for a variety of Institutional uses, including schools, religious facilities, municipal infrastructure, health care, or community facilities plus any associated developments and uses.



Regulations

- 9.7.2 Permitted and discretionary principal uses within the INT district are outlined in Table 9.7.1.
- 9.7.3 Permitted and discretionary accessory uses within the INT district are outlined in Table 9.7.2.
- 9.7.4 Development regulations for INT are outlined in Table 9.7.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.7.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Communication Tower		D
Extensive Recreation		D
Institutional Use	P	
Intensive Recreation		D
Municipal Facility	P	
Municipal Infrastructure		D
Parking Structures		D
Park		D
Place of Worship	P	
Public Utility	P	
Public Utility Building	P	
Protective and Emergency Services		D
School	P	
Semi-Detached Dwelling		D
Single Detached Dwelling		D
Social Care Facility		D
Stripping of Topsoil		D

Table 9.7.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Mobile Home		D
Shipping Container		D
Other Accessory Uses		D

Table 9.7.3 – Development Regulations

Regulation	Standard
Parcel Area	Subject to the discretion of the Development Authority.
Floor Area (Principal Building)	Min: 55.0 m ² (595.0 ft ²)
Min. Setbacks*	Subject to the discretion of the Development Authority.

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.7.5 Development regulations not listed in Table 9.7.3 are subject to the discretion of the Development Authority.
- 9.7.6 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
 - a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.

Property Access

- 9.7.7 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.8 Airport (AP)

Purpose

- 9.8.1 The Airport District (AP) is intended to provide for a number of small scale, local and regional Airports within Lac Ste. Anne County, and to ensure that any development activities within the district shall not compromise the operation of an Airport.



Regulations

- 9.8.2 Permitted and discretionary principal uses within the AP district are outlined in Table 9.8.1.
- 9.8.3 Permitted and discretionary accessory uses within the AP district are outlined in Table 9.8.2.
- 9.8.4 Development regulations for AP are outlined in Table 9.8.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.8.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Airport buildings	P	
Airstrip	P	
Institutional Use		D
Municipal Airport	P	
Public Utility		D
Tourist Information Use	P	
Warehousing		D

Table 9.8.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Caretaker Residence, one per parcel	P	
Caretaker Residence, 2 nd or more on parcel		D
Other Accessory Uses		D

Table 9.8.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Subject to the discretion of the Development Authority.
Floor Area	
	Min: 100.0 m ² (1076.59 ft ²)
Min. Setbacks*	
Rear:	10.0 m (32.81 ft)
Side:	10.0 m (32.81 ft)
Front:	25.0 m (82, 02 ft) fronting any Municipal roadway 40. 0 m (131.23 ft) from any highway ROW
Building Height	
	Max: 7.32 m (24.0 ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.8.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.8.6 Applications for development within 3.3 km (2.05 miles) of a regional airport shall be referred to NAV Canada.
- 9.8.7 Any development at the Mayerthorpe Airport must comply with the Mayerthorpe Airport Management Bylaw.
- 9.8.8 A limit of one (1) caretaker residence shall be considered permitted within the AP district. Any further caretaker residences shall be considered on a discretionary basis.

Property Access

- 9.8.9 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.9 County Land (CL)

Purpose

- 9.9.1 The County Land (CL) district is intended to provide suitable land for recreational uses and developments throughout the County, including sports, water, leisure related activities and related uses.



Regulations

- 9.9.2 Permitted and discretionary principal uses within the CL district are outlined in Table 9.9.1.
- 9.9.3 Permitted and discretionary accessory uses within the CL district are outlined in Table 9.9.2.
- 9.9.4 Development regulations for CL are outlined in Table 9.9.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.9.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Extensive Recreation	P	
Municipal Facility	P	
Parks	P	
Public Utility	P	
Public Utility Building	P	
Recreational Facility		D

Table 9.9.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Commercial - Retail		D
Other Accessory Uses		D

Table .10.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: Subject to the discretion of the Development Authority
Floor Area (Principal Building)	
	Min: 55.0 m ² (592.02 ft ²)
Min. Setbacks*	
Rear:	7.5 m (24.61 ft)
Side:	7.5 m (24.61 ft)
Front:	10.0 m (32.81 ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.9.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.9.6 The Development Authority may require additional site criteria for the purposes of promoting safety, reducing nuisance or preventing environmental degradation.

9.10 Commercial Recreation (CREC)

Purpose

9.10.1 The Commercial Recreation (CREC) district is intended to accommodate commercial land uses and applications that are fundamentally recreational in their operation and service.



