



LEDUC
COUNTY

Land Use Bylaw

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DRAFT UNTIL ADOPTED

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Part 1: Introduction

This *bylaw* shall be formally referred to as the “Leduc County Land Use *Bylaw*” and *may* be referenced throughout as “this *bylaw*”.

1. Purpose

1.1 The purpose of this *bylaw* is to provide regulations pertaining to the *development* and use of lands and buildings in Leduc County “the County” in order to achieve orderly and economic *development* in accordance with the direction and policies of the Municipal *Development Plan* and applicable statutory plans.

1.2 This *bylaw*, amongst other matters:

- a) Establishes land use districts for implementation throughout the County, prescribing *permitted uses* and/or *discretionary uses* for each district, along with relevant subdivision and development regulations;
- b) Prescribes a method for reviewing and making decisions on *development* permit applications and issuing development permits;
- c) Establishes the process to appeal a decision made under the provisions of this *bylaw*;
- d) Establishes an enforcement protocol for addressing matters of non-compliance with this *bylaw*;
- e) Provides for a procedure to consider an amendment to this *bylaw*.

2. Effective Date and Transition

2.1 The effective date of this *bylaw* *shall* commence upon the date in which *Council* provide third and final reading.

- a) The Leduc County Land Use *Bylaw* 7-08, as repealed, *shall* hereafter be referred to as “Land Use *Bylaw* 7-08 – as repealed” or “the previous Land Use *Bylaw*”.
- b) Any amendment applications, *development* permit applications, and subdivision applications that have been deemed complete following the effective date of this *bylaw* *shall* be processed and determined in accordance with the provisions of this *bylaw*.
- c) Notwithstanding the provisions of Part 1, S.2.1(b), any amendment applications, *development* permit applications and subdivision applications that have been deemed complete prior to the effective date of this *bylaw* *shall* be processed and determine in accordance with the provisions of Land Use *Bylaw* 7-08 – as repealed.
- d) Notwithstanding the provisions of Part 1, S.2.1(c), any applications deemed complete prior to the effective date of this *bylaw* *may* be processed and determined in accordance with the provisions of this *bylaw*, if requested, in writing, by the applicant.

3. Compliance with Legislation

3.1 A person commencing *development* is responsible for complying with the provisions of this *bylaw*, any other municipal *bylaw* or statutory plan applicable to the proposed *development*, any relevant federal and provincial statutes or regulations, and any easement, covenant, agreement or contract affecting the subject lands.

4. Severability

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

5. Application

- 5.1 The provisions of this *bylaw* apply to all lands and *development* within the municipal boundary of Leduc County, excepting those within the jurisdiction of other municipalities or exempt from municipal regulation through federal or provincial legislation.

6. Fees & Charges

- 6.1 All fees and charges pursuant to this *bylaw* are established within the Leduc County Fees and Charges *Bylaw*, as amended from time to time.

7. Definition of Terms

- 7.1 Words printed in italics throughout this document are defined within Part 13: Definitions of this *bylaw*.
- 7.2 Within this *bylaw*, any action or requirement defined by '*shall*' is considered an obligatory requirement unless approved otherwise through a variance application.
- 7.3 Within this *bylaw*, any action or requirement defined by '*may*' is considered a requirement that can be imposed at the discretion of the *Development Authority*.

Part 2: Planning Authorities

1. Development Authority

- 1.1 The *Development Authority* is established pursuant to this *bylaw* to exercise *development* powers and duties on behalf of the *County*.
- 1.2 The *Development Authority* shall ensure a current copy of this *bylaw*, as amended from time-to-time, is available for public viewing on the Leduc County website, and *shall* also be available for viewing at the Leduc County offices during office hours.
- 1.3 The *Development Authority* shall ensure a copy of all applications and associated decisions made under the provisions of this *bylaw* are available for public viewing at the Leduc County offices during office hours with the exception of any information that must remain private in accordance with the Access to Information Act and Protection of Privacy Act (or other such applicable Act).

2. Development Officer

- 2.1 A development officer is any person designated through the chief administrative officer, the authority to be considered a *Development Authority* for the purpose of administering decisions in respect of development permit applications submitted pursuant to this *bylaw*.
- 2.2 Any development officer exercising duties under this *bylaw* shall be considered a *designated officer* for the purpose of undertaking a required inspection of a property in accordance with the Municipal Government Act.
- 2.3 A development officer, *shall*, amongst other duties, be responsible for:
 - a) Accepting and deeming complete development permit applications in accordance with the provisions of this *bylaw*;
 - b) Processing development permit applications in accordance with the provisions of this *bylaw*;
 - c) Administering decisions on development permit applications in accordance with the provisions of this *bylaw*;
 - d) Providing recommendations to *Council* in respect of any applications made within a designated Direct Control District, unless *Council* has directed decision making authority to the Development Officer in respect of any Direct Control District(s);
 - e) Upholding the integrity of this *bylaw* by undertaking appropriate enforcement action(s) to remedy any contraventions of this *bylaw* that *may* occur.

Part 3: Development Process

1. Development Requiring a Permit

- 1.1 All *development* and/or use of lands and buildings within the boundaries of the *County*, including a change or intensification of use, *shall* be required to obtain a *development permit* unless explicitly exempted within this *bylaw* or by federal or provincial legislation.
- 1.2 No *development* and/or use of lands and buildings *shall* commence prior to the effective date delineated within a valid *development permit*.
- 1.3 Only those specific *development(s)* and/or use(s) of lands and buildings defined in Part 11: Land Use Districts as exempt, or exempted within individual land use districts *may* be considered exempt from the requirements of a *development permit*.

2. Application Requirements (*development permit applications*)

- 2.1 The following information *shall* be submitted to support all development permit applications. A development permit application *shall* not be deemed complete prior to submission of the following information unless indicated otherwise, in writing, by the *Development Authority*:
 - a) A completed development permit application form, as adopted by the County (as amended from time to time), signed by the landowner or their agent when authorized in writing by the landowner;
 - b) Title search not less than 30 days old for all lands within the proposed *development area*;
 - c) Development permit application fee in accordance with the Leduc County Fees and Charges *Bylaw*, as amended from time to time, as adopted by resolution of *Council*;
 - d) A *Site Plan* clearly identifying the following:
 - i. North Arrow;
 - ii. Scale of the plan to the satisfaction of the *Development Authority*;
 - iii. Legal land description and municipal address;
 - iv. All lot lines with dimensions and setbacks from all lot lines to proposed *development*;
 - v. Dimension of all existing and proposed buildings and *development areas* on the lot;
 - vi. Location and dimensions of all existing and proposed accesses, including emergency access to the lot;
 - vii. Location of all *waterbodies* including, but not limited to, wetlands and drainage courses;
 - viii. Location and description of all registered easements and rights-of-way;
 - ix. Location and description of existing and proposed utilities;
 - x. Location of existing and proposed freestanding signs;
 - xi. Location and dimensions of all existing and proposed parking, loading, garbage collection and amenity areas;

- xii. The location of existing and proposed landscaped areas, including retaining walls, existing trees, and screened areas;
 - xiii. Location of existing and proposed lighting standards, and;
 - xiv. Identification of all adjacent roads and highways.
- e) For a commercial, industrial or *home-based business*, a detailed description of the proposed use and business activities proposed for the land and buildings *shall* be provided;
 - f) For all commercial and industrial applications; site plans, grading and servicing plans and building plans *shall* be provided and *shall* be prepared by a *qualified professional*;
 - g) For any *development*, where in the opinion of the *Development Authority*, the proposed *development may* significantly alter the natural drainage on the lot or increase run-off onto adjacent lands, a lot drainage plan prepared by a *qualified professional shall* be provided;
 - h) Exterior building elevations delineating height, horizontal dimensions, fascia signage locations and finishing materials of proposed buildings;
 - i) Floor plans identifying all areas of use for existing and proposed developments, including basement areas;
 - j) Information and mapping, which can be obtained from the Alberta Energy Regulator, confirming the presence of abandoned oil or gas wells or pipelines, and their proximity to the proposed *development* on a lot.
- 2.2 The *Development Authority may* require supplementary information be provided as part of the development permit application, including but not limited to; lot grading and servicing plans, a groundwater report, geotechnical report, slope stability assessment, flood hazard study, traffic impact assessment, *environmental impact assessment*, risk assessment, reclamation plan, agricultural impact assessment, arborist report, noise attenuation study, landscape plan, real property report or land survey prepared by an Alberta Land Surveyor, or any other plan, study, report or technical information of any kind that the *Development Authority* deems necessary to properly evaluate a proposed *development*.
- 2.3 Where any information required is of a scientific or technical nature, this information *shall* be prepared, signed and stamped by a qualified professional in the applicable field of study.

3. Application Process

3.1 Completeness of application

- a) Prior to processing a development permit application, the *Development Authority shall* review the application for completeness in accordance with the requirements of Part 3, s.2 – (application requirements).
- b) The *Development Authority shall* determine completeness of a development permit application within twenty (20) days of receipt of formal submission, unless this time period is extended through a written agreement between the applicant and *Development Authority*.

3.2 Application deemed complete

- a) Upon determining that a development permit application is complete, the *Development Authority shall* acknowledge its completeness to the applicant via written notification. Confirmation *shall* be provided to the email address provided on the application form.

Where no email address has been provided, notification will be mailed to the mailing address delineated within the application form.

3.3 Application deemed incomplete

- a) Upon determining that a development permit application is incomplete, the *Development Authority shall* acknowledge the incompleteness to the applicant via written notification.
- b) Notification *shall* be provided to the email address provided within the application form. Where no email address has been provided, notification will be mailed to the mailing address delineated within the application form.
- c) Notification of an incomplete application *shall* include:
 - i. A comprehensive list of all outstanding information, documentation, drawings and plans, and;
 - ii. A required submission date for all outstanding information.
- d) A required submission date identified under subsection (c) *may* be extended through a written agreement between the applicant and *Development Authority*.
- e) Upon confirmation that all outstanding information has been submitted to the satisfaction of the *Development Authority*, written notification of a complete application *shall* be provided to the applicant in accordance with the provision of Part 3, s.3.2.

3.4 Application deemed refused

- a) If an applicant fails to submit all outstanding information by a date specified through Part 3, s.3.3, the application *shall* be deemed to be refused.
- b) Once an application is deemed refused, the *Development Authority shall* issue a notice of decision (refusal) to the applicant specifying the reason(s) for the refusal.

3.5 Request for additional information (during application processing)

- a) Notwithstanding an acceptance of application completeness, the *Development Authority may* request any additional information during the review of a complete application that is considered necessary to make an informed decision of that application.

3.6 Issuance of decision / processing times

- a) After a development permit application is deemed complete under section Part 3, s.3.2, a decision *shall* be rendered within 40 days of the date of completion noted within the acknowledgment.
- b) A time period referred to in Part 3, s.3.6(a) *may* be extended through a written agreement between the *Development Authority* and the applicant.
- c) If the *Development Authority* has not rendered a decision by the date determined under Part 3, s.3.6(a) or as per an agreement under Part 3, s.3.6(b) the application *may* be deemed refused at the request of the applicant.

Decision Making

3.7 Development considerations

- a) A development permit *shall* not be approved unless in the opinion of the *Development Authority*, the lot is suitable for the proposed *development*.

- b) When determining the suitability of a lot for *development*, the *Development Authority* shall consider the following elements:
- i. Compatibility of the proposed *development* with surrounding lands, in terms of function, form and scale;
 - ii. Suitability of the proposed building site with respect to *environmental impacts* and natural features, including but not limited to; topography, potential flooding, drainage, and ground stability;
 - iii. Road access, capacity of public roads, traffic generation and the impacts of vehicle parking and loading on the surrounding area;
 - iv. Ability of existing and proposed public or private utilities and infrastructure, services and amenities to accommodate the potential *development*, including sewage disposal and availability of potable water, and;
 - v. Any other applicable factor deemed necessary to make an informed decision.

3.8 Permitted use(s)

- a) A *development permit* for a *permitted use* that has been deemed complete;
- i. *Shall* be approved by the *Development Authority*, providing the *development* conforms with this *bylaw*;
 - ii. *May* be approved by the *Development Authority*, if the *development* does not conform with this *bylaw*, but can be brought into conformance through appropriate conditions of approval;
 - iii. *Shall* be refused by the *Development Authority*, if the *development* does not conform with this *bylaw*, and cannot be brought into conformance through appropriate conditions of approval.

3.9 Discretionary use(s)

- a) A *development permit* for a *discretionary use* that has been deemed complete;
- i. *May* be approved by the *Development Authority*, providing the *development* conforms with this *bylaw*;
 - ii. *May* be approved by the *Development Authority*, if the *development* does not conform with this *bylaw*, but can be brought into conformance through appropriate conditions of approval;
 - iii. *Shall* be refused by the *Development Authority*, if the *development* does not conform with this *bylaw*, and cannot be brought into conformance through appropriate conditions of approval.

3.10 Neither a permitted or discretionary use

- a) A *development permit* application for a use that is not defined as either a *permitted use* or a *discretionary use* within the applicable *land use district*;
- i. *Shall* be refused by the *Development Authority*, and;
 - ii. Cannot be considered through a *variance* application.

3.11 Variance of the land use bylaw

- a) The *Development Authority* may issue a *development permit* granting a *variance* of a requirement of the *bylaw* providing:
 - i. The proposed use complies with those prescribed in the *bylaw*;
 - ii. Compliance of the *development* with a site requirement of the *bylaw* is prevented or impeded by unique circumstances that are not common to the surrounding lands;
 - iii. The *development* is consistent with the general intent of the district and the overall character of the area;
 - iv. The *development* will not unduly interfere with the amenities of the area or materially affect the use and enjoyment of nearby properties, or;
 - v. Sufficient measures will be implemented through condition of approval to remedy any impacts on nearby properties.
- b) A request for a *variance* shall be accompanied by a detailed description outlining reason(s) for the required *variance* and why the proposed *development* cannot be accommodated under the prescribed provisions of this bylaw and the applicable *land use district*.
- c) Any application that includes a proposal for a *variance* shall render the application a *discretionary use* for the purpose administering this *bylaw*.
- d) Any *development* deemed under this *bylaw* to be exempt from the requirements of a *development permit*, shall be considered as a *discretionary use* should the *variance* of any provision of this *bylaw* be required.

Referrals and notifications

3.12 Referral of application

Adjacent landowners

- a) Notification of a development permit application for a *discretionary use* may be sent to *adjacent* landowners at the discretion of the *Development Authority*, should the *Development Authority* deem the application may result in any detrimental impact upon *adjacent* lands, or if it is deemed that the application is in the interest of *adjacent* landowners.
- b) Proposed land uses that shall result in neighbour notification include, but are not be limited to;
 - i. *Variance* applications (all types);
 - ii. *Home based business* (types 2 – 3);
 - iii. *Kennels*;
 - iv. *Recreation: Outdoor & Recreation: Outdoor, Special, and*;
 - v. Any use or *development* that may pose any detrimental impact beyond the boundaries of the application property by way of noise, odour, traffic impact, design & appearance, or any other *nuisance* deemed applicable by the *Development Authority*.
- c) Notification of a development permit application for any application proposed within a direct control district shall be referred to all *adjacent* landowners for a period of no less

than one calendar week. A notification area *may* be increased at the discretion of the *Development Authority*.

Adjacent municipalities

- a) Notification of a *discretionary use* development permit application proposed within an area subject to any intermunicipal plan and/or similar agreement, *shall* be referred in accordance with that plan and/or agreement.
- b) Notification of a *discretionary use* development permit application proposed within 0.8km. of an adjacent municipality that is not subject to any intermunicipal plan and/or agreement, *shall* be referred to that municipality for a period of no less than one calendar week.

Other bodies and organizations

- a) Notification of a development permit application *may* be referred to any department or organization that *may* have interest in the application at the discretion of the *Development Authority*, for a period of no less than one calendar week.

3.13 Referral of decision

Adjacent landowners

- a) Notification of the decision of any *discretionary use* development permit application *shall* be referred to all *adjacent* landowners as identified on the assessment roll of the County, in addition to the applicant. A notification area *may* be increased at the discretion of the *Development Authority*.

Adjacent municipalities

- a) Notification of the decision of any *discretionary use* development permit application within an area subject to any intermunicipal plan and/or similar agreement, *shall* be referred in accordance with that plan and/or agreement.
- b) Notification of the decision of any *discretionary use* development permit application within 0.8km. of an adjacent municipality that is not subject to any intermunicipal plan and/or agreement, *shall* be referred to that municipality.

Other bodies and organizations

- a) Notification of the decision of a development permit application *may* be referred to any department or organization that *may* have interest in the application at the discretion of the *Development Authority*.
- b) Notifications made in accordance with Part 3, s.3.12 *shall* include, at minimum, the following information:
 - i. The notice of decision (including relevant conditions if approved, or reasons for refusal, if refused, including date of decision;
 - ii. Information concerning the relevant appeal authority and date in which an appeal must be submitted by;
 - iii. Applicable *site plan*, and;
 - iv. Any other information deemed applicable by the *Development Authority*.

3.14 Conditions of a development approval

- a) The *Development Authority* *may* impose any conditions on a *development permit* that are deemed appropriate to;
 - i. Ensure compliance with this *bylaw*;

- ii. Uphold the intent and objectives of the *Municipal Development Plan* (MDP) or any applicable statutory or non-statutory plan;
- iii. Mitigate any onsite or offsite impacts and/or *nuisances* that *may* be caused as a result of the *development*;
- iv. The requirement for payment of any required offsite levy or deposit / security;
- v. The requirement to enter into a *development agreement*, or any other agreement that *may* require a caveat to be registered on the title of the subject lands;
- vi. Restrict the *development* to a time-limited approval;
- vii. Specify a construction completion date for any approved *development*;
- viii. Request any additional plans, reports or studies, or to adhere to the requirements of any plans, reports or studies relating to the *development* and/or site, or;
- ix. Achieve anything else the *Development Authority* deems applicable, appropriate and reasonable to ensure the approved *development* and/or use is constructed and operated to the satisfaction of the *Development Authority*.

3.15 Development agreements, securities and caveats

- a) As a condition of *development* approval, the *Development Authority* may require that an applicant enter into, and abide by, a *development agreement* with the County, requiring the applicant to do any or all of the following:
 - i. To construct or pay for the construction of;
 - a. A road required to give access to the *development*,
 - b. A pedestrian walkway system to serve the *development*, or pedestrian walkways to connect the pedestrian walkway system serving the *development* with a pedestrian walkway system that serves or is proposed to serve an adjacent *development*, or both;
 - c. Off-street or other parking facilities, and loading and unloading facilities;
 - ii. To install or pay for the installation of a public utility (with the exception of telecommunications) that are necessary to serve the *development*, whether or not the public utility is, or will be, located on the land that is subject of the *development*;
 - iii. To pay an off-site levy or redevelopment levy imposed by *bylaw*;
 - iv. To provide security to ensure that the terms of the *development* agreement are carried out;
 - v. To require a security to ensure the appropriate remediation of lands, or;
 - vi. To require a security to ensure the appropriate landscaping of lands.
- b) The County *may* register a caveat on the certificate of title for the land in respect of any *development* agreement required for *development*. Any caveat registered in respect of the foregoing *shall* be discharged by the County upon compliance with the terms of the agreement.
- c) Where security is required for the purpose of ensuring compliance with a *development agreement* or condition of a development approval, security *shall* be provided in the form of

an irrevocable letter of credit or other form deemed acceptable to the *Development Authority*.

3.16 Commencement of development

- a) Any discretionary *development* and/or use subject to an approval *shall* not commence until 21 days after the approval date delineated on the *development permit*, providing no appeal has been submitted to an *appeal board*.
- b) Where an appeal has been formally submitted to an *appeal board* in respect of a decision made under this *bylaw*, no *development shall* commence until such time that the relevant *appeal board* has issued a decision to uphold the approval, or by an alternative commencement date stipulated in the appeal decision, whichever is the latter.
- c) In any circumstance where *development* has commenced prior to the applicant and/or landowner receiving notification that an appeal has been submitted, all *development* activity *shall* cease with immediate effect until a decision has been issued by the *appeal board*.
- d) Any approval for a *permitted use* may commence *development* within 21 days of the approval date delineated on the *development permit*, providing the applicant and/or landowner has provided the municipality with written notification that they have no intent to appeal any required conditions of approval.

