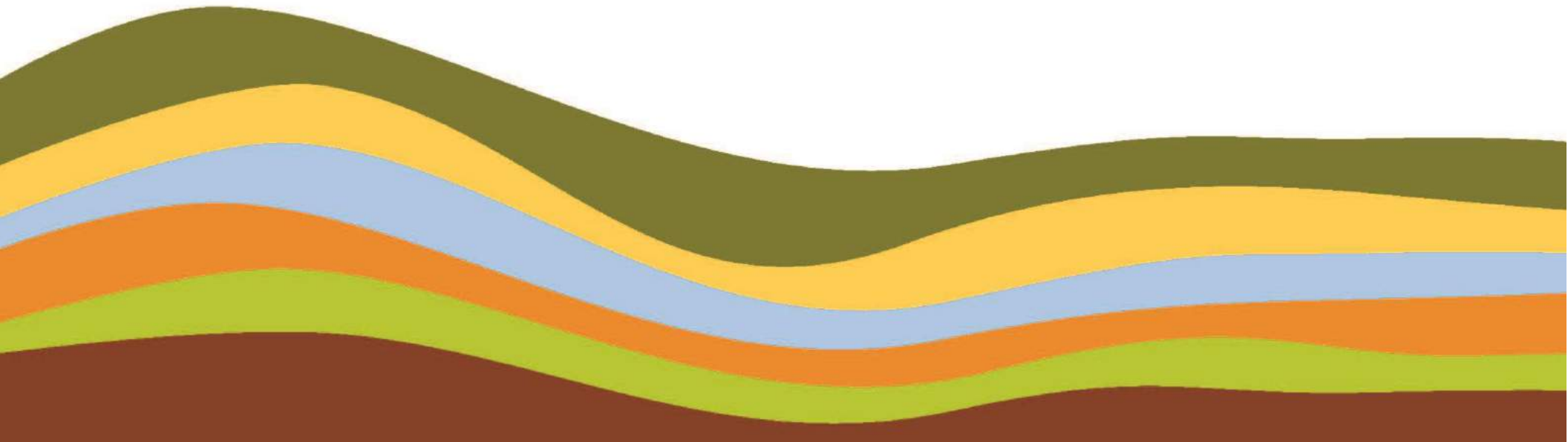

Part IV

Development Regulations



10 General Development Regulations

The policies outlined in this Section are intended to support those outlined in the respective land use district in which the development is located. The regulations outlined in this Section shall apply to all land use districts, unless otherwise stated.

10.1 Site Development

Stripping, Filling, Excavation, and Grading

10.1.1 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) is proposed:

- a) Independent of, or prior to, other development on the same parcel or site; or
- b) As part of a resource extraction use on the same parcel or site.

10.1.2 Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.

10.1.3 Grading of a parcel associated with an approved development shall conform to the parcel grading and drainage plan approved by the County.

Tree Clearing

10.1.4 Tree clearing in priority wetlands, as identified in Map 13 – Priority Conservation Wetlands, is a discretionary use and requires a development permit.

10.1.5 No trees or bushes shall be cleared from any land between the top of banks of any spring, creek, river, or lake, except:

- a) To construct a road, trail or fence; or
- b) In connection with a recreational development for which a development permit has been granted.

10.1.6 The Development Authority may refuse a development permit for the removal of trees if the proposed tree clearance would have a deleterious effect on watercourses, slope stability, or wildlife habitat.

10.1.7 In reviewing a development permit application, the Development Authority shall give due consideration to maintaining priority wetland conservation areas as identified in Map 13 – Priority Conservation Wetlands.

10.1.8 In the RR district, 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.

Removal of Topsoil

10.1.9 A development permit is required for the removal or stockpile of topsoil for non-agricultural purposes.

10.1.10 A development permit shall only be granted where it is shown to the satisfaction of the Development Authority that the land or adjacent land will not be adversely affected by the removal of the topsoil.

10.1.11 An application for the removal of topsoil may be referred to Alberta Environment and Parks for advice.

10.1.12 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.

Dugouts

10.1.13 Dugouts of at least 50.0 m³ (1,765.0 ft³) in capacity shall be set back a minimum distance of 45.72 m (150.0 ft) from all property lines and residences.

10.1.14 Dugouts in agricultural districts shall not require a development permit.

10.1.15 Dugouts and Water Reservoirs in non-agricultural areas may be developed, subject to the following:

- a) The applicant is to specify where the soil from the excavation is to be stored or relocated;
- b) The dugout shall be fenced and/or bermed to the satisfaction of the Development Authority; and
- c) The dugout shall be developed in a manner that a minimum of one side no narrower than 3.0 m (9.84 ft) horizontally be developed from the bottom to the top with a slope not in excess of 5:1.

10.1.16 The Development Authority may require other design standards to ensure public safety through the development of dugouts or Water Reservoirs in non-agricultural areas.

Accessory Buildings and Uses

General

10.1.17 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principal building and not an Accessory Building.

10.1.18 A Mobile Home shall not be regarded as an Accessory Building under any circumstances.

10.1.19 A guest house shall be considered an Accessory Building or use.

10.1.20 Accessory buildings shall not be used as a dwelling unit unless it is an approved additional dwelling, a Secondary Suite or a Garden Suite.

10.1.21 An Accessory Building shall only be constructed following the issuance of a development and building permit for the principal building on the site.

10.1.22 Accessory buildings are generally subject to the development regulations for the district unless specifically described otherwise.

10.1.23 All accessory structures intended for use as a habitable residence shall have eaves of a minimum of 15.0 centimetre (cm) (0.49 ft).

10.1.24 All enclosed Accessory Buildings shall have a vertical man-door for access.

10.1.25 No more than five (5) sheds and no more than one (1) Secondary Suite or Garden Suite shall be permitted in the CRR, CRX, CR3, CRS and CRE land use districts.

10.1.26 No accessory structure shall be issued with electrical, gas, or plumbing permits prior to the completion of the principal structure on-site.

10.1.27 Excluding on parcels in AG1, AG2, and CRR districts, all accessory buildings over 111.5 m² (1,200.0 ft²) shall be treated as discretionary use.

Garages

10.1.28 All garages shall be restricted to a maximum 6.0 m (19.70 ft) wall.

10.1.29 All garages (attached or detached) over 111.5 m² (1,200.0 ft²) are to be treated as a discretionary use, notwithstanding any other provision of this Bylaw.

10.1.30 All garages as a second or additional garage on a property shall be treated as a discretionary use, notwithstanding an other provision of this Bylaw.

Height

10.1.31 The height of an Accessory Building in residential districts shall not exceed 6.0 m (19.70 ft), or height of the principal building, whichever is smaller.

10.1.32 Subject to other provisions of this Bylaw regarding agricultural buildings such as storage silos, no building shall be constructed that is higher than 8.20 m (27.0 ft) or greater than the maximum height that can be effectively serviced through the local fire department.

10.1.33 The regulations regarding building heights for all principal and accessory buildings in all other districts shall be as per development standards outlined in the individual land use districts.

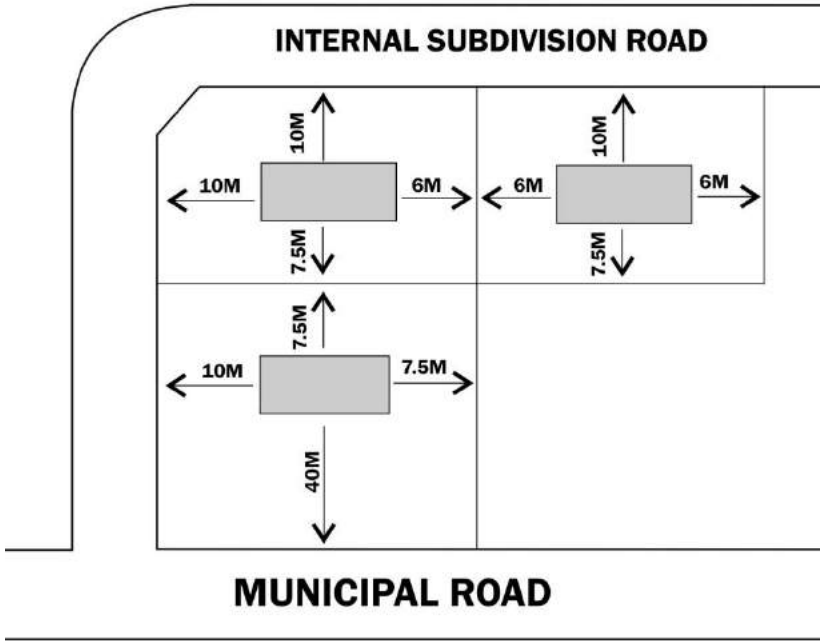
Setbacks

10.1.34 Accessory buildings attached to the principal dwelling shall comply with the setbacks applicable to the principal building for the applicable land use district.

10.1.35 Where the property line setback is greater than 6.0 m (19.69 ft) and the said property line is not abutting a public roadway, accessory structure property line setback may be reduced to a minimum of 3.0 m (9.84 ft) for movable structures with a floor area less than 18.60 m² (200.0 ft²).

10.1.36 Where a property line setback is abutting a public road, an accessory structure property line setback may be varied to a minimum of 7.5 m (24.61 ft) for movable structures with a floor area less than 18.6 m² (200.0 ft²) of the temporary residence to an Accessory Building.

Figure 10.1.1: Setbacks for Primary and Accessory Structures



Maximum Site Coverage

10.1.37 Site coverage for Accessory Buildings on residential districts are outlined in Table 10.1.1.

Table 10.1.1 – Site Coverage for Accessory Buildings

Site Area	Accessory Building
Less than 0.4 ha (1.0 acre)	10% of site area
0.4 ha (1.0 acre) to 0.81 ha (2.0 acres)	Maximum 325.16m ² (3,500.0 ft ²)
0.82 ha (2.02 acres) to 2.01 ha (4.99 acres)	Maximum 371.61m ² (4,000.0 ft ²)

2.02 ha (5.0 acres) to 12.14 ha (30.0 acres) **No limit**

10.1.38 There shall be no limit on maximum site coverage for Accessory Buildings in agricultural districts.

10.1.39 The maximum site coverage for Accessory Buildings in all other districts shall be in accordance with the development standards of each district.

Siting in Relation to the Principal building

10.1.40 An Accessory Building shall not be located closer than 2.0 m (6.6 ft) to a principal building.

10.1.41 The siting of an Accessory Building on an irregularly shaped parcel shall be as approved by the Development Authority.

10.1.42 An Accessory Building on a corner parcel shall be located in such a manner that its side yard, which abuts the street, shall not be less than the side yard of the principal building.

Typical Accessory Buildings and Structures

10.1.43 The following buildings and structures shall be considered accessory uses, buildings, or structures if they are clearly subordinate and exclusively devoted to the principal building, use or structure that is either permitted or discretionary within the respective land use district.

- a) Farm-related buildings such as animal sheds, barns, farm-related storage facilities, seed storage facilities, farm related machinery, silos, or any other related buildings to the satisfaction of Development Officer;
- b) Detached garage;
- c) Parking shed;

- d) Garden Suite;
- e) Secondary Suite;
- f) Mobile Home;
- g) Home Occupation;
- h) Home Based Business – Minor;
- i) Home Based Business – Major;
- j) Day Care Facility;
- k) Bed and Breakfast;
- l) Temporary shed;
- m) Shipping Containers;
- n) Convenience Commercial;
- o) Eating and Drinking Establishment;
- p) Storage sheds;
- q) Airstrip; and
- r) Any other use, building, or structure to the satisfaction of Development Officer.

Number of Temporary Dwelling Units on a Parcel

10.1.44 The Development Authority may allow one (1) or more additional dwellings on a parcel. When determining whether or not to allow an additional dwelling on a parcel, the Development Authority shall consider:

- a) The suitability of the site for the proposed dwelling;

- b) The length of time that the applicant requires the proposed dwelling;
- c) Access to and from the site;
- d) The provision of proper water and sewer services;
- e) Existing and future surrounding land uses;
- f) Whether or not the proposed development meets the spirit and intent of the subject land use district; and
- g) Whether an additional unit is required for temporary agricultural workers involved in related agricultural operation.

10.1.45 A maximum of two (2) temporary dwellings may be allowed in agricultural land use and CRR districts. Temporary dwellings shall not be considered in RR, UR, CLR and CRE districts.

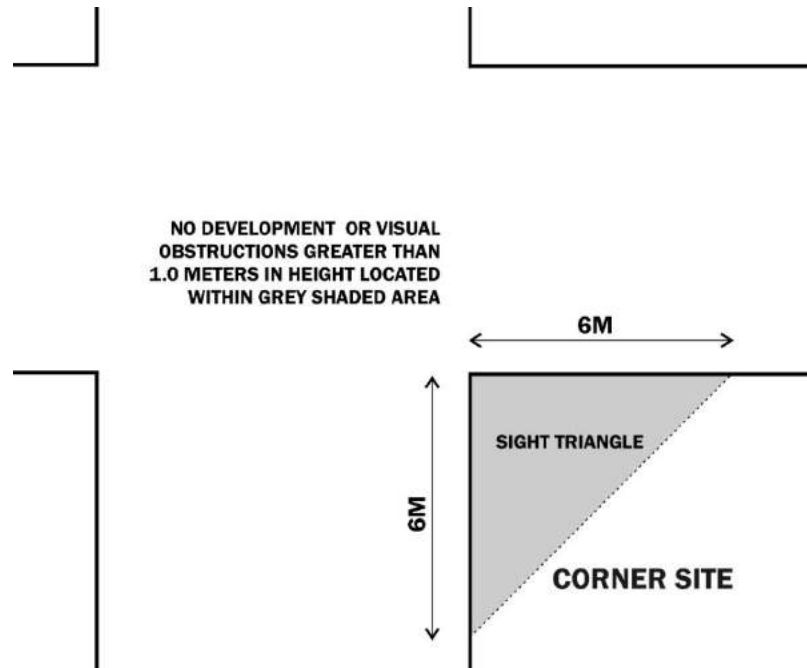
10.1.46 The Development Authority may attach, as a condition of approval, a time period after which the additional temporary dwellings must be removed from the subject property.

10.1.47 The number of permanent dwelling units on any parcel shall not exceed one, except in situations where a development permit for secondary or Garden Suite is issued.

Sight Lines on Corner Sites

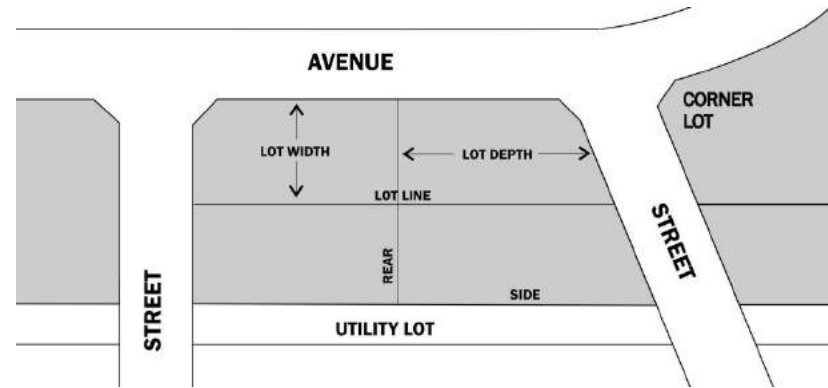
10.1.48 A sight triangle is a triangle formed by a straight line drawn between two (2) points on the exterior property lines of the said site 6.0 m (19.69 ft) from the point where they intersect. On any corner site, no person shall erect, place, or maintain within the sight triangle a wall, fence, shrub, tree, hedge, or any object that may adversely impact the line of sight required for the safe flow of vehicular traffic over 1.0 m (3.3 ft) in height above the lowest street grade adjacent to the intersection.