Regulations

- 9.10.2 Permitted and discretionary principal uses within the CREC district are outlined in Table 9.10.1.
- 9.10.3 Permitted and discretionary accessory uses within the CREC district are outlined in Table 9.10.2.
- 9.10.4 Development regulations for CREC are outlined in Table 9.10.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.10.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Airstrip		D
Campground Minor		D
Campground Major		D
Commercial – Retail		D
Day Care Facility		D
Extensive Recreation	P	
Intensive Recreation		D
Parking Structure		D
Park	P	
Public Utility		D
Recreational Facility		D
Recreational Vehicle Storage		D
Tourist Information Use	P	

Table 9.10.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed and Breakfast		D
Cabin		D
Caretaker Residence		D
Commercial – Shopping Market		D
Marina or Boat Rental Facility		D
Mobile Home		D
Other Accessory Uses		D

Table 9.10.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 1.0 acre (0.4 ha)
Floor Area (Principal Building)	
	Min: 55.0 m ² (592.02 ft ²)
Min. Setbacks for Principal Buildings*	
Rear:	7.5 m (24.6 ft)
Side:	7.5 m (24.6 ft)
Front:	10.0 m (32.8 ft)
Min. Setbacks for Campgrounds*	
Rear:	6.0 m (19.7 ft)
Side:	4.5 m (14.8 ft)
Front:	6.0 m (19.7 ft)
From road:	35.0 m (114.8 ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.10.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.10.6 The Development Authority may require additional site criteria for the purposes of promoting safety, reducing nuisance, or preventing environmental degradation.
- 9.10.7 All commercial parks located within the Inter-Municipal Fringe are subject to architectural controls as outlined in any applicable Inter-Municipal Development Plan, Area Structure Plan, and Area Concept Plan.
- Property Access**
- 9.10.8 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.11 Mobile Home Subdivision (MHS)

Purpose

9.11.1 The Mobile Home Subdivision (MHS) district is intended to provide land suitable for Mobile Homes of a residential use. The district may accommodate a Mobile Home Park or a Mobile Home Subdivision.



Regulations

- 9.11.2 Permitted and discretionary principal uses within the MHS district are outlined in Table 9.11.1.
- 9.11.3 Permitted and discretionary accessory uses within the MHS district are outlined in Table 9.11.2.
- 9.11.4 Development regulations for MHS are outlined in Table 9.11.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Figure 9.11.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Micro Home		D
Mobile Home	P	
Mobile Home Park	P	
Municipal Facility	P	
Park		D
Public Utility		D
Public Utility Building	P	
Single Detached Dwelling		D

Table 9.11.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Home Based Business (Minor)		D
Home Occupation	P	
Intensive Agriculture – Class 2		D
Other Accessory Uses		D

Table 9.11.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 0.81 ha (2.0 acres)
Site Coverage	
	Max: 45%
Floor Area (Principal Building)	
	Principal building not to exceed 35% of Unit area
Min. Setbacks*	
	Rear: 6.0 m (19.7 ft)
	Side: To Property/Mobile Home: 4.50m (14.76 ft)
	To road: 35.0m (114.83 ft)
	Front: 6.0 m (19.7 ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

9.11.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

Property Access

9.11.6 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.12 Country Residential Ranch (CRR)

Purpose

- 9.12.1 The purpose of the Country Residential Ranch (CRR) district is to allow, where suitable, for the subdivision of individual residential parcels that embrace a rural or agricultural sense of life.



Regulations

- 9.12.2 Permitted and discretionary principal uses within the CRR district are outlined in Table 9.12.1.
- 9.12.3 Permitted and discretionary accessory uses within the CRR district are outlined in Table 9.12.2.
- 9.12.4 Development regulations for CRR are outlined in Table 9.12.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.12.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Communication Tower		D
Contractors Business		D
Farmstead	P	
Garage		D
Kennel, Breeding & Boarding		D
Micro Home		D
Mobile Home	P	
Modular Home	P	
Municipal Facility		D
Place of Worship		D
Public Utility		D
Public Utility Building		D
Single Detached Dwelling	P	
Social Care Facility		D
Towing and Storage Facility		D
Water Reservoir		D

Table 9.12.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Commercial – Shopping Market		D
Bed and Breakfast		D
Garage	P	
Garden Suite	P	
Hobby Farm		D
Home Based Business (Major)	P	
Home Based Business (Minor)	P	
Home Occupation	P	
Intensive Agriculture – Class 2		D
Outdoor Storage		D
Secondary Suite		D
Shipping Containers		D
Other Accessory Uses		D

Table 9.12.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 4.05 ha (10.0 acres)
	Max: 12.14 ha (30.0 acres)
Dwelling Density	
	Max: 1 dwelling per parcel*
	*More than 1 dwelling may be permitted subject to the conditions set out in Section 11.2
Floor Area (Principal Building)	
	Min: 55.0 m ² (592.02 ft ²)
Min. Setbacks**	
	Rear: 7.5 m (24.61 ft)
	Side: 6.0 m (19.69 ft)
	Front: 10.0 m (32.81 ft) fronting any internal multi-parcel subdivision roadway
	25.0 m (82.02 ft) from any Municipal roadway
	40.0 m (131.23 ft) from any highway ROW
Minimum Parcel Frontage	30m. (98.42ft)

** In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

9.12.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

9.12.6 No driveway shall be permitted within 90.0 m (295.3 ft) of the intersection of two municipal roadways.

9.12.7 No more than two (2) Shipping Containers shall be permitted on a single parcel.

9.12.8 Micro homes shall adhere to the following architectural controls:

- a) Structure must have a permanent foundation
- b) Must have a Kitchen
- c) Must have a Washroom

9.12.9 The following regulations apply with respect to the Recreational Vehicle use on parcels within this district:

- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
- b) A maximum of three (3) Recreational Vehicles are permitted to be permanently placed on a parcel.