3.17 Completion of development

- a) The *Development Authority* may specify, through condition, a required completion date for *development*.

3.18 Expiry of development permit

- a) A *development permit shall* be considered expired, and no longer in effect, when;
 - i. *Development*, in accordance with the approval, has not commenced to the satisfaction of the *County*, within 1 year of the 'effective date' delineated on the *development permit*. Where an earlier commencement date has been specified within the permit via condition, the earlier date *shall* be considered the expiry date;
 - ii. A *development permit* has been issued on a temporary, time-limited basis via condition and the prescribed expiry date has surpassed. A discretionary permit issued on a time-limited basis *shall* not be extended and the continued use of a same or similar *development shall* be subject to a further *development permit*;
 - iii. Condition(s) of a *development permit* requiring additional information or documentation to be submitted to the *Development Authority* have not been met by a specified date, unless a formal agreement has been made with the *Development Authority* to extend a prescribed date for submitting any required information.

3.19 Cancellation or suspension of a development permit

- a) The *Development Authority* may cancel or suspend a *development permit* after its issuance, through written notice to the applicant and/or landowner, if the *Development Authority* becomes aware of any of the following:
 - i. The application contained a misrepresentation;

- ii. Any facts known at the time of application were not disclosed that *may* have resulted in an impact upon the prescribed decision, or any conditions within a decision;
- iii. The *development permit* was issued in error;
- iv. Any condition attached to the *development permit* has been contravened;
- v. The applicant and/or landowner has requested cancellation or suspension in writing.

3.20 Extension of a development permit

- a) An extension to a *development permit*, or any condition or requirement of a *development permit*, *may* only be considered in accordance with the following provisions:

3.21 Extensions of the following *may* be considered in respect of a *permitted use*:

- a) A prescribed commencement date for the approved *development*;
- b) A prescribed permit expiry date;
- c) A prescribed construction completion date;
- d) A date required by condition to have undertaken a specific action, including but not limited to; the submission of a required report, study or additional information.

3.22 Extensions of the following *shall* not be considered in respect of a *discretionary use*:

- a) A prescribed commencement date for the approved *development*;
- b) A prescribed permit expiry date.

3.23 Extensions of the following *may* be considered in respect of a *discretionary use*:

- a) A prescribed construction completion date;
- b) A date required by condition to have undertaken a specific action including but not limited to; the submission of a required report, study or additional information;

3.24 Any extensions granted under Part 3, s.3.21 or Part 3, s.3.23 *shall* be undertaken through written agreement in order to be considered valid by the *Development Authority*.

3.25 Reapplication of a refused development permit application

- a) When a development permit application has been refused by the *Development Authority* or *appeal board* pursuant to this *bylaw*, another application for the same or similar use and/or *development shall* not be accepted or processed for the same parcel of land for a minimum period of 6 months from the date of the decision of the *Development Authority* or *appeal board*, whichever is the latter.
- b) Notwithstanding the provisions of Part 3, s.3.25(a), at the discretion of the *Development Authority*, following the refusal of an application, a further application *may* be accepted on the same parcel of land within 6 months providing the proposal has been modified in such a manner to address the reasons for refusal of the initial application and meet the provisions of this *bylaw*.

3.26 Amendment of an approved development permit

- a) Following the issuance of an approval by the *Development Authority*, details related to the approved *development may* be considered for a minor amendment without the need for reapplication at the discretion of the *Development Authority*, and only in instances where;

- i. Material consideration is provided for the requested amendment, and;
 - ii. It can be demonstrated that the minor amendment would not create any additional impacts above and beyond those considered within the initial approval.
- b) Notwithstanding the provisions of Part 3, s.3.26(a), any condition(s) attached to a *development permit shall* not be considered for amendment.

3.27 Non-conforming buildings and non-conforming use.

- a) When a *development permit* has been issued prior to the enactment of a Land Use Bylaw or Land Use Bylaw amendment that would result in that *development permit* being a non-conforming use and/or non-conforming *development*, that *development permit shall* remain valid despite this *bylaw* not supporting that use and/or *development*.
- b) Notwithstanding the provisions of Part 3, s.3.27(a), if a use that has been deemed non-conforming is discontinued for a consecutive period of 6 months or more, that use *shall* be considered abandoned and any future use of that land or *building shall* be required to conform to this *bylaw*.
- c) A non-conforming use within part of a *building may* be extended throughout that *building*, however, the *building shall* not be enlarged, added-to, or structurally altered whilst a non-conforming use remains within that *building*.
- d) A non-conforming use that applies to part of a *lot shall* not be expanded to any other part of the *lot* and no additional *buildings shall* be constructed on the *lot* while a non-conforming use exists.
- e) A non-conforming *building may* continue to be used, but *shall* not be enlarged, added-to, structurally altered or rebuilt except under one or more of the following circumstances:
 - i. To make the *building* a conforming building;
 - ii. For essential routine maintenance.
- f) If a non-conforming *building* is damaged or destroyed to the extent of more than 75 per cent of the value of the *building* above its foundation, that *building shall* not be repaired or rebuilt except in accordance with this *bylaw*.

Part 4: Subdivision Process

1. Subdivision Applications

- 1.1 The *Subdivision Authority* for the *County* shall receive, consider, and make decisions on all subdivision applications.
- 1.2 Subdivision applications shall be completed and submitted to the *Subdivision Authority* in writing or electronically for any proposed *subdivision*, using the subdivision application form.

2. Subdivision Application Requirements

- 2.1 The following information shall be submitted to support all subdivision applications:
 - a) The required subdivision application fee in accordance with the fee schedule as adopted by resolution of *Council*;
 - b) A copy of the current land title for the lands subject to the application;
 - c) A copy of any agreement made under section 664.1 (or relevant section at the time of application) of the Municipal Government Act relating to any agreement that *may* be made between the applicant and municipality concerning environmental reserve;
 - d) Plans and/or sketches of the proposed *subdivision*, of a number and quality deemed acceptable to the *Subdivision Authority*, clearly delineating the location, dimensions and boundaries of;
 - i. The land that is the subject of the application;
 - ii. Each new lot to be created;
 - iii. Any reserve land;
 - iv. Existing rights of way of each public utility;
 - v. Any other rights of way;
 - vi. The land that the applicant wishes to register in a land titles office;
 - vii. Buildings on the land that are the subject of the application and specifying their use and any buildings that are proposed to be demolished or moved;
 - viii. The approximate location of the bed and shore of any body of water that is contained within or bounds the proposed parcel of land.
 - e) If the proposed *lots* or the remainder of the titled area are to be served by individual wells and private sewage disposal systems, plans shall also include;
 - ix. The location of any existing or proposed wells;
 - x. The location and type of any existing or proposed private sewage disposal systems;
 - xi. The distance from any wells or disposal systems referred to in the Municipal Government Act to existing or proposed buildings and property lines;
 - xii. The existing and proposed access to the proposed parcels and the remainder of the titled area.

- f) Notwithstanding the foregoing, any additional information deemed necessary at the discretion of the *Subdivision Authority* to appropriately review and make an informed decision on the subdivision application *may* be requested to accompany an application.

3. Subdivision Application Process

3.1 Completeness of application

- a) A subdivision application is considered complete if it contains all the information as required by this *bylaw*, the Municipal Government Act and/or Matters Related to the Subdivision and Development Regulation.
- b) The *Subdivision Authority* shall receive all subdivision applications and determine within twenty (20) days after the receipt of the application whether it is complete in accordance with the information requirements of this *bylaw* and in accordance with the Municipal Government Act.

3.2 Application deemed complete

- a) If the *Subdivision Authority* does not make a decision concerning completeness within twenty (20) days of formal submission, and a time extension has not been agreed between the applicant and the *Subdivision Authority*, the subdivision application *shall* be deemed complete.
- b) The *Subdivision Authority* shall inform the applicant by electronic, or standard mail, within twenty (20) days after the receipt of a subdivision application that the application is considered complete.

3.3 Application deemed incomplete

- a) If an application is deemed to be incomplete, the *Subdivision Authority* shall issue a letter to the applicant that outlines the outstanding documents and/or information that *shall* be submitted within a specified timeframe in order for the application to be deemed a complete application.
- b) After all outstanding documents and/or information are submitted and reviewed to determine if the application is complete, the *Subdivision Authority* shall send a notice in writing to the applicant to confirm the application is complete.
- c) If the applicant fails to submit all requested information within the specified timeframe, the application *shall* be refused.

3.4 Application deemed refused

- a) If a subdivision application is deemed incomplete because the applicant/landowner fails to provide the required information within a specified or agreed timeframe, the application *shall* be refused, with reasons, by the *Subdivision Authority* unless the applicant/landowner has expressed, in writing, to have the subdivision application withdrawn.

3.5 Request for additional information (during application processing)

- a) In accordance with the Municipal Government Act, any additional information and/or documentation deemed necessary to review and make an informed decision a subdivision application *may* be required from the applicant during the course of a file review.

3.6 Referrals and notifications

- a) The *Subdivision Authority* shall refer a subdivision application in accordance with the Municipal Government Act.
- b) The *Subdivision Authority* is not required to refer a subdivision application to any agency outlined in the *Municipal Government Act* if the subdivision is within an approved area structure plan or conceptual scheme that was previously referred to those agencies.
- c) After twenty-one (21) days from the date of referral to authorities, agencies, or landowners, the *Subdivision Authority* may make a decision on a subdivision application, whether or not comments have been received.

3.7 Decision making

- a) The *Subdivision Authority* shall assess subdivision applications in accordance with the Municipal Government Act and the regulations in this *bylaw*. In their decision, the *Subdivision Authority* may:
 - i. Approve an application with conditions;
 - ii. Refuse the application; or
 - iii. If the applicant fails to submit all the outstanding information and/or documents on or before a date referred to in a notification to the applicant of an incomplete application, deem the application to be refused.
- b) If the *Subdivision Authority* refuses an application, the reasons for the refusal shall be provided in writing.
- c) If the *Subdivision Authority* approves an application for subdivision, they may impose conditions considered appropriate for the *subdivision* and as provided for in the Municipal Government Act, the Subdivision and Development Regulation and in this *bylaw*.

3.8 Issuance of decision / processing times

- a) The *Subdivision Authority* shall make a decision on an application for subdivision within sixty (60) days of the date on which the application was deemed accepted.
- b) If the *Subdivision Authority* fails to make a decision on an application for *subdivision* within sixty (60) days of the date on which the application was accepted, the applicant may, within fourteen (14) days after the 60-day period has expired:
 - i. Enter into an agreement with the *Subdivision Authority* to extend the period beyond sixty (60) days; or
 - ii. Consider the application as 'deemed refused' and file an appeal.

3.9 Appeal of a decision of the Subdivision Authority

- a) An appeal may be made to the appropriate *appeal board* by the applicant of a subdivision, when the *Subdivision Authority*;
 - i. Refuses a subdivision application;
 - ii. Issues a conditional approval for a subdivision; or
 - iii. Fails to make a decision within 60 days of confirmation that an application has been deemed complete, or within a longer period that may have been entered into between the applicant and the municipality.

- b) The decision of the *Subdivision Authority shall* clearly define, within the decision, the appropriate *appeal board* to which an appeal *may* be submitted.
- c) The decision of the *Subdivision Authority* on an application for subdivision approval *may* be appealed, in accordance with the Municipal Government Act, by:
 - i. The applicant for the approval;
 - ii. A government department;
 - iii. The *Council* of a municipality or their representative (that is not a *Subdivision Authority*); or
 - iv. A school board.
- d) An appeal *may* be commenced by filing a notice of appeal within 14 days after receipt of the written decision or deemed refusal of the *Subdivision Authority*.
- e) A notice of appeal under this section must contain;
 - i. The legal description and municipal location, if applicable, of the land proposed to be subdivided; and
 - ii. The reasons for appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.
- f) The board hearing a subdivision appeal must give at least 5 days' written notice of the hearing to;
 - iii. The applicant for subdivision approval;
 - iv. The subdivision authority that made the decision;
 - v. If land that is the subject of the application is adjacent to the boundaries of another municipality, that municipality;
 - vi. Any school board to whom the application was referred; and
 - vii. Every Government department that was given a copy of the application pursuant to the subdivision and development regulations.

3.10 Reapplication following refusal

- a) If a subdivision application is refused, the *Subdivision Authority shall* not accept an application for *subdivision* from the applicant in respect of the same lands for six (6) months following the decision.

3.11 Subdivision endorsement following approval

- a) The plan of subdivision or instrument *shall* be submitted to the *Subdivision Authority* for endorsement within one (1) year of the *subdivision's* approval date.
 - i. Failure to submit the plan of subdivision or instrument to the *Subdivision Authority* for endorsement within the timeframe outlined above *shall* render the subdivision approval as void.
- b) The plan of subdivision or instrument *shall* be submitted to the Land Titles office for registration within one (1) year from the time of endorsement or by a time specified by *Council* beyond one year.

- i. Failure to submit the plan of subdivision or instrument to the Land Titles office for registration within the timeframe outlined above *shall* render the subdivision approval of the plan or instrument and the endorsement as void.

Part 5: Development Appeals

1. Development Appeals

- 1.1 An appeal *may* be made to the appropriate *appeal board*, by an applicant or person(s) affected by a decision or an order, when the *Development Authority*;
 - a) Refuses a development permit application;
 - b) Issues a *development permit* subject to conditions;
 - c) Fails to make a decision within 40 days of confirmation that an application has been deemed complete (or within a longer period that *may* be entered into under the provisions of Part 3 s.3.6(b));
 - d) Issues a stop order under the provisions of Part 7: Enforcement.
- 1.2 An appeal referred to in Part 5, s.1.1 *may* be submitted by any person(s) claiming to be affected by the decision of the *Development Authority* or an order that has been issued.
- 1.3 Notwithstanding the provisions of Part 5, s.1.1, the decision to approve a development permit application for a *permitted use* shall not be appealable, unless;
 - a) The provisions of this *bylaw* were relaxed;
 - b) The approval included a variance under the provision of Part 3, s.3.11;
 - c) The provisions of this *bylaw* were misinterpreted; or
 - d) The application was deemed refused under the provisions of Part 3, s.3.4.
- 1.4 A decision of *Council* to approve a development permit application in respect of a Direct Control District *shall* not be considered for an appeal, unless;
 - a) The decision-making authority was delegated by *Council* to the *Development Authority* and the *Development Authority* did not follow the direction of *Council* in respect of the decision issued. In such a circumstance, the appeal *may* be submitted to the Subdivision and Development Appeal Board.

2. Submitting a Development Appeal

- 2.1 Anyone wishing to make an appeal regarding a decision, order or permit may do so by filing a notice of appeal to the board hearing the appeal.
- 2.2 An appeal made in respect of Part 5, s.1.1 (a)(b)(d) *shall* be filed within 21 days after the date in which the written decision, or order is given.
- 2.3 An appeal made in respect of Part 5, s.1.1(c) *shall* be filed within 21 days after the 40 day period, or date the period or extension expires, whichever is the latter.
- 2.4 An appeal made in respect of Part 5, s.1.2 *shall* be filed within 21 days after the date in which the written decision, or order is given in accordance with this *bylaw*.
- 2.5 Any decision, permit or order issued by the *Development Authority* where a right to appeal exists under the provisions of the Municipal Government Act *shall* clearly define, within the decision, the appropriate *appeal board* to which an appeal *may* be submitted.

3. Development Appeal Process

- 3.1 The *appeal board* hearing the appeal *shall* do so in accordance with the Municipal Government Act.
- 3.2 The *appeal board* must hold an appeal hearing within 30 days after receipt of a notice of appeal.
- 3.3 The *appeal board* hearing the appeal must give its decision in writing within 15 days after concluding the hearing.

Part 6: Amendment of the Land Use Bylaw

1. Initiating a Land Use Bylaw Amendment

1.1 An amendment to any part of this *bylaw* may be initiated by:

- a) Leduc County Administration;
- b) Leduc County *Council*;
- c) Any person who submits a Land Use Bylaw Amendment application in accordance with the requirements of this *bylaw*.

2. Amendment Application Requirements

2.1 An application to amend this *bylaw* shall include:

- a) A completed Land Use Bylaw amendment application form as established by the County, which may be subject to change from time-to-time;
- b) Payment of the applicable Land Use Bylaw amendment application fee in accordance with the Leduc County Fees & Charges Bylaw, which may be subject to change from time-to-time;
- c) A current copy of the Certificate of Title applicable to the application property and dated within 30 days of the date of application submission;
- d) A written statement of intent for the proposed amendment;
- e) Any supporting studies, plans or other information that the applicant may provide to support the application;
- f) Any supporting studies, plans or other information that the *Development Authority* or *Council* deem appropriate to adequately evaluate the impacts and merits of the application, which may include professional reports and analysis;

2.2 Any application to amend the Land Use Bylaw with respect to a specific parcel of land shall include authorization by the registered landowner.

3. Amendment Application Process

3.1 All applications to amend the Land Use Bylaw shall be determined by *Council* through a public hearing process in accordance with the relevant provisions of the Municipal Government Act at the time of application.

4. Amendment Application Notification and Referral

4.1 Adjacent (affected) landowner notification

- a) All applications to amend the Land Use Bylaw that relate to an individual lot (including redistricting and site-specific text amendments) shall be circulated to, at minimum, all properties within a 0.8 km radius of the exterior boundaries of the *lot* to where the amendment applies.

- b) Notifications provided under the provisions of Part 6, s.4.1 *shall* be provided in written format and provided through regular mail, including, at minimum, the following information:
 - i. Details of the proposed amendment;
 - ii. A date in which to provide comments to the *Development Authority*, no less than 14 days from the date in which the notification was mailed;
 - iii. The date, time and location of the public hearing;
 - iv. Any additional information deemed relevant by the *Development Authority*.

4.2 Intermunicipal notification

- a) A Land Use Bylaw amendment that affects, or has the potential to affect, any parcel of land within, or adjacent to an area defined within any intermunicipal plan (or similar agreement) *shall* be referred to the relevant municipality by either regular mail or email for a period specified within the plan or agreement. Where no referral period is defined within a plan or agreement, the application *shall* be referred for a period of no less than 14 days.

4.3 General notification

- a) Notification of a Land Use Bylaw amendment application *shall* be made available on the County website for no less than 2 consecutive weeks prior to the public hearing, providing, at minimum, the details specified under Part 6, s.4.1(b).
- b) In addition to the provisions of Part 6, s.4.3(a), notification of a Land Use Bylaw amendment application *may* also be advertised in local newspaper(s), or any additional means of advertising as identified in the Leduc County Alternate Advertising Bylaw, which *may* be subject to change from time-to-time.
- c) A Land Use Bylaw amendment that corrects clerical, technical, grammatical or typographical errors and does not materially affect this *bylaw may* be adopted without providing notice or undertaking a public hearing.

4.4 Reapplication of a refused amendment application

- a) Following a decision by *Council* to refuse a Land Use Bylaw Amendment application, an application for the same or substantially similar amendment *shall* not be accepted by the *Development Authority* within 12 months of the date in which the previous application was refused.

Part 7: Enforcement

1. Land Use Bylaw Contravention

- 1.1 The *Development Authority* may enforce the provisions of this *bylaw*, and any permit or order issued under it.
- 1.2 A contravention of this *bylaw* is considered to have occurred when any person(s) undertakes one or more of the following actions;
 - a) Carries out *development* without a valid *development permit*;
 - b) Uses land, or changes the use of land and/or building(s) without a valid *development permit*;
 - c) Uses land and/or carries out *development* in a manner not consistent with a valid *development permit*;
 - d) Failure to adhere to any condition(s) within a valid *development permit*;
 - e) Erects or displays signage without a valid *development permit*;
 - f) Takes any action contrary to the provisions of this *bylaw*, unless that *development*, use, or action is explicitly exempt from the provisions of this *bylaw*.