Figure 10.1.2: Sight Triangle



10.1.49 On any corner site, no finished grade shall exceed the general elevation of the local road by more than 0.60 m (2.0 ft) within the area defined as a sight triangle.

Figure 10.1.3: yard Definitions



Yards

- 10.1.50 When a parcel has more than one (1) front yard (corner parcel), the front yard requirement shall apply to all front yards, but, at the discretion of the Development Authority, one front yard may be considered a side yard.
- 10.1.51 In the case of a corner parcel, the front yard shall be the narrower of the two Frontages. If they are equal, it shall be at the discretion of a Development Officer.
- 10.1.52 Where a corner site comprises more than one parcel, the front yard of the site shall be taken on the same road as the front yard of the corner parcel.
- 10.1.53A Development Officer may require a corner site to provide additional front yard than is required by the district having regard for the orientation and access of the development and adjacent properties.

Objects Restricted in Yards

10.1.54 No residential parcel shall contain:

- a) Any object or chattel that in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district; and
- b) Any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken; 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.

10.1.55 The matters of pollution and adverse effects on other properties by holdings created shall be such that no use be allowed that may be, in the opinion of the Development Authority, determined offensive to a neighbouring owner or municipality as viewed from a municipal road. The word “offensive” here implies sight, odour, and/or anything that may adversely affect a neighbouring owner or municipality.

On-Site Vehicle Storage

10.1.56 Within the CRX, CRS, CRE, CLR, CR3, and UR districts, no more than two (2) unregistered motor vehicles shall be permitted to be kept or stored on any residential parcel upon which a single detached dwelling or Mobile Home is located. No unregistered motor vehicle shall be allowed to be kept or stored on a residential parcel which does not have a dwelling located on it.

10.1.57 The keeping and storage of more than two (2) unregistered motor vehicles on a residential parcel outside of a multi-parcel residential subdivision may only be permitted by the Development Authority if it can be demonstrated to its satisfaction that the excessive number of unregistered motor vehicles constitutes a reasonable, inoffensive, accessory use to a principal residential use and will not be stored outside the property.

Projection in Yards

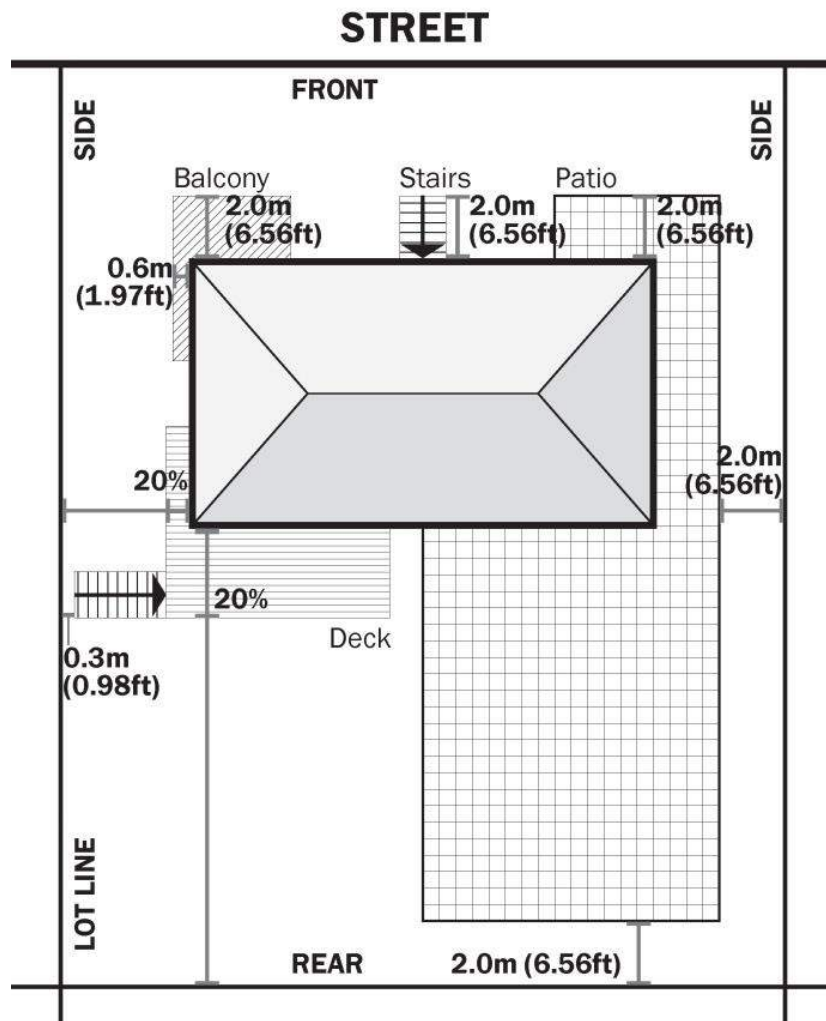
10.1.58 Projections to buildings such as eaves, chimneys, cornices, etc. shall be regarded as part of the principal building for the purpose of setbacks from property lines.

10.1.59 For architectural features, a maximum projection up to 20% of the minimum required setback may be allowed in the yards at the discretion of the Development Authority.

10.1.60 The following may project into a required yard setback as outlined below, provided that there is no encroachment onto an easement:

- a) Patios, a maximum of 2.0 m (6.56 ft) into a required front yard and up to the parcel line of a side and rear yard;
- b) Decks, a maximum of 20% into the required yard;
- c) Unenclosed steps, landings, and stairs (attached to a Principal Building and providing direct access to the principal building from ground level), a maximum of 2.0 m (6.56 ft) into a front and rear yard and not less than 0.3 m (0.98 ft) from the parcel line of a side yard; and
- d) Balconies, a maximum of 2.0 m (6.56 ft) into a required front and rear yard, and 0.6 m (1.97 ft) into a required side yard.

Figure 10.1.4: Projections into Yards



10.1.61 Utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.

Hot Tubs

10.1.62 All hot tubs shall have a secured locking mechanism to prevent unauthorized entry.

Swimming Pools

10.1.63 All swimming pools shall be enclosed with a wall or fence no less than 1.8 m (5.9 ft) above grade with a secure locking mechanism to prevent unauthorized entry.

10.1.64 Above-ground, pre-manufactured swimming pools with a water volume less than 6.11 m³ (215.77 ft³) do not require a permit. All above-ground, pre-manufactured swimming pools with a water volume more than 6.12 m³ (216.12 ft³) require a permit.

Fencing

10.1.65 Fences shall be consistent with the character and quality of the design and materials of the principal building.

10.1.66 A Development Officer may require a fence to be installed where commercial or industrial development is proposed to abut residential development. Where noise is a potential nuisance, a Development Officer may specify that the fence be designed to attenuate noise.

10.2 Site Setbacks

Waste Management Setbacks

10.2.1 No residential development shall be permitted within the following distance, unless a variance has been granted by the appropriate Provincial Authority:

- a) 800.0 m (0.5 mile) of any permitted Landfill within Lac Ste. Anne County;
- b) 300.0 m (984.25 ft) of a Waste Transfer Station;
- c) 300.0 m (984.25 ft) of a waste water stabilization pond;
- d) 350.0 m (1,148.29 ft) of an abandoned or reclaimed Landfill or waste water stabilization pond unless a relaxation to the setback distance is granted by the Development Authority;
- e) The setback requirement in 9.2.1(a) may be varied to no less than 450.0 m (1,476.38 ft) to accommodate residential development within an existing multi-parcel country residential subdivision; and
- f) For the purpose of calculating setbacks from active waste water stabilization ponds, Landfills or Waste Transfer Stations, the property line shall be considered the “working area.”

Development Setbacks from Sour Gas Facilities

10.2.2 No subdivision or development proposal for a residence or public facility within 1.5 km (4,921.26 ft) of a sour gas facility shall be permitted without the consent of the Alberta Energy Regulator.

10.2.3 No proposed subdivision or development within 100.0 m (328.1 ft) of a gas or oil pipeline shall be approved without the consent of the Alberta Energy Regulator.

Setbacks from Gas and Oil Wells

10.2.4 The purpose of establishing setbacks around well sites is to allow for the maintenance of the well site to occur, to protect the well site, and to avoid damage to any construction or excavation equipment that may be used in construction of buildings or utilities on the site. Incorporating the setbacks and access area associated with a well site into a subdivision and development proposal may help in determining an effective subdivision design, the location of building sites, siting of underground utilities, and grading of land.

10.2.5 In accordance with the Alberta Energy Regulator recommendations, a setback consisting of a minimum of 10.0 m (32.81 ft) by 15.0 m (49.21 ft) work area surrounding a reclaimed well shall be maintained at all times.

10.2.6 The setback property lines shall be established so that the well is no less than 5.0 m (16.40 ft) from the setback property line. A minimum 8.0 m (26.25 ft) width access to this setback area shall be maintained.

Setbacks from Abandoned Well sites

10.2.7 Development setbacks from abandoned well sites shall be in accordance with Alberta Energy Regulator and other relevant provincial regulations as amended.

Setbacks from Pipelines and Other Utilities

10.2.8 Setbacks from pipelines or other utility corridors shall be as required by the Development Officer, or MPC, and the appropriate provincial regulations or Acts.

10.2.9 Both the subdivision application and development permit application may require the registration of a restrictive covenant against the title of the property that contains a reclaimed well, identifying the setback requirements.

Building Setbacks

10.2.10 Building setbacks from Landfills, Waste Transfer Stations, Water Stabilization Ponds, Abandoned or Reclaimed Landfill, Gas or Oil Wells, Abandoned Wells as well as from pipelines and other utilities shall be in accordance with Alberta Energy Regulator (AER) and other relevant provincial regulations as amended.

Development on or Adjacent to Flood Plains

10.2.11 Development on land that may be subject to flooding as identified in the Potential flood hazard areas Map prepared by Lac Ste. Anne County, is prohibited unless a site specific assessment (to identify 1:100 Year Flood plain level) is conducted to determine the exact flood risk and flood mitigation measures are determined.

10.2.12 Development on lands which have been designated as a two-zone (floodway-flood fringe) flood area shall be restricted to the following land uses:

- a) In floodway areas, new development shall not be allowed except for the following:
 - i) Non-obstructing agricultural uses;
 - ii) Recreational uses;
 - iii) Flood control measures; and
 - iv) Public works facilities.

10.2.13 In reviewing a development proposal in a flood hazard area, the Development Authority may refer the application to AESRD for review and comments.

10.2.14 Development within the floodway should be prohibited. Exceptions may be made for uses that do not significantly modify the landscape, such as certain agricultural uses, recreational uses or other passive uses of land that require limited or temporary structures.

10.2.15 Development within the flood fringe may be permitted, depending on confirmation from a water resource engineer, or other appropriate civil engineer, that the lands are suitable for the proposed use.

Development on or adjacent to Locally Relevant Environmentally sensitive Areas Identified in the MDP, Landfills and Flood Plains

10.2.16 All uses, with the exception of extensive agricultural operations, shall be considered discretionary uses under part three (3) of this Bylaw.

10.2.17 Basements shall be prohibited on lands where the near-surface water table is less than 1.0 m (3.28 ft).

10.2.18 When reviewing an application for development, the Development Authority shall consider the following:

- a) The impact of the proposed development on the subject and surrounding area;
- b) The soil and slope conditions of the area surrounding the subject property;
- c) Any information with regard to the past history of the subject property and surrounding area from a geotechnical perspective; and

- d) Comments and recommendations from Alberta Environment and Parks.

10.2.19 Development shall not be allowed to detrimentally affect natural features such as non-artificial ponds, streams, wetlands and forested areas, but shall preserve and incorporate such features into the site design so that their key functions can be maintained. In addition:

- a) Development of, or in proximity to, wetland areas shall only be undertaken where:
 - i) It minimizes alterations in the natural flow of water, including surface and groundwater sources, which nourishes the wetlands; and
 - ii) It protects wetlands from adverse dredging or in-filling practices, situation, or the addition of pesticides, salts, or toxic materials.
 - iii) The location of natural features and the site's topography shall be considered in designing and siting of all physical improvements.

10.2.20 Developments must adhere to the following land management practices:

- a) Stripping of vegetation or grading shall be done in a manner that will minimize soil erosion by ensuring that the extent of the disturbed area and the duration of its exposure is minimized, and that all grading work should be designed to blend with the natural contours of the land;
- b) Natural vegetation shall be retained and protected whenever possible;
- c) Natural drainage patterns should not be disturbed and changes to watercourses shall be avoided except where

controlled improvements are warranted subject to approval from AESRD; and

- d) Developments shall not adversely affect groundwater resources or increase storm water runoff velocity in a way that water levels on other lands are substantially raised or the danger from flooding increased.

Development Setbacks from Water Bodies

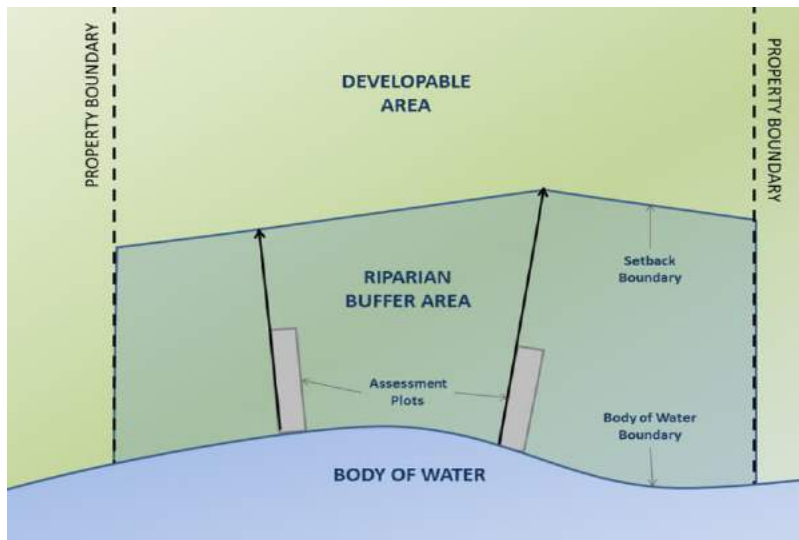
10.2.21 Development that, in the opinion of the Development Authority, will have an unreasonable adverse impact on lake water quality or lake area aesthetics shall be prohibited. Development Setbacks from water bodies shall be determined for each site by applying the Riparian Setback Matrix Model (RSMM) outlined in the following Sections.

10.2.22 The Development Authority may use its discretion to evaluate and reduce the setback if no viable building pocket exists for a property.

10.2.23 For small scale subdivisions (four (4) parcels or less) the RSMM may be used to establish development setbacks. For large scale subdivisions, site-specific studies shall be undertaken to establish development setbacks by completing RSMM Field Sheet (Refer Appendix A).

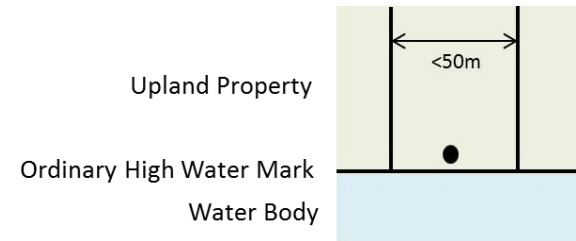
10.2.24 The RSMM shall not apply to any agricultural activities. Replacement of existing farm buildings within the RSMM shall be permitted provided that the new farm structure is positioned no closer to the adjacent water body than the previous farm building.

10.2.25 As environmental conditions can vary significantly within property lines, determination of conditions on the ground at several points within a property is required to establish appropriate setbacks. The total length of the property bordering the body of water will affect the number of sampling points and how riparian setbacks are determined. Once setback determination locations are established, measurements of environmental conditions at each point shall be undertaken. Setbacks for each point shall be determined, and then these setback endpoints are joined with straight lines to produce the final riparian setback distance for the property, as shown below.