- c) The number of Recreational Vehicles may exceed the number outlined in Section 9.2.9(b) on a temporary basis for no more than seven (7) days in a calendar month.

Property Access

9.12.10 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within district.

9.13 Country Living Residential (CLR)

Purpose

9.13.1 The purpose of the Country Living Residential (CLR) district is to allow, where suitable, for the subdivision of individual residential parcels that embrace a rural sense of life.



Regulations

- 9.13.2 Permitted and discretionary principal uses within the CLR district are outlined in Table 9.13.1.
- 9.13.3 Permitted and discretionary accessory uses within the CLR district are outlined in Table 9.13.2.
- 9.13.4 Development regulations for CRR are outlined in Table 9.13.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.13.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Commercial - Retail		D
Communication Tower		D
Contractors Business		D
Day Care Facility		D
Farmstead	P	
Garage		D
Group Home		D
Health Services		D
Kennel, Breeding & Boarding		D
Micro Home		D
Mobile Home	P	
Modular Home	P	
Municipal Facility		D
Personal Service Shop		D
Place of Worship		D
Public Utility		D
Public Utility Building		D
Shipping Container		D
Single Detached Dwelling	P	
Social Care Facility		D
Towing and Storage Facility		D
Water Reservoir		D

Table 9.13.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Cabin		D
Garden Suite	P	
Bed and Breakfast		D
Hobby Farms		D
Home Based Business (Major)		D
Home Based Business (Minor)	P	
Home Occupation	P	
Outdoor Storage		D
Secondary Suite		D
Shipping Containers		D
Other Accessory Uses		D

Table 9.13.3 – Development Regulations

Regulation	Standard
Parcel Area	
Min:	1.21 ha (3.0 acres)
Max:	4.05 ha (10.0 acres)
Dwelling Density	
Max:	1 dwelling per parcel*
	*More than 1 dwelling may be permitted subject to the conditions set out in Section 11.2
Floor Area (Principal Building)	
Min:	55.0 m ² (592.02 ft ²)
Min. Setbacks**	
Rear:	7.5 m (24.61 ft)
Side:	6.0 m (19.69 ft)
Front:	10.0 m (32.81 ft) fronting any internal multi-parcel subdivision roadway
	25.0 m (82.02 ft) from any Municipal roadway
	40.0 m (131.23 ft) from any highway ROW
Minimum Parcel Frontage	30m. (98.42ft)

** In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

9.13.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

9.13.6 No driveway shall be permitted within 90.0 m (295.3 ft) of the intersection of two municipal roadways.

9.13.7 Micro homes shall adhere to the following architectural controls:

- a) Structure must have a permanent foundation
- b) Must have a Kitchen
- c) Must have a Washroom

Recreational Vehicle

9.13.8 The following regulations apply with respect to the Recreational Vehicle use on parcels within this district.

- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
- b) On parcels less than 2.5 acres in size:
 - i) A maximum of two (2) Recreational Vehicles are permitted to be permanently placed on a parcel.

c) On parcels 2.5 acres or more in size:

- i) A maximum of three (3) Recreational Vehicles are permitted to be permanently placed on a parcel

9.13.10 More than two (2) Recreation Vehicles may be placed on a parcel on a temporary basis for no more than seven (7) days in a calendar month.

Property Access

9.13.11 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.14 Existing Country Residential (CRX)

Purpose

9.14.1 The purpose of the Existing Country Residential (CRX) district is to facilitate land uses within many of the County’s existing country residential subdivisions. This district is intended for pre-existing parcels and no re-subdivision of existing parcels shall be permitted.



Regulations

- 9.14.2 Permitted and discretionary principal uses within the CRX district are outlined in Table 9.14.1.
- 9.14.3 Permitted and discretionary accessory uses within the CRX district are outlined in Table 9.14.2.
- 9.14.4 Development regulations for CRX are outlined in Table 9.14.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.14.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Communication Tower		D
Contractors Business		D
Day Care Facility		D
Extensive Recreation		D
Garage		D
Group Homes		D
Health Services		D
Micro Home		D
Mobile Home		D
Modular Home	P	
Municipal Facility		D
Park		D
Personal Service Shop		D
Place of worship		D
Public Utility		D
Public Utility Building		D
Recreational Facility		D
Rooming / Boarding Homes		D
Self-Storage		D
Service Station		D

Table 9.14.1 – (Continued)

Principal Uses	Permitted	Discretionary
Single Detached Dwelling	P	
Social Care Facility		D
Towing and Storage Facility		D
Water Reservoir		D

Table 9.14.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Garden Suite	P	
Home Based Business (Major)		D
Home Based Business (Minor)		D
Home Occupation		D
Intensive Agriculture – Class 2		D
Outdoor Storage		D
Secondary Suite	P	
Shipping Containers		D
Other Accessory Uses		D

Table 9.14.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 0.07 ha (0.17 acres)
	Max: 11.74 ha (29.0 acres)
Dwelling Density	
	Max: 1 dwelling per parcel
	*More than 1 dwelling may be permitted subject to the conditions set out in Section 11.2.
Floor Area (Principal Building)	
	Min: 55.0 m ² (592.03 ft ²)
Min. Setbacks*	
Rear:	7.5 m (24.61 ft)
Side:	6.0 m (19.69 ft)
Front:	10.0 m (32.81 ft) from any internal multi-parcel subdivision roadway
	25.0 m (82.02 ft) from any Municipal roadway
	40.0 m (131.23 ft) from any highway ROW
Minimum Parcel Frontage	30m. (98.42ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

In the event that no building pocket exists. The Development Authority may provide a variance to create a valid building pocket.