2. Entry on to Lands and Property

- 2.1 A *designated officer* may enter a property upon providing reasonable notice in order to verify that a contravention exists or that an action resulting from Part 7, s.1.2 of this *bylaw* has been completed.

3. Stop Orders

- 3.1 If a *development*, land use, use of a building or any other matter is found to contravene provisions of this *bylaw*, conditions of a valid *development permit*, or subdivision approval, the *Development Authority* may serve the landowner, occupant and/or any other responsible person(s) with an order to:
 - a) Stop the *development*, use of the land or infraction, or to remedy any noted infraction as directed by the notice;
 - b) Demolish, remove, or replace the *development*; or
 - c) Carry out any other action required by the notice to ensure compliance with this *bylaw*, or the conditions of a *development permit*, or a subdivision approval, or order issued under this *bylaw*.
- 3.2 An order issued under this section *shall* include;
 - a) The date in which the order was made;
 - b) Specific details of the noted infraction(s) and the parts of this *bylaw* or decision made under this *bylaw* being contravened;
 - c) A specified date for complying with and/or completing the required action(s);
 - d) Any other information deemed applicable to the infraction or achieving compliance.

4. Enforcement of Stop Order

- 4.1 The *County* may register a caveat against the certificate of title for land that is the subject of an order issued under this *bylaw*. Any caveat registered against a certificate of title *shall* be discharged upon achieving compliance with the order, to the satisfaction of the *County*.
- 4.2 If a person fails to comply with an order issued under this *bylaw* or an order of an *appeal board*, the municipality *may* enter on the land and/or building and take any action necessary to carry out the order.
- 4.3 Costs incurred to the *County* resulting from enforcement actions taken to achieve compliance with an order issued under this *bylaw* *may* be added to the tax roll of lands subject to the order.

5. Offences and Penalties

- 5.1 A person who contravenes or fails to comply with the provisions of this *bylaw*, or any decision, condition or order made under it, or who obstructs or hinders any person in the administration or enforcement of this *bylaw*, is guilty of an offence.
- 5.2 A person who is guilty of an offence is liable to a fine or further action in accordance with the Municipal Government Act.
- 5.3 A violation ticket issued under this section for an offence *may* be done so independently, or in conjunction with an order issued under Part 7, s.3.
- 5.4 Where a *Peace Officer* believes that a person has contravened any provision of this *Bylaw* and committed an offence, the issuance of a violation ticket *may* commence pursuant to the Provincial Offences Procedure Act, and:
 - a) Where a specified offence listed in 'Part 7, s6: Table 1: Minimum and Specified Penalties' has occurred, the specified penalty for that offence *shall* be applied.
 - b) Where a person is convicted of breaching the same provision of this *Bylaw* twice within a twelve (12) month period, the specified penalty for the offence listed in 'Part 7, s6: Table 1: Minimum and Specified Penalties' is doubled for the second offence.
 - c) Where a person is convicted of breaching the same provision of this *bylaw* three times or more within a twelve (12) month period, the specified penalty for the offence listed in 'Part 7, s6: Table 1: Minimum and Specified Penalties' is tripled for the third and any subsequent offence(s).
 - d) Where a contravention is deemed to be of a continuing nature, violation tickets *may* be issued for each calendar day that the contravention continues.
- 5.5 Compliance with any fine(s) issued under this section does not relieve a person from compliance with the provisions of this *bylaw*.
- 5.6 The minimum and specified penalties for offenses against this *bylaw* *shall* be as listed in 'Part 7, s6: Table 1: Minimum and Specified Penalties' of this *bylaw*.

6. Table 1: Minimum and Specified Penalties

OFFENCE	MINIMUM	SPECIFIED
Failure to obtain a <i>development permit</i>	\$ 1000	\$ 1500
Failure to comply with conditions of a <i>development permit</i>	\$ 500	\$ 1000
Commencement of a use, occupancy of land or <i>buildings</i> , or commencement of construction prior to issuance of <i>development permit</i>	\$ 500	\$ 1000
Signage-related offence	\$ 300	\$ 500
Contravention of any other part(s) of this <i>bylaw</i>	\$ 300	\$ 500

Part 8: General Regulations

1. Applicability

- 1.1 The General Regulations apply to all *land use districts* in the County unless indicated otherwise elsewhere in the *bylaw*, or exempted within an individual *land use district*.

2. Airport Vicinity Protection Area (AVPA)

- 2.1 When making a decision on a *development permit* the *Development Authority* shall comply with the requirements of the Edmonton International Airport Vicinity Protection Area Regulation, as amended from time-to-time.
- 2.2 The *Development Authority* shall refer to the airport operator, a copy of any application it receives for a *subdivision* of land or a *development permit* relating to land in the Airport Vicinity Protection Area that is identified within an NEF Area of 30 or more, where the use of the land will change as a result of the application being approved.

3. Dangerous or Hazardous Materials

- 3.1 Where considered within a *land use district*, the location of any *development* that involves the manufacturing, processing or storage of *dangerous or hazardous materials* shall be at the discretion of the *Development Authority*; and any such *development* shall meet or exceed minimum requirements set out in any relevant provincial and federal legislation and regulations.

4. Design and Appearance of Development

- 4.1 In all *land use districts*, the design, character and appearance of *buildings* shall be consistent with the purpose and intent of the *land use district* in which the *development* is proposed.
- 4.2 To the extent reasonably feasible, for any non-residential *development*, all exterior mechanical equipment shall be screened from view, in a manner compatible with the architectural character of the *building*.
- 4.3 Where applicable, *development* shall comply with any architectural and/or design standards contained within an *Area Structure Plan* or any other architectural control policy or guidelines developed and administered by the *County*;
- 4.4 It shall be the responsibility of the land owner or applicant to ensure compliance with any third party architectural controls that may exist for a *lot* or locality.

5. Easements and rights-of-way

- 5.1 Subject to the terms of a utility right-of-way or easement, no structure shall be constructed or placed on, over or under that utility right-of-way or easement unless written consent has been obtained from the entity in which the easement or right-of-way belongs.
- 5.2 A proposed structure shall not restrict access to a utility right-of-way or easement for the purpose of installation and maintenance of the utility.
- 5.3 The *Development Authority* may increase the minimum setback from a proposed *development* to a right-of-way or easement for any purpose deemed relevant.

6. Environmental Considerations

- 6.1 On a *lot* adjacent to the North Saskatchewan River Valley a minimum setback of 50.0 m (164.0 ft) from the *top of bank* to any *development* shall be required to reduce *environmental impacts* and manage *risk*.
- 6.2 On a *lot adjacent* to any other permanent *waterbody*, not considered in Part 8 s.6.1, a minimum 20.0 m (65.6 ft) setback shall be required between the *top of bank* and any *development*.
- 6.3 Notwithstanding Part 8 s.6.1 & 6.2, if the *Development Authority* is satisfied by the submission of a professional environmental and/or geotechnical assessment that concludes the variance of a setback is warranted, the setback *may* be increased or reduced accordingly.
- 6.4 Within the minimum setback as required by Part 8 s.6.1 & 6.2, land disturbance and the removal of healthy trees or vegetation shall be minimized to reduce environmental effects and the risk of property damage.
- 6.5 The *Development Authority* shall not approve a permanent *building* within the 1:100 year *flood hazard area* of any *waterbody*.
- 6.6 The *Development Authority* may approve a permanent *building* within the 1:100 year *flood fringe* subject to *flood proofing* to mitigate potential damage and indemnification of the *County* from potential liability, where developed in accordance with the recommendations of a qualified professional, and where not located within a provincially recognized *floodway*.
- 6.7 The *Development Authority* shall require a *qualified professional* to demonstrate the extent of a *flood hazard area* or *flood fringe* area of any *waterbody* prior to rendering any decision near a *waterbody*, where not located within a provincially recognized *floodway*.
- 6.8 On a *lot adjacent* to a slope of 15% (8.3°) or greater, or any slope that in the opinion of the *Development Authority* may be unstable, a geotechnical assessment by a *qualified professional* shall be required in order to evaluate slope stability, and to recommend appropriate *development setbacks* consistent with provincial guidelines.
- 6.9 The proponent of a *development* in or near an *environmentally sensitive area* may be required to submit an *Environmental Impact Assessment* as part of the development permit application.
- 6.10 Confined Feeding Operation(s) (CFO) are approved through an application process administered by the Natural Resources Conservation Board (or equivalent body that may change from time-to-time). During that application process, the *County* may object to a Confined Feeding Operation (CFO) being located within an *environmentally sensitive area* or in a location that may have an adverse effect on an *environmentally sensitive area*.
- 6.11 A *development permit* issued for a *permitted use* or *discretionary use* within an *environmentally sensitive area* may include conditions for meeting specific environmental objectives determined by the *Development Authority*. Such conditions may include, but are not limited to; restrictions on *lot stripping*, and grading, vegetation removal, additional *setback* requirements, retention of shelterbelts, fencing, siting and standards of *buildings*, emission controls, and buffering requirements.
- 6.12 Removal of natural vegetation, and alterations to the natural drainage of lands within or adjacent to an *environmentally sensitive area* shall be discouraged.
- 6.13 Any *development* that affects a wetland, *waterbody*, *environmentally sensitive area* or any other factor deemed applicable, shall be referred to Alberta Environment & Sustainable Resource Development (or equivalent body).

- 6.14 The *County shall* not issue a *development permit* for a proposal which requires approval under the Water Act, until an approval has been issued by Alberta Environment & Parks (or equivalent body).
- 6.15 Within the North Pigeon Lake Area Structure Plan and Wizard Lake Area Structure Plan, environmental *setbacks shall* be determined through the use of the Riparian Setback Matrix Model.

7. Front Yard Setback Standards

- 7.1 In the case of a *corner lot*, the *front yard shall* be the narrower of the two frontages, unless otherwise determined by the *Development Authority*.
- 7.2 The *Development Authority may* require a *double fronting lot* to provide *front yard setbacks* on each road to enhance streetscape appearance and achieve setback consistency with *development* on *adjacent* properties.
- 7.3 Where a *lot* is both a *corner lot* and a *double fronting lot*, the *Development Authority shall* determine which frontages *shall* be considered the *front yard* for the purpose of building orientation and setback.

8. Landscaping, Fencing and Screening

- 8.1 The *Development Authority shall* apply these landscaping regulations in conjunction with an application for a *development permit* unless otherwise stated within this *bylaw*.
- a) Notwithstanding the foregoing, this section does not apply to residential *developments*, agricultural use(s) and lands within an *Urban Growth Area*.
 - b) Landscaping requirements within an *Urban Growth Area shall* be implemented in accordance with Part 10: 'Urban Growth Areas' of this *bylaw*, and where prescribed within individual land use districts.
- 8.2 An expansion to an existing non-residential *development* that is subject to a single or cumulative additions that will result in a 35% or greater increase in *gross floor area* of a *principal building*, *landscaping shall* be provided in accordance with this *bylaw*.
- 8.3 Where existing *lot* conditions restrict compliance with this section, the *Development Authority may* allow modifications to the landscaping standards at their discretion.

General Landscaping Standards

- 8.4 All required landscape areas *shall* meet the standards to provide for the long-term health and viability of plantings which includes the type and size of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants.
- 8.5 All landscaping related to the *development* of a *lot shall* be provided on private lands as follows:
- a) 3.0 m wide landscaping area within the required *front yard* and *flanking front yards abutting* or *adjacent* to a public road right-of-way;
 - b) 7.0 m wide landscaping area as required for *development abutting* or *adjacent* to a residential *land use district*;
 - c) If a utility right-of-way conflicts with the location of a required landscaping area, written confirmation must be obtained from all applicable caveators that landscaping within the

right-of-way is not supportable. If consent is not granted by all applicable caveators, this landscaping area *shall* be located immediately *adjacent* to that utility right-of-way. Where this is the case, the minimum width of the required landscape area *may* be reduced at the discretion of the *Development Authority*.

- 8.6 Unless otherwise stated within this *bylaw*, required landscaping areas for all non-residential and non-agricultural *developments shall* be planted with 1 tree for every 10m² of landscape area.
- 8.7 At the discretion of the *Development Authority*, 3 shrubs *may* be substituted for one tree.
- 8.8 All required landscape areas *shall* include a variety of trees, shrubs and planted ground cover in accordance with plans approved by the *Development Authority*.
- 8.9 Existing shrubs and trees retained on a lot *may* be considered as partial or total fulfillment of the total landscaping requirement.
- 8.10 The minimum size specifications for plantings required by this *bylaw* at the time of planting *shall* be as follows:
- a) 6.0cm minimum caliper for deciduous trees;
 - b) 2.5m minimum height for evergreen trees;
 - c) 60cm height and 40cm spread *shall* be the approximate minimum size of shrubs; and
 - d) Notwithstanding any provision in this section, the *Development Authority may* require trees up to a size of 7.5cm caliper for deciduous trees or 3.05m in height for evergreen trees for landscaping areas required as a buffer between land uses.
- 8.11 To provide year round colour and interest, a tree mix of approximately 50% evergreen and 50% deciduous *shall* be provided;
- 8.12 Shrubs *shall* be massed within mulched planting beds and planted at a minimum spacing of 80% maturity size. The intent is to achieve a balance between shrub health and maintenance concerns with close planting and the desire to achieve a visually full coverage that reduces weed growth.
- 8.13 Tree planting *shall* be in groupings or mulched beds to encourage improved growth, survivability and aesthetics.
- 8.14 All plants used to complete landscaping required within this *bylaw* must be listed in the Alberta Horticultural Guide and *shall* be tolerant to specific lot conditions, such as sun, shade, excessive wind, road salt, etc.
- 8.15 The quality and extent of the landscaping established on a lot *shall* be the minimum standard to be maintained by the land owner of a *lot* for the life of the *development*.

Landscaping Plan

- 8.16 Where landscape areas are required to be provided as a condition of a *development permit*, a landscape plan *shall* be submitted for review and approval by the *Development Authority*. The plan must be prepared by a certified landscape architect, arborist or other person qualified to perform such work.
- 8.17 The landscape plan *shall* contain the following information:
- a) Property boundaries and dimensions of the *lot*, existing and proposed *buildings*, approaches and the location and identification of utility right-of-ways;

- b) All physical features existing or proposed that form part of the landscape design, including shrubs, trees, planting beds, type of mulch, grassed areas, berm contours, walls, fences, outdoor furniture, surface utilities, overhead utilities and paving;
- c) A listed quantity of shrubs and trees, including existing vegetation being retained, all labeled by their common name, botanical name, size at planting and maturity size, ground cover treatments and quantity, and confirmation of the proportion of deciduous and evergreen trees and shrubs.

Review and Approval

- 8.18 The *Development Authority* shall review a landscape plan for compliance with this section. Where this plan is not in compliance with this section, the *Development Authority* may approve, deny, or require changes to the landscape plan. Providing that the purpose of this section is still achieved, the *Development Authority* may approve an alternative landscaping scheme when one or more of the following conditions exist:
- a) The lot has space limitations or an unusual shape;
 - b) The topography, soil or other lot conditions are such that full compliance is impossible or impractical;
 - c) It can be demonstrated that the alternative proposal will result in better environmental or aesthetic quality; or
 - d) Safety considerations are involved and no other alternative exists to reduce potential hazards.
- 8.19 The *Development Authority* may authorize minor changes to an approved landscape plan.
- 8.20 All landscaping elements must be completed within one growing season of occupancy of the building.

Screening and Fencing

- 8.21 Screening and/or fencing may be required by the *Development Authority* to minimize the impact of elements considered to be unsightly.
- 8.22 Screening and/or fencing shall be required to be implemented for any *development* at the discretion of the *Development Authority*.
- 8.23 The landowner shall be responsible for the maintenance of screening and/or fencing to the satisfaction of the *Development Authority*.
- 8.24 All screening elements shall be unobtrusive and aesthetically pleasing, with a size and height considered appropriate by the *Development Authority*.

9. Outdoor Lighting

- 9.1 Outdoor lighting on a *lot* shall be located and designed in such a manner as to not interfere with the use and enjoyment of neighbouring properties.
- 9.2 No outdoor lighting shall be installed on any structure, *lot* or site, which could be confused with traffic controls and traffic signals, or may otherwise impact the safety of motorists using adjacent public roads.

- 9.3 Outdoor lighting for security, display or attraction purposes *shall* be aimed in a downward direction and arranged so that there is no trespass of light onto *adjacent lots*, streets and open spaces.
- 9.4 Where possible, outdoor lighting *shall* be shielded or utilize full cutoff light fixtures.
- 9.5 The maximum height for a freestanding light pole *shall* be 9.0m from *building grade*, unless otherwise approved by the *Development Authority* who *shall* have regard for the scale and character of adjacent *development* and any matter of aesthetics or public safety considered relevant.
- 9.6 At the discretion of the *Development Authority*, any *development* that includes outdoor lighting *may* be required to provide a lighting plan confirming that all elements of outdoor lighting fixtures proposed will not create an adverse impact on *adjacent* or nearby *lots*.

10. Parking and Loading

General Parking Standards

- 10.1 All *development* including *building* additions and change or intensification of a use on a *lot*, *shall* be required to provide on-site parking spaces in accordance with this *bylaw*.
- 10.2 On-site parking *shall* be provided in accordance with Part 8, s.10 Table 2: Minimum Required Parking Spaces.
- 10.3 Where a *development* on a lot or within a building includes more than one use, the required number of parking spaces *shall* be the sum of the requirements for each of the uses as specified in Part 8, s.10 Table 2: Minimum Required On-Site Parking Spaces.
- 10.4 In the case of a use not specified in Part 8, s.10 Table 2: Minimum Required On-Site Parking Spaces, the number of stalls provided *may* be the same as for a similar use, as determined by the *Development Authority*.
- 10.5 In determining whether the number of parking spaces provided for a proposed *development* is sufficient, when the minimum number of parking spaces is not specified in Part 8, s.10 Table 2: Minimum Required On-Site Parking Spaces, the *Development Authority shall* have consideration for, including but not limited to:
- a) The rationale submitted as part of the *development* permit application;
 - b) The scale of the *development*;
 - c) The proposed use(s) of the *development*;
 - d) The location of the *development*; and
 - e) The parking required by various users on the lot.
- 10.6 Where there is a fractional number of parking spaces required by this *bylaw*, the next highest number of stalls *shall* be provided.
- 10.7 Parking spaces and drive aisles *shall* be freely accessible at all times during the hours of operation of a business.
- 10.8 Designated parking spaces for use by persons with physical disabilities *shall*:
- a) Be provided in accordance with the *Alberta Safety Codes Act* or other relevant provincial requirements;

- b) Be clearly marked and identified by a vertically mounted sign near the centerline of each parking space and the international symbol of access painted on the pavement, in accordance with provincial standards;
- c) Be included as part of and not in addition to the applicable minimum parking requirements for a *development*; and
- d) Be located in close proximity to a building entrance and *shall* have unobstructed access.

10.9 All required on-site parking spaces *shall* be provided on the *lot* to be served by the parking.

10.10 Notwithstanding the provisions of Part 8, s.10.9, at the discretion of the *Development Authority*, a non-residential *development* may provide a maximum of 20% of the required on-site parking spaces on another private property, providing that:

- a) The required parking spaces are located within 150m of the *lot* they are intending to serve, with a safe and secure connection that does not require the crossing of any arterial road or highway;
- b) The demand for parking spaces for *development* located on each lot is not likely to occur at the same time; thereby ensuring minimum parking requirements can be secured for each lot;
- c) An agreement is signed between the registered landowners of the *lots*, with Leduc County as a third party to the agreement, and registered on the titles of the lots subject to the agreement.