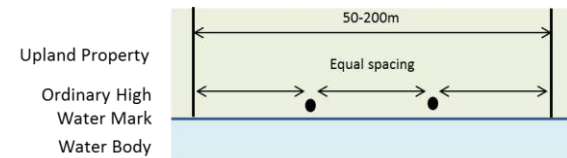


10.2.26 Selection of Sampling Locations:

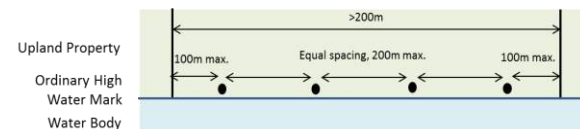
- a) Establish the number of setback points
 - i) Where the length of land bordering the water body, stream, or wetland is less than 50.0 m (164.04 ft), one (1) setback point will be required at the midpoint of the property line along the body of water.



- ii) Where the length of land bordering the water body, stream or wetland is 200.0 m (656.20 ft) to 50.0 m (164.04 ft) two (2) setback points will be required equal distance apart and equal distance from each end of the property, along the property line between the property and the water body.



- iii) Where the length of land bordering the water body, stream, or wetland is greater than 200.0 m (656.2 ft), the outside setback points will be no more than 100.0 m (328.1 ft) from each end of the property, along the property line between the property and the water body. If the distance between these setback points is more than 200.0 m (656.2 ft), additional setback points will be required. These must be equally spaced from each other and the two outside setback points, and no more than 200.0 m (656.2 ft) apart along the property line between the property and water body.



b) Establish the location of setback points:

- i) The location of the point will be at the property line of the bed and shore between the private and Crown-owned property (ordinary high water mark), as delineated by a legal land surveyor; or
- ii) If the property has not been delineated by a legal land surveyor, the point where evidence of surface water influence on the soil ends and where vegetation (living or dead) characteristic of an aquatic environment (including but not limited to sedges, cattails, and bulushes) changes to that of upland vegetation; or
- iii) If no vegetation exists, the point at the current edge of water.

- It is a mapped and classified watercourse under the Provincial Code of Practice for Watercourse Crossings;
- It is a lake or other body of water directly connected to such a watercourse;
- It is directly connected to and within 2.0 km (1.24 miles) of the mouth of a watercourse or body of water identified above; or
- There are records of fish within the body of water or within 2.0 km (1.24 miles) along the watercourse, based on records from the Provincial Fish and Wildlife Management Information System.

10.2.27 Determining setbacks based on environmental conditions at each sampling location:

Lakeside development areas:

- i) If the property in question is located along the shore of the associated major lake, then an additional 10.0 m (32.8 ft) will be applied to the setback calculated based on the other parameters in the model.

Fish-bearing status:

The fish-bearing status is determined based on following criteria:

- i) The body of water at the property location is determined to be fish-bearing or have significant potential for being fish-bearing if:

- ii) The body of water on the property location is determined to have moderate potential to be fish-bearing if it is a watercourse with a direct (though not necessarily permanent) connection to any body of water identified in Provincial Code of Practice for Watercourse Crossings, further than 2.0 km (1.24 miles) from the mouth.
- iii) If the body of water is fish-bearing or has significant potential of being fish-bearing, a setback of 30.0 m (98.40 ft) is applied;
- iv) If the body of water has moderate potential of being fish-bearing, a setback of 18.0 m (59.10 ft) is applied; and
- v) Otherwise, a setback of 10.0 m (32.80 ft) for is applied.

Vegetation cover:

Vegetation Cover is determined for each measurement location in a 1.0 m (3.3 ft) x 10.0 m (32.80 ft) plot extending directly upslope from the margin of the body of water towards the upland area.

- i) From each setback point, determine the vegetation type perpendicular to the water body, stream or wetland, by creating a 1.0 m (3.3 ft) x 10.0 m (32.8 ft) plot.
- ii) Determine the percent of the plot that is herbaceous/graminoid, shrub, forested, impermeable, and bare ground. Total cover must add up to 100%; if vegetation forms a multi-story canopy, then the tallest statured vegetation (tree > shrub > herbaceous) is used for the overlapping area.
- iii) Multiply the percentage of each vegetation cover class by the respective distance adjustment for each type.
- iv) Put the required adjusted distance beside the respective vegetation cover.
- v) Add up the setback requirements from all vegetation cover types to obtain the total vegetation cover setback.

Slope:

Slope must be determined by a geotechnical engineer or legal land surveyor at each of the setback points. From each setback point, determine the slope of the land directly upslope of the

water body, stream, or wetland. The base setback distance for slope is calculated as follows:

- i) The minimum setback distance based on slope is 10.0 m (32.8 ft);
- ii) For slopes in the range of 0% to 15%, the setback distance will be 10.0 m (32.8 ft) + 1.5 m (4.9 ft) for every 1% slope;
- iii) If the slope is greater than 15%, then a geotechnical study is required for the site to determine the stability of the bank. The total setback required for this site will be determined by a registered professional, and be subject to the approval of the subdivision authority. The determined setback must:
 - Take into account the slope, height of bank, groundwater influence, soil type, and vegetative cover;
 - Be no less than the setback calculated based on the other parameters in the RSMM;
 - Exclude lands with slopes greater than 15% from the riparian buffer.
- iv) Record the measured slope in Step 4 of the RSMM Field Sheet; and
- v) If the slope is less than or equal to 15%, enter the calculated setback distance in the TOTAL box in Step 4 of the RSMM Field Sheet.

Groundwater risk:

Groundwater Risk is determined from groundwater risk mapping data from Lac Ste. Anne County:

- i) Find the subject property within the Groundwater Risk mapping layers available from Lac Ste. Anne County. If the property spans two risk categories, the higher risk category is used; and
- ii) Record the groundwater risk class in Step 5 of the RSMM Field Sheet and enter the corresponding setback distance in the TOTAL box in Step 5 of the RSMM Field Sheet.

Soil Texture:

Soil Texture is determined by a qualified professional within each assessment plot:

- i) Determine soil texture within the assessment plot; and
- ii) Place a check next to the associated class in Step 6 of the RSMM Field Sheet, and enter the corresponding multiplier.

Adjacent land use:

Adjacent land Use is determined on a line extending from the assessment plot directly upslope to the outer property line.

- i) Determine the land use with the highest multiplier coefficient present along the line; and
- ii) Place a check next to the associated class in Step 7 of the RSMM Field Sheet, and enter the corresponding multiplier.

Overall Setback:

The Overall Setback is determined by calculating the baseline setback, and multiplying by the soil texture and adjacent land use multipliers:

- i) Identify the largest setback value between steps 2 to 5. Enter this value in 8(a);
- ii) Enter the soil texture setback and adjacent land use setback in the appropriate spaces in 8(b) and 8(c); and
- iii) Multiply the baseline setback by the soil texture setback and the adjacent land use setback. Then add the setback identified in step 1 (if applicable). This is the buffer width requirement for that setback determination location.

10.2.28 Riparian buffer property lines are determined by joining adjacent setback points/distances. Setback points located closest to the property lines are extended parallel with the high water mark to the property line with the adjacent property.

Development Near Confined Feeding Operations

10.2.29 Notwithstanding any other provision of this Bylaw that requires a minimum setback, the Minimum Distance Separation between a proposed dwelling unit and a confined feeding operation (CFO), as determined by the NRCB, shall be the required distance of separation between a proposed CFO from an existing dwelling unit.

10.2.30 Where more than one (1) minimum setback distance is applicable under this Bylaw, the greater distance shall prevail.

10.2.31 In all land use districts, where multi-parcel residential development is allowed, it shall be a discretionary use if it is within the Minimum Distance Separation for a CFO, as determined by the NRCB.

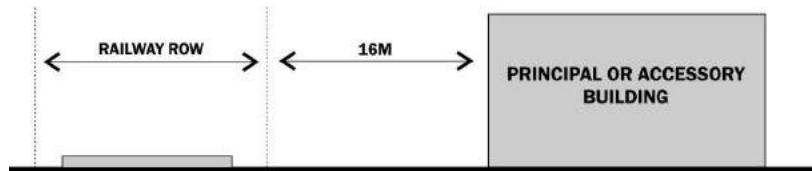
Setbacks from Railway Lines

10.2.32 The minimum setback from a railway right-of-way and station grounds from buildings shall be as follows:

- a) 16.0 m (52.49 ft) for all residential, commercial, public use, and recreational developments that are not determined compatible with railway operations; and
- b) At the discretion of the Development Authority for manufacturing and other land uses that are determined compatible with railway operations.

10.2.33 If a development or subdivision proposal may be affected by railway operations, the Development Authority may refer a development to Canadian National Railways.

Figure 10.2.1: Railway Setbacks



10.2.34 Any present or former railway right-of-way in place at the time of the passing of this Bylaw shall be used for railway purposes only, unless the right-of-way is consolidated with adjacent land, whereupon the land shall be used for the same purposes as the land with which it is consolidated.

Development near Highways and Provincial Highways

10.2.35 No development permit shall be issued for development within 800.0 m (2,624.67 ft) of the property line of the right-of-way of a highway until a permit has been issued by Alberta Transportation and/or Alberta Infrastructure unless exempted through an agreement between the municipality and the department.

10.2.36 On a parcel of land located at the intersection of a provincial highway with a rural road, no development shall be permitted within the areas illustrated in Figure 10.2.2.

10.2.37 On a parcel of land located at the intersection of two provincial highways, no development shall be permitted within the area illustrated in Figure 10.2.3.

10.2.38 On a parcel of land located in the inside of a road curve, no development shall be permitted within the areas illustrated in Figure 10.2.4.

Figure 10.2.2: Intersection of Provincial Highway and road

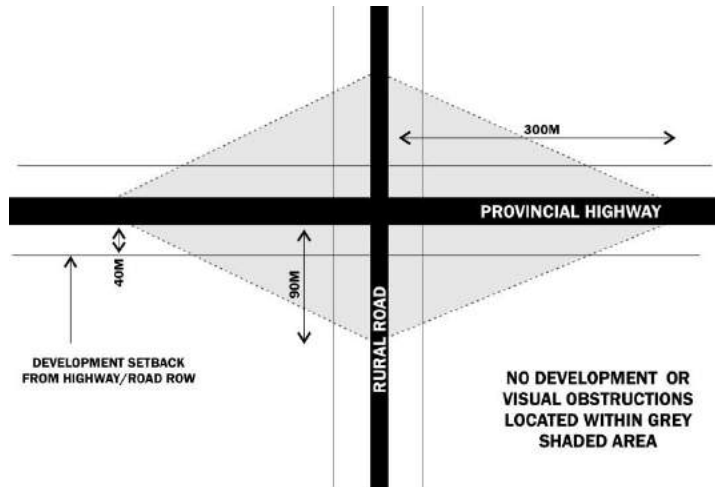


Figure 10.2.3: Intersection of Provincial Highways

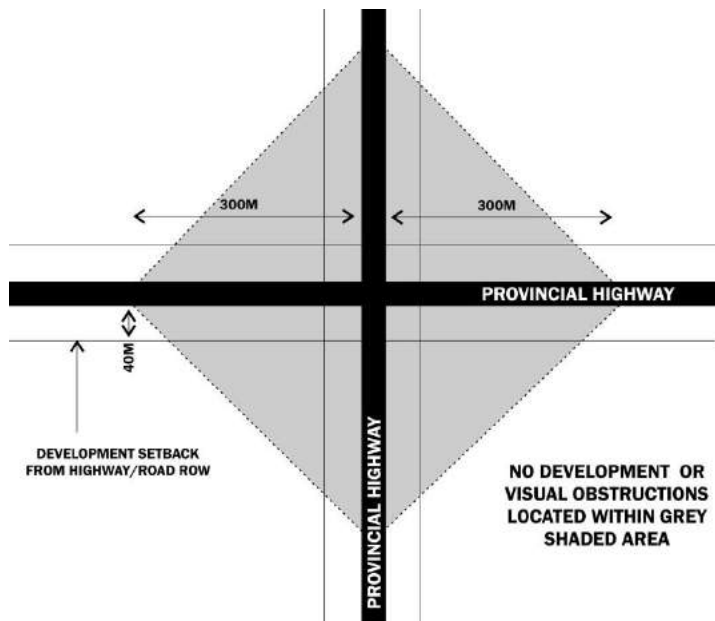
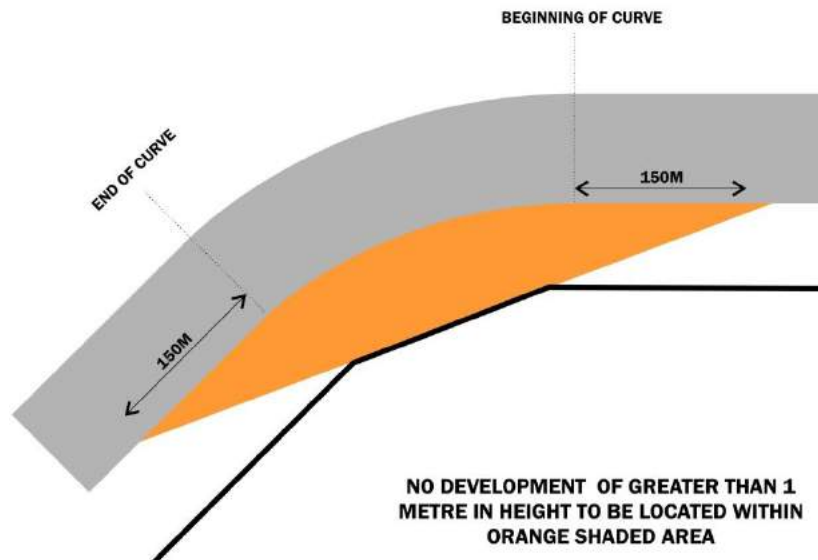


Figure 10.2.4: Development Adjacent to a Road Curve



10.2.39 No development shall be located so that access or egress to a provincial highway is within 150.0 m (492.10 ft) of the beginning or end of a road curve of greater than two degrees curvature or within 300.0 m (984.30 ft) of the intersection of two roads.

10.2.40 Access or egress to a provincial highway shall not be permitted where it would be:

- a) Less than 150.0 m (492.10 ft) from an existing access or egress on the same side of the road.
- b) Less than 150.0 m (492.10 ft) from a bridge.
- c) Less than 150.0 m (492.10 ft) from an at-grade railway crossing.
- d) At a point where the gradient of the road is in excess of 3.0% when the existing surveyed road has been constructed to

provincial highway standards. In the case of an existing surveyed road not constructed to provincial highway standards, access or egress will be permitted only if construction to provincial highway standards is expected within two (2) years and the grade will then be less than 3.0%.

10.2.41 The planting of trees or any shrubbery greater than 1.0 m (3.28 ft) in height shall not be permitted in any of shaded areas of figures 10.2.1, 10.2.2 or 10.2.3.

10.2.42 Where a provincial highway intersects a highway, the *Highway Development Control Regulations* (Alberta Regulation 163/70) shall apply to development adjacent to the provincial highway where it intersects.

Airport Protection Vicinity Area

10.2.43 Development near the Mayerthorpe Municipal Airport shall be required to conform to the Mayerthorpe Airport Management Bylaw Regulation..

10.2.44 Commercial airport-related development shall be located on an approved site at the Mayerthorpe Municipal Airport.

10.2.45 Private Airstrips and heliports shall be located in such a manner that the Airstrip will cause minimal interference on surrounding residences above ground power lines, and the local road network.

Historical and Archeological sites

10.2.46 Historical sites or archaeological sites identified pursuant to the *Historical Resources Act* shall be protected in accordance with guidelines established by Alberta Community development.