Additional Regulations

9.14.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

9.14.6 No driveway shall be permitted within 90.0 m (295.28 ft) of the intersection of two municipal roadways.

9.14.7 Micro homes shall adhere to the following architectural controls:

- a) Structure must have a permanent foundation
- b) Must have a Kitchen
- c) Must have a Washroom

Recreational Vehicles

9.14.8 The following regulations apply with respect to the Recreational Vehicle use on parcels within this district:

- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99.

b) No Recreational Vehicles may be permanently placed on a vacant parcel.

c) On parcels less than 2.5 acres in size:

- i) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

d) On parcels 2.5 acres or more in size:

- i) A maximum of two (2) Recreational Vehicles are permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

e) More than two (2) Recreational Vehicles may be placed on a parcel on a temporary basis for no more the seven (7) days in a calendar month if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

Property Access

9.14.9 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.15 Country Residential Subdivision (CRS)

Purpose

9.15.1 The purpose of the Country Residential Subdivision (CRS) district is to allow for the development of country residential subdivisions that provide a degree of flexibility regarding uses which may be associated with rural lifestyle.



Regulations

- 9.15.2 Permitted and discretionary principal uses within the CRS district are outlined in Table 9.15.1.
- 9.15.3 Permitted and discretionary accessory uses within the CRS district are outlined in Table 9.15.2.
- 9.15.4 Development regulations for CRS are outlined in Table 9.15.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.15.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Communication Tower		D
Day Care Facility		D
Extensive Recreation		D
Garage		D
Group Homes		D
Micro Home		D
Modular Home	P	
Municipal Facility		D
Park		D
Personal Service Shops		D
Public Utility		D
Public Utility Building		D
Residential Sales Centre	P	
Rooming / Boarding Homes		D
Self Storage		D
Single Detached Dwelling	P	
Social Care Facility		D
Water Reservoir		D

Table 9.15.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Garden Suite	P	
Home Based Business (Major)		D
Home Based Business (Minor)	P	
Home Occupation	P	
Intensive Agriculture – Class 2		D
Secondary Suite	P	
Other Accessory Uses		D

Table 9.15.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 0.81 ha (2.0 acres)
	Max: 4.00 ha (9.9 acres)
Dwelling Density	
	Max: 1 dwelling per parcel
	* More than 1 dwelling may be permitted subject to the conditions set out in Section 11.2
Floor Area (Principal Building)	
	Min: 55.0 m ² (592.02 ft ²)
Min. Setbacks*	
Rear:	7.5 m (24.61 ft)
Side:	6.0 m (19.69 ft)
Front:	10.0 m (32.81 ft) from any internal multi-parcel subdivision roadway
	25.0 m (82.02 ft) from any Municipal roadway
	40.0 m (131.23 ft) from any highway ROW
Minimum Parcel Frontage	30m. (98.42ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

9.15.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

Property Access

9.15.6 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

Recreational Vehicle

9.15.7 The following regulations apply with respect to the Recreational Vehicle use on parcels within the district.

- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
- b) No Recreational Vehicles may be permanently placed on a vacant parcel.
- c) On parcels less than 2.5 acres in size:

- 1) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

d) On parcels 2.5 acres or more in size:

- 1) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

- e) More than two (2) Recreational Vehicles may be placed on a parcel on a temporary basis for no more than seven (7) days in a calendar month if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

9.16 Country Residential Estates (CRE)

Purpose

9.16.1 The purpose of the Country Residential Estates (CRE) district is to allow for the development of country residential subdivisions that are of a very high quality, and require further regulation than typical country residential subdivisions.



Regulations

9.16.2 Permitted and discretionary principal uses within the CRE district are outlined in Table 9.16.1.

9.16.3 Permitted and discretionary accessory uses within the CRE district are outlined in Table 9.16.2.

9.16.4 Development regulations for CRE are outlined in Table 9.16.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.16.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Communication Tower		D
Day Care Facility		D
Extensive Recreation		D
Group Homes		D
Health Services		D
Modular Home		D
Municipal Facility		D
Park		D
Personal Service Shops		D
Public Utility		D
Public Utility Building		D
Residential Sales Centre	P	
Rooming / Boarding Homes		D
Self-Storage		D
Single Detached Dwelling	P	
Social Care Facility		D
Water Reservoir		D

Table 9.16.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Garage	P	
Garden Suite	P	
Home Based Business (Major)		D
Home Based Business (Minor)		D
Home Occupation	P	
Outdoor Storage		D
Secondary Suite	P	
Other Accessory Uses		D

Table 9.16.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 0.81 ha (2.0 acres) 0.07 ha (0.17 acres), if fully serviced
	Max: 2.02 ha (5.0 acres)
Dwelling Density	
	Max: 1 dwelling per parcel
	*More than 1 dwelling may be permitted subject to the conditions set out in Section 11.2..
Min. Floor Area	
Dwelling	111.4 m ² (1200 ft ²)
Min. Setbacks*	
Rear:	7.5 m (24.61 ft)
Side:	6.0 m (19.69 ft)
Front:	10.0 m (32.82 ft) from any internal multi-parcel subdivision roadway
	25.0 m (82.02 ft) from any Municipal roadway
	40.0 m (131.23 ft) from any highway ROW