10.11 **Table 2: Minimum required parking spaces**

Land Use Classification	Minimum Parking Spaces Required
Residential uses	
Dwelling, Principal	2 per dwelling unit
Dwelling, Secondary, all types	1 per dwelling unit in addition to spaces required for the principal dwelling
Dwelling, Apartment	1.5 per each 1 or 2 bedroom dwelling unit; 2 per each 3 or more bedroom dwelling unit; Plus 1 parking space for every 7 dwelling units for visitor parking
Dwelling, Townhouse	2 per dwelling unit
Show Home and Sales Center	As per dwelling type
Guest House	1 parking space per bedroom
Group Home	1 per 2 employees in addition to spaces required for the principal dwelling
Home Based Business	1 per non-resident employee in addition to the spaces required for the principal dwelling
Bed and Breakfast	1 per guest unit in addition to spaces required for the principal dwelling
Commercial and industrial	

Accommodation Service	1 per guest room + 1 per 3 employees on a shift + 1 per 3 seats of any ancillary restaurant, drinking establishment and areas used for conventions and events.
Auctioneering Service	the greater of 1 per 3 seats; or 3 per 10m ² (108ft ²) of gross floor area
Automotive and Auto Body Repair Services and Automotive Wash	the greater of 1 per 100.0 m ² (1076ft ²) of gross floor area; or 2 per service bay
Automotive Sales and Service	2 per 100.0m ² of gross floor area When located within a building with other uses, a minimum of 5 parking spaces must be provided (eg. hotel/mall/retail use)
Breweries, Wineries and Distilleries	1 per 100.0 m ² (1076 ft ²) of gross floor area up to 2000 m ² + 0.5 of a parking space for every additional 100 m ² of gross floor area + 1 parking stall per 3 seats for any associated tasting or eating areas.
Business and Financial Support Services	1 per 30m ² (323ft ²) of gross floor area
Childcare Facility	1 per 10 patrons
Commercial School	1 per 5 students based on maximum capacity PLUS 1 per 30m ² of gross floor area
Convention and Events Facility	1 per every 5 seats PLUS 1 for every 100 m ² of gross floor area
Industrial, Light Industrial, Medium	1 per 100 m ² of gross floor area up to 2000 m ² plus 0.5 per additional 100 m ² of gross floor area
Garden and Landscape Centre	1 per 30m ² (323ft ²) of gross floor area
Personal and Health Care Service Veterinary Service	4 per doctor, dentist, veterinarian or other service provider
Pet Care Service	1 per 30m ² (323ft ²) of gross floor area
Restaurants/Drinking Establishment	The greater of 1 per 3 seats or 1 per 10.0 m ² (108 ft ²) gross floor area
Retail Store, Convenience Retail Store, General	1 per 45m ² (323ft ²) of gross floor area 1 per 30m ² (323ft ²) with a gross floor area between 2000m ² (21,528ft ²) and 20,000m ² (215,278ft ²) 1 per 25m ² (269ft ²) with a gross floor area more than 20,000m ² (215,278ft ²)
Service Station	2 per service bay PLUS the minimum number parking stalls required for any ancillary or accessory use associated with the service station
Institutional, recreation and entertainment uses	
Cultural Facility, Casino, Recreation Indoor, Major, Entertainment Service, Indoor, Place of Worship	The greater of 1 per 3 seats or 1 per 10.0 m ² (108 sq. ft.) of gross floor area
Adult Care Facility, Long Term	1 Parking Spaces per 4 beds plus 1 visitor stall per 5 beds
Adult Care Facility, Supportive Living	0.6 Parking Spaces per unit plus 1 visitor stall per 5 units
Education Services: Elementary and Junior High	The greater of 2 per classroom or 1 per 10 students The greater of 5 per classroom or 1 per 5 students

Senior High Post Secondary	At the discretion of the <i>Development Authority</i>
Hospital	Determined at the Discretion of the <i>Development Authority</i>
Government Service	1 per 30m ² (323ft ²) of gross floor area
Recreation Outdoor Recreation Outdoor, Special Entertainment Service, Outdoor	Determined at the discretion of the <i>Development Authority</i>

Parking Area Design Standards

10.12 Unless otherwise approved by the *Development Authority*, all parking and loading spaces, drive aisles and driveways for industrial, commercial and business *developments shall*:

- a) Be *hard surfaced*; and
- b) Be designed and located in a manner to ensure that all vehicles intended to utilize these areas can access a *lot* and manoeuvre entirely within the boundaries of the *lot* in a manner that does not interfere with convenient traffic flow, parking and safe pedestrian movement.

10.13 At the discretion of the *Development Authority*, a *swept path analysis* may be required to be provided to confirm that driveways and all internal manoeuvring areas are designed to ensure conformance with Part 8, s.10.12 (b).

10.14 The number and location of a driveway(s) from a public road to any parking area *shall* be approved by the *County* and constructed in accordance with Leduc County Municipal Standards as amended from time-to-time.

10.15 Adequate lighting *shall* be provided throughout a parking area, and *shall* meet any lighting regulations contained within this *bylaw*.

10.16 Parking areas *shall* be designed to ensure the adequate drainage of surface water, and in no case *shall* the surface drainage be permitted to cross any lot boundary unless provided for in an approved drainage plan.

10.17 Parking areas *shall* be designed to include the following features, which *shall* be maintained by the land owner for the life of the *development*:

- a) Painted lines for all parking spaces;
- b) Mounted signage identifying parking spaces for the physically disabled and compact size parking spaces, loading spaces; and
- c) Directional signage including, but not limited to;
 - i. Entrance/exit;
 - ii. One way only;
 - iii. Right in/right out.

Landscaping for Parking Areas

10.18 All parking and loading spaces *shall* be separated from a required landscape area, a public road right-of-way, a fence or buildings through the placement of suitable barriers such as concrete curbing or wheel stops to prevent vehicles from encroaching onto the landscaped areas and public road right-of-way, and to protect any fences or buildings *abutting* the parking and loading spaces;

10.19 Unless specified elsewhere within the *bylaw*, all parking areas *shall* include landscape islands to define entrances and exits, and parking areas containing more than thirty (30) contiguous parking spaces *shall* incorporate landscaped islands at the beginning and end of every row. Landscape islands *shall*:

- a) Be a minimum of 12.0m² with at least one side of the island being a minimum length of 2.0m;
- b) Include a minimum of 1 tree or 3 shrubs; and

10.20 Landscape plantings and other specifications *shall* be provided in accordance with this *Bylaw*.

Parking Area Dimension Standards

10.21 The size of parking spaces and drive aisles *shall* be provided in accordance with Part 8, s.10, Table 3: Parking Area Dimensions – Standard Size, and Table 4: Parking Area Dimensions – Compact Size with consideration of the following:

- a) The regulations for parking space size and *drive aisle* width *shall* apply to all parking areas, including, but not limited to; underground parking, surface parking and parking structures.
- b) The minimum overhead clearance for parking spaces, *drive aisles* and *driveways* *shall* not be less than 2.0m.
- c) Where a use or *development* may need to accommodate over-sized vehicles such as tractor-trailers, large recreational vehicles, buses or other similar vehicles, the *Development Authority* may require larger parking spaces, drive aisle dimensions and overhead clearance space.
- d) Length and width of vehicle parking spaces and manoeuvring aisles *shall* not be less than those shown in Part 8, s.10, Table 3: Parking Area Dimensions – Standard Size, and Table 4: Parking Area Dimensions – Compact Size. Notwithstanding the standards shown within these tables, parking spaces for physically disabled persons *shall* be implemented in accordance with the *Alberta Safety Codes Act*.

10.22 Wheel stops *shall*:

- a) Have a minimum height of 10cm;
- b) Be placed perpendicular to the vehicle parking space length;
- c) *Shall* be a minimum of 60cm from the front of the vehicles parking space.

10.23 Notwithstanding Part 8, s.10, Table 3: Parking Area Dimensions – Standard Size, and Table 4: Parking Area Dimensions – Compact Size, the minimum width of a vehicle parking space when it abuts a physical barrier *shall* be:

- a) 3.1m when a physical barrier abuts both sides; and
- b) 2.85m when a physical barrier abuts only one side.

10.24 Parking spaces *shall* not be provided as tandem parking, unless otherwise stated in this *bylaw*.

10.25 The number of compact parking spaces *shall* not exceed 15% of the total number of parking spaces required.

10.26Table 3 Parking Area Dimensions – Standard Size

A	B	C	D	E
Parking Space Angle ⁰	Parking Space Width	Parking Space Length	Drive Aisle Width One-way	Drive Aisle Width Two-way
0° (Parallel)	2.6m (8.5ft)	7.0m (23ft)	3.6m (12ft)	6.1m (20ft)
45°	2.6m (8.5ft)	5.8m (19ft)	3.6m (12ft)	6.1m (20ft)
60°	2.6m (8.5ft)	6.1m (20ft)	5.5m (18.ft)	6.1m (20ft)
90°	2.6m (8.5ft)	5.5m (18ft)	7.5m (25ft)	7.5m (25ft)

10.27Table 4 Parking Area Dimensions – Compact Size

A	B	C	D	E
Parking Space Angle ⁰	Parking Space Width	Parking Space Length	Drive Aisle Width One-way	Drive Aisle Width Two-way
0° (Parallel)	2.6m (8.5ft)	7.0m (23ft)	3.6m (12ft)	6.1m (20ft)
45°	2.6m (8.5ft)	3.96m (13ft)	3.6m (12ft)	6.1m (20ft)
60°	2.6m (8.5ft)	4.85m (16ft)	5.5m (18.ft)	6.1m (20ft)
90°	2.6m (8.5ft)	4.6m (15ft)	7.5m (25ft)	7.5m (25ft)

On-Site Loading Spaces

10.28Where a proposed *development* will require pick-up or delivery of commodities, adequate space for loading and unloading *shall* be provided on the *lot* it serves. This includes all new *development*, building additions and changes in the use or intensity of use on a *lot*.

10.29Loading and unloading areas *shall* be located at the side or rear of the *principal building*, and screened from view of a public roadway.

10.30All loading spaces *shall* be contained entirely within the boundaries of a *lot*, and *shall* not encroach onto a public road.

10.31No loading space *shall* be located in a fire lane, or interfere with any required space for emergency vehicles.

10.32A loading space *shall* not be used as a parking space.

10.33A loading space *shall*:

- a) Have a minimum width of 4.0m;
- b) Have a minimum depth of 9.0m;
- c) Have a minimum overhead clearance of 4.0m; and
- d) Be clearly identified as a loading space, through visible mounted signage.

10.34The types of vehicles intended to utilize loading spaces *shall* be disclosed at the time of the development permit application, and having regard for the types of vehicles that are likely to use the loading space(s), the *Development Authority* may require the loading space dimensions to be increased.

10.35A loading space *abutting* or fronting on any residential property or residential *land use district* *shall* be screened to the satisfaction of the *Development Authority* through the placement of a wall, fence, earth berm, landscape treatment or a combination thereof, with a height of not less than 2.0m.

10.36 Where a passenger loading area is required as part of a *development*, it *shall* be located as close as reasonably possible to the entrance of a building.

11. Pipeline Setbacks

- 11.1 *Development* setbacks for all *development* from pipeline rights-of-way, abandoned wells, oil and gas installations and other utility corridors *shall* meet or exceed the requirements of any relevant federal or provincial policy.
- 11.2 For the following uses, the minimum *setback* from the edge of the right-of-way of a pipeline with a maximum licensed operating pressure of 3447.5KPa or greater is:
- a) 1.0 m (3.3ft.) for an accessory building;
 - b) 15.0 m (50ft.) for a principal residential, commercial or industrial building; and
 - c) 200 m (656ft.) for a *principal building* for community recreation services, private education, public education, spectator entertainment, exhibition and convention facilities, major health services, religious assemblies, or spectator sports.
- 11.3 The minimum setback from a pipeline with a maximum licensed operating pressure less than 3447.5KPa is 5.0m (16ft.) for all principal buildings.
- 11.4 The setbacks delineated above, *may* be subject to change (increase or decrease) at the request of the applicable governing body.

12. Protection of Agricultural Operations

- 12.1 Within a *land use district*, where an *agricultural operation* is listed as a *permitted use*, the *County* *shall* endeavor to protect such *agricultural operations* from any undue pressures that *may* arise due to nearby non-agricultural *development*.
- 12.2 *Confined Feeding Operations* are approved and regulated under the Agricultural Operation Practices Act, (AOPA), and in accordance with AOPA are exempt from municipal control under this *bylaw*. Notwithstanding the foregoing, approvals *shall* be consistent with the policies of the Municipal Development Plan, as amended from time-to-time.
- 12.3 Notwithstanding any other provision of this *bylaw* that requires a minimum setback, the minimum distance of separation between a proposed *dwelling* and a *Confined Feeding Operation* allowed under the Agricultural Operation Practices Act (AOPA), *shall* be equivalent to the required distance of separation between a proposed *Confined Feeding Operation* from an existing *dwelling*, as determined by the Natural Resources Conservation Board.
- 12.4 Where more than one applicable *setback* distance is applicable under this *bylaw*, the greater distance *shall* prevail.
- 12.5 In all *land use districts*, residential *development* *shall* be a *discretionary use* if it is within the minimum distance separation for a *Confined Feeding Operation* allowed in accordance with the Agricultural Operations Practices Act.

13. Public Roadways and Access

- 13.1 The location, construction standards and number of access approaches onto a *County* road *shall* be to the satisfaction of the *County* and in accordance with the Leduc County Municipal Standards.

- 13.2 *Development adjacent* to the intersection of two or more roads *shall* not impede the visibility or safe movement of traffic.
- 13.3 *Development* within 300m (984ft.) of a provincial highway or 800m (2625ft.) of an intersection with a provincial highway *shall* require approval from Alberta Transportation.
- 13.4 The location and construction standards of an access approach onto a provincial highway *shall* meet the standards and requirements of the Province of Alberta.
- 13.5 Lots *shall* be designed to adequately provide access to emergency vehicles in accordance with the requirements of the *Alberta Safety Codes Act*.

14. Sour Gas Facility Setbacks

- 14.1 In the case of a Level 1 sour gas facility as determined by provincial authorities, no *development shall* be permitted within 100m (330 ft) of the facility.
- 14.2 In the case of Level 2 sour gas facility as determined by provincial authorities:
- a) No dwelling *shall* be permitted within 100m (330 ft.); and
 - b) No public facility *shall* be permitted within 500m (1,670 ft.).
- 14.3 In the case of Level 3 or Level 4 sour gas facility as determined by provincial authorities:
- a) No dwelling *shall* be permitted within 100m (330 ft.);
 - b) No residential *development* having a density of more than 8 dwellings per quarter section *shall* be permitted within 500m (1,670 ft.); and
 - c) No public facility *shall* be permitted within 1,500m (4,921 ft.).
- 14.4 The setbacks delineated above, *may* be subject to change (increase or decrease) at the request of the applicable governing body.

15. Telecommunication Facilities

- 15.1 The placement of *telecommunication facilities* falls under the jurisdiction of Innovation, Science and Economic Development Canada (ISED), or equivalent body that *may* change from time-to-time. Proponents of a new *telecommunications facility* are required to follow all current procedures administered by ISED, including but not limited to the ISED's default public consultation process.

16. Wildfire Provisions

- 16.1 As a condition of approval for a *development* in or *adjacent* to *wildlands*, the County *may* require that actions be taken to reduce the risk of wildfire, including the removal of natural vegetation and other combustible materials on the *lot*, and the use of non-combustible materials on the exterior of *buildings*.
- 16.2 Notwithstanding any other provision of this *bylaw*, the minimum setbacks for a *building* situated *adjacent* to a *wildland* *may* be increased in order to provide an adequate defensible space around the *building* in the event of wildfire.

Part 9: Specific Use Regulations

1. Applicability

- 1.1 Specific Use Regulations apply to the corresponding land use(s) in applicable *land use districts* in the County.

2. Accessory Buildings

- 2.1 Where a *building* that is typically defined as an *accessory building* is proposed to be attached to another *building* by a roof, common wall or foundation, it *shall* be considered an extension of the *building* in which it is attached to, and *shall* not be considered an accessory building for the purpose of administering this *bylaw*.
 - a) A residential deck that is attached to a dwelling *shall* not be considered part of the *dwelling* for the purpose of administering a prescribed minimum or maximum building footprint for that dwelling. Notwithstanding the foregoing, where a deck is covered or enclosed, it *shall* be considered part of the *building* footprint.
- 2.2 An *accessory building* *shall* not be used as a *security suite* or contain a *dwelling unit* unless specifically approved for that purpose in accordance with this *bylaw*.
- 2.3 An *accessory building* *shall* be of a design and finish that complements the existing *principal building* on a *lot* and/or the general design standards of the locality to the satisfaction of the *Development Authority*.
- 2.4 An *accessory building* *shall* not be located on or over any *utility right-of-way* or *easement* or any drainage *right-of-way* or *easement* unless written consent has been obtained from the entity in which the *easement* or *right-of-way* belongs.
- 2.5 *Accessory buildings* *shall* be subject to *setbacks* as prescribed within the applicable *land use district*.

3. Agriculture: Value-Added and Agri-Tourism

- 3.1 *Agriculture: Value-Added* and *Agriculture: Agri-Tourism* uses *shall* be required to support, or utilize an existing *agricultural operation(s)* or use(s) on the same property.
- 3.2 *Agriculture: Value-Added* and *Agriculture: Agri-Tourism* uses *shall* be considered accessory to the existing *agricultural operation(s)* or agricultural use(s) on the property that *shall* remain the *principal use*.
- 3.3 *Agriculture: Value-Added* and *Agriculture: Agri-Tourism* uses *shall* minimize the loss of any viable agricultural land and *may* not be supported if in the opinion of the *Development Authority*, the proposal would result in a detrimental impact on the property or adjacent lands.
- 3.4 An *agricultural impact assessment* *may* be required at the discretionary of the *Development Authority* to determine any impacts a proposed *Agriculture: Value-Added* or *Agriculture: Agri-Tourism* use may have on a property.

4. Bareland Condominium

- 4.1 *Bareland condominium development shall* only be considered within a defined Urban Growth Area and the Nisku Business Park, and *shall* be supported by full municipal servicing.
- 4.2 *Development* of land within a *bareland condominium shall* be considered the same as the *development* of land within a fee simple subdivision, with each unit of land treated as an individual lot.
- 4.3 *Development* within a *bareland condominium shall* be subject to all of the provisions of the relevant *land use district* unless otherwise determined through a negotiated *development agreement* with the County.

5. Bed and Breakfast

- 5.1 A *bed and breakfast shall* provide no more than three (3) guest rooms for the use of paying guests within the *principal dwelling* on the lot. The *Development Authority may* increase this number to a maximum of six (6) rooms on a *lot* that is 4.0 ha (9.9 ac) or larger.
- 5.2 A *bed and breakfast shall* be located entirely within an approved *dwelling* and operated only by permanent resident(s) of the *principal dwelling* and no more than two (2) non-resident employees.
- 5.3 There *shall* be no more than one (1) *bed and breakfast* operation allowed on a *lot*.
- 5.4 There *shall* be no cooking facilities provided within the guest rooms;
- 5.5 The privacy and enjoyment of *adjacent* residences *shall* be preserved and the amenities of the neighbourhood maintained at all times.
- 5.6 Interior or exterior alterations, additions or renovations to accommodate a *bed and breakfast may* be allowed provided such alterations, additions or renovations maintain the principal residential appearance or character of the *dwelling* and comply with this *bylaw*.
- 5.7 A *bed and breakfast shall* not be developed on a *lot* where a *development permit* has been issued for the following:
 - a) A *Home Based Business Type 2 or 3*;
 - b) A *Group Home*; or
 - c) A *Guest House*.
- 5.8 Interior or exterior alterations, additions or renovations to accommodate a *bed and breakfast may* be allowed provided such alterations, additions or renovations maintain the principal residential appearance or character of the *dwelling* and comply with this *bylaw*.
- 5.9 There *shall* no more than one (1) non-illuminated identification sign not exceeding 1.0 m² (10.0 ft²) in size, subject to the signage regulations of this *bylaw*.