10.3 Special Utilities

Location of Pressure Vessel Storage Facilities

- 10.3.1 Pressure vessel storage facilities (AAG and LPG) for materials such as anhydrous ammonia, propane, oxygen, etc., with a water capacity exceeding 4,546.0 L (1,000.0 imperial gallons), shall not be allowed within 0.8 km (0.5 miles) of an assembly building, institution, mercantile, or residence.
- 10.3.2 Upon receipt of a development permit application for a development that includes a pressure vessel container with a water capacity exceeding 4,546.0 L (1,000.0 imperial gallons), the Development Authority may require the applicant to provide:
- a) A site plan detailing the location and orientation of each pressure vessel;
 - b) An approved emergency response plan, detailing procedures in the event of a pressure vessel rupture, discharge, or explosion; and
 - c) Where applicable, a contact person and the location of the nearest emergency response team provided by the product vendor.
- 10.3.3 For commercial pressure vessel storage facilities (AAG and LPG) for the above storage materials with a water capacity less than 4,546.0 L (1,000.0 imperial gallons) the Development Authority shall consider:
- a) The material to be stored in the pressure vessel;
 - b) The orientation of the pressure vessel to buildings in the surrounding neighborhood, especially those that are used for residential use or public assembly;
 - c) The ability of the local fire department to respond to an accident involving the proposed development; and
 - d) The truck route through the community that will be used to service the proposed development.
- 10.3.4 Upon receipt of a development permit application that includes a pressure vessel with a water capacity in excess of 4,546.0 L (1,000.0 imperial gallons), the Development Authority shall refer the development proposal to the County Fire Chief for his/her comments and recommendations.
- 10.3.5 Notwithstanding any other provision of this Bylaw, no residential development shall be allowed within 0.8 km (0.5 miles) of an existing anhydrous ammonia storage vessel with a water capacity exceeding 4,546.0 L (1,000.0 imperial gallons).
- 10.3.6 All pressure vessel containers shall be constructed, located, and inspected in accordance with the provisions of the *Alberta Safety Codes Act*, and its regulations.

Power Poles

- 10.3.7 A permit shall not be required for the erection of the power poles. Lines shall always be placed in the public road right-of-way unless granted by the Development Authority.
- 10.3.8 New power poles providing direct service to private properties and located on private parcels shall have a minimum setback of 5.18 m (17.0 ft) from the front property line abutting a public road.

10.4 Recreation Resort

Subdivision

10.4.1 The subdivision regulations applicable to Recreation Resort development are outlined in Table 10.4.1.

Table 10.4.1: Subdivision Regulations for Recreation Resort

Regulation	Standard
Parcel (Site of Overall Development) Area Requirements	
	Min: 235.0 m ² (2,529.0 ft ²)
Parcel Density Requirement	
Min. & Max:	To be determined by the Development Authority

10.4.2 For all other permitted and discretionary uses, the minimum and maximum parcel area and density requirements shall be determined by the Development Authority.

Development

10.4.3 The development regulations applicable to Recreation Resort development are outlined in Table 10.4.2.

10.4.4 For all other permitted and discretionary uses the minimum building setback requirement shall be determined by the Development Authority.

Table 10.4.2: Development Regulations for Recreation Resort

Regulation	Standard
Setbacks for External parcels	
Municipal road ROW	Min. 20.12 m (66.0 ft)
Arterial road ROW	Min. 45.72 m (150.0 ft)
Highway ROW	As determined by Alberta Transportation
Front Yard:	Min. 3.50 m (11.5 ft)
Side Yard:	Min 1.50 m (5.0 ft)
Rear Yard:	Min 1.50 m (5.0 ft)
Setbacks for Internal Parcels	
Front Yard:	Min. 3.50 m (11.5 ft)
Side Yard:	Min. 1.50 m (5.0 ft)
Rear Yard:	Min. 1.50 m (5.0 ft)
Parcel Coverage	
Recreational Vehicles, Recreational Units, Park Models & Buildings.	no more than 65.0% of Recreation Resort Unit.

11 Specific Use Regulations

The policies outlined in this Section are intended to support those outlined in the respective land use districts in which the development is located, and the general development regulations outlined in Section 10. The regulations outlined in this Section shall apply to all land use districts, unless otherwise stated.

11.1 Agriculture, Resources and Related Uses

Apiary and Aquaculture

11.1.1 The Development Authority may approve a development permit for an apiary if it is satisfied that the apiary will be compatible with the existing character of the neighbourhood and its associated quality of life.

11.1.2 Aquaculture shall be prohibited within a minimum separation distance of 305.0 m (1,000.7 ft) of a school or other public meeting place and a multi-parcel residential, commercial, or industrial subdivision.

Confined Feeding Operation

11.1.3 Confined feeding operations (CFOs) are regulated by the NRCB in accordance with provincial regulations and are exempt from municipal control under this Bylaw.

11.1.4 Notwithstanding the aforementioned, development of a CFO shall be consistent with the land use provisions of the MDP.

Kennels

11.1.5 A kennel shall be neither permitted nor discretionary if proposed within or adjacent to a multi-parcel residential subdivision or closer than 305.0 m (1,000.7 ft) from the property line of a multi-parcel residential subdivision or a row house development. Exceptions may be made when a highway, arterial road, or secondary road bisects the 305.0 m (1,000.7 ft) separation distance.

11.1.6 The application for a development permit shall address the following:

- a) Pens, rooms, exercise runs and holding stalls may be required to be soundproofed to the satisfaction of the Development Authority;
- b) All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority;
- c) No facility or exterior exercise area used to accommodate the animals shall be located within 25.0 m (82.02 ft.) of any property line of the parcel on which the facility is to be sited;
- d) All exterior exercise areas (runs) shall be enclosed with a fence acceptable to the Development Authority with a minimum height of 1.83 m (6.0 ft);
- e) All facilities, including buildings and exterior exercise areas, shall be required to be sited behind the principal building; and
- f) All facilities shall be visually screened from existing dwellings on adjoining parcels to the satisfaction of the Development Authority.

11.1.7 An applicant shall be required to enter into a development agreement with the municipality to ensure the animal kennel complies with all relevant requirements of this Bylaw including any additional conditions of approval.

11.1.8 The Development Authority may regulate the hours that the animals are allowed outdoors.

Aggregate Resource Extraction and Aggregate Resource Processing

11.1.9 All sites must be re-districted as AR – Aggregate Resources Extraction and Processing prior to any application for Aggregate resource extraction and/or processing and will be subject to the regulations as set out in that land use district.

11.1.10 Aggregate resource extraction operations are classified as follows:

- a) Class I: Operations equal to or greater than 5.0 ha (12.35 acres) of disturbed area on a site. Operations under this classification shall require municipal development approval. Reclamation plans shall be under the direction of AESRD and the Development Authority.
- b) Class II: Operations less than 5.0 ha (12.35 acres) of disturbed area on a site. Operations under this classification shall require municipal development approval. Reclamation plans for existing pits shall be under the direction of County administration. New Class II pits shall be prohibited in Lac Ste. Anne County.

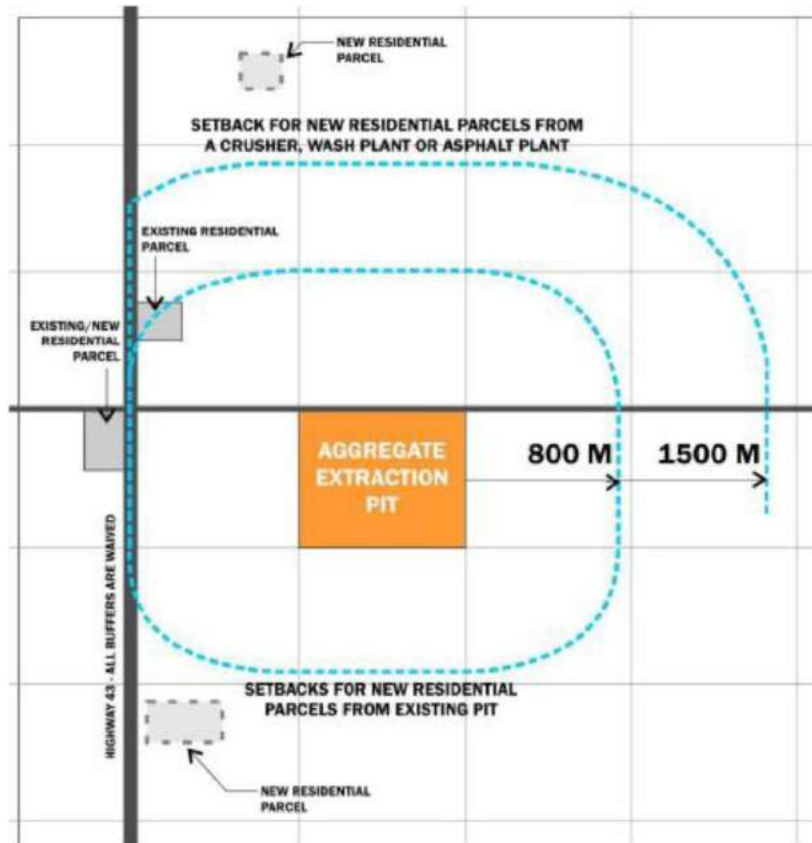
Minimum Separation Distance and Restrictive Covenants

11.1.11 For lands districted as country residential, all uses within the district shall comply with the following minimum separation distances from all aggregate resource extraction or aggregate resource processing uses based on the nature of the resource development. The minimum separation distance shall be measured from the property line of the lands districted as country residential. The minimum separation distances are outlined in Table 11.1.1 and Figure 11.1.1. A development permit may be approved for a use on lands districted country residential lying within the minimum separation distances subject to the condition that the owner of parcel upon which the use is proposed registers a caveat or other instrument on the certificate of title to the parcel to give notice to any future purchaser of the parcel of the fact that the parcel or a portion of the parcel falls within the minimum separation distances set out in Table 11.1.1 of this Land Use Bylaw. If the owner is, for any reason unable to achieve registration of the caveat or other instrument on the certificate of title to the parcel, the Development Authority may revoke the development permit that was approved subject to the condition respecting the registration of the caveat or instrument;

Table 11.1.1 – Minimum Separation Distances from Aggregate Operations

Operation	Separation Distance
Extraction:	500.0 m
Reclamation:	500.0 m
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)

Figure 11.1.1 – Setbacks from Aggregate Resource Extraction



(Upon receipt of scaled drawings of existing sites, the minimum separation distance can be determined. Measurement is related to the distance that a new dwelling can be from an aggregate area.)

11.1.12 The separation distance is the distance that a new residential use on lands districted as country residential can be established to an existing aggregate resource extraction or aggregate resource processing use. The separation distance is reciprocal, as it applies to a new aggregate resource extraction or aggregate resource processing use within the minimum separation distance to an existing residential use on lands districted country residential. An aggregate resource extraction or aggregate resource processing use may be approved even when the proposed development is located within the minimum separation distances from the proposed use to an existing residential use if the Development Authority concerns have been mitigated on lands districted as County Residential.

11.1.13 Notwithstanding the above, the minimum separation distance does not apply to country residential sites separated from the proposed aggregate resource extraction or aggregate resource processing use by provincial Highway 43.

11.1.14 Notwithstanding, Figure 11.1.1., where the submitted and approved activities plan and reclamation plan for the aggregate resource extraction or aggregate resource processing use will cease within five (5) calendar years from the date when an application for development permit for a residential use on a new building site is submitted, the requirement for a restrictive covenant may be waived.

Private Haul Routes

11.1.15 A haul route related to aggregate resource extraction or processing that is located on privately owned land requires a development permit and shall be:

- a) Constructed to County standards;
- b) Connected to an active aggregate resource extraction or processing operation;

- c) Set back at least 30 m from any property line.

11.1.16 Private haul routes shall not be permitted in proximity to communities or environmentally significant areas unless an assessment is done and mitigation measures taken to the satisfaction of the Development Authority.

11.2 Residential and Related Uses

Bed and Breakfast Home

- 11.2.1 A Bed and Breakfast home shall be located in a single detached residential dwelling unit. The operation of the Bed and Breakfast home shall be subordinate and incidental to the principal use of a single, detached residential dwelling unit as a resident-occupied agricultural or country residence.
- 11.2.2 A Bed and Breakfast shall be operated only by the permanent resident(s) of the principal dwelling and one (1) non-resident employee on-site.
- 11.2.3 No more than five (5) guest rooms shall be allowed in a Bed and Breakfast home.
- 11.2.4 On-site signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.
- 11.2.5 No food preparation or cooking for guests shall be conducted within any bedroom made available for rent.
- 11.2.6 An applicant may be required to enter into a development agreement with the municipality to ensure the Bed and Breakfast home complies with all relevant requirements of this Bylaw.
- 11.2.7 The privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighborhood maintained at all times.
- 11.2.8 Council shall place any additional conditions for approval deemed necessary based on a specific application to secure the objectives of this Bylaw.

Secondary dwellings

- 11.2.9 For the purpose of this Bylaw the following dwellings shall be considered as secondary dwellings:
- a) An agricultural dwelling to be occupied by a person who is engaged on a full-time basis for at least six (6) months of each year in an agricultural operation; and
 - b) A dwelling for caretaker responsible for providing care to the principal resident of the parcel.
- 11.2.10 A maximum of one (1) secondary dwelling may be allowed in agricultural districts. Such secondary dwellings may be in addition to a Secondary Suite or Garden Suite.
- 11.2.11 Notwithstanding any other provision of this Land Use Bylaw
- a) on parcels less than 4.0 ha (10.0 acres) the only type of secondary dwellings that may developed are a Secondary Suite or a Garden Suite; and
 - b) on parcels within a multi-parcel subdivision between 4.0 ha (10.0 acres) and 12.14 ha (30 acres) the only type of secondary dwellings that may be developed are a Secondary Suite or Garden Suite.;
- 11.2.12 While approving a development permit for new secondary dwelling, the Development Authority shall ensure that the secondary dwelling:
- a) Would not materially interfere with or affect the use and enjoyment of adjacent properties;
 - b) Would not adversely affect significant environmental areas;
 - c) Would not result in excessive demand on municipal services, utilities, and public roadway access;

- d) Would not cause a building to become a duplex, a semi-detached dwelling, town housing, or an apartment; and
- e) Would comply with all regulations of this Bylaw, including all regulations in the applicable district, unless provided otherwise under this Section.

11.2.13 One (1) access per parcel shall be permitted. No additional access will be granted, unless otherwise approved by the Development Authority having regard for existing and future traffic patterns and public safety.

Secondary Suites

11.2.14 No person shall construct or cause to be constructed, a Secondary Suite within a principal residential dwelling unit unless otherwise permitted within this Bylaw.

11.2.15 On any parcel, only one (1) of either a Secondary Suite or Garden Suite may be developed.

11.2.16 A Secondary Suite shall not be permitted within the second dwelling located on the same parcel.

11.2.17 A Secondary Suite shall constitute a set of living quarters within a principal building whether occupied or not, containing independent and physically separate sleeping, sanitary, and kitchen facilities. Kitchen facilities include but are not limited to cabinets, refrigerators, sinks, stoves, ovens, microwave ovens, or any other cooking appliances and kitchen tables and chairs.

11.2.18 A Secondary Suite shall:

- a) Contain at least two (2) rooms in which a bedroom, cooking facilities, and a bathroom are provided;
- b) Have full utility services through service connections from the principal dwelling;

- c) The minimum floor area for a Secondary Suite shall be 30.0 m² (322.92 ft²); and
- d) Comply with the *Alberta Building Code* and all other municipal and provincial regulations.

11.2.19 The maximum floor area of a Secondary Suite shall be as follows:

- a) For a Secondary Suite located completely below the first storey of a single detached dwelling (other than stairways or a common landing), the gross floor area (excluding the area covered by stairways) shall not exceed the floor area of the first storey of the associated principal dwelling; and
- b) For a Secondary Suite developed at grade, or completely/partially above grade, the floor area (excluding the area covered by stairways) shall not exceed 50% of the total gross floor area of the first storey of the associated principal dwelling.