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.16.5 Relocated buildings shall not be permitted in the CRE district. Development permits shall only be issued for newly built homes.
- 9.16.6 Dwellings in the CRE district may be subject to specific design guidance at the discretion of the Development Authority.
- 9.16.7 All exterior walls of any residence must be dimensioned at less than or equal to 3:1 length to width.
- 9.16.8 A Garage, subject to the development regulations outlined in Table 9.15.3, must be developed in association with any new dwelling.
- 9.16.9 Modular and mobile homes shall adhere to the following architectural controls:
 - a) The main floor has a minimum area of 111.5 m² (1,200 ft²);
 - b) Must include a basement or foundation that are not piles;
 - c) Roof slopes must be 4/12 or greater;
 - d) Eaves must project a minimum of sixteen (16) inches; and
 - e) The face of the eave below the soffit must be incorporate decorative trim boards, faux end beams, and brackets.
- 9.16.10 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
 - a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.16.11 The following regulations apply with respect to the Recreational Vehicle use on parcels within the district.
 - a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
 - b) No Recreational Vehicles may be permanently placed on a vacant parcel.
 - c) On parcels less than 2.5 acres in size:
 - 1) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.
 - d) On parcels 2.5 acres or more in size:
 - 1) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

- e) More than two (2) Recreational Vehicles may be placed on a parcel on a temporary basis for no more than seven (7) days in a calendar month if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Secyion 3.13.

9.16.12 In this district, RVs shall be placed only to the rear or the side of the principal building.

Property Access

9.16.13 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.17 Country Residential 3 (CR3)

Purpose

9.17.1 The purpose of the Country Residential 3 (CR3) district is to accommodate suitable forms of residential developments in areas of high enjoyment value and ensure that they are of an appropriate type, scale, and character. Re-subdivision of existing parcels shall be prohibited unless they comply with an approved Area Structure Plan related to the entire Subdivision



9.17.2 Permitted and discretionary principal uses within the CR3 district are outlined in Table 9.17.1.

9.17.3 Permitted and discretionary accessory uses within the CR3 district are outlined in Table 9.17.2

9.17.4 Development regulations for CR3 are outlined in Table 9.17.3. Regulations not outlined shall be subject to the discretion of the Development Authority

9.17.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Commerical - Retail		D
Day Care Facility		D
Garage		D
Group Homes		D
Micro Home		D
Mobile Home		D
Modular Home	P	D
Municipal Facility		D
Public Utility		D
Public Utility Building		D
Recreational Facility		D
Recreational Vehicle		D
Residential Sales Centre	P	
Rooming / Boarding Homes		D
Row Housing		D
Semi-Detached Dwelling		D
Single Detached Dwelling	P	
Social Care Facility		D
Water Reservoir		D

Table 9.17.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed and Breakfast		D
Cabin		D
Garage		D
Garden Suite	P	
Home Based Business (Minor)	P	
Home Occupation	P	
Secondary Suite	P	
Shipping Container		D

Table 9.16.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 0.81 ha (2.0 acres)
	Max: 4.0 ha (10.0 acres)
Dwelling Density	
	Max: 1 dwelling per parcel
	*More than 1 dwelling may be permitted subject to the conditions set out in Section 11.2..
Min. Floor Area (Principal Building)	
	Min 55.0 m ² (595.02 ft ²). (Excluding Recreational Vehicles)
Min. Setbacks*	
	Rear: 7.5 m (24.61 ft)
	Side: 6.0 m (19.69 ft)
	10.0 m (32.82 ft) from any internal multi-parcel subdivision roadway
	Front: 25.0 m (82.02 ft) from any Municipal roadway
	40.0 m (131.23 ft) from any highway ROW
(All) From Lakeshore:	As established by the Lac Ste. Anne County Environmental Inventory.

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2. In the event that no building pocket exists. The Development Authority may provide a variance to create a valid building pocket.

Additional Regulations

- 9.17.5 Prior to any application for the re-districting of lands to CR3, a biophysical assessment shall be submitted to the County relating to a proposed development area.
- 9.17.6 Where applicable, each parcel in a multi-parcel residential subdivision shall retain a minimum of 50% of existing vegetation, or otherwise, to the satisfaction of the Development Authority. Recommendations from a site-specific biophysical study shall be respected.
- 9.17.7 All parcels backing on Lakes shall be required to provide environmental reserve dedication in accordance with the Lac Ste. Anne County RSMM. No parcels shall abut directly to the lakeshore line.
- 9.17.8 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulation of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.17.9 Micro homes shall adhere to the following architectural controls:
- a) Structure must have a permanent foundation
 - b) Must have a Kitchen
 - c) Must have a Washroom

Recreational Vehicles

- 9.17.10 The following regulations apply with the respect to the Recreational Vehicle use on parcels within this district:
- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
 - b) On parcels less than 2.5 acres in size:
 - 1) A maximum of two (2) Recreational Vehicle are permitted to be permanently placed on a parcel.
 - c) On parcels 2.5 acres or more in size:
 - 1) A maximum of three (3) Recreational Vehicles may be permanently placed on a parcel permit and this Bylaw, including but limited to the requirements of Section 3.13.
 - d) More than two (2) Recreational Vehicles may be placed on a parcel on a temporary basis for no more than seven (7) days in a calendar month.