6. Campground

- 6.1 When considering an application for *development* of a *campground* the *Development Authority shall* have regard for the suitability of the *site* based on its physical attributes, accessibility, surrounding land uses and environmental sensitivity.

- 6.2 A *campground* shall not be permitted within 800 m (2,625 ft.) of a *multi-lot residential subdivision*. Exceptions *may* be made when a highway bisects the minimum separation distance.
- 6.3 An application for a *campground* shall include a detailed plan showing natural contours and vegetation, vehicle and pedestrian circulation systems, children's play areas, utilities, *buildings*, service areas and proposed campsites to the satisfaction of the *Development Authority*.
- 6.4 The number and layout of campsites in a *campground* shall be to the satisfaction of the *Development Authority* which shall consider environmental sensitivity, privacy of campers, potential impact on roads, *adjacent* land uses and any other factors considered relevant.

7. Cannabis and Cannabis-Related Development

- 7.1 Minimum *setbacks* for any cannabis related use(s) from parks, schools and health care facilities shall be implemented, at minimum, in accordance with relevant Provincial Regulations at the time of application.
- 7.2 Cannabis shall not be permitted to grow outdoors.
- 7.3 On-site cannabis sales shall not be undertaken from any *cannabis production facility* or *cannabis storage & distribution facility*.
- 7.4 Hours of operation of any cannabis related use shall be restricted at the discretion of the *Development Authority*.
- 7.5 The sale of cannabis shall not occur on the same premises as tobacco and/or liquor sales.
- 7.6 Regulations within this *bylaw* are not intended to include personal cannabis growing or possession limits as established by the federal and/or provincial government, including both the medical and/or recreational growing of cannabis.
- a) Notwithstanding the foregoing, the growing of any personal medical cannabis on a property under licence for any person(s) other than the owner and/or resident of the property on which the cannabis is grown, shall be considered a *cannabis production facility* and subject to the applicable regulations for that use.

8. Childcare Facility

- 8.1 When considering an application for the *development* of a *childcare facility* the *Development Authority* shall take into account the size, configuration and quality of the *site* and associated *buildings*, *adjacent* and *abutting* land uses, potential traffic generation, proximity to *parks*, open spaces or recreation areas, and potential impacts on other *development* in the surrounding area, and shall be designed in accordance with any relevant provincial regulations or requirements.
- 8.2 A *childcare facility* shall not be located within a *building* or bay that is abutting a *medium industrial use*; or on a *lot* that is abutting the *general industrial land use* unless support for the facility is provided by a relevant provincial body.
- 8.3 On-site outdoor play spaces for a *childcare facility* shall comply with the following:
- a) Play spaces must be designed and located in a manner to enhance safety and mitigate nuisance from other uses on the *lot*, trash collection areas, surface parking areas, *outdoor storage* areas, loading spaces, queuing spaces, rail lines, public roads, mechanical equipment and exhaust systems;

- b) Play spaces at ground level must be fenced on all sides with self-latching gates; and
- c) Play spaces above ground level must have secure perimeter railings or walls with a minimum height of 1.8m.

8.4 Where a surface parking area or a public road will abut a proposed *childcare facility*, or the outdoor play space ancillary to a *childcare facility*, protective barriers *shall* be placed along on the exterior of the *building* or bay, and the perimeter of an outdoor play space to the satisfaction of the *Development Authority*.

9. Confined Feeding Operations

9.1 *Confined feeding operations* are approved and regulated through the Natural Resources Conservation Board and the Agricultural Operation Practices Act, (AOPA). In accordance with AOPA, *confined feeding operations* are exempt from municipal control under this *bylaw*, however, approvals should be consistent with the policies of the Municipal Development Plan, as amended from time to time.

9.2 Notwithstanding any other provision of this *bylaw* that requires a minimum setback, the minimum distance of separation between a *dwelling* and a *confined feeding operation* allowed under the Agricultural Operation Practices Act (AOPA), as amended from time to time, *shall* be equivalent to the required distance of separation between a proposed *confined feeding operation* from an existing dwelling, as determined by the Natural Resources Conservation Board.

9.3 Where more than one minimum setback distance is applicable under this *bylaw*, the greater distance *shall* prevail.

9.4 In all *land use districts*, residential *development* *shall* be processed as a *discretionary use* if it is proposed within the provincially mandated minimum separation distance of an existing *confined feeding operation* in accordance with AOPA. Notwithstanding the foregoing, this provision does not include residential *development* proposed on the same lot as the *confined feeding operation*.

10. Drive-Through Service

10.1 A *drive-through service* may be located and designed in such a manner that:

- a) The safe movement of traffic from a public road is not inhibited;
- b) There is no conflict between the movement of pedestrians and motor vehicles on the *lot*; and
- c) There is no conflict with *adjacent* land uses.

10.2 All queuing spaces *shall* be a minimum of 6.5m long and 3.0m wide.

- a) When considering an *automotive wash service* for large commercial, industrial and recreational vehicles, the minimum queuing spaces *shall* be increased accordingly.

10.3 Queuing lanes *shall* provide sufficient space for turning and maneuvering. A *swept path analysis* *shall* be required to demonstrate adequate turning radius is provided for the proposed *development*.

10.4 When considering a *gas bar* or *service station*, pump islands *shall* be located to allow a minimum 6m wide through traffic lane.

10.5 All parts of the *lot* to which vehicles have access to *shall* be *hard surfaced*.

10.6 Receptacles for the purpose of disposing of trash and debris *shall* be provided in queuing lanes and service bay areas.

10.7 The minimum number of queuing spaces required for a drive-through service *shall* be provided in accordance with Part 9, s.10.8 – Table 5: Minimum Number of Queuing Spaces for Drive-Through Services.

10.8 Table 5: Minimum number of queuing spaces for drive-through services:

Minimum Number of Queuing Spaces for Drive-Through Services		
Business Type	Minimum Queuing Spaces Required	
	In-Bound	Out-Bound
Automotive Service	2 per service bay, in addition to the minimum required parking spaces for the <i>principal use</i>	1 per exit from each service bay
Automotive Wash	4 per wash bay	1 per wash bay
Automotive Wash Single Entrance with Interior Self-Service Bays	4 per entrance	1 per exit from the <i>building</i>
Financial Service	3 per ATM or <i>service window</i>	1 per exit from drive-through
Gas Bar	3 per each side of a fuel pump island	1 per each side of a fuel pump island
Restaurant, Minor	5 per service window	1 per exit from last service window

10.9 Having regard for the *lot* conditions and nature of the proposed *development*, at the discretion of the *Development Authority*, additional inbound and outbound queuing spaces *may* be required in excess of the minimum numbers identified in Part 9, s.10.8 – Table 5: Minimum Number of Queuing Spaces for Drive-Through Services.

10.10 All *drive-through service* queueing lanes *shall*;

- a) Incorporate design elements to screen neighbouring properties, roads and parking areas from headlights. These elements *may* include, solid fencing, berms and retaining walls or a combination thereof;
- b) Provide adequate fencing for queuing lanes where necessary to prevent access to a public road.

10.11 A *drive-through service* adjacent to a residential use or residential *land use district* *shall* be located as follows:

- a) A minimum 10 meters from the nearest residential *lot line* in the case of a *drive-through service* using an outdoor speaker system; or
- b) Such greater distance as required by the *Development Authority* to buffer the residential *development* or district from noise, traffic or other *nuisance* that *may* be created from a *drive-through service*.

11. Frame and Fabric Structures

- 11.1 A *frame and fabric structure* may be allowed for a period of up to 5 years as an *accessory building* to an approved *principal building* on a *lot*.
- 11.2 Notwithstanding Part 9, s.11.1, a *frame and fabric structure* may be developed on a *lot* with no *principal building* where the *principal use* of the *lot* is a *utility service, major*. Where this is the case, the *frame and fabric structure* will be subject to the *building setbacks* for a *principal building*.
- 11.3 Any subsequent development permit application to continue the use of a *frame and fabric structure* beyond its approved term, *shall* be submitted a minimum of 40 days prior to the expiry date of the original *development permit* approval. This application *may* be considered for a five-year approval where:
- a) The construction quality and esthetic value of the structure has not been compromised and has not become unsightly in the opinion of the *Development Authority*.
- 11.4 With the exception of an agricultural exemption, a *frame and fabric structure* *shall* not be located within a *front yard* or within a *flanking front yard*.
- 11.5 Where the *development* of a *frame and fabric structure* is approved or has an agricultural exemption from the requirement of a *development permit*, it *shall* be the responsibility of the landowner to repair, replace or remove the structure should it begin to show signs of wear and tear, damage, discoloration or any other factor deemed to be detrimental to safety or aesthetical value.

12. Group Home

- 12.1 In considering an application for a *group home*, the *Development Authority* *shall* take into account the size of the *lot*, distances from *adjacent developments*, potential traffic generation, and the suitability of the location of the proposed use in proximity to essential goods and services.
- 12.2 The maximum number of residents associated with a *group home* *shall* not exceed the number of bedrooms available in the *dwelling* in which care *may* be provided, up to a maximum of 6 residents.
- 12.3 A *group home* *shall* be supported by the appropriate licensing, through the relevant board or body, to operate a *group home* prior to a decision being issued by the *Development Authority*.

13. Home-Based Business

- 13.1 The purpose of a *Home-Based Business* is to accommodate small, non-intrusive, low risk, low intensity *developments* that can be integrated into, and are compatible with adjacent non-commercial or non-industrial land uses. Any *Home-Based Business* that does not adhere to the regulations contained within this section, or, in the opinion of the *development authority*, would be more appropriately located within an alternative and compatible commercial or industrial *land use district*, *may* not be supported.
- 13.2 *Home-based business* proposals will be evaluated and classified based on the criteria in Part 10, s.13 - Table 6: Home-based business evaluation criteria.

13.3 Table 6 Home-Based Business Evaluation Criteria

Evaluation Criteria	Home Based Business Type 1	Home Based Business Type 2	Home Based Business Type 3
<i>Development Permit Required</i>	No	Yes	Yes
Landscaping/Fencing /Screening Required	No	No	Yes
Non-Resident Employees	None	Maximum 1	Maximum 3
Home Business Vehicle and/or Trailer	One	One 1 ton or under and 1 Utility Trailer	Two(2) as follows: One weighing 1 ton or under; and One which exceeds 1 ton, up to a maximum of a semi-truck, and an associated trailer
Customer Traffic Generation	None	At the Discretion of the <i>Development Authority</i>	At the Discretion of the <i>Development Authority</i>
<i>Outdoor storage Area</i>	None	None	Yes Limited to 92.9m ² (1,000ft ²)
Outdoor Business Activity	None	None	Yes Restricted to the loading and unloading of vehicles or equipment within an approved <i>outdoor storage</i> area.
Use of <i>Accessory building</i>	None	Maximum 50% of the GFA of one <i>Accessory building</i>	Maximum 50% of the GFA of one <i>Accessory building</i>
Considered in a Multi-lot Residential Subdivision	Yes	Yes	No
Additional On-site Parking Requirements	None	Yes In accordance with Part 8, s.15 (parking & loading) of this <i>bylaw</i>	Yes In accordance with Part 8, s.15 (parking & loading) of this <i>bylaw</i>

13.4 General Regulations

- a) A home-based business shall be considered on a temporary basis and shall not be approved on a lot without a principal dwelling.

- b) A *home-based business* shall not negatively affect neighbouring or *adjacent lots* by way of excessive lighting, operation at unreasonable times, traffic, noise, dust, or excessive on-street or off-street parking or any other factor considered relevant.
- c) The external appearance of a *lot* or *buildings* shall not be detrimentally altered as a result of the operation of a *home-based business*.
- d) A *home-based business* shall not occupy more than 30% of the *gross floor area* of the *principal dwelling* from which it operates.
- e) All *parking spaces* shall be provided on *site* in accordance with this *bylaw*. A public road shall not be used for parking.
- f) No more than one Type 2 or one Type 3 *Home Based Business* shall be supported on a *lot*.
- g) A *home-based business* shall be considered a temporary use. The approval term for a home-based business shall be for a maximum two year term. Subsequent approvals *may* be issued for a *home-based business* at the discretion of the *Development Authority*.
- h) Any subsequent *development permit* application to continue operating an existing approved *home-based business* beyond its approved term, shall be submitted a minimum of 40 days prior to the expiry date of the original development permit approval. This application *may* be considered for a two year approval where:
 - i. There have been no changes to the *home based business*;
 - ii. The *home-based business* has not violated the conditions of its development permit approval;
 - iii. There have been no complaints and subsequent enforcement orders issued with respect to the operation of the *home-based business* that have not been resolved to the satisfaction of the *Development Authority*.

Home-Based Business Specific Regulations

13.5 *Home-based business Type 1 shall:*

- a) Not include an *outdoor storage area* for material, equipment or vehicles;
- b) Not place signage on the *lot*;
- c) Not permit client visits;
- d) Not utilize a *home based business* vehicle;
- e) Employ only residents who permanently reside in the *principal dwelling* on the *lot*;
- f) Not conduct business operations outdoors.

13.6 *Home-based business Type 2 shall:*

- a) Not include an *outdoor storage area* for material, equipment or vehicles;
- b) Not fabricate, repair or maintain equipment other than to service a *home based business vehicle*;
- c) Limit signage to one (1) non-illuminated identification sign not exceeding 1.0m² (10.0ft²) in size;
- d) Have no more than one (1) *home based business vehicle*, not exceeding one (1) ton in weight and one (1) utility trailer parked and maintained on the *lot*;

- e) Limit the number of non-resident employees to one (1);
- f) Limit client visits and vehicle traffic at the discretion of the *Development Authority*;
- g) Not occupy more than 50% of the gross floor area of one (1) *accessory building* on the *lot*;
- h) Not conduct any business activity outdoors, with the exception of a *child care: day home* use that *may* be permitted to provide limited outdoor play space for use during operational hours.

13.7 Home-based business Type 3 shall:

- a) Not be supported within a *multi-lot residential subdivision* or within 400 m (1,312 ft) of an existing *multi-lot residential subdivision*;
- b) Not occupy more than 50% of the *gross floor area* of one (1) *accessory building* on the *lot*;
- c) Screen *outdoor storage* from public view to the satisfaction of the *Development Authority*;
- d) Not exceed an *outdoor storage* area of 92.9m² (1,000 ft²);
- e) Restrict outdoor business activity to the loading and unloading of equipment within an approved *outdoor storage* area;
- f) Be limited to one (1) non-illuminated identification sign not exceeding 1.0 m² (10.0 ft².) in size;
- g) Have no more than two (2) *home based business vehicles*, parked and maintained on the *lot*. Vehicles *shall* be restricted to one (1) vehicle not exceeding 1 ton in weight and one utility trailer; and one (1) vehicle over 1 ton up to a maximum of a semi-truck and its associated trailer;
- h) Limit the number of non-resident employees to a maximum of three (3);
- i) Provide sufficient off-street *parking spaces* to accommodate non-resident employees and patrons;
- j) Limit client visits and vehicle traffic at the discretion of the *Development Authority*;

14. Housing

14.1 General Housing Regulations

- a) A *principal dwelling* shall exist on a parcel prior to the application for a *development permit* for any additional dwelling units or accommodation types. Notwithstanding the foregoing, a legal suite *may* be considered in conjunction with an application for a *principal dwelling*.
- b) Any approved *dwelling* type that has not been completed or substantially completed to the satisfaction of the *Development Authority* by any construction completion date stipulated by condition in the Notice of Decision *shall* be deemed to be abandoned and no further construction *may* commence prior to the approval of an additional *development* permit to continue construction.
- c) Within an *Urban Growth Area*, all secondary dwelling types *shall* have full utility services through service connection from the *principal dwelling*.
- d) Where additional *dwelling units* are proposed on a site that is outside a designated *Urban Growth Area*, adequate water and sewer capacity is required. Prior to issuing a decision, the

Development Authority may require the applicant to demonstrate that sufficient service capabilities can be provided to the proposed development.

14.2 Dwelling: Principal

- a) *A principal dwelling may be considered in accordance with the provisions of individual land use districts to where the principal dwelling is proposed.*
- b) *There shall be no more than 1 principal dwelling per lot.*
- c) *For the purpose of assigning the principal dwelling on a lot, the Development Authority may reassign the dwelling on the property deemed to be the 'principal dwelling' where additional dwelling(s) are located on the property in accordance with this bylaw.*

14.3 Dwelling: Secondary

- a) *A secondary dwelling may be considered in accordance with the provisions of individual land use district to where the secondary dwelling is proposed.*
- b) *More than 1 secondary dwelling may be considered on a lot in accordance with the provisions of the individual land use district to where the secondary dwelling is proposed.*

14.4 Dwelling: Manufactured Home

14.5 A dwelling: manufactured home:

- a) *Shall be constructed as a single-section, single story prefabricated dwelling unit;*
- b) *Shall have C.S.A certification, or an equivalent to the satisfaction of the Development Authority, to be submitted with the development permit application;*
- c) *Shall require the undercarriage to be completely screened from view by a foundation, skirting or structural addition to the satisfaction of the Development Authority;*
- d) *Shall be placed on a proper foundation in accordance with Alberta Safety Codes Act.*

14.6 Dwelling: Modular

14.7 A modular dwelling:

- a) *Shall be constructed as a multiple-section, prefabricated dwelling unit;*
- b) *Shall be assembled on a lot in modules;*
- c) *Shall have C.S.A. certification, or an equivalent to the satisfaction of the Development Authority, to be submitted with the development permit application;*
- d) *Shall be placed on a proper foundation in accordance with Alberta Safety Codes Act.*

14.8 Dwelling: Moved-in

- a) *A moved-in dwelling shall not be approved unless, in the opinion of the Development Authority, the dwelling is designed, constructed, and finished in a manner that is visually compatible with existing development in the neighbourhood.*
- b) *As a condition of development approval, the Development Authority may require a letter of agreement and a security from the applicant to ensure the satisfactory completion of any required site work, construction, or finishing of a moved-in dwelling.*
- c) *An application for a previously owned moved-in dwelling shall be accompanied by recent photographs of all sides of the proposed dwelling, taken within 2 months of application, in addition to all other required application requirements outlined within this bylaw.*

14.9 Legal Suite: Backyard

14.10A legal suite: backyard:

- a) *Shall* be limited to 1 per lot, unless individual regulations within individual *land use district(s)* specify otherwise;
- b) *Shall* only be located within an approved residential *accessory building*;
- c) *Shall* not become the predominant use of the building, which *shall* remain as an *accessory building*;
- d) *Shall* not be approved where a *principal dwelling* does not exist on the same property;
- e) *Shall* be accessed through a separate entrance from a common indoor area or directly from outside the *accessory building*;
- f) *Shall* have a floor area not exceeding 50% of the floor area of the accessory building in which the suite is to be located;
- g) *Shall* be considered an accessory use to the *accessory building* in which the suite is to be located;
- h) *Shall* contain at least two rooms in which a bedroom, cooking facilities and a bathroom are provided;
- i) *Shall* demonstrate adequate off-street parking is provided to accommodate the *development*;
- j) *Shall* create minimal structural changes to the front exterior of the *accessory building*, which *shall* appear as a residential *accessory building*;
- k) Where applicable, not be considered in the maximum density prescribed for the neighbourhood in which it is located;
- l) *Shall* comply with the Alberta Safety Codes Act and all other Municipal and Provincial regulations for use a separate, self-contained accommodation.

14.11 Legal Suite: In Dwelling

14.12A legal suite: in dwelling:

- a) *Shall* be limited to 1 per lot, unless individual regulations within *individual land use district(s)* specify otherwise;
- b) *Shall* be limited to 1 per lot, unless individual regulations within *individual land use district(s)* specify otherwise;
- c) *Shall* only be located within a *principal dwelling*;
- d) *Shall* be accessed through a separate entrance from a common indoor area or directly from outside the *principal dwelling*;
- e) *Shall* have a floor area not exceeding the total floor area of 1 storey of the *principal dwelling* to which the suite will be located, or 50% of the total floor area, whichever is less;
- f) *Shall* not be designed in such a way that results in a property being segregated on a vertical axis, resulting in a *development* resembling a semi-detached / duplex unit;
- g) *Shall* be considered an accessory use to the *principal dwelling*;

- h) *Shall* contain at least two rooms in which a bedroom, cooking facilities and a bathroom are provided;
- i) *Shall* demonstrate adequate off-street parking is provided to accommodate the *development*;
- j) *Shall* create minimal structural changes to the front exterior of the *principal building*, which *shall* appear as a single dwelling;
- k) Where applicable, not be considered in the maximum density prescribed for the neighbourhood in which it is located;
- l) *Shall* comply with the Alberta Safety Codes Act and all other Municipal and Provincial regulations for use a separate, self-contained accommodation.