11.2.20 The separate entrance to the Secondary Suite shall be accessed either from a common indoor landing or directly from the side or rear of the building.

11.2.21 A Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single dwelling.

11.2.22 A Secondary Suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

Garden Suites

11.2.23 A Garden Suite shall:

- a) Contain at least two (2) rooms in which a bedroom, cooking facilities, and a bathroom are provided;

- b) Have full utility services through service connections from the principal dwelling; and
- c) Comply with the *Alberta Building Code* and all other municipal and provincial regulations;

11.2.24 The Development Authority shall, in its opinion, be satisfied that there exists on the hosting parcel, a suitable development site upon which to site the Garden Suite. The Development Authority shall be satisfied that the Garden Suite can and will, where possible, be properly connected to services (e.g., gas, power, water, sewage disposal) associated with the existing host residence without jeopardizing existing services associated with either the hosting parcel or adjacent and neighbouring parcels.

11.2.25 A Garden Suite shall be designed, sited, constructed, finished and sided in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of adjacent and neighbouring lands and/or the neighbourhood in general. The following guidelines may be considered by the Development Authority:

- a) The suite should not be placed in front of the primary residence or placed in a manner that could obstruct the view from a house on an adjacent property;
- b) The suite shall not be placed on any easements and shall not be placed on a gas line;
- c) The suite shall be sited in accordance with setback regulations for a principal building; and
- d) The site shall be graded to avoid ponding under or around the suite.

11.2.26 A Garden Suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

11.2.27 The maximum floor area of the Garden Suite shall not be more than 50% of the floor area of the principal building.

Boarding Home

11.2.28 There shall be no food preparation or cooking for guests within any area except the common kitchen. All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.

11.2.29 Minimal exterior modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighbourhood.

11.2.30 No more than four (4) guest rooms shall be allowed in the home.

Home Occupation

11.2.31 The operation of the Home Occupation shall be subordinate and incidental to the principal use of the site as a resident-occupied agricultural or country residence.

11.2.32 The use shall be conducted entirely within the residential dwelling unit and shall not have any exterior evidence of a secondary use on the site.

11.2.33 There shall be no outside storage or exterior display of goods, materials, or equipment associated with the applied use.

11.2.34 There shall be no external advertising.

11.2.35 The use shall not create or become a public nuisance.

11.2.36 The character of the district in which the Home Occupation is located shall not be disturbed by dust, noise, smoke, or smell generated by the use.

11.2.37 Only the residents of the residential dwelling unit shall be employed in the Home Occupation.

11.2.38 The Development Authority may void any permit for a home-based business for noncompliance with this Bylaw. If the permit is revoked or is not renewed, it becomes null and void, and said use shall be terminated.

11.2.39 Home-based business permits shall remain in effect for a period of one year from the date of issuance. The said permit will be automatically renewed subject to conformance with this Bylaw.

11.2.40 The use shall be valid only for the period of time the property is occupied by the applicant for such use.

11.2.41 Permits for home-based businesses shall not be regarded as permits that “run with the title.” If the operator of the home-based business ends the home-based business for a period of more than six (6) months or if ownership of the subject property where the home based business is located is transferred to another person, the existing permit shall be void.

Home Based Business (Minor and Major)

11.2.42 The operation of the Home Based Business shall be subordinate and incidental to the principal use of the site as a resident occupied agricultural or country residence.

11.2.43 External advertising shall be in accordance with signage requirements provided in the General Regulations.

11.2.44 The use shall not create or become a public nuisance.

11.2.45 No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a residential dwelling unit and its Home Based Business substantially exceeds the average for residential dwelling units in the area.

11.2.46 The use shall not generate substantially more traffic and parking than is normal for the district in which the use is located.

11.2.47 Off-site parking shall not be allowed.

11.2.48 The character of the district in which the Home Based Business is located shall not be disturbed by dust, noise, smoke, or smell generated by the use.

11.2.49 Outdoor storage as an Accessory Use is prohibited in multi-parcel country residential districts. The Development Officer, when considering a development permit application for a Home Based Business that involves the Outdoor Storage or display of raw or finished or unfinished goods or equipment directly associated with the use, may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation, or other screening of a location, length, thickness, type, height, and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses.

11.2.50 An applicant shall be required to enter into a development agreement with the municipality to ensure the Home Based Business complies with all relevant requirements of this Bylaw.

11.2.51 No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the Home Based Business is located.

11.2.52 The use shall be valid only for the period of time the property is occupied by the applicant for such use. Council may place a limit on the time period for the approval of the discretionary use.

11.2.53 All permits issued for a Home Based Business shall be subject to the condition that the development permit may be revoked at any time subject to the provisions of Section 242 of the MGA if, in the opinion of Council, the operation has not met the regulations and standards applicable to Home Based Businesses contained in this Bylaw, or the special standards applied by Council at the time of approval.

11.2.54 Council shall place any additional conditions for approval deemed necessary based on a specific application to secure the objectives of this Bylaw.

Minor Home Based Business

11.2.55 In addition to the general requirements, a minor Home Based Business shall comply with the following:

- a) A minor Home Based Business shall not occupy more than 40% of the gross cumulative floor area of the principal dwelling and Accessory Buildings;
- b) Any storage of materials or goods related to the operation of the Home Based Business must be located within the principal dwelling and/or Accessory Building(s). No exterior storage is permitted;
- c) Up to eight (8) on-site client visits per 24 hour period in an agricultural district or up to four (4) on-site client visits per 24 hour period in all other districts shall be permitted;
- d) A minor Home Based Business shall be operated by the permanent resident(s) of the principal dwelling, and no more than two (2) non-resident on-site employees; and

- e) Up to one (1) commercial vehicle used in association with a minor Home Based Business may be parked and/or stored on-site.

Major Home Based Business

11.2.56 In addition to the general requirements, a major Home Based Business shall comply with the following:

- a) A major Home Based Business shall not occupy more than 40% of the gross cumulative floor area of the principal dwelling and Accessory Buildings;
- b) Outside storage of goods, materials, commodities, or finished products, where permitted by the Development Officer, shall satisfy the minimum setback requirements for buildings in the district and shall not exceed 10% of the parcel size;
- c) Up to ten (10) on-site client visits per 24 hour period in an agricultural district or up to six (6) on-site client visits per 24 hour period in all other districts shall be permitted;
- d) A major Home Based Business shall be operated by the permanent resident(s) of the principal dwelling, and no more than four (4) non-resident on-site employees;
- e) Up to three (3) commercial vehicles used in association with the major Home Based Business may be parked, stored and/or maintained on-site; and
- f) The major Home Based Business use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter, and shall not store hazard or combustible materials considered offensive or excessive by the Council.

Residential Sales Centre

11.2.57 A Residential Sales Centre may include one or more show homes.

11.2.58 The person wishing to construct or use an unoccupied dwelling unit for the purpose of a show home for the sale of other dwellings within the approved subdivision shall make application to the Development Officer for a development permit allowing the use of the building as a show home.

11.2.59 Development permits may be issued prior to the registration of a phase of a subdivision providing that the phase has received approval by the Subdivision Approving Authority, there is a development agreement in place, and there is a gravel surfaced road constructed from the municipal road to the show the parcel in accordance with the development agreement.

11.2.60 The conditions of the development permit for the show home may include the following:

- a) Advertising signs and features providing details of these features including location, type, and number that were submitted as part of the application. All advertising signs and features shall be removed immediately upon the cessation of use of the building as a show home.
- b) The show home shall not be open to the public for viewing unless and until the road to the show home is graveled to municipal standards and, in subdivisions that are to be fully serviced, the show home is connected to municipal sewer and water.
- c) There shall be signs posted at adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing.

- d) The show home shall not be operated as a show home or sales office for a period in excess of twelve (12) months unless the development permit is renewed at the discretion of the Development Authority.
- e) A show home is regulated by the regulations of the land use district in which it is located.
- f) The appearance of the show home shall, in the opinion of the Development Officer, be compatible with the character of other buildings in the vicinity and include hard surface access for pedestrians.
- g) A show home shall be located in close proximity to the entrance to the subdivision, not within a cul-de-sac or the terminal end to the internal subdivision road.

11.2.61 A show home sign is a temporary sign and shall comply with the following:

- a) Only be placed on a site with an approved Residential Sales Centre.
- b) Have a maximum total sign area for all show home signs on a site of:
 - i) 3.0 m² (32.29 ft²) on a site less than 0.25 ha (0.62 acres);
 - ii) 12.0 m² (129.17 ft²) on a site greater than 0.25 ha (0.62 acres) but less than 1.0 ha (2.47 acres); and
 - iii) 24.0 m² (258.33 ft²) on a site greater than 1.0 ha (2.47 acres).
 - iv) Be located from a property line a minimum of:

- i) 1.5 m (4.92 ft) on a site less than 0.25 ha (0.62 acres); and
- ii) 3.0 m (9.84 ft) on a site greater than 0.25 ha (0.62 acres).
- iii) Have a maximum height of:
 - i) 3.0 m (9.84 ft) on a site less than 0.25 ha (0.62 acres); and
 - ii) 6.0 m (19.69 ft) on a site greater than 0.25 ha (0.62 acres).
- iii) Be removed:
 - i) Upon completion of the subdivision for which it is advertising;
 - ii) Upon removal of a temporary sales office for which it is advertising;
 - iii) Upon residential occupancy of the show home for which it is advertising;
 - iv) Within three (3) years from the date of approval of the development permit for a Residential Sales Centre; or
 - v) Or whichever comes first.

11.2.62 There shall be a maximum of:

- a) Two (2) Show Home signs on a site less than 0.25 ha (0.62 acres); and
- b) Four (4) Show Home signs on a site greater than 0.25 ha (0.62 acres).

11.2.63 Flag signs used for Show Home purposes are not included in the maximum number of Show Home signs on a site, but are subject to all other regulations of this Bylaw.

Shipping Containers in Residential Districts

11.2.64 The maximum number of shipping containers that shall be allowed on a parcel is as follows:

- a) .07 to 4.05 ha (0.17 to 10.0 acres) – one (1) container;
- b) 4.05 to 12.14 ha (10.0 to 30.0 acres) – three (3) containers; and
- c) 12.14 ha (30.0 acres) or more – four (4) containers.

11.2.65 Shipping containers shall be strictly prohibited in any front yard of the property. A shipping container shall be allowed to the side or rear of buildings on the same parcel and shall not be placed within required setbacks.

11.2.66 Shipping containers shall be visually screened from public roads and neighbouring properties to the satisfaction of the Development Officer.

11.2.67 A shipping container where permitted shall be used for storage purposes only, excluding any dangerous or hazardous materials.

11.2.68 Notwithstanding Subsection 11.2.67, the use of a shipping container as a dwelling is prohibited in all land use districts, except where they have been modified to the satisfaction of the Development Officer. Where a shipping container is proposed to be used as a dwelling, it must comply with all other regulations in this Bylaw applicable to standard dwelling houses.

11.2.69 Shipping containers shall not be allowed in CRE, CRS, land use districts.

11.2.70 No more than one (1) shipping container shall be permitted per UR parcel and shall be painted or sided with similar colour or material as the primary residence.

Mobile Homes

11.2.71 The following standards shall apply to all Mobile Home:

- a) A Mobile Home shall have the following features:
 - i) Minimum roof pitch of 5.0 cm (2.0 inches) of vertical rise for every 30.5 cm (12.0 inches);
 - ii) Minimum eaves overhang of 15.24 cm (6.0 inches);
 - iii) Minimum length to width ratio of 3:1; and

11.2.72 A Mobile Home does not include an industrial unit or a single detached dwelling.

11.2.73 Mobile Home older than twenty (20) years old at the time of application shall be prohibited on parcels in the CRE and CR3 districts.

Work Camps

11.2.74 Notwithstanding Subsection 3.2 of this Bylaw, a development permit may be required for the construction of a temporary industrial or residential camp as an accessory Use to an industrial use on the same or nearby parcel.

11.2.75 In considering an application for a temporary Industrial Camp, the Development Authority shall consider the following:

- a) The location, type, and purpose of the camp;
- b) Access to the camp;

- c) The provision of services to the camp;
- d) Adjacent land uses; and
- e) The duration of the development.

11.2.76 The development of a temporary Industrial Camp shall conform to the *Alberta Safety Codes Act* and *Environmental Protection Standards*.

11.2.77 Federal, provincial or municipal Work Camps do not require a development permit.

11.2.78 A development permit for a temporary Work Camp may be issued for up to one (1) year. A continuation of that use for a further year will be conditional upon no complaints being received by the Development Authority regarding the development.

11.2.79 An application for a development permit for a Work Camp must provide the following information:

- a) The location, type and purpose of the camp;
- b) Adjacent land uses;
- c) The method of supplying water and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the *Alberta Private Sewage Treatment and Disposal Regulations* and be to the satisfaction of the Alberta Health Services;
- d) The number of persons proposed to live in the camp;
- e) The (miscellaneous lease) number issued by AESRD;
- f) The start date for development, date of occupancy by residents, and removal date for the camp;

- g) reclamation measures once the camp is no longer needed; and
- h) Letters of support from the adjacent land owners or residents, or relevant agencies (RCMP) when required by the Development Authority.

Mobile Home Subdivisions and Parks

- 11.2.80 All roads in a Mobile Home Park shall be constructed to municipal standards and specifications according to established policy. Minimum right-of-way width shall be as per policy.
- 11.2.81 A Mobile Home Park shall provide a pedestrian walkway system of at least 1.0 m (3.28 ft) in width for movement between individual Mobile Homes, the Park street and all community facilities provided for Park residents.
- 11.2.82 Visitor parking space shall be provided at a ratio of at least one (1) space for every two (2) Mobile Home units and shall be located at convenient locations throughout the Mobile Home Park, and shall not be used for the storage of boats, trailers, etc.
- 11.2.83 The design of a Mobile Home Park shall be to the satisfaction of the Development Authority.
- 11.2.84 All municipal utilities in a Mobile Home Park shall be installed underground.
- 11.2.85 In a Mobile Home Park, 5% of the gross site area shall be devoted to recreational use or open space. This recreation space shall be placed in locations convenient to all Park residents, designed to minimize traffic hazards, but shall not be included in areas designated as buffer strips.

11.2.86 All areas of a Mobile Home Park not occupied by Mobile Homes, internal roads, pedestrian walkway system, driveways, permanent buildings and any other developed facilities, shall be fully landscaped to the satisfaction of the Development Authority. Screen fences or walls shall be erected where determined necessary by the Development Authority around storage and laundry yards, refuse collection points, and playgrounds.

11.2.87 No part of the Mobile Home Park shall be used for non-residential purposes except for such uses that provide amenities to the residents and for the management and maintenance of the Park.

11.2.88 Each Mobile Home stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.

11.2.89 Street lighting in a Mobile Home Park shall be to the same standard as that in a conventional residential neighborhood:

- a) Only one main, free-standing, identification sign of residential character and appearance shall be erected at the entrance to a Mobile Home Park unless the Development Authority is of the opinion that a further and similar sign shall be allowed under exceptional circumstances involving the layout, location and size of the Park in relation to the surrounding areas. The sign or signs shall be of a size, type and construction acceptable to the Development Authority; and
- b) Directional signs within the Mobile Home Park must be integrated in design and appearance, and kept in scale with the immediate surroundings and constructed of durable material.

11.2.90 A Mobile Home Park shall comply with the standards of the Canada Mortgage and Housing Corporation (CMHC).

11.2.91 The following properties have been designated as Manufactured/Mobile Home Communities/Parks for the purposes of Part 9 of the MGA:

- a) SW 20-55-03-W5M (Fern Valley);
- b) Lot 1, Block 14, Plan 842 2125 and Lot 3, Block 14, Plan 902 1577 (Riverside Trailer Park – Sangudo);
- c) Lot 3, Block 14, Plan 902 1577 (Riverside Trailer Park – Sangudo);
- d) Lot 1, Block 11 A, Plan 852 2174;
- e) Lots 3-6, Block 11A, Plan 892 1950;
- f) Lots 1-10, Block 1, Plan 972 2075;
- g) Lots 1-3 and 10-12, Block 16, Plan 782 1378; and
- h) Lots 1-3 and 22-24, Block 17, Plan 782 1378.