Property Access

- 9.17.11 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.18 Lakeside Residential (LR)

Purpose

- 9.18.1 The purpose of the Recreational Residential (RR) district is to accommodate suitable forms of residential developments in Lakeside areas, and ensure that they are of an appropriate type, scale, and character.
- 9.18.2 Generally, new multi-parcel residential developments located in close proximity to named lakes or recreational significant areas within the County shall be considered for this land use district, at the discretion of the Development Authority.



Regulations

- 9.18.3 Permitted and discretionary principal uses within the RR district are outlined in Table 9.18.1.
- 9.18.4 Permitted and discretionary accessory uses within the RR district are outlined in Table 9.18.2.
- 9.18.5 Development regulations for RR are outlined in Table 9.18.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 9.18.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Apartment		D
Commercial – Retail		D
Day Care Facility		D
Garage		D
Group Homes		D
Micro Home		D
Mobile Home		D
Modular Home	P	
Municipal Facility		D
Public Utility		D
Public Utility Building		D
Recreational Facility		D
Residential Sales Centre	P	
Rooming/Boarding Homes		D
Row Housing		D
Semi-Detached dwelling		D
Single Detached Dwelling	P	
Social Care Facility		D
Water Reservoir		D

Table 9.18.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed & Breakfast		D
Cabin		D
Garage		D
Garden Suite	P	
Home Based Business (Minor)	P	
Home Occupation	P	
Secondary Suite	P	
Shipping Container		D

Table 9.18.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 0.81 ha (2.0 acres)
	Max: 4.00 ha (9.9 acres)
Dwelling Density	
	Max: 1 dwelling per parcel*
	*More than 1 dwelling may be permitted subject to the conditions set out in Section 11.2
Min. Floor Area (Principal building)	
	Min: 55.0 m ² (592.02 ft ²).(Excluding Recreational Vehicles)

Min. Setbacks**

	Rear: 7.5 m (24.61 ft)
	Side: 6.0 m (32.82 ft)
(Single Family) Front:	10.0 m (32.82 ft) from any internal multi-parcel subdivision roadway
	25.0 m (82.02 ft) from any Municipal roadway
	40.0 m (131.23 ft) from any highway ROW)
(All) From Lakeshore:	As established by the Lac Ste. Anne County Environmental Inventory.

** In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2. In the event that no building pocket exists. The Development Authority may provide a variance to create a valid building pocket.

Additional Regulations

- 9.18.6 Prior to any application for the re-districting of lands to RR, a biophysical assessment shall be submitted to the County relating to a proposed development area.
- 9.18.7 Where applicable, each parcel in a multi-parcel residential subdivision shall retain a minimum of 50% of existing vegetation, or otherwise, to the satisfaction of the Development Authority. Recommendations from a site-specific biophysical study shall be respected.
- 9.18.8 All parcels backing on Lakes shall be required to provide environmental reserve dedication in accordance with the Lac Ste. Anne County RSMM. No parcels shall abut directly to the lakeshore line.

9.18.9 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

Recreational Vehicles

9.18.10 The following regulations apply with respect to the placement of Recreational Vehicles on parcels within this district.

- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
- b) No Recreational Vehicles may be permanently placed on a vacant parcel.
- c) On parcels less than 2.5 acres in size:
 - 1) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.
- d) On parcels 2.5 acres or more in size:

- 1) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.
- e) More than two (2) Recreational Vehicles may be placed on a parcel on a temporary basis for no more than seven (7) days in a calendar month if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Secyion 3.13.

Property Access

9.18.11 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.19 Urban Residential (UR)

Purpose

9.19.1 The purpose of the Urban Residential (UR) district is to accommodate appropriate forms of Residential developments within Hamlets and other urban areas, and to ensure that they are of an appropriate scale and character.



Regulations

- 9.19.2 Permitted and discretionary principal uses within the UR district are outlined in Table 9.19.1.
- 9.19.3 Permitted and discretionary accessory uses within the UR district are outlined in Table 9.19.2.
- 9.19.4 Development regulations for UR are outlined in Table 9.19.3. Regulations not outlined shall be at the discretion of the Development Authority.