14.13 **Dwelling, Garden Suite**

14.14A *garden suite*:

- a) *Shall* be a stand-alone *development* and not be located within, or attached to, a *dwelling* or *accessory building* on the property;
- b) *Shall* be no more than 1 storey in height, to a maximum of 4.5m (14.7 ft.);
- c) *Shall* have a floor area of no less than 37.2m² (400ft².) and no more than 65m² (700ft².);
- d) *Shall* not be considered for a variance to increase height or floor area to more than 10% of the specified parameters;
- e) *Shall* demonstrate adequate off-street parking is provided to accommodate the *development*;
- f) *Shall* be located and designed to connect with *utilities* serving the host residence and *shall* not jeopardize services to neighbouring *lots*. If a proposed *garden suite* cannot practically be connected with the water or sewer utility on the site, it *may* be permitted to have a pump-out holding tank for sewage and/or a cistern for a potable water supply, at the discretion of the *Development Authority*;
- g) *Shall* be designed, constructed, and finished in a manner that is, in the opinion of the *Development Authority*, visually compatible with the *principal dwelling* on the property and the general *development* of the neighbourhood.

14.15 **Guest House**

14.16A *guest house*:

- a) *Shall* be located within all or part of an *accessory building*;
- b) *Shall* be limited to one guest house per lot;
- c) *Shall* not be used as a self-contained *dwelling unit*;
- d) *Shall* not be used for permanent accommodation, or accommodation for more than 180 days in a calendar year,
- e) *Shall* have a floor area not exceeding 65m² (700 ft².).

15.Information Service

- 15.1 A *development permit* shall not be granted for an *information service* use prior to the submission of, to the satisfaction of the Development Authority, official correspondence from an applicable energy company that the proposed use can be adequately powered without impacting the power requirements of other *developments* in the local area.

16.Kennel

- 16.1 A *kennel* shall not be supported within or adjacent to a *multi-lot residential subdivision* or closer than 800m (2,625ft.) from the boundary of a *multi-lot residential subdivision*. This distance shall be measured from the property boundary of the *lot* proposing a *kennel* to the closest property boundary of the *multi-lot residential subdivision*. Exceptions may be made when a *highway* bisects the minimum separation distance.
- 16.2 A *kennel* shall be equipped with indoor and outdoor exercise runs that will meet the needs of the number of animals to be boarded to the satisfaction of the *Development Authority*.
- 16.3 All *kennel buildings*, including any outdoor enclosures, pens, runs or exercise areas used to accommodate dogs shall be required to be equipped with soundproofing treatments and screening to the satisfaction of the *Development Authority*.
- 16.4 All outdoor areas intended to accommodate *dogs* shall be securely enclosed to prevent an animal from jumping, climbing, digging or using any other means to exit the enclosure. These areas must also be capable of preventing the entry of unauthorized persons.
- 16.5 No *building* or structure associated with a *kennel development*, including any outdoor enclosure, pen, run or exercise area used to accommodate dogs, shall be located within 30m (98ft.) of any property line of the *lot* on which the kennel is located;
- 16.6 No *building* or exterior exercise area used to accommodate dogs shall be located within 90m (295ft.) of any *dwelling* on an adjacent *lot*. No building or structure associated with a *kennel development*, including any outdoor enclosure, pen, run or exercise area used to accommodate dogs, shall be located within a *front yard*.
- 16.7 Where reasonably feasible, existing vegetation shall be maintained in order to provide a visual and/or acoustic buffer to adjacent land uses.
- 16.8 Additional screening or acoustic buffering treatments may be required to be provided to the satisfaction of the *Development Authority*.
- 16.9 A waste management plan shall be submitted detailing the control, management and disposal of animal waste associated with the operation. Information on whether or not there has been consultation with the local health authority shall be required.

17.Natural Resource Extraction

- 17.1 *Natural resource extraction* shall only be considered within a direct control *land use district*.
- i. Notwithstanding the foregoing, *natural resource extraction* may be considered on the remnant parcel of NW 33-50-3 W5 as a *discretionary use* within the designated *land use district* of that parcel at the time of application.
- 17.2 *Natural resource extraction* shall be subject to the specific regulations within a direct control *land use district*, and all other relevant regulations in this *bylaw*.

- 17.3 All proposed *natural resource extraction developments* shall require community, provincial and/or federal involvement in determining the conditions of any *development* approvals in order to minimize the impacts on *adjacent developments* and the environment.
- 17.4 *Natural resource extraction developments* shall be required to reclaim the lands subject of the resource extraction to the satisfaction of the *County* and relevant government agencies or departments. Reclamation plans shall be provided at the time of a development permit application submission.
- 17.5 Notwithstanding the *discretionary uses* prescribed within the various *land use districts* within this *bylaw*, *natural resource extraction* shall not be allowed within 100m of an existing *dwelling*, nor shall a *dwelling* be permitted within 100m of a *natural resource extraction* operation. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed *natural resource extraction* operation.
- 17.6 The following conditions shall be included upon approval of an application for *natural resource extraction developments*, in addition to any other conditions imposed pursuant to this *bylaw*:
- a) Limitations on the hours of operation;
 - b) The submission of a final *lot grading* plan, prepared by a *qualified professional* upon completion of the project;
 - c) Requirement to enter into a road use agreement with the *County* for the provision of dust control and the maintenance of roads used in direct relation to the operation;
 - d) A project completion date in which the extraction operation shall conclude;
 - e) A site remediation completion date, where applicable; and
 - f) A requirement to redistrict the lands back to their *pre-development land use district* (or suitable district) upon satisfactory remediation of the site.

18. Outdoor Display

- 18.1 The purpose of an *outdoor display* area is to display equipment, goods or products being sold or leased as part of the *principal building* and use of a *lot*.
- 18.2 An *outdoor display* area shall be accessible by the customer.
- 18.3 All goods, products, materials, vehicles or equipment to be displayed shall be maintained in good condition and shall be kept in a neat and orderly manner to the satisfaction of the *Development Authority*.
- 18.4 *Outdoor display* areas shall not be located within a minimum required landscape area of a *lot*.
- 18.5 *Outdoor display* areas shall not form part of the minimum required parking and loading spaces required for the *principal building* and use of a *lot*.
- 18.6 *Outdoor display* areas shall not be used for the purpose of an *outdoor storage* area.

19. Outdoor Storage

- 19.1 The purpose of an *outdoor storage* area is for the storage of equipment and materials associated with the day-to-day operations of the existing *principal building* on a *lot*.

- 19.2 No person *shall* store goods, products, material or equipment outside of a *building* unless the storage is subject of an approved *development permit* or is otherwise exempt in accordance with this *bylaw*.
- 19.3 *Outdoor storage* areas *shall* be screened from view of public roads and *adjacent lots* by means of fencing, shrubbery, trees and other landscaping including masonry walls or earth berms or a combination thereof to the satisfaction of the *Development Authority*.
- 19.4 The *Development Authority shall*, through conditions, restrict the height in which goods and materials *may* be stored within an *outdoor storage* area. *Outdoor storage shall* typically be restricted below the height of any perimeter fencing and/or screening.
- 19.5 *Outdoor storage* areas *shall* not be located within a *front yard* or a *flanking front yard*.
- 19.6 *Outdoor storage* area *shall* not be located within any minimum required building *setback* prescribed within a *land use district*.
- 19.7 No *outdoor storage shall* be undertaken, if in the opinion of the *Development Authority*, it would unduly interfere with amenities of the *land use district* or adversely affect neighbouring lots by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter or other noxious or hazardous emissions.
- 19.8 Where an *outdoor storage* area is to be located adjacent to a non-industrial district, additional landscaping and screening, exceeding that of the minimum requirements of this *bylaw*, *may* be required to be provided to the satisfaction of the *Development Authority*.
- 19.9 *Outdoor storage* areas *shall* be hard surfaced, however, at the discretion of the *Development Authority* a graveled storage area *may* be considered where it is deemed to not have detrimental impact on adjacent lots or nearby roads.
- 19.10 *Outdoor storage* areas *shall* be graded to the satisfaction of the *County*. Notwithstanding Part 9, s.19.1, within an industrial *land use district*, where an *outdoor storage* area is proposed to be developed on a *lot* that does not include a *principal building*, but is either abutting or adjacent to another *lot* containing the *principal building* for which the *outdoor storage* area is related, the following *may* be considered:
- a) Where *outdoor storage* is proposed to be located on an abutting lot, the *Development Authority may* require that the *lots* be consolidated to create one single *lot* to ensure the *principal building* and the accessory *outdoor storage* area is located on a single lot.
 - b) Where *outdoor storage* is proposed to be located on an adjacent lot, a temporary *development permit may* be considered. The *outdoor storage* area *shall* comply with all relevant regulations of this *bylaw*.
- 19.11 *Outdoor storage* areas *shall* be located, developed and maintained in a neat and orderly manner to the satisfaction of the *Development Authority*.

20. Personal Storage Building

- 20.1 A *personal storage building shall* be considered a *discretionary use* when prescribed within a *land use district*, and *shall*:
- a) Not exceed 232m² (2,500ft²) in footprint;
 - b) Be limited to a single storey;
 - c) Be designed and constructed to be compatible with residential and agricultural uses;

- d) Not be used for any residential occupancy unless a further *development permit* is issued permitting a change of use;
- e) Not be used for any business purposes unless a further *development permit* is issued permitting a change of use;
- f) Be used only for the purpose of storing personal items directly related to the upkeep, maintenance and enjoyment of the *lot* and personal items belonging to the landowner;
- g) Only be considered on *lots* without a *principal use* or *principal dwelling*. Once a *principal dwelling* exists, this type of *development* shall be considered an *accessory building*.

20.2 Only one *personal storage building* shall be supported on a lot.

21.Shipping Containers

21.1 *Shipping containers* shall be considered an *accessory building* unless engineered and designed for an alternative, suitable use or indicated otherwise within a *specific land use district*.

21.2 *Shipping containers* located on a *lot* for the sole purpose of the trans-shipping of goods produced or manufactured as part of the business operations within the *principal building* on a *lot* shall be considered *outdoor storage* and shall be subject to all regulations pertaining to *outdoor storage* in accordance with this *bylaw*. *Shipping containers* located on a site for this purpose shall not be subject to this section.

21.3 A *shipping container* located on a lot as an *accessory building* shall:

- a) Not be located within a required *front yard* or *flanking front yard*;
- b) In any residential *land use district*, at the discretion of the *Development Authority*, may be required to have an exterior finish and architectural style that matches or compliments that of the *principal building* on the *lot*, which may include a pitched roof, cladding, complimentary paint scheme or appropriate screening from public view / adjacent landowners to the satisfaction of the *Development Authority*;
- c) Not be used for any type of advertising purpose, nor shall have any type of signage affixed to the exterior of these structures;
- d) Not be used for fencing or screening purposes;
- e) Not be located within a required parking or landscape area;
- f) Not be approved on a residential property within the defined *urban growth area*.

22.Show Home and Sales Office

22.1 In addition to a *development* permit approval for a *dwelling*, where the approved *dwelling* is to be used as a *show home and sales office*, a separate *development* permit for that use is required.

22.2 A *development permit* for the use of a *show home and sales office* may be considered under the same *development* permit application as the construction of the *dwelling*.

22.3 In addition to the relevant *development* permit application requirements in this *bylaw*, an application for a *show home and sales office* shall also include the following information on the *site plan*:

- a) The location and details of any exterior lighting ; and

- b) The location and details of any signs proposed on the lot.
- 22.4 A *development permit* for a *show home and sales office* may be issued prior to the registration of a subdivision plan providing the following has occurred:
- a) The subdivision phase has received a conditional approval by the subdivision authority;
 - b) There is a fully executed *development agreement* in place;
 - c) The construction completion certificate has been issued confirming that the roads, water and sewer meet municipal standards;
 - d) Fully operational fire hydrants are installed to the satisfaction of the County;
 - e) Safe access to the *lot* for clients, construction activity and emergency vehicles is provided.
- 22.5 The appearance of the building *shall*, in the opinion of the *Development Authority*, be compatible with the character of other buildings in the vicinity, where applicable.
- 22.6 The *show home and sales office* may be operated for a temporary period not exceeding 2 years unless, prior to the expiry date, a new *development permit* has been issued for continued use as a *show home and sales office*.
- 22.7 Upon expiry of the *development permit*, the *show home and sales office* use must cease, unless a further *development permit* has been issued extending the use.
- 22.8 When a *show home and sales office* ceases use for the purpose of conversion to a residential dwelling unit, a *development permit* *shall* first be issued that approves its use for residential living.

23. Signage

General Provisions

- 23.1 Unless specifically exempted under Part 11 or within any individual land use district of *this Bylaw*, the placement of a *sign* on any land within the *County* *shall* require a *development permit*.
- 23.2 Unless exempted under Part 11 of *this Bylaw*, a *sign* *shall* be considered a *discretionary use* in all *land use districts*.
- 23.3 The quality, aesthetic character and finishing of a *sign* *shall* be to the satisfaction of the *Development Authority*.
- 23.4 A landowner *may* be required to remove or repair any *sign* which in the opinion of the *Development Authority* is unsightly or in such a state of disrepair as to constitute a hazard.
- 23.5 No *sign* *shall* obstruct free and clear vision of vehicular and pedestrian traffic.
- 23.6 No *sign* *shall* interfere with or be confused with an authorized traffic *sign*, signal or device.
- 23.7 No *sign* other than one exempted under Part 11 of this *bylaw* *shall* be placed within any multi-lot residential subdivision.
- a) Notwithstanding the foregoing, a *sign* advertising a *home based business* on the same property *may* be considered in accordance with *home based business* regulations of this *bylaw*.
- 23.8 No *sign* *shall* be placed within 300m of a provincial highway or 800m of an intersection with a provincial highway without prior approval from the Province.

23.9 No *sign* shall be placed on any public lands without prior approval from the administrative authority responsible for those lands. This provision includes the placement of any banner signage on the side of a fence or building abutting or facing public lands.

23.10 All signage shall be mounted or displayed on an appropriate signage mount to the satisfaction of the *Development Authority*.

23.11 No signage shall be considered for approval when mounted on, or attached to, a sea-can, truck-trailer, or any other vehicle.

All signage shall be restricted to the advertising of any business(es) that exist on the same lot unless explicitly approved to allow for third-party advertising within the *applicable land use district* of this *bylaw*.

Application Requirements

23.12 In addition to any other relevant application requirements of this *bylaw*, a development permit application for a *sign* shall include drawings, to the satisfaction of the *Development Authority*, that include:

- a) A *site plan* showing distances to property lines, approaches or driveways, and existing buildings;
- b) Elevation plan(s) showing overall dimensions and heights of the *sign*,
 - i. in the case of a *projecting sign*, drawings shall include the dimensions of any projections of the *sign* from the facade of the building and clearances above building grade;
- c) The proposed graphics, and/or contents of the *sign*
 - i. where a digital and/or media *sign* with intermittent advertising is proposed, the nature of the advertisements shall be disclosed; and
- d) The manner of illuminating the *sign*.

Freestanding Signage

23.13 The maximum height of a freestanding *sign* shall be 9.0 m (29.5 ft.) above grade.

23.14 There shall be no more than one (1) *freestanding sign* per *lot* frontage, although there may be multiple *sign* faces allowed on a *freestanding sign* where more than one business occupies the lot.

23.15 A *freestanding sign* shall not be subject to the *development setbacks* as established within individual *land use districts* and shall not require a variance approval to be considered within a defined *setback*.

23.16 A freestanding *sign* proposed within any defined right-of-way, shall be subject to the provisions of Part 8, s.5 (easements and rights-of-way) of this *bylaw*.

23.17 The total copy area of a freestanding *sign* shall not exceed 0.5 m² (5.4ft²) in area for each metre of *lot* frontage of the property, to a maximum of 20 m² (215ft²).

Digital Signs

23.18 *Digital Signs* with a copy area between 1.0 m² and 2.3 m² shall be located a minimum of 100m from any other *digital sign*. *Signs* with a copy area greater than 2.3 m² shall be located a minimum of 200m from any other *digital sign*.

23.19A *Digital Sign shall:*

- a) Be located a minimum of 25m from a non-digital *freestanding sign*;
- b) Digital display content must remain in place unchanged for a minimum of six (6) seconds before switching to new content and *shall* be a static display.

23.20 Digital display content *shall* not include full motion video, animation or flashing images. In the case of an electronic message board, the text *may* scroll at a pace deemed acceptable to the *Development Authority*.

23.21 If any component of a digital display fails or malfunctions such that the display is no longer operating in compliance with this *Bylaw*, or with the conditions of the *development permit*, the landowner *shall* cease operation of the *sign* until any deficiencies are rectified.

23.22 All *digital signs* *shall* include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.

23.23 *Digital Signs* *shall* not face an adjacent residential use and *shall* be located or constructed so that the illumination from the *sign* does not project onto any surrounding residential land uses, to the satisfaction of the *Development Authority*.

23.24 Digital Signs *shall* use automatic light level controls to adjust light levels at night and under darkened conditions, in accordance with the following:

- a) Ambient light monitors *shall* automatically adjust the brightness level of the copy area based on ambient light conditions. Brightness levels *shall* not exceed 0.3 foot-candles above ambient light conditions when measured from the sign face at its maximum brightness, between sunset and sunrise;
- b) Brightness levels of the sign *shall* not exceed 400 nits when measured from the sign face at its maximum brightness, between sunset and sunrise.

Temporary & Seasonal Signage

23.25A *temporary sign* *may* be approved by the *Development Authority*, in accordance with the following provisions:

- a) A permit for a *temporary sign* is effective for a maximum of ninety (90) days;
- b) A permit for a *temporary sign* *may* be renewed once for a maximum of sixty (60) days within a twelve-month period on the same lot;
- c) Only 1 *temporary sign* is permitted for each lot frontage.

23.26A *temporary sign* *shall:*

- a) Have an overall height no greater than 2.0 m (6.5 ft.) above the grade at its base;
- b) Have copy area no greater than 3.0 m² (32.3ft²); and
- c) Be placed completely within the boundaries of the *lot* on which it is to be located.

23.27A *seasonal sign* *may* be approved by the *Development Authority*, in accordance with the following provisions:

- a) A permit for a *seasonal sign* is effective for a maximum of five (5) years;
- b) A *seasonal sign* *shall* be used for a maximum of ninety (90) days per year, and *shall* be removed from the *site* when not in use;
- c) Only 1 *seasonal sign* is permitted for each lot frontage.

23.28A *seasonal sign shall:*

- a) Have an overall height no greater than 2.0 m (6.5 ft.) above the grade at its base;
- b) Have copy area no greater than 3.0 m² (32.3 ft²); and
- c) Be placed completely within the boundaries of the *lot* on which it is to be located.

24. Soil Importing, Stockpiling and Grading

24.1 Unless specifically exempted elsewhere in this *bylaw*, the following *shall* be considered a *discretionary use* in all *land use districts* and *shall* not be undertaken on a lot prior to obtaining a *development permit*;

- a) Importing of soil, fill, aggregate or other similar material;
- b) Stripping and grading;
- c) The movement of soil between *lots*; and
- d) Stockpiling or removal of soil, fill, aggregate or other similar material from a lot.

24.2 Where reasonably feasible, topsoil generated as a result of an on-site stripping and grading *development* project, *shall* be preserved, stockpiled, and reused on the *lot* as part of the final *lot* modifications.