Recreational Vehicle Regulations

11.2.92 Regardless of District, a Recreational Vehicle Use for any Period of time shall comply with the following conditions:

- a) Recreational Vehicles shall be solely for private personal use. No fee, payment or other consideration shall be charged or collected for placement of the Recreational Vehicle(s) on the parcel and the Recreational Vehicles shall not be used for a commercial purpose;
- b) The placement of Recreational Vehicle(s) shall comply with the applicable site setback requirements and other regulations of the applicable district.

c) The placement of the Recreational Vehicle(s) shall not, in the opinion of the Development Authority, result in any one or more of:

- 1) Offensive or Objectionable conditions;
- 2) Adverse impacts on the use, enjoyment or value of neighbouring parcels, or;
- 3) Adverse impacts on the capacity, operation or condition of any Public Utility or municipal infrastructure including highways or roads.

Recreational Vehicles in Agricultural Districts

11.2.93 Subject to 11.2.98, no person shall cause or permit the placement of more than six (6) Recreational Vehicles on any parcel located in the Agricultural 1 (AG1) and Agricultural 2 (AG2) districts, and no more than three (3) Recreational Vehicles on any parcel located in the Agricultural Fringe (AGF) districts.

Recreational Vehicles on Vacant Parcels In Residential Districts

11.2.94 In the Existing Country Residential (CRX), Country Residential Subdivision (CRS), Country Residential Estates (CRE), Lakeside Residential (LR) or Urban Residential (UR) Districts:

- a) Where there is no principal Residence on the parcel, no Recreational Vehicle shall be placed on the parcel, subject to 11.2.98;
- b) Where there is a principal residence on the parcel or where 11.2.98 applies, the number of Recreational Vehicles allowed to be placed must not exceed the maximum number specified in the regulations of the applicable district.

11.2.95 No person shall cause or permit the placement of more than two (2) Recreational Vehicles on any vacant parcel under 2.5 acres or more than three (3) Recreational Vehicles on any

vacant Parcel 2.5 acres or larger located in the Country Living Residential (CLR) district.

11.2.96 No person shall cause or permit a Recreational Vehicle to be placed on a vacant parcel in the Country Residential 3 (CR3) District unless a valid and subsisting development permit has been issued for that purpose, except in compliance with section 11.2.97.

11.2.97 Subject to 11.2.98, in the Country Residential 3 (CR3) District, no person shall cause or permit the placement of more than:

- a) Two (2) recreational vehicles on any parcel of land less than 2.5 acres.
- b) Three (3) Recreational Vehicles on any parcel 2.5 acres or larger.

Recreational Vehicles on Developed Parcels In Residential Districts

11.2.98 The placement of Recreational Vehicle(s) without a development permit on a parcel located in the Existing County Residential Estates (CRX), Country Residential Subdivision (CRS), Country Residential Estates (CRE), Country Residential 3 (CR3) or Urban Residential (UR) District while construction of a residence on the parcel is ongoing may be permitted only if:

- a) a valid and subsisting development permit has been issued for the construction of a residence on the parcel;
- b) construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and Land Use Bylaw, including but not limited to Section 3.13, and;
- c) the requirements of Section 11.2.92 are complied with.

Temporary Placement of Recreational Vehicles in Excess of Maximum

11.2.99 In the Country Residential Ranch (CRR), Country Living Residential (CLR), Existing Country Residential (CRX), Country Residential Subdivision (CRS), Country Residential Estate (CRE), Country Residential 3 (CR3), Lakeside Residential (LR), and Urban Residential (UR) districts, the placement of more Recreational Vehicles than the maximum allowed in the respective land use district may be allowed on a temporary basis for not more than 7 total days within a calendar month. Placement of more than the maximum number of Recreational Vehicles is subject to section 11.2.92 and the discretion of the Development Authority.

11.3 Commercial Uses

Service Station

11.3.1 Service stations shall be located in such a manner that:

- a) No access to the service station for motor vehicles is within 60.0 m (196.85 ft) of an access to a fire hall, public or private school, playground, library, church, hospital, children’s or senior citizen’s facility, or other similar public or quasi-public institutions;
- b) No part of a Service Station building or of any pump or other accessory structure shall be within 6.0 m (19.69 ft) of a side or rear property line;
- c) A front yard setback is not less than 12.0 m (39.37 ft) and no gasoline pump or gasoline storage tank shall be located closer than 6.0 m (19.69 ft) to the front property line;
- d) All petroleum storage tanks shall be located and installed in accordance with the *Environmental Protection and Enhancement Act*, the *Alberta Safety Codes Act*, and the *Petroleum Tank Management Association of Alberta* and shall be subject to the setback requirements outlined in Table 11.3.1;
- e) A canopy over a pump island shall not extend more than 3.0 m (9.84 ft) from the property line of the site; and
- f) The canopy area for a Service Station shall not constitute part of the site coverage.

Table 11.3.1 – Fuel Storage Setback Requirements

Fuel Storage	Setback Requirement
Less than 7,500 L	3.0 m (9.84 ft)
7,501 L to 19,000 L	5.0 m (16.40 ft)
19,001 L to 38,000 L	7.5 m (24.61 ft)
Greater than 38,000 L	10.5 m (34.45 ft)

11.3.2 For service stations with car washing facilities, a minimum of five (5) queuing spaces shall be provided per service lane or washing bay, plus a minimum of two (2) queuing spaces located downstream of each service lane or washing bay; and

Site Area and Coverage

11.3.3 The minimum site area shall be 740.0 m² (7,965.29 ft²) and the maximum building coverage shall be 25% of the site area. For service stations including car washing facilities, the minimum site area shall be 1,110.0 m² (11,947.94 ft²).

11.3.4 Where a service station forms part of a commercial shopping market or automotive sales and rental use, the minimum site area and maximum building coverage may be varied at the discretion of the Development Authority.

Site and Building Requirements

11.3.5 All parts of the site to which vehicles may have access shall be surfaced and drained to the satisfaction of the Development Authority.

11.3.6 No activity may be carried out which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reason of dust, noise, gases, odours, smoke, or vibration.

11.3.7 The development shall be maintained in a clean and orderly condition and free from all rubbish and debris.

Liquor Sales / Distribution Services

11.3.8 A Liquor Store should not be located in close proximity to any site being used for community recreation, parks, public or private education, or religious assembly. In exercising discretion, a Development Officer will have regard for the orientation and access of the liquor store.

Cannabis Sales/Distribution Services

11.3.9 A Cannabis Retail Sales facility shall comply with all provincial and federal laws and regulations

Motels

Interpretation

11.3.10 For the purpose of this Subsection, a rental unit means a separate unit on a motel site used or intended to be used for temporary accommodation of one or more persons.

Space between Buildings

11.3.11 Except in cases of rental units and any other buildings that are connected by a continuous roof to form a shelter for motor vehicles, not less than 3.6 m (11.8 ft) of clear and unoccupied surface space shall be provided between each rental unit and any other building on the site.

Driveways

11.3.12 Each rental unit shall face onto or abut an internal roadway not less than 6.0 m (19.69 ft) in width and each rental unit shall have unobstructed access to the internal roadway.

Entrances and Exits

11.3.13 A motel shall not have more than one (1) motor vehicle entrance and one (1) motor vehicle exit to access a street. Each access shall be a minimum width of 7.5 m (24.61 ft) measured at its minimum dimensions. Where one (1) combined motor vehicle entrance and exit is provided, it shall be a minimum width of 9.0 m (29.53 ft).

Maintenance of Site and Buildings and Business

11.3.14 The owner, tenant, operator, or person in charge of a motel shall maintain:

- a) The site and the buildings, structures, and improvements thereon in a clean, tidy, and attractive condition, free from all rubbish and debris;
- b) Waste facilities to the satisfaction of the Development Authority;
- c) Landscaping to the satisfaction of the Development Authority.

11.4 Institutional, Cultural and Related Uses

Place of Worship

11.4.1 All religious assembly uses shall comply with the following general regulations:

- a) A site for a Place of Worship use shall:
 - i) Be located on a corner parcel or parcels or in such a way that it would minimize the impact on adjacent development. In no instance shall a site for a religious assembly use be approved in the interior of the block unless at least one of the adjacent developments is other than residential;
 - ii) Be of such a size that would provide adequate parking and landscaping in accordance with the regulations of this Bylaw;
 - iii) Have a minimum frontage of 30.0 m (98.14 ft); and
 - iv) Have a combined site area of not less than 1,400.0 m² (15069.47 ft²) where a building is used for a residence related to a church on the same site.
- b) Where a Place of Worship use is proposed to be developed adjacent to a residential district, the following regulations shall apply:
 - i) The maximum total site coverage shall not exceed 40%;
 - ii) The maximum height shall not exceed 10.0 m (32.82 ft) or the maximum allowable height of the applicable district, whichever is greater;

- iii) The building setback shall be a minimum of 6.0 m (19.69 ft) along the side yards flanking and/or abutting residential development; and

- iv) The building setback shall be a minimum of 7.5 m (24.61 ft) along the front and rear yards;

- c) A minimum of 6.0 m (19.61 ft) of the required yard setbacks shall be landscaped in accordance with Section 13 and to the satisfaction of the Development Officer.

11.4.2 Notwithstanding the regulations of Subsection 11.4.1, a Place of Worship shall:

- a) Be located on a site not less than 1.6 ha (3.95 acres) in size;
- b) Not exceed 20.0 m (65.62 ft) in height or the maximum allowable height of the applicable district, whichever is greater;
- c) Have a minimum side and rear yard of 10.0 m (32.81 ft); and
- d) Have a minimum front yard of 7.5 m (24.61 ft).

11.4.3 To minimize impact on adjacent uses, a Development Officer may require that the development be designed to reduce the building massing through techniques including, but not limited to, increased setbacks and landscaping; facade of elevations and rooflines; finishing materials and colours.

11.5 Industrial, Manufacturing and Related Uses

Rural Industries

11.5.1 The Development Authority may request advisory comments by the following authorities whose interest or jurisdiction may be affected when reviewing industrial use development applications in rural areas:

- a) Alberta Agriculture and Rural development (ARD);
- b) Alberta Community development (ACD) and/or Alberta Culture and Tourism (ACT);
- c) Alberta Energy Regulator (AER);
- d) AESRD;
- e) Alberta Transportation (AT) and/or Alberta Infrastructure (AI);
- f) Alberta Health Services (AHS); and
- g) Local Fire Authority.

The Development Authority shall request that such comments be made in writing.

11.5.2 Each application for industrial development shall be accompanied by the following information:

- a) Location;
- b) Type of industry;
- c) Size of buildings;
- d) Number of employees;

- e) Estimated water demand and anticipated source;
- f) Type of effluent and method of treatment;
- g) Transportation routes to be used (rail and road);
- h) Reason for specific location;
- i) Any accessory works required (pipeline, railway spurs, etc.);
- j) Anticipated residence location of employees; and
- k) Any other information as may be reasonable, as required by the Development Authority.

11.5.3 All site regulations and requirements shall be based on the type of industrial development proposed, and shall be at the discretion of the Development Authority.

Shipping Containers in Industrial Land Use Districts

11.5.4 There is no limit to the number of shipping containers used for storage or warehousing in a commercial or industrial district where storage and warehousing is an approved principal or accessory Use.

11.5.5 Shipping containers shall be strictly prohibited in any front yard of the property. A shipping container shall be allowed to the side or rear of buildings on the same parcel and shall not be placed within required setbacks.

11.5.6 Shipping containers shall be visually screened from public roads and neighbouring properties to the satisfaction of the Development Officer.

11.5.7 A shipping container where permitted shall be used for storage purposes only, excluding any dangerous or hazardous materials.

Recreational Vehicle Storage

11.5.8 The keeping of more than (4) recreational vehicles shall comply with the following regulations:

- a) Any storage of recreational camper vehicles shall be located in the side or rear yard and shall be screened to the satisfaction of the Development Officer.
- b) A minimum of 6.0 m (19.69 ft) of the required yard setback shall be landscaped or screened.
- c) A detailed landscape plan shall be provided to the satisfaction of the Development Officer and shall include berms, fencing, vegetation, or other screening provisions. Where possible, existing vegetation on-site shall be preserved and used for landscaping and screening.
- d) Vehicle access to the site, as well as vehicle routes, shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- e) All on-site roadways, parking, loading, and storage areas shall be developed in a manner that does not alter the natural drainage pattern or interfere with the grading or drainage onto any public roadway or other neighbouring property. An access to a public roadway shall be designed and maintained to prevent mud tracking onto public roadways.
- f) Where on-site parking or storage is illuminated, all lighting shall be positioned to minimize the light falling onto abutting properties.
- g) Any undeveloped portion of the site must be graded, contoured, and seeded and shall provide for grading and

site drainage that no surface water shall drain onto any public roadway or other neighbouring property.

11.5.9 Recreational vehicle storage shall not be permitted in any residential land use district aside from CRR – Country Residential Ranch.

Industrial Commercial Complex

11.5.10 Notwithstanding other provisions in this Bylaw, large scale industrial or commercial complexes will be subject to the following specific development standards.

11.5.11 When the site coverage of the proposed Industrial/commercial complex exceeds the site coverage of typical single use development, the applicant will be required to submit an engineering assessment evaluating the storm water management capacity of the site and potential solutions for mitigating the impacts on the capacity of the overall storm water basin.

Cannabis Production

11.5.12 Any site for proposed Cannabis Production shall meet the minimum separation distance of 300.0 m (984.25 ft) from a residential parcel, school site, or provincial health care facility.

11.6 Parks, Recreational, and Related Uses

Day Use Picnic Areas

Design Standards

- 11.6.1 A sufficient number of picnic tables, fire pits, and garbage cans shall be provided to accommodate the design capacity of the site. Exact numbers shall be at the discretion of the Development Authority.
- 11.6.2 The facility shall be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- 11.6.3 Where the day use area directly adjoins a Recreational Residential development, adequate screening or fencing, to the satisfaction of the Development Authority, may be provided between the uses.
- 11.6.4 Parking areas and boat launch access roads should be physically separated from the rest of the day use or picnic areas.
- 11.6.5 All day use areas including boat launches and swimming areas shall be provided with a potable water supply. If water cannot be provided on-site, alternate locations/sources shall be provided for and indicated on a map or sign.

Waste Management Standards

- 11.6.6 Waste disposal systems shall be provided in accordance with the *Alberta Safety Codes Act, Provincial Board of Health Regulations,* and the *AESRD Environmental Protection and Enhancement Act.*
- 11.6.7 Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services must be provided.

Basic Camping Areas

- 11.6.8 Basic camping areas provide sites for overnight camping without the provision of electrical or water hookups.

Design Standards

- 11.6.9 Development of roads, facilities, and campsites should occupy no more than one-half of the proposed site, leaving a minimum of one-half in its natural state (or landscaping one-half to the satisfaction of the Development Authority).
- 11.6.10 Campgrounds shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- 11.6.11 A sufficient number of picnic tables, fire pits, and garbage cans shall be provided to accommodate the designed capacity of the campground. Exact numbers shall be at the discretion of the Development Authority.
- 11.6.12 An adequate potable water supply shall be provided to accommodate the drinking and washing needs of the users.
- 11.6.13 If boat launching and swimming facilities are not provided then alternate locations should be indicated by a map or sign.
- 11.6.14 Where the camping area directly adjoins a Recreational Residential or development, adequate screening or fencing, to the satisfaction of the Development Authority, shall be provided between the uses.