Table 9.19.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Apartment		D
Commercial – Retail		D
Communication Tower		D
Day Care Facility		D
Extensive Recreation		D
Group Homes		D
Health Services		D
Mobile Home		D
Modular Home		D
Multi-Family Housing		D
Municipal Facility		D
Parking Structures		D
Park		D
Personal Service Shops		D
Public Utility		D
Public Utility Building		D
Residential Sales Centre	P	
Rooming/Boarding Homes		D
Row Housing	P	
Self-Storage		D
Semi Detached Dwelling	P	
Single Detached Dwelling	P	
Social Care Facility		D
Water Reservoir		D

Table 9.18.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed & Breakfast		D
Contractors Business		D
Garage	P	
Garden Suite		D
Home Based Business (Minor)	P	
Home Occupation	P	
Intensive Agriculture – Class 2		D
Outdoor Storage		D
Secondary Suite		D
Other Accessory Uses		D

Table 9.18.3 – Development Regulations

Regulation	Standard
Min. Parcel Area	
Single Family:	400.0m ² (0.1 acres)
Semi-Detached:	200.0 m ² (0.05 acres)
Row Housing (Unit):	1000.0 m ² (0.25 acres)
Row Housing (parcel):	100.0 m ² (.081 acres)
Multi-Family:	1000.0 m ² (0.25 acres)
Min. Frontage	
Single Family:	15.0m (49.21 ft)
Semi-Detached:	10.0m (32.82 ft)
Row Housing (parcel)	30.0m (98.43 ft)
Row Housing (Unit):	5.0m (16.4 ft)
Multi-Family:	30.0m (98.43 ft)
Min. Floor Area	
	55.0 m ² (592.02 ft ²)
Min. Setbacks*	
Rear:	7.5m (24.61 ft)
Side:	Lesser of 10% of lot width or 1.5 m (4.92 ft)
Lane:	4.5 m (14.76 ft)
**Front:	7.5m (24.61 ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

***Applicable only to single family parcels*

Additional Regulations

9.19.5 No more than one (1) Accessory Building shall be permitted per parcel.

9.19.6 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

All sites to be designated as UR must be fully serviced by piped sewage and water supply networks or be designed in a manner to be capable of connecting at a future point.

9.19.7 The following regulations apply with respect to the Recreational Vehicle use on parcels within this district.

- a) The permanent or temporary placement of Recreational Vehicles must comply with sections 11.2.92 to 11.2.99
- b) No Recreational Vehicles may be permanently placed on a vacant parcel.
- c) On parcels less than 2.5 acres in size:

1) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

d) On parcels 2.5 acres or more in size:

1) A maximum of one (1) Recreational Vehicle is permitted to be permanently placed on a parcel if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to the requirements of Section 3.13.

9.19.8 In this district, RVs shall only be placed to the rear of beside the principal building.

9.20 Bareland Recreational Resort (Rec)

Purpose

9.20.1 The purpose of the Bareland Recreational Resort (Rec) district is to provide fully serviced recreational resort use on a seasonal basis, with each recreational lot being a separate titled lot within a Bareland Condominium.



Regulations

- 9.20.2 Permitted and discretionary principal uses within the Rec district are outlined in Table 9.20.1.
- 9.20.3 Permitted and discretionary accessory uses within the Rec district are outlined in Table 9.20.2.
- 9.20.4 Development regulations for RR are outlined in Table 9.20.3. Regulations not outlined shall be at the discretion of the Development Authority.

Table 9.20.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Cabin	P	
Commercial – Retail		D
Communication Tower		D
Extensive Recreation	P	
Intensive Recreation	P	
Park	P	
Place of Worship		D
Recreational Vehicle, Park Model	P	
Recreational Vehicle	P	

Table 9.20.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed & Breakfast		D
Garage	P	
Garden Suite		D
Home Based Business (Minor)	P	
Home Occupation	P	
Outdoor Storage		D
Secondary Suite		D
Other Accessory Uses		D

Table 9.20.3 – Development Regulations

Regulation	Standard
Parcel Area	Min: 8.0 ha (19.8 acres)
Density	Max: 1 recreational vehicle or park model per parcel
Floor Area	Subject to Section 11
Min. Setbacks* (Parcel)	<p>Front 10 m (32.81 ft) from any internal multi-parcel subdivision roadway</p> <p>25.0 m (82.02 ft) from any Municipal roadway</p> <p>40.0 m (131.23 ft) from any highway ROW</p> <p>Other: 18.0 m (59.0 ft)</p>
Min. Setbacks (Internal)	<p>Rear: 1.5 m (5.0 ft)</p> <p>Side: 1.5 m (5.0 ft)</p> <p>Front: 3.5 m (11.5 ft)</p>
Lot Width	Max: 8.5 m (27.9 ft)

Lot Depth

Max: 28 m (91.9 ft)

Lot Coverage

Max: 65%

Lot Area

Min: 240 m² (2583 ft²)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

9.20.5 In addition to the regulations in this district, other regulations in this Bylaw also apply, These include:

- a) General Development Regulations of Sections 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13 and;
- e) Sign Regulations of Section 14;

9.20.6 A REC district shall be created within the context of a bareland condominium.

9.20.7 An REC district shall include a recreational feature such as lake access, golf course, equestrian centre or other resort amenity.

9.20.8 All recreational lots shall be serviced with water, sewer, roadway and pedestrian access and electrical services.

9.20.9 Water and sewage services shall be piped communal and privately owned, connected to municipal or regional services if they exist, and compliant with all municipal and provincial requirements.

9.20.10A minimum 10% of the gross area of the parcel shall be developed for open space or park purposes. Extensive recreational development may be included for this purpose.

9.20.11 The outer boundary of the parcel shall be fenced and landscaped in a manner that minimize visual and noise impacts on neighbouring parcels.

9.20.12 Permanent occupancy of any lot other than the manager's residence is prohibited.

9.20.13 All development permit applications shall have the written approval of the resort condominium association prior to submission to the County.