24.3 In addition to the standard development permit application requirements, a development permit application for the importing or stockpiling of soil, fill, aggregate or other similar material, and stripping, grading on a lot *shall* include the following information:

- a) A detailed description of the purpose of the importing, stripping, grading and or stockpiling proposal;
- b) The estimated volume in (m³) of soil, fill, aggregate or other similar material to be imported to a *lot*;
- c) The identification of the total *lot* area in hectares where any soil, fill, aggregate or other similar material is to be imported; and the estimated depth of material to be spread over that area;
- d) The hauling contractor company name and contact information;
- e) The proposed haul schedule, number of trucks per day, hours of hauling and a map of the transportation route;
- f) Proposed commencement and completion dates of the project;
- g) The legal land description and municipal address of the source of the material to be imported to a *lot*;
- h) The classification and agricultural capability of the existing soil of a *lot* proposed to receive soil, fill, aggregate or other similar material;
- i) Pre and post drainage plans prepared, signed and stamped by a *qualified professional*;
- j) Where the removal of any materials from the *lot* subject of the *development* may be required, a written plan providing the details of the means of disposal must be provided.
- k) Any other information deemed relevant by the *Development Authority*.

- 24.4 A development permit application proposing the importing of soil, fill aggregate or other similar material, stripping, grading and stockpiling, on high capability agricultural lands or on agricultural lands with proposed soil depth greater than 30cm (1 ft) or clay depth greater than 30 cm (1 ft.) *may* be required to submit an *agricultural impact assessment* at the time of submission of a development permit application.
- 24.5 Lot grading or re-grading projects *shall* not be allowed to direct additional surface drainage from the subject *lot* onto an adjacent *lot* unless provided for in an approved drainage plan or storm water management plan for the area.
- 24.6 Lot grading *shall* not be allowed to impede or interfere with the natural flow of surface water onto adjacent lands or public ditches, unless an approval under the Water Act has been obtained from the Province of Alberta.
- 24.7 All soil, fill, aggregate or other similar material imported to a lot *shall* be free of contaminants, debris and agricultural soil borne pests, including but not limited to, Clubroot of Canola and hydrocarbons that *may* be detrimental to the *development lot* or other *lots* in the surrounding area.
- 24.8 Unless exempt under this *bylaw*, all soil, fill, aggregate or other similar material imported to a lot *shall* require soil testing to be undertaken by a qualified professional at accredited laboratory, and the results submitted to the *County* with the development permit application. All source soil, fill, aggregate or other similar material *shall* be tested in accordance with Part 10, s.24.9 - Table 7: Soil Testing Requirements.

24.9 Table 7: Soil Testing Requirements.

Material Amount	Number of Testing Samples Required
Up to 100 m ³	1
Up to 1,000 m ³	5
Up to 10,000 m ³	10
Up to 100,000 m ³	20
Over 100,000 m ³	To be determined by Leduc County

- 24.10 Any soil, fill, aggregate or other similar material to be imported to a *lot* that is sourced from within or outside of Leduc County found to contain agricultural soil borne pests such as Clubroot of Canola or any hydrocarbons which, in the opinion of the *County*, pose a risk to the *lot*, surrounding areas or the agricultural community *shall* not be supported.
- 24.11 Any soil sample results for material sourced from within the *County* and intended for use on, or in close proximity to an agricultural *lot* that confirm the presence of agricultural soil borne pests including, but not limited to Clubroot of Canola or hydrocarbons *shall* not be supported, unless the applicant can demonstrate, to the satisfaction of the *County*, that the level of infection within the source material will not increase any existing infection level of the lands on which the material will be placed.
- 24.12 Any soil sample for material sourced from within the *County* and intended for use on non-agricultural parcels for non-agricultural use, that confirm the presence of agricultural soil borne pests including, but not limited to Clubroot of Canola and hydrocarbons *may* be supported where the applicant can demonstrate, to the satisfaction of the *County*, that the material, its transit and its end use will not pose a risk to high capability agricultural land.

- 24.13 *Development* sites within the Nisku Business Park *shall* be graded to the satisfaction of the County and *shall* meet the requirements of the approved storm water management plan for the area.
- 24.14 Soil importing, stripping and grading and stockpiling *developments may* be required to provide a grading security deposit, as outlined in the Leduc County fee schedule, as amended from time-to-time. Upon completion of the project, and confirmation of grading compliance, the security deposit will be released.
- 24.15 Any application under this section that affects a *wetland, watercourse, environmentally sensitive area* or any other factor deemed applicable, *shall* be referred to Alberta Environment & Sustainable Resource Development. *The County shall* not issue a *development permit* for a proposal which requires approval under the Water Act, until such approval have been issued by the Province of Alberta.
- 24.16 Any works that require a *development permit* under this section that are undertaken without a valid *development permit shall* be subject to the enforcement provisions of this *bylaw*. Where a contravention of this *bylaw* has been identified, enforcement action *shall* be taken against the landowner of the property found to be in contravention of the *bylaw*.
- 24.17 All approved soil importing, stockpiling and stripping and grading projects *shall* be subject to project commencement and completion dates as determined by the *Development Authority*.

25. Tree Clearing

- 25.1 Where *tree clearing* or the removal of trees is discouraged or restricted within an *environmentally significant area* (as defined within the Leduc County Environmentally Significant Areas Study, that *may* be amended from time-to-time) or within an *Area Structure Plan* (or other statutory plan), *tree clearing* or the removal of trees *shall* be considered a *discretionary use* in all *land use districts*.
- a) Notwithstanding the foregoing, this does not include the removal of deadfall, dead or dying trees at the discretion of the *Development Authority*, who *may* request an arborist report to confirm the recommended removal of any standing trees prior to removal.
- 25.2 For the purposes of this *bylaw*, *tree clearing* does not include commercial logging operations which are considered to be *natural resource extraction*.
- 25.3 As part of an application for *tree clearing*, an applicant *shall* be required to provide the following information:
- a) Reasons for the proposed *tree clearing*;
- b) A description of the vegetation to be cleared;
- c) A *site plan* with dimensions showing the area to be cleared and any significant natural features on and adjacent to the area to be cleared;
- d) A proposed schedule for *tree clearing* and hauling;
- e) The proposed access and haul routes for removing timber; and
- f) Plans for lot restoration, where required/necessary.

26. Wind & Solar Power Generation Facility

- 26.1 An application for a *wind & solar power generation facility* may not be accepted or deemed complete by the *County* prior to the approval of the project by the Alberta Utilities Commission.
- 26.2 Notwithstanding the foregoing, should the Alberta Utilities Commission request a decision from the *County* prior to their rendering of a decision, the *County* may accept and determine the application prior to a decision of the Alberta Utilities Commission (or other applicable provincial body).
- 26.3 An application for a *wind & solar power generation facility* shall include an *agricultural impact assessment*, which shall include a remediation plan for returning the property to a pre-development state upon conclusion of the power project.
- 26.4 Securities may be required by the County to ensure the appropriate remediation of the site is undertaken in accordance with recommendations of a remediation plan.
- 26.5 A *wind & solar power generation facility* shall be required to provide appropriate fencing and/or landscaping that compliments adjacent land uses and reduces visual impact from the public realm, to the satisfaction of the *Development Authority*.
- 26.6 A *wind & solar power generation facility* shall not be supported by the *County* where it results in the loss of any high-capability agricultural lands or may be more appropriately located elsewhere on the parcel, or within another location.
- 26.7 A wind & solar power generation facility shall not be located within 800m (2,625ft) from the nearest property line of a parcel that contains an existing *dwelling*.

Part 10: Urban Growth Areas

1. Applicability

- 1.1 In addition to all other relevant provisions of this *bylaw* and applicable *statutory* and non-*statutory plans*, the regulations of this section apply to lands within a defined *Urban Growth Area* as delineated on Map 6: Urban Growth Area Boundary.

2. General Regulations

- 2.1 *Development* with a defined *Urban Growth Area* shall be guided by the policies of an adopted *Area Structure Plan*.
- 2.2 *Development* within the Diamond Estates subdivision of the *Urban Growth Area* shall have regard to any applicable design criteria within the Diamond Estates Architectural Controls & Design Guidelines.
- 2.3 Where a conflict exists between a regulation of this section and a regulation of any other part of this *bylaw*, the regulations of this section shall take precedent when considering *development* within an *Urban Growth Area*.

3. Design & Appearance

3.1 General

- a) Gas utility enclosures shall be located away from street facing facades and screened from view.
- b) Where covered parking is provided, the scale, form and character shall be consistent with the design of surrounding *development*.
- c) Mechanical equipment shall be screened or incorporated in the roof envelope.
- d) Buildings on corner and flanking lots, at gateways, and at the termini of streets shall employ building elements and designs that emphasize their prominent visibility and potential role as landmark or orienting structures within the community.
- e) Rooflines and building facades shall be articulated and varied to reduce the perceived mass and bulk of the building.
- f) Satellite dishes, telecommunications equipment, when exposed to public view, are encouraged to be located and designed to be as inconspicuous as possible from the public domain.
- g) All sides of a building exposed to view from a street or other public space shall be treated as principal facades. A high standard of design, detail and variety of materials shall be combined to create building facades with a distinct street presence.
- h) The design and use of exterior finishing materials shall be to the satisfaction of the *Development Authority* which shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding *development*.

- i) The design of all structures and outdoor spaces *shall* discourage crime by reducing concealment opportunities, providing lighting to minimize dark spaces, and maximizing informal surveillance.
- j) Easily identifiable street addresses *shall* be prominently placed on all buildings at all times.

3.2 Residential

- a) residential buildings facing or flanking a street, lane or open space *shall* provide a minimum window opening of 2.0m² (21.5ft².) or 8% of the façade, whichever is greater, to encourage strong visual connections between the private and public realm and encourage these areas to be attractive, active and safe.
- b) Accessory building finishing material and roof pitch *shall* be designed and erected in harmony with the main building style and architecture unless restricted otherwise by the nature of the intended use in the accessory building.
- c) Rooflines and building façades *shall* be articulated and varied to reduce perceived mass and linearity of large buildings. A box-like appearance in building design and large expanses of uninterrupted blank façade *shall* be avoided.
- d) A site used for a multi-unit residential or row housing *development shall* provide an amenity area within a year of construction completion for the active or passive recreation and enjoyment of the occupants of the *development*. The amenity area *may* consist of a single landscaped communal area or the amenity area *may* be divided into private, individual amenity areas adjacent to, and for the private use of, each residential dwelling unit, or some combination thereof.
- e) Within an *Urban Growth Area*, all secondary dwelling types *shall* have full utility services through service connection from the *principal dwelling*.
- f) All residential *development shall* ensure sufficient snow storage space is provided within the boundaries of the lot to accommodate on-site snow fall on driveways. Unless design constraints indicate otherwise, this *shall* typically be provided within an area spanning the length of the driveway to a width of at least 2m (6.6ft) which *may* occur on either side of the driveway (or split between both), and *may* include part of a landscaped area, providing snow can be adequately contained within the confines of the lot.
 - i. In instances of a pie-shaped lot, or where snow storage cannot accord with the foregoing, an alternative area for snow containment *shall* be provided for within the confines of the lot.
 - ii. A development permit application *shall* demonstrate within the *Site Plan* the area in which snow fall *shall* be adequately contained,
 - iii. Semi-detached and/or townhouse *developments may* not be supported on pie-shaped lots where design cannot demonstrate at the time of application, to the satisfaction of the *Development Authority*, an adequate area for the containment of front yard on-site snowfall storage within the confines of each individual lot.

3.3 Projections into Defined Yard Setbacks

- a) The following architectural features *may* project up to 1.0m into a designated yard *setback* without the requirement of a *variance*, provided the projection meets the provisions of the Alberta Building Code:
 - i. Architectural or ornamental features such as cornices, leaders, eaves, gutters, sills and awnings;
 - ii. Cantilevered projections with or without windows, but in all cases at least 1.2m *shall* be maintained between the wall of the projection and the property line;
 - iii. Fireplaces and chimneys, provided the horizontal length of the projection *shall* not exceed a total of 1.55m;
 - iv. Satellite dishes less than 1.0m in diameter; and
 - v. Air conditioning units.
- b) Where there is more than one cantilevered projection and/or fireplace proposed along the same flank of a building, the total horizontal length *shall* not exceed one-third of the length of the building wall exclusive of the garage walls.
- c) Where the cantilevered projection is in a required side yard that is not flanking a road, the horizontal length of anyone projection *shall* not exceed 3.0 m.
- d) The following architectural features *may* project into a required yard setback without the requirement of a *variance*, as outlined below:
 - i. Patios, a maximum of 2.0m into a required *front yard* and up to the lot line of a *side yard* and *rear yard* in non-residential districts;
 - ii. Patios, a maximum of 2.0m into a required *front yard* and up to 1.2m from the lot line of a *side yard* and *rear yard* in residential districts;
 - iii. Decks, a maximum of:
 - 0.6 m into a required yard less than 4.0m;
 - 2.0 m into a required yard of 4.0m to 7.4m; and
 - 3.5 m into a required yard of greater than 7.4m;
 - iv. Unenclosed steps, landings, disabled access ramps and stairs (attached to a principal building and providing direct access to the *principal building* from ground level), a maximum of 2.0m into a *front yard* and *rear yard* and not less than 0.3m from the lot line of a *side yard*; and
 - v. Balconies, a maximum of 2.0m into a required front yard, 3.5m into a required rear yard and 0.6m into a required side yard.
- e) Notwithstanding anything in this *bylaw*, structures erected and equipment installed to ensure barrier-free access to a *development* or building, and which are projecting into a required yard, *may* be approved by the *Development Authority*, provided that the projection meets the provisions of the Alberta Building Code.
- f) 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.

3.4 Commercial

- a) Commercial *buildings* facing or flanking a street, lane or public open space *shall* provide a minimum window opening of 10% of the façade area if located within 30 meters from the street, lane or public open space.

3.5 Lighting

- a) In an *Urban Growth Area*, whenever possible, outdoor lighting *shall* be shielded or utilize full cutoff light fixtures.
- b) The total amount of outdoor illumination on any site in an *Urban Growth Area* *shall* not exceed:
 - i. In commercial or industrial areas 200,000 total lumens per acre with 12,000 unshielded lumens;
 - ii. In residential areas 55,000 total lumens per acre with 12,000 unshielded lumens;
 - iii. In Town Centres 200,000 total lumens per acre with 12,000 unshielded lumens.

4. Servicing Standards

- 4.1 Lots *shall* be designed and constructed to meet the Leduc County's engineering standards for municipal water, municipal sanitary sewer, storm water management, paved roads, noise attenuation, grading, and utilities

4.2 Infrastructure & Public Spaces

- a) Stormwater infrastructure *shall* be designed, wherever possible, such that it includes low impact *development* techniques to mimic natural ecosystems, increases water infiltration, decreases the amount of stormwater to be treated, and to create opportunities for linear parks, open spaces, pathways, and aesthetic enhancement of surrounding properties. Construction of parks and pathways *shall* be to the specifications of the Leduc County Parks Design Standards.
- b) Public access areas *shall* be lit in keeping with the principles of Crime Prevention through Environmental Design (CPTED) as detailed by the Royal Canadian Mounted Police and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent *buildings* and roads of parking and walkways.
- c) Pedestrian walkways *shall* be designed at a gradient and with a surface that meets the safety and access requirements of all individuals.
- d) Direct and clearly marked pedestrian walkways *shall* connect building entrances to parking lots and sidewalks of abutting streets.
- e) Where pipelines and/or energy related facilities or infrastructure are located within or adjacent to a proposed *subdivision*, the applicant *shall* contact the facility or infrastructure operator in writing to inform it of the nature of the proposed project.

5. Landscaping

- 5.1 The *Development Authority* shall require the applicant of a proposed *development* to provide landscaping on the site in accordance with this *bylaw* as a condition of approval. Applicants are strongly encouraged to exceed those requirements.
- 5.2 Healthy and viable vegetation existing on a site *shall* be preserved and protected or replaced. If a *development* requires the permanent removal of existing vegetation, the reason(s) for the removal of the vegetation *shall* be provided to the satisfaction of the *Development Authority*.
- 5.3 Landscaping *shall* be provided in all areas of a site which are not covered by a building, the required parking area and the maneuvering areas, unless otherwise stipulated in the district in which the site is located.
- 5.4 All yards on a residential site, excluding *parking areas* and *driveways* that require landscaping *shall* be landscaped within 1 year from completion of the *development*.

6. Parking (residential)

- 6.1 All parking and loading spaces required for residential purposes within an *Urban Growth Area* including all *drive aisles*, *driveways* and manoeuvring areas *shall*:
 - a) For residential uses including *detached dwellings*, *semi-detached dwellings* and *townhouse dwellings* be:
 - i. Hard surfaced and;
 - ii. Located on the same lot as the *development* requiring them.
 - b) For *Multi-Unit Residential developments* *shall* be:
 - i. Hard surfaced;
 - ii. Located on the same lot as the *development* requiring them;
 - iii. Bordered and separated from adjacent areas with concrete curbing;
 - iv. Not be located within the required *front yard setback* of a *lot*; and
 - v. Be designed in a manner to ensure that all vehicles intended to utilize these areas can access a *lot* and manoeuvre entirely within the bounds of the *lot* in a manner that does not interfere with convenient traffic flow, parking and safe pedestrian movement.

7. Parking (non-residential)

- 7.1 Parking and loading requirements for all non-residential *developments* in an *Urban Growth Area* *shall* abide by the applicable provisions contained within the general parking and loading requirements of this *bylaw*.

8. Fencing

8.1 In an *Urban Growth Area*, the maximum height of a fence *shall* be:

- a) For internal sites:
 - i. 2m (6.6ft) for that portion of the fence that does not extend beyond the foremost portion of the *principal building* on the site;
 - ii. 1m (3.3ft) for that portion of the fence that does extend beyond the foremost portion of the *principal building* on the site;
- b) For corner sites:
 - i. Where there is a *front yard* and a flanking yard: 1m (3.3ft) where the fence extends into the *front yard* and/or the *flanking yard*;
 - ii. Where there are two *front yards*: 1m (3.3ft) where the fence extends into the *front yard* on the narrow frontage and 1m (3.3ft) where the fence is located within the foremost portion of the *lot* between the *front yard* and the *rear yard*;
 - iii. 2m (6.6ft) for the portion of the fence located on those portions of the *lot* not considered in s.8.1(b)(i) and (ii).
- c) Where a property in a residential district abuts or faces an *arterial road* or incompatible adjacent land use the *Development Authority* may approve a fence height to a maximum of 3.1m (10 ft.).

8.2 Where a site has both its *front yard* and *rear yards* facing onto a street, approval of the *Development Authority* must be obtained prior to the erection of any fences on such a site. Size and specifications for fences in these areas must conform to the overall standard set for the area.

8.3 A multi-family *land-use district* adjacent to a single *detached dwelling* or alternative district *shall* provide a fence, or other *screening* approved by the *Development Authority*, of not less than 1.5m (5ft) along the side abutting the single detached dwelling or alternative district.

8.4 No electrification of fences *shall* be permitted in *Urban Growth Areas*.

8.5 No wire fences *shall* be permitted in *Urban Growth Areas*, with the exception of chain link fences, which *may* be deemed appropriate at the discretion of the *Development Authority*.

8.6 In an *Urban Growth Area*, the *Development Authority* may approve an entrance feature where the inclusion of such a feature is considered appropriate, and to a maximum height deemed acceptable at the discretion of the *Development Authority*.

Part 11: Land Use Districts

1. Interpretation of Land Use Districts

- 1.1 *Land use districts shall* be applied and interpreted in accordance with their implementation throughout the *County* as delineated on the land use maps as contained within Part 13: Mapping.
- 1.2 Where any value within any *land use district* is expressed as 'less than' or 'more than', where the proposed value is 'equal to', the lesser value *shall* be considered for the purpose of determining a development permit application.

2. Development Not Requiring a Permit

- 2.1 A *development permit* is not required for the following, providing the proposed *development* and/or use complies with all relevant provisions of this *bylaw*, or unless indicated otherwise within this *bylaw*. When the relevant provisions of this *bylaw* are not met (such as not meeting setback requirements) the *development shall* be considered a *discretionary use*;
 - a) *Accessory building(s)* not exceeding 10.0m² (107.6ft²) in area and 2.0m (6.5ft) in height, up to a maximum of 3 exempt accessory buildings per lot unless explicitly indicated otherwise within this section;
 - b) Play structures not exceeding 10.0m² (107.6ft²) in area and 3.0m (9.8ft) in height;
 - c) Deck up to 40.0m² (430ft².) with a floor level not exceeding 0.6m (1.9ft.) above *building grade*;
 - d) Demolition of a *building* or structure where a permit has been issued under the Alberta Safety Codes Act for the demolition;
 - e) Fence, gate, or wall;
 - i. in a residential area: to a maximum of 2.0m (6.5ft.) in height,
 - ii. in a non-residential area: to a maximum of 2.5m (8.2ft.) in height.
 - f) *Home Based Business – Type 1*, in all districts where an approved *dwelling* exists;
 - g) Interior *building* alterations, providing the alteration is not a *structural alteration* and does not increase the number of *dwellings* within a residential building, or the intensification of use of a non-residential use;
 - h) Municipal *buildings* and/or municipal *development* projects undertaken by the County, excluding any public and/or private partnerships or projects undertaken on behalf of a municipal board or committee.
 - i) Construction of municipal improvements in accordance with a valid *development agreement* with the *County*, or exempted under provincial or federal legislation;
 - j) *Signs*, in accordance with the provisions of this *bylaw* and limited to the following:
 - i. Election signs, official notices, signs placards or bulletins required or permitted to be displayed pursuant to the provisions of federal, provincial or municipal legislation, when placed on public lands, or on private lands under the permission of the landowner, and not exceeding 3.0m² (32.3ft².) in copy area and are removed within 7 days after completion of the events to which the signs relate;

- ii. Municipal address numbers or letters displayed on premises to which they refer;
 - iii. Seasonal or holiday decorations;
 - iv. *Signs* not exceeding 2.0m² (21.5ft².) for the purpose of identification, direction and warning or relating to an institution of a religious, educational, cultural, recreational or similar character, placed on the same lot as the *development* and limited to one sign per lot or building;
 - v. *Temporary signs* relating to the sale of real estate or agricultural products, on-site construction projects and not exceeding 3.0m² (32.3ft².), providing that the signs are located on the property in which the signs are to be located, are done so under permission of the landowner, and are removed within 7 days after completion of the events to which the signs relate;
 - vi. *Temporary signs* advertising garage / yard sales and not exceeding 1.0m² (10.7ft²), placed on the same lot as the event, providing that the signs are removed within 48 hours after the event;
 - vii. *Signs*, no larger than 0.4m² (4.3ft².), for the direction and control of vehicles, pedestrians and parking within a lot.
- k) Clearing, stripping, grading or excavation of land prior to the issuance of a *development permit*, only where undertaken as a requirement of a fully executed *development agreement* with the *County*;
- l) Temporary building required for construction, maintenance and/or alteration of an approved *development*, providing it complies with this *bylaw* and it is removed within 30 days of project completion;
- m) Temporary use of a *building* or part thereof as a polling station, returning officer's headquarters, candidate's campaign office and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census;
- n) *Developments* that are exempted in whole or in part from municipal regulations under provincial or federal legislation, including but not limited to;
- i. a highway or road;
 - ii. a well or battery within the meaning of the Oil and Gas Conservation Act and associated pipeline or an installation or structure incidental to the operation of a pipeline;
 - iii. aeronautical *developments*;
 - iv. telecommunications systems.
- o) Landscaping, where not a requirement of condition of *development* and the existing lot grade and natural drainage pattern is not significantly altered and will not create off-site impacts;
- i. Where in-situ soil movement is required, where the amount of topsoil or similar material being deposited, does not exceed 100 cubic metres (m³), providing that the material deposited is sourced from within the confines of the subject parcel in which the landscaping is to occur, and does not impede or interfere with the natural flow of surface water onto *adjacent lands* or into public ditches.

- ii. Where off-site soil importation is required, where no more than 10 cubic metres of topsoil or similar material is being deposited, excluding the *Agricultural District (AG)* and *Agricultural: Prime District (AGP)*, in which the provisions of this *bylaw* are applicable.
- iii. Any landscaping in excess of the parameters specified above, *shall* be considered under the *soil importing, stockpiling and grading* regulations of this *bylaw*.
- p) *Outdoor storage* of two unlicensed vehicles per *dwelling* within an *Urban Growth Area*, providing storage is not within a *front yard*;
- q) Change of an approved use under an extant *development permit* to a comparable use under the same specific use type within industrial and/or commercial districts, providing that the new use *shall* not result in additional impacts beyond the boundary of the site to the satisfaction of the *Development Authority*. This exemption *shall* require a written agreement between the landowner/operator and *Development Authority* confirming any change of use.
- r) Tree Clearing, unless located within a defined *Environmentally Significant Area*, or where a *Statutory Plan* discourages or prohibits tree clearing, in which case *shall* render the tree clearing a *discretionary use* and subject to the provisions of Part 9, s.25 of this *bylaw*.
- s) Rooftop solar arrays designed to serve an approved *building* or use on the same lot.
 - i. Where a solar array is proposed to be located on the ground to serve an approved building or use on the same lot, the solar array *shall* be considered an *accessory building*, and subject to any applicable *accessory building* regulations.
- t) *Backyard chickens* for personal use and enjoyment on any property where an approved *dwelling* exists. This exemption does not permit the keeping of roosters.
- u) Shipping Containers for the purpose of personal storage within the *Agricultural District*, *Agricultural Prime District* and *North Saskatchewan River Valley District*, up to a maximum of 8 shipping containers. Any shipping containers over 8 in number, *shall* be considered a *discretionary use*. Notwithstanding the foregoing, shipping containers for agricultural purposes within the *Agricultural District*, *Agricultural Prime District* and *North Saskatchewan River Valley District* are not subject to a restriction on quantity.

2.2 In addition to the exemptions within this section, additional district-specific exemptions *may* be included within any individual land use districts within this *bylaw*.

3. Discretionary Uses in all Districts

3.1 The following uses *shall* be considered as *discretionary uses* within all *land use districts* of this *bylaw*:

- a) Clearing, stripping, grading or excavation of land where not considered an explicit part of a *development* permit application for another *development* or within a fully executed *development* agreement with the County through a subdivision approval;
- b) *Freestanding sign*, *projecting sign*, or any other *sign* type not exempted in Part 11, s.2 of this *bylaw*;
- c) *Utility Service: Minor & Utility Service: Major* use(s) where proposed on private lands and not previously considered within a *subdivision* approval and/or associated *development agreement*.

- d) Fence, gate, or wall beyond the parameters specified under Part 11, s.2 of this *bylaw*;
- e) Soil importing, stockpiling and grading in accordance with Part 9, s.24 of this *bylaw*;
- f) Clearing, stripping, grading or excavation of land prior to the issuance of a *development* permit for *development* on the same lands, where not previously undertaken as a requirement of a fully executed *development agreement* with the *County*;

General Industrial District (GI)

1. Purpose

- 1.1.** This *district* provides for a broad range of compatible medium intensity industrial land uses, and complimentary commercial land uses, on fully serviced *lots*, within a planned industrial area. An adopted *Area Structure Plan* or *Area Redevelopment Plan* typically guides the location of this *district*. *Developments* in this *district* may require appropriate areas for *outdoor storage* necessary to support business operations, and industrial developments *may* conduct some business activities outdoors. Any *nuisance* or *risk* factor created should be of limited impact beyond the boundaries of a *lot*. This *district shall* be separated from *abutting* residential areas by an appropriate *district*, such as the light industrial district, business park transitional district or general commercial district.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building	Equipment Sales and Service: Minor
Agricultural Processing	Garden and Landscape Centre
Automotive and Equipment Body Repair	Gas Bar
Automotive Repair Service	Government Service
Automotive Wash	Indoor Self Storage Facility
Breweries, Wineries and Distilleries	Industrial: Light
Business and Financial Support Services	Industrial: Medium
Cannabis Accessory Store	Recycling Depot: Indoor
Cannabis Production Facility	Restaurant: Minor
Cannabis Retail Store	Retail Store: Convenience
Cannabis Storage & Distribution Facility	Retail Store: Liquor
Contractor Service: Minor	Security Suite
Contractor Service: Major	Service Station
Distribution Facility	Transport & Shipping Dispatch Service
Drive-Through Service	Truck Weigh Scale
Equipment Sales and Service: Major	Warehousing and Storage: Indoor

Table 3: Discretionary Uses	
<i>Abattoir</i>	<i>Kennel</i>
<i>Auctioneering Service</i>	<i>Manufactured Home Sales and Service</i>
<i>Automotive Sales & Service</i>	<i>Outdoor Display Area</i>
<i>Bulk Oil Sales</i>	<i>Outdoor Storage</i>
<i>Casinos/Gambling Establishment</i>	<i>Personal and Health Care Service</i>
<i>Commercial Schools</i>	<i>Pet Care Service</i>
<i>Crematorium</i>	<i>Recreation: Indoor</i>
<i>Drinking Establishment</i>	<i>Recreation: Outdoor</i>
<i>Entertainment: Adult</i>	<i>Recreational Vehicle Storage</i>
<i>Entertainment Service: Indoor</i>	<i>Recycling Depot: Oil</i>
<i>Entertainment Service: Outdoor</i>	<i>Restaurant: Major</i>
<i>Frame & Fabric Structure</i>	<i>Retail Store: General</i>
<i>Information Service</i>	<i>Veterinary Service: Minor</i>

3. District Standards

Table 1: Building Heights
Maximum Height of Buildings
The maximum height of a <i>building</i> in this district <i>shall</i> be 15 m. A greater height <i>may</i> be considered, at the discretion of the <i>development authority</i> , and subject to regulations of the Edmonton International Airport Vicinity Protection Area Regulation and NAV Canada/Transport Canada.

Table 2: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40 m	35 m	35m	35m	10m	N/A
Accessory Building	40 m	35 m	35m	35m	10m	N/A
Flanking Front Yard						
Principal Building	40 m	35 m	35m	35m	10m	N/A
Accessory Building	40 m	35m	35m	35m	10m	N/A
Rear Yard						
Principal Building	40 m	35m	35m	35m	10m	6 m
Accessory Building	40 m	35m	35m	35m	10m	1 m
Side Yard						
Principal Building	40 m	35 m	35m	35m	6 m	6 m and 2 m
Accessory Building	40 m	35 m	35m	35m	3 m	3 m and 1 m

4. District Specific Regulations

- 4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 4.2. *Development* in this *district* *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or *risk* factor which, in the opinion of the *development authority*, *may* be objectionable beyond the boundary of the *lot* from which it operates.
- 4.3. No operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the *Environmental Protection and Enhancement Act*, as amended from time to time.
- 4.4. No permanent *building*, parking, loading, *outdoor storage* or *display* area *shall* be located within a *flood-hazard area*.
- 4.5. *Environmental impact assessments* *may* be required where there is uncertainty as to potential health or *environmental impacts*.

- 4.6.** The following uses *shall* be prohibited within **Lot 1, Block 2, Plan 1124833, NW 7-50-24-W4** as they are incompatible with the intended character of the plan area: *abattoirs, frame and fabric structures* and *outdoor storage*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Light Industrial District (LI)

1. Purpose

- 1.1** The purpose of this *district* is to allow for the development of light industrial and logistics-based land uses with opportunities for other compatible and supporting land uses on fully serviced *lots* within a planned business park area. An adopted *Area Structure Plan* or *Area Redevelopment Plan* typically guides the location of this *district*. *Development* in this *district* will contain the great majority of *nuisances* within enclosed *buildings*, thereby achieving compatibility with adjacent industrial, commercial and other land uses.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building	Government Service
Agricultural Processing	Indoor Self Storage Facility
Artisan Studio	Industrial: Light
Automotive Repair Service	Manufactured Home, Sales and Service
Automotive Sales and Service	Personal and Health Care Service
Automotive Wash	Pet Care Service
Business and Financial Support Services	Recreation Indoor
Cannabis Accessory Store	Recycling Depot: Indoor
Cannabis Retail Store	Restaurant: Major
Commercial Schools	Restaurant: Minor
Contractor Service: Minor	Retail Store: Convenience
Cultural Facility	Retail Store: General
Distribution Facility	Retail Store: Liquor
Drinking Establishment	Security Suite
Drive-Through Service	Service Station
Entertainment Service: Indoor	Transport & Shipping Dispatch Service
Equipment Sales and Service: Minor	Truck Weigh Scale
Garden and Landscape Centre	Veterinary Service: Minor
Gas Bar	Warehousing and Storage: Indoor

Table 3: Discretionary Uses	
<i>Accommodation Service</i>	<i>Equipment Sales and Service: Major</i>
<i>Automotive and Equipment Body Repair</i>	<i>Frame & Fabric Structure</i>
<i>Auctioneering Service</i>	<i>Funeral Service</i>
<i>Breweries, Wineries and Distilleries</i>	<i>Information Service</i>
<i>Bulk Oil Sales</i>	<i>Kennel</i>
<i>Cannabis Production Facility</i>	<i>Outdoor Display Area</i>
<i>Cannabis Storage & Distribution Facility</i>	<i>Outdoor Storage: Limited</i>
<i>Casinos/Gambling Establishment</i>	<i>Parking Facility</i>
<i>Childcare Facility</i>	<i>Recreation: Outdoor</i>
<i>Convention and Events Facility</i>	<i>Recreational Vehicle Storage</i>
<i>Entertainment: Adult</i>	<i>Vertical Farming</i>
<i>Entertainment Service: Outdoor</i>	

3. District Standards

Table 1: Building Heights
Maximum Height of Buildings
The maximum height of a <i>building</i> in this district <i>shall</i> be 15 m. A greater height <i>may</i> be considered, at the discretion of the <i>development authority</i> , and subject to regulations of the Edmonton International Airport Vicinity Protection Area Regulation and NAV Canada/Transport Canada.

Table 2: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40 m	35 m	35m	35m	10m	N/A
Accessory Building	40 m	35 m	35m	35m	10m	N/A
Flanking Front Yard						
Principal Building	40 m	35 m	35m	35m	10m	N/A
Accessory Building	40 m	35m	35m	35m	10m	N/A
Rear Yard						
Principal Building	40 m	35m	35m	35m	10m	6 m
Accessory Building	40 m	35m	35m	35m	10m	1 m
Side Yard						
Principal Building	40 m	35 m	35m	35m	6 m	6 m and 2 m
Accessory Building	40 m	35 m	35m	35m	3 m	3 m and 1 m

4. District Specific Regulations

- 4.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *bylaw*.
- 4.2** *Development* in this *district shall* carry out its operations such that is *shall* not cause or create any significant *nuisance* or *risk factor* which may be objectionable beyond the *building* from which it operates.
- 4.3** *Outdoor storage* areas, *accessory* to the *principal building* and *use* of the *lot* may be supported, providing they do not exceed in total 25% of the *lot coverage* of the *principal building* and *shall* be considered *discretionary* within this *district*.
- 4.4** No permanent *building*, parking, loading, *outdoor storage* or *display* area *shall* be located within a *flood-hazard area*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

General Commercial District (GC)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for the *development* of a diverse mix of commercial, business office, accommodation, and retail and entertainment land uses on fully serviced *lots* within planned areas. The location of this *district* is typically guided by an adopted *Area Structure Plan* or Area Redevelopment Plan, and is intended to be located in highly visible areas *adjacent* to *highways* and *arterial roads*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building	Equipment Sales and Service: Minor
Accommodation Services	Funeral Service
Artisan Studio	Garden and Landscape Centre
Automotive Repair Service	Gas Bar
Automotive Sales and Service	Government Service
Automotive Wash	Indoor Self Storage Facility
Business and Financial Support Service	Personal and Health Care Service
Cannabis Accessory Store	Pet Care Service
Cannabis Retail Store	Recreation Indoor
Childcare Facility	Restaurant: Major
Commercial School	Restaurant: Minor
Contractor Service: Minor	Retail Store: Convenience
Convention and Events Facility	Retail Store: General
Cultural Facility	Retail Store: Liquor
Drinking Establishment	Security Suite
Drive – Through Service	Service Station
Entertainment Service: Indoor	Veterinary Service: Minor

Table 3: Discretionary Uses	
<i>Auctioneering Service</i>	<i>Frame and Fabric Structure</i>
<i>Breweries, Wineries and Distilleries</i>	<i>Manufactured Home Sales and Service</i>
<i>Bulk Oil Sales</i>	<i>Outdoor Display Area</i>
<i>Casino/Gambling Establishments</i>	<i>Outdoor Storage: Limited</i>
<i>Cemetery</i>	<i>Parking Facility</i>
<i>Entertainment Service: Outdoors</i>	<i>Recreation: Outdoor</i>
<i>Entertainment: Adult</i>	<i>Vertical Farming</i>
<i>Equipment Sales and Service: Major</i>	

3. District Standards

Table 1: Building Heights
Maximum Height of Buildings
The maximum height of a <i>building</i> in this district <i>shall</i> be 15 m. A greater height <i>may</i> be considered, at the discretion of the <i>development authority</i> , and subject to regulations of the Edmonton International Airport Vicinity Protection Area Regulation and NAV Canada/Transport Canada.

Table 2: Setbacks							
Minimum Building Setbacks							
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local or Service	Adjacent Lot	Residential Lot
Front Yard							
Principal Building	40m	35m	35m	35m	10m	n/a	n/a
Accessory Building	40m	35m	35m	35m	10m	n/a	n/a
Flanking Front Yard							
Principal Building	40m	35m	35m	35m	10m	n/a	n/a
Accessory Building	40m	35m	35m	35m	10m	n/a	n/a
Rear Yard							
Principal Building	40m	35m	35m	35m	10m	6m	7.5m
Accessory Building	40m	35m	35m	35m	10m	1m	7.5m
Side Yard							
Principal Building	40m	35m	35m	35m	10m	6m and 2m	7.5m
Accessory Building	40m	35m	35m	35m	10m	3m and 1m	7.5 m

4. District Specific Regulations

- 4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 4.2. *Development* in this *district shall* carry out its operations such that no *nuisance* or *risk* factor is created and apparent outside an enclosed *building*.
- 4.3. *Outdoor storage* areas, *accessory* to the *principal building* or *use* on the *lot*, *may* be supported providing they do not exceed in total 25% of the *lot coverage* of the *principal building*.
- 4.4. No permanent *building*, parking, loading, *outdoor storage* or *display* area *shall* be located within a *flood-hazard area*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Business Park Transitional District (BPT)

1. Purpose

- 1.1.** The purpose of this *district* is to allow for the *development* of lower impact land uses on fully serviced *lots* within planned business park areas. The location of this *district* is guided by an adopted *Area Structure Plan* or *Area Redevelopment Plan*. *Developments* within this *district* will operate in a manner that creates minimal to no disturbance outside of an enclosed *building*, while also providing opportunity for *limited outdoor storage* areas required to support business operations. *Development* within this *district* shall be compatible with *adjacent* non-industrial development.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building	Equipment Sales and Service: Minor
Accommodation Service	Funeral Service
Artisan Studio	Gas Bar
Automotive Sales and Service	Government Service
Automotive Wash	Indoor Self Storage Facility
Business and Financial Support Service	Personal and Health Care Service
Cannabis Accessory Store	Pet Care Service
Cannabis Retail Store	Recreation Indoor
Child Care Facility	Restaurant: Major
Commercial School	Restaurant: Minor
Contractor Service: Minor	Retail Store: Convenience
Drinking Establishment	Retail Store: General
Drive-Through Service	Retail Store: Liquor
Education Service	Security Suite
Entertainment Service, Indoor	Veterinary Service: Minor

Table 