Waste Management Standards

- 11.6.15 Waste disposal systems shall be provided in accordance with the *Alberta Safety Codes Act, Provincial Board of Health Regulations, and the AESRD Environmental Protection and Enhancement Act*. Sealed pump out tanks are the desired method of waste management.
- 11.6.16 Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services must be provided.
- 11.6.17 Provisions shall be made for the disposal of wastewater from washing and bathing facilities.
- 11.6.18 A dumping station for grey and black water wastes from self-contained facilities in recreational vehicles shall be provided.

Semi-Serviced Campground Development

- 11.6.19 Semi-serviced campgrounds provide a higher level of services than basic camping areas. Examples of these services include electrical and water hookups as well as individual sealed pump-out tanks on the campsites.

Design Standards

- 11.6.20 Development of roads, facilities, and campsites should occupy no more than two-thirds of the proposed site, leaving a minimum of one-third in its natural state (or landscaping one-third to the satisfaction of the Development Authority).
- 11.6.21 Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.

- 11.6.22 Where the campground directly adjoins a Recreational Residential development, adequate screening or fencing, to the satisfaction of the Development Authority shall be provided.

- 11.6.23 A sufficient number of picnic tables, fire pits, and garbage cans should be provided to accommodate the designed capacity of the campground. Exact numbers shall be at the discretion of the Development Authority.

- 11.6.24 An adequate potable water supply shall be provided to accommodate the drinking and washing needs of the users.

- 11.6.25 A portion of the campsites should be serviced by electrical, water, and/or sewage disposal hookups.

- 11.6.26 If boat launching and swimming facilities are not provided, alternate locations should be indicated on a map or sign.

Waste Management Standards

- 11.6.27 Waste disposal systems shall be provided in accordance with the *Alberta Safety Codes Act, Provincial Board of Health Regulations, and the AESRD Environmental Protection and Enhancement Act*.

- 11.6.28 Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services must be provided.

- 11.6.29 Provision shall be made for the disposal of waste water from washing and bathing facilities.

- 11.6.30 A dumping station for grey and black water wastes from self-contained facilities in recreational vehicles shall be provided.

Full-Service Campground development

11.6.31A Full-Service Campground provides a level of service that supersedes that of a basic or semi-serviced campground. Examples of such services include paved internal streets and parking areas, and general servicing of a standard fit for domestic dwellings.

Design Criteria

11.6.32 The following criteria and standards may be used by the Development Authority in determining an appropriate site design for a proposed campground development:

- a) The site plan for a proposed campground shall detail internal circulation requirements, street widths, pedestrian circulation, site access and egress, emergency access, parking areas, storage areas, toilet and laundry areas, recreational areas, and campsite areas.
- b) The number of access points to the campground shall be limited to control the entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow.
- c) The location of access points shall not route traffic through residential areas.
- d) Access points shall be designed to accommodate two-way traffic and shall provide a clear unobstructed view for traffic and turning vehicles. The provision of acceleration and deceleration lanes may be required.
- e) All campgrounds and sites shall have clear access and identification for firefighting, ambulance and police.
- f) For Campgrounds proposed to be open year-round, provision shall be made in the design of internal roads for snow removal and snow storage;
- g) For Destination Campgrounds, particularly long lease arrangements, parking space is required for visitors. The location of visitor parking shall not interfere with pedestrian safety;
- h) Each campsite shall have a minimum area of at least 186.0 m² (2,002.09 ft²) with an open and graded parking space sufficient to permit a clearance of 4.5 m (14.76 ft) between sides and 3.0 m (9.84 ft) between ends of adjacent recreation vehicles;
- i) Campsites shall be accessible by means of a driveway at least 3.0 m (9.84 ft) wide where the driveway is for one-way traffic, or at least 6.0 m (19.68 ft) wide where the driveway is for two-way traffic, and so constructed that automobiles and trailers will not become mired;
- j) One (1) table and one (1) garbage can (or an equivalent central garbage disposal area) shall be provided for each campsite;
- k) Recreational facilities shall not be located where they would intrude on the privacy of adjacent campers;
- l) Noise control measures may also be required and may include the use of berms, natural barriers, and screens and locating noise-insensitive aspects of the campground closest to the noise source;
- m) Within the campground development, a circular one-way system with gently curving roads, sensitive to topography and site characteristics is preferred, and shall be “signed” to avoid confusion; and

n) All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.

11.6.33 A site plan with clearly identified streets, site numbers, and parking areas may be required to be provided for camper convenience and in cases of emergency.

Amenity Area in Campsites

11.6.34 Development of roads, facilities, and campsites should occupy no more than one-half of the proposed site, leaving a minimum of one-half in its natural state (or landscaping one-half to the satisfaction of the Development Authority).

11.6.35 Campgrounds shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.

11.6.36 A sufficient number of picnic tables, fire pits, and garbage cans shall be provided to accommodate the designed capacity of the campground. Exact numbers shall be at the discretion of the Development Authority.

11.6.37 An adequate potable water supply approved by the Alberta Health Services Authority should be provided to accommodate the drinking and washing needs of the users.

11.6.38 If boat launching and swimming facilities are not provided then alternate locations should be indicated by a map or sign.

11.6.39 Where the camping area directly adjoins a Recreational Residential development, adequate screening or fencing, to the satisfaction of the Development Authority, shall be provided between the uses.

11.6.40 Waste disposal systems shall be provided in accordance with appropriate regulatory authority standards to the satisfaction of the Development Authority. Sealed pump out tanks are the desired method of waste management.

11.6.41 Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services should be provided.

11.6.42 Provision shall be made for the disposal of waste water from washing and bathing facilities.

Outdoor Recreational Motorized Facility

11.6.43 Only those lands specifically designated shall be used as an outdoor recreational motorized vehicle facility and shall be subject to the following regulations:

- a) The use of a site or any portion of a site for the purpose of racing or holding an organized event utilizing motorized recreation vehicles shall:
 - i) Be limited to specific times, dates, and events as approved by the Development Officer; and
 - ii) Not be permitted where it would reasonably be injurious to the neighbourhood residents or which would interfere with the reasonable use and enjoyment of their property by reason of the emission of dust, smoke, odour, glare, noise, vibration, garbage, debris, water spray, traffic to the site or by any other reason or condition which would amount to a public nuisance.
 - iii) Activities on-site are limited to May to October inclusive, 9:30 a.m. – 7:00 p.m.
 - iv) A minimum of 6.0 m (19.69 ft) of the required yard setback shall include landscaping or screening using

natural vegetation on-site, berms, or fencing to the satisfaction of the Development Officer.

- v) A minimum of 30.0 m (98.43 ft) setback from any property line shall be provided to any portion of the track or trail area used by any outdoor recreation motorized vehicle.
- vi) Vehicle entrances, exits, and on-site vehicle roadways shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- vii) All on-site roadways and parking areas shall be drained, developed, and maintained to the satisfaction of the Development Officer and the county engineer.
- viii) There shall be no storage of vehicles or unauthorized equipment or materials on-site.

Golfing Facilities

11.6.44 Golfing facilities may include a golf course or golf driving range and is considered an Intensive Recreational use.

11.6.45 An applicant for golfing facilities shall submit plans and associated information requirements in accordance with the following:

- a) A golf driving range may be allowed:
 - i) On lands considered to be of marginal quality for agricultural purposes due to such conditions as poor soil type, lack of water availability or where there may be an abundance of surrounding incompatible non-agricultural uses;
 - ii) Where the use is intended, designed, and sized to primarily serve the surrounding and rural area;

iii) As a buffer between an agricultural operation and an existing or planned residential area or other use found to be incompatible with agricultural uses; and

iv) Where it is compatible with, and will not limit any agricultural operation.

b) Setbacks, landscaping buffers, fencing, and other measures shall be provided to minimize the impacts on existing and potential uses in the area.

c) Development associated with golfing facilities shall be limited to those that serve golfers (i.e., pro shop with incidental sales of golf equipment, snack bar, and maintenance operations). Eating and Drinking Establishments or other food or beverage services, other retail sales, lodging, or similar uses shall require a separate development permit; and

d) This use shall not substantially alter the natural environment or be detrimental to a residential neighbourhood.

Bareland Recreational Resorts

11.6.46 For the purposes of this Section, bareland recreational resorts or resort cottages are considered structures that are to be used for the private or exclusive use of the applicant or owner with the state of ownership setup in a condominium. The Development Authority may require the applicant to retain a qualified professional to prepare a risk assessment to determine the impact of development on surrounding land uses including traffic and noise impacts.

11.6.47 The following design standards shall apply to bareland recreational resort developments:

- a) The development of roads, facilities and resort cottages should occupy no more than two-thirds of the proposed site, leaving a minimum of one-third in its natural state (or landscaping to the satisfaction of the Development Authority);
- b) The site should be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy use areas from damage;
- c) The development site shall be well drained and located in areas free of standing water;
- d) Developments shall comply with the *Alberta Safety Codes Act*;
- e) Minimum facilities shall include individual electrical outlets and water supplies, toilets, showers, refuse containers, and cooking facilities;
- f) Other facilities should include individual water and/or sewer connections, laundry, picnic tables, on-site parking, grocery, and recreation building;
- g) Adequate lighting shall be provided at entrances and public areas;
- h) Mechanical equipment (including rooftop mechanical equipment) shall be screened from view. Screening shall be compatible with the theme and character of the site;
- i) An activity or play area should be provided;
- j) If boat launching and swimming facilities are not provided, alternate locations should be indicated on a map or sign, installed at the site;

- k) Where the bareland recreational resort directly adjoins a Recreational Residential development, adequate screening or fencing, to the satisfaction of the Development Authority, shall be provided between the uses; and
- l) The Development Authority, in considering an application, may impose conditions requiring the retention of trees or additional plantings of such a type and to the extent that are considered necessary.

11.6.48 The following waste management standards shall apply to bareland recreational resort developments:

- a) Waste disposal systems shall be provided in accordance with the *Alberta Safety Codes Act*, *Provincial Board of Health Regulations*, and the *Environmental Protection and Enhancement Act* to the satisfaction of the Development Authority.
- b) Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services must be provided.
- c) Provision shall be made for the disposal of waste water from washing and bathing facilities.
- d) A dumping station for grey and black water wastes from self-contained facilities in recreational vehicles shall be provided.

11.6.49 All waste collection areas shall be screened from view of a road. Screening shall take the form of berming, landscaping, or solid fencing or any combination of the foregoing.

11.7 Waste Management

Waste Management Facility

11.7.1 A waste management facility shall be for the purpose of providing for the containment and disposal of solid wastes, and be subject to the following regulations:

- a) Placement of proper Landfill liner and leachate collection system;
- b) Execution of a surface water and groundwater monitoring program;
- c) Implementation of a surface water management plan;
- d) Installation of a methane venting system;
- e) Location and placement of a gatehouse/scale at the entrance of the solid waste management site to control access and unauthorized dumping;
- f) Maintenance of a daily log to record incoming material by origin, tonnage and contents;
- g) If waste water treatment sludge is being accepted, an appropriate procedure to mark sludge areas and the placing of sludge in contained areas to prevent uncontrolled release;
- h) Establishing an operation plan that provides for regular operating hours, emergency operation plans, proper covering, and effective compaction;
- i) A management plan to require provision for daily cover, control of site drainage, and control of windblown litter, rodents, dust, and odour;

- j) A reclamation plan for the solid waste management site;
- k) Encourage a recycling plan; and
- l) All parking and manoeuvring areas must be dust-proofed by pavement, crushed rock, landscaping or another means approved at the discretion of the approving authority.

Recycling Depot

11.7.2 The following criteria shall apply to all new recycling depots:

- a) If outdoor storage is an Accessory Use of the operation, all Outdoor Storage areas shall be screened from adjacent properties and roadways;
- b) All outdoor storage or stockpiles of materials shall not be higher than the approved screening;
- c) The owner/applicant may be required to provide debris and dust control mitigation measures to the satisfaction of the Development Authority;
- d) If household waste and/or organics are received as an accessory Use of the operation, there shall be no Outdoor Storage. Household waste and organics must be regularly removed from the site; and
- e) The owner/applicant may be required to undertake mitigating measures to minimize any odour escaping the facility, at the discretion of the Development Authority.

11.8 Utilities and Related Uses

Public Utility

- 11.8.1 Where municipal utilities such as sewer, water, stormwater services, natural gas, or power for individual parcels or Bareland condominium parcels are required by the County Engineer, a Development Officer may refuse a use or development or impose a condition requiring the applicant to enter into a development agreement with the County to construct or pay for the construction or upgrading of services necessary to serve the development.
- 11.8.2 Servicing for private or public sewer, water, and stormwater, shall comply with the County Bylaws and be to the satisfaction of the county engineer having regard for the need for services to serve the development and the protection of the quality of surface and groundwater.
- 11.8.3 Where servicing is required for individual parcels or Bareland condominium parcels, a Development Officer may impose a condition requiring the applicant to provide a guaranteed security to ensure that all on-site utilities, including surface drainage, are constructed to the satisfaction of the county engineer. The security may take the following forms:
- a) Cash to a value equal to 100% of the estimated costs; or
 - b) An irrevocable letter of credit having the value equivalent to 100% of the established costs.
 - c) A value in one the forms outlined above and approved in writing by the Manager of Planning and the General Manager of Infrastructure and Planning.
- 11.8.4 Where security has been submitted for on-site services, security of Section 11.8.3 is not required.
- 11.8.5 If cash is offered as security, interest may be payable and it shall be held by the County until the on-site servicing has been installed and the county engineer is satisfied through site inspection, or issuance of a parcel Grading Certificate and/or Final Acceptance Certificate, that this has occurred.
- 11.8.6 If a letter of credit is offered as security, it shall be in a form satisfactory to the County. The initial term of the letter of credit shall be one year. The letter of credit shall be automatically renewable, until such time as the conditions of approval of the development permit, or the terms of a development agreement have been fulfilled to the satisfaction of the county engineer.
- 11.8.7 The owner shall notify the County thirty (30) days prior to the completion of on-site servicing, in order to provide sufficient time for the county engineer to inspect the on-site servicing to ensure it was constructed in accordance with the construction drawings. If conditions are satisfactory to the county engineer, the letter of credit may be released by a Development Officer after the parcel Grading Certificate and/or Final Acceptance Certificate has been issued. If inspection cannot be made within this thirty (30) day period due to weather conditions or other extenuating circumstances, a Development Officer will not release the security until a satisfactory inspection can be conducted or parcel Grading Certificate and/or Final Acceptance Certificated can be issued.
- 11.8.8 Any letter of credit shall allow for partial draws. If the on-site servicing is not completed in accordance with the approved construction drawings the County may draw on a cash security or a letter of credit and the amount thereof shall be paid to the County for its use absolutely. All expenses incurred by the County to renew or draw upon a letter of credit shall be reimbursed by the owner to the County by payment of invoice or from the proceeds of the letter of credit.

11.8.9 In the event the owner does not complete the required on-site servicing to the satisfaction of the county engineer and the cash or the proceeds from the letter of credit are insufficient for the County to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the owner indicating how the proceeds of the letter of credit were applied within sixty (60) days of completing on-site servicing.

11.9 Communication, Energy and Related Uses

Telecommunication Towers

- 11.9.1 Lac Ste. Anne County recognizes that Industry Canada has the ultimate authority over the placement of radio Communication Towers, but that it has been the practice of Industry Canada to work cooperatively with municipal governments to ensure compliance with local land use concerns and guidelines.
- 11.9.2 Prior to submission of a development permit application for a Telecommunication Tower, antenna, building or equipment as regulated through this Bylaw, the applicant shall submit to the municipality a statement regarding the position or opinion of persons living within 0.8 km (0.5 miles) of the proposed development site. The effort undertaken by the applicant in preparing that statement should depend on such things as the history of previous applications in the area, the size of the proposed development, and the likelihood of it affecting nearby landowners due to factors such as population density or viewing areas.
- 11.9.3 Where possible, applicants of Telecommunication Towers, antennas, buildings, or equipment shall attempt to utilize existing infrastructure. To this end, companies shall co-locate where possible and shall attempt to mount antennas on existing structures rather than build new freestanding towers.
- 11.9.4 All freestanding Telecommunication Towers shall be designed to prevent climbing or sliding down, and their base and stabilizing lines shall be separately fenced.
- 11.9.5 The use of any portion of a tower or antenna for signs, other than to provide a warning or equipment information, is prohibited.

11.9.6 When Telecommunication Towers, buildings, or antenna equipment become obsolete, it is required that they shall be removed and the development site reclaimed.

Antenna, Satellite Telecommunication Towers

11.9.7 All satellite dish and amateur radio antennas applied for ham radios or citizen band radio, and a telecommunication device that only receives signals, shall be located on the same site as the intended signal user.

- a) Satellite dishes that conform to all other provisions of this Bylaw do not require a development permit;
- b) No satellite dish antenna that is accessory to the principal use of a site shall be located in, or encroach onto, a front or side yard in any residential district; and
- c) Location restrictions for satellite dish antennas may be waived where the applicant can demonstrate, to the satisfaction of the Development Authority that compliance would interfere with signal reception.

11.9.8 Amateur radio antennas with a height of 15.0 m (49.21 ft) or more in multi-parcel residential districts other than country residential Districts shall be considered a discretionary use.

11.9.9 Antennas shall not be illuminated unless required by Transport Canada regulations, and except for a manufacturer's logo, shall not exhibit or display any advertising.

11.9.10 An antenna and supporting structure for the following uses are discretionary in all districts:

- a) Radio and television transmission;
- b) Two-way radio;

- c) Common carriers;
- d) land mobile systems; and
- e) Fixed point microwave.

11.10 Intermunicipal Fringe Overlay

11.10.1 This purpose of the Intermunicipal Fringe Area Overlay is to permit not only existing legal agricultural and residential uses and buildings to continue as legal non-conforming uses, but also to allow certain agricultural and residential development within the area of the Intermunicipal Fringe Area Overlay despite redistricting to Agricultural Fringe, Highway Commercial or Industrial Land Use Districts in order to ensure consistency with the three Intermunicipal Development Plans between Lac Ste Anne County and:

- a) Mayerthorpe
- b) Town of Onoway
- c) Town of Alberta Beach, Summer Village of Sunset Point and the Summer Village of Val Quentin

Area of Overlay

11.10.2 Lands subject to the Intermunicipal Fringe Area Overlay are identified in the Intermunicipal Fringe Area Overlay Map 14-16. If there is a conflict between the Intermunicipal Fringe Area Overlay and the Land Use District, the Intermunicipal Fringe Area Overlay takes precedence.

Permitted and Discretionary Uses

11.10.3 In addition to those uses listed as permitted and discretionary in the underlying Land Use District, the following permitted and discretionary uses may be considered discretionary in Agricultural Fringe, Highway Development and Industrial Districts within the Intermunicipal Fringe Overlay Area:

- a) Single Detached Secondary Dwelling;
- b) Farm Building;
- c) Extensive Agriculture;

- d) Hobby Farm;
- e) Kennel Breeding, Boarding;
- f) Mobile Home;
- g) Modular Home; and
- h) Rural Industry.

Requirements of Development Permits issued in the Intermunicipal Fringe Overlay

11.10.4 Where a use is being approved in accordance to Section 11.10.3 of the Land Use Bylaw the Development Permit shall be issued a time limit of no more than 50 years at which time said permit expires. After that expiry a new development permit may be reissued subject to a decision by the Development Authority if it is deemed the application still meets the intent of the Intermunicipal Development Plan and adjacent land uses will not conflict with the use.

12 Parking and Loading Standards

12.1 General Regulations

Off-Street Parking

- 12.1.1 Off-street parking space shall be provided in accordance with the requirements in their respective land use districts, and the parking schedule outlined in Subsection 12.2.
- 12.1.2 Unless otherwise approved by the Development Authority, a loading space shall be located on the same parcel as the principal building or use.

On-Street parking

- 12.1.3 On-street parking or loading is not permitted on municipal roadways unless specifically permitted by the Development Officer.
- 12.1.4 Where poor field conditions prohibit the on-site parking and loading of agricultural equipment, such equipment may be permitted to be parked or loaded on municipal roadways where, in the opinion of the Development Officer, it does not significantly interfere with the continued safe usage of the roadway.

Design and Location of Parking and Loading

- 12.1.5 The applicant shall be required to construct or pay for the construction of parking and loading facilities and include an adequate, safe, and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, and unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site.

- 12.1.6 Where a proposed development will, from time to time, require pick-up or delivery of commodities, the applicant shall be required to construct and pay for the construction of adequate space for loading and unloading, which shall be maintained on-site to the satisfaction of Council.
- 12.1.7 A loading space shall be designed and located so that all vehicles using that space can be parked and maneuvered entirely within the bounds of the site without backing in to or from adjacent streets.
- 12.1.8 In all districts, vehicular entrances and exits onto streets shall only be permitted at locations approved by the Development Authority.
- 12.1.9 Parking stalls and loading spaces shall be so constructed that:
- a) Every access to an off-street parking space or loading area shall be hard-surfaced if the access is from a street or public lane that is hard-surfaced;
 - b) Adequate access to, and exit from, each stall is provided at all times by means of manoeuvring aisles designed to the satisfaction of Council; and
 - c) Curb cuts will be provided and located as necessary to the satisfaction of Council.
- 12.1.10 Parking parcel design shall ensure that all grades and drainage shall dispose of surface water in accordance with the approved stormwater management plan. In no case shall grades be established that would permit surface drainage to cross any sidewalk or site property line without the approval of Council.

12.2 Parking Schedule

12.2.1 The parking schedule is outlined in Table 12.2.1.

Table 12.2.1: Parking Space Requirements

Type of development	parking Space Requirements
Bed and Breakfast	One (1) parking space per guest room plus one (1) parking space for the residential dwelling unit.
Churches, chapels, community centres, and other places of assembly	Whichever is the greater of: one (1) parking space for every 9.0 m ² (97 ft ²) of gross floor area devoted to public use, or one (1) parking space for each six (6) seats provided for patrons.
Commercial use	One (1) parking space for every 18.0 m ² (194 ft ²) of gross floor area; minimum five (5) spaces.
Minor Home Based Business	One (1) parking space per two (2) employees plus one (1) parking space for the residential dwelling unit.
Major Home Based Business	One (1) parking space per two (2) employees plus one (1) parking space for the residential dwelling unit.
Industrial use	One and one-half (1.5) parking spaces for every 90.0 m ² (969 ft ²) of gross floor area, but there shall not be less than one (1) parking space for every three (3) employees.
Motel or Hotel	One (1) parking space for each motel or hotel unit.
Recreational use	One (1) parking space for every 18.0 m ² (194 ft ²) of gross floor area; minimum five (5) spaces. Where the use does not include measurable floor space within an acceptable principal building, parking requirements shall be determined by Council on a case-by-case basis considering projected peak use and typical use parking requirements.
Residential day cares	One (1) parking space per two (2) employees plus one (1) parking space for the residential dwelling unit.
Residential dwelling units	One (1) parking space for each residential dwelling unit where parking is individually provided within or abutting the unit.

12.3 Parking Area Provisions

12.3.1 The parking facility shall be located on the same site as the use for which it is intended. It shall be developed such that:

- a) It is reasonably accessible to the use and vehicles it is intended to serve;
- b) It is appropriately landscaped to the satisfaction of the Development Authority;
- c) It shall be maintained by the owner of the property to the satisfaction of the municipality;
- d) Each parking space within a parking facility shall be a minimum of 2.50 m (8.20 ft) wide and 6.0 m (19.69 ft) long except that parallel parking spaces shall be a minimum of 6.50 m (21.33 ft) long;
- e) Where two (2) or more uses are approved on any one site, the off-street parking requirements for each use shall be calculated as if each is a separate use and the total number of off-street parking spaces so calculated shall be provided, excepting the provisions specifically referred to in the previous Subsection; and
- f) One (1) barrier-free disabled parking space shall be provided for any required parking facility accommodating between four (4) and one hundred (100) parking spaces. Each barrier free parking space within a parking facility shall be a minimum of 3.70 m (12.14 ft) wide and 7.0 m (22.97 ft) long.

12.3.2 Any parking facility shall be developed to the satisfaction of the Development Authority within one (1) year of the completion of the development for which the development permit was issued.

12.3.3 When a building is enlarged or altered in such a manner as to cause an intensification or change of use, provisions shall be made for additional parking spaces as required by Subsection 12.3.1.

13 Landscaping Standards

13.1 General Landscaping Requirements

13.1.1 Landscaping requirements for residential, commercial, industrial, institutional and recreational developments shall be in accordance with the General Municipal Design and Servicing Standards for Lac Ste. Anne County.

13.2 Landscaping Design and Maintenance

13.2.1 As a condition of the development permit for all development, the Development Authority shall require all landscaping to be completed within one (1) year of the issuance of the Construction Completion Certificate. This includes paving required for a commercial business operation and if necessary, landscaping as per a landscape plan submitted as part of the development permit to the satisfaction of the Development Authority. The owner, applicant and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development parcel.

13.2.2 The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with the approved landscape plan.

13.3 Landscaping Security

13.3.1 The owner or the owner's representative, based on the information provided in the landscape plan, shall calculate the landscaping costs. If a Development Officer does not accept the costs identified by the owner or the owner's representative, a Development Officer may determine a different landscaping cost figure for the purpose of determining the value of the landscaping security.

13.3.2 A Development Officer may require, as a condition of a development permit, that the owner provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The security may take the following forms:

- a) Cash to a value equal to 110% of the established landscaping costs; or
- b) An irrevocable letter of credit having the value equivalent to 110% of the established landscaping costs.

13.3.3 Where a site is to be developed in phases, landscaping need only be provided on that portion of the site to be approved in each phase. Landscaping shall be required in subsequent phases on the remainder of the site at the time these are approved and developed.

13.3.4 If cash is offered as the landscaping security, interest may be payable, and it shall be held by the County, until the landscaping has been installed, successfully maintained for two growing seasons and a Development Officer is satisfied through site inspection that this has occurred.

- 13.3.5 If a letter of credit is offered as the landscaping security, it shall be in a form satisfactory to the County. The initial term of the letter of credit shall be one (1) year. The letter of credit shall be renewed for a further one (1) year term by the owner thirty (30) days prior to expiry. This process shall be repeated as many times as is necessary so that the letter of credit is maintained until the installation of landscaping has occurred and maintenance of the landscaping has been carried out for two (2) growing seasons, as determined by and to the satisfaction of a Development Officer.
- 13.3.6 The owner shall notify the County thirty (30) days prior to the expiry date of the letter of credit, in order to provide sufficient time for a Development Officer to inspect the site and to determine if the landscaping is well maintained and developed in accordance with the regulations of this Bylaw. If landscaping conditions are satisfactory to a Development Officer, the letter of credit may be released. If inspection cannot be made within this thirty (30) day period due to weather conditions or other extenuating circumstances, a Development Officer may require renewal of the letter of credit until a satisfactory inspection can be made.
- 13.3.7 Upon application by the owner's representative, a letter of credit may be amended to a reduced amount, for attachment to the original letter of credit, at the discretion of a Development Officer, when any of the following events occur and are to the satisfaction of a Development Officer:
- a) The required landscaping has been properly installed;
 - b) Notwithstanding Subsection 13.2, the required landscaping has been well maintained and is in a healthy condition after one (1) growing season; and
 - c) The required landscaping has been well maintained and is in a healthy condition after two (2) growing seasons. In this last case, the letter of credit shall be fully released.

14 Sign Regulations

14.1 General Sign Regulations

14.1.1 Signs are a discretionary use in all land use districts.

14.1.2 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.

14.1.3 Approval of a development permit for new residential, commercial, industrial, or recreational development will include approval for sign(s) if design standards are submitted and approved with the development permit application.

14.1.4 No signs, billboards, advertising structures, or signboards shall be erected on or affixed to public property without the prior consent of the Development Authority or appropriate public body through agreements or licence of occupation.

14.1.5 Notwithstanding Subsection 14.1.1, the following signs may be erected on land or affixed to the exterior surface of a building or structure without a development permit, where the sign is not illuminated and where any necessary permits have been obtained in accordance with the highway development Control Regulations. An application for development approval for signs under this Section shall be submitted to the Development Authority who shall decide whether or not the proposed sign meets the criteria of a sign not requiring a development permit.

- 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 a residential Hotel, Apartment block, club or similar institution, not exceeding 1.10 m² (11.84 ft²) and limited to one (1) 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 1.90 m² (20.45 ft²), 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; and
- c) Advertisements or signs in relation to the function of local authorities, utility boards or other public or quasi-public bodies.

14.1.6 No sign or advertisement shall resemble or conflict with a traffic sign (including intermittent, flashing, directions, rotating lights, or other feature that may be distracting to the motoring public), nor shall it be a traffic hazard.

14.1.7 No signs or advertising structures other than those specified under Subsection 14.1.5 above shall be permitted in any residential, country residential, agricultural, industrial, or recreational district.

14.1.8 No signs or advertising structures of any kind shall be permitted in the highway development District unless the prior approval of Alberta Transportation has been obtained.

14.1.9 Free-standing sign signposts shall be of a breakaway type such as wooden 4" x 4" posts.

14.1.10 Signs outside of residential neighbourhoods shall have a minimum lettering height of 15.24 cm (6.0 inches).

14.1.11 No person shall park or store on any part of a site, any unlicensed truck, bus, rail or shipping container, or coach body for the purpose of advertising, sale, or commercial warehousing within any zoning district.

14.2 Development Permit and Application Requirements for Signs

14.2.1 The applicant shall include the following information for any development permit application for signage:

- a) The name and address of:
 - i) The sign company responsible for the sign;
 - ii) The owner of the sign; and
 - iii) The registered owner of the land or premises upon which the sign is to be erected.
- b) A site plan designating the following location details:
 - i) Location of the proposed signage;
 - ii) The distance to public roadways; and
 - iii) The distance to aerial power lines from freestanding signs.
- c) A plan showing the following construction details:
 - i) The overall dimensions of the sign and the total sign area;
 - ii) The height of the top and the bottom of the sign above the average ground level at the face of the building or sign;

- iii) The method of illumination; and
- iv) Such other considerations as the Development Authority may deem to be relevant.
- v) Non-refundable application fees in accordance with a schedule as set from time to time by resolution of Council, as required.

14.3 Development Permit Approval for Signs

- 14.3.1 No person shall place, replace, erect, or use any sign without first obtaining a development permit, except as per Subsection 14.1.5 or where stated otherwise in this Bylaw.
- 14.3.2 The Development Authority may require the applicant submit a structural drawing bearing the seal of a professional engineer.
- 14.3.3 The Development Authority shall attach as conditions of development permit approval, those conditions necessary to resolve any development concerns or issues.

14.4 Sign Owners' Responsibility

- 14.4.1 Neither the granting of a sign permit, nor the approval of the plans nor any inspections made by the Development Authority shall in any way relieve the owner from full compliance with this Bylaw or other applicable legislation.
- 14.4.2 All signs shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.

14.4.3 The owner of a sign shall permit Development Authority representatives to enter the owner's premises at any reasonable time, subject to notice in accordance with Section 542 of the MGA, for the purpose of inspecting the sign or administering or enforcing this Bylaw.

14.4.4 Unless otherwise allowed in this Bylaw, no person shall attach anything to an existing permitted sign unless a new permit is issued for such addition.

14.4.5 The County reserves the right to impound any sign that does not comply with this Bylaw.