Property Access

9.20.14 An Access Easement or right-of-way shall be deemed to be not a lawful means of access to a parcel within this district.

9.21 Aggregate Resource Extraction & Processing (AR)

Purpose

9.21.1 The purpose of the Aggregate Resource Extraction and Processing (AR) district is to allow, in appropriate locations, for the efficient extraction and/or processing of aggregate resources in a manner that avoids conflicts with other land uses or negatively impacts on environmentally sensitive areas.



Regulations

9.21.2 Permitted and discretionary principal uses within the AR district are outlined in Table 9.21.1.

9.21.3 Permitted and discretionary accessory uses within the AR district are outlined in Table 9.21.2.

9.21.4 Development regulations for AR are outlined in Table 9.21.3

Table 9.21.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Aggregate resource extraction		D
Aggregate resource processing		D
Extensive Agriculture		D
Municipal Facility		D
Natural Resource Extraction		D
Natural Resource Processing		D
Private Haul Route		D
Public Utility		D
Public Utility Building		D
Regional Landfill		D
Salvage/Storage Yard		D
Single Detached Dwelling		D
Stripping of Topsoil	P	

Table 9.21.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Communication Towers		D
Farm Buildings		D
Mobile Home		D
Shipping Containers	P	
Other Accessory Uses		D

Table 9.20.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Minimum parcel areas shall be determined by the Development Authority through the re-districting process.
Access	
	No site access shall be permitted within 90.0 m (295.3 ft) of the intersection of two (2) municipal roadways.
Yard Requirements	
Rear:	Min. 40.0 m (131.2ft)
Side:	Min. 40.0 m (131.2ft)
Front:	Min. 40.0 m (131.2ft)
Setback for aggregate	
	Extraction 500.0 m (1,640.42 ft): Reclamation: 500.0 m (1,640.42 ft) Crushing: 1,500.0 m (4,921.26 ft) Wash Plant: 1,500.0 m (4,921.26 ft) Asphalt Plant: 1,500.0 m (4,921.26 ft)
Development Setback*	
	A 3.0 m (9.84 ft) undisturbed buffer zone must be maintained adjacent to all site property lines unless a waiver or consent has been obtained from the adjoining landowners to mine to or through the site property line; this will include County road allowances, rail lines, easements, and right-of-ways.

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Additional Regulations

- 9.21.5 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
- a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 9.21.6 Section 11.1, Aggregate Extraction, sets out the Specific Use Regulations related to the extraction and processing of aggregate resources including setbacks applicable to non-aggregate-related activities not located within the AR district.
- 9.21.7 Where lands sought for re-districting to AR are located within the recognized inter-municipal district, the notice shall be referred to relevant neighbouring municipality for review and comments.
- 9.21.8 The aggregate extraction-site shall be developed to limit the negative visual impact of the development through screening and landscaping, to the satisfaction of the Development Authority.
- 9.21.9 Single Detached Dwellings shall only be allowed in this district on properties where reclamation is deemed complete

9.22 Direct Control District (DC)

Purpose

9.22.1 The purpose of the Direct Control District (DC) is to provide for Direct Control on the part of Lac Ste. Anne County Council for development where determined necessary.

Uses

9.22.2 Any land uses and buildings shall be subject to the approval of Council.

Regulations

9.22.3 All development applications shall comply with the purpose and regulations of the corresponding Direct Control District as established in Appendix A.

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

9.22.5 All development shall conform to the Lac Ste. Anne County MDP.

9.22.6 Council may refer to other Sections of this Bylaw to determine requirements for specific types of proposed land uses on property zoned under this District. However, Council is not bound by any other provisions of this Bylaw other than those contained within this District.

9.22.7 When deciding upon a development permit application, Council shall consider the following:

9.22.8 The existing and future land use of neighbouring properties;

a) The suitability of the site for the proposed use;

b) The provision of municipal or on-site services such as water and sewer;

c) The provision of access to the subject property; and

d) Any considerations which are unique to the proposed development.

9.22.9 Council may decide on other requirements as deemed necessary, having regard to the nature of the proposed development.

Administrative Procedures

9.22.10 Decisions on development permit applications in a Direct Control District shall be made by:

a) Council; or

b) The Development Authority, where the application is for a defined Principal or Accessory use listed in the Direct Control District.

9.22.11 The purpose and regulations of each Direct Control District shall be detailed in Appendix A of this Bylaw.

Table 9.22.1 – Direct Control Districts

Bylaw Section	DC#	Area Name	Legal Location
16	04-01	Windmill Harbour	SL 15-54-3-W5
17	11-01	Alberta Beach Estates	SE 11-54-3-W5 NE 11-54-3-W5
18	14-01	Waters Edge Resort	SE 10-55-3-W5
19	15-01	Camp Koinonia	SW 27-53-6-W5
20	15-02	Rochfort Colony	NW 5-56-7-W5 SE 8-56-7-W5
21	15-03	Mayerthorpe Industiral Lands	SW 21-56-7-W5
22	18-01	County Halls	See section 22
23	19-01	Industrial Cannabis Production	NW 34-53-02 W5
24	19-01	Belle Vista	SE 09-56-01 W5
25	21-01	Lac Ste. Anne Metis Community Housing Project	SL 5-54-3-W5 SL 4-54-4-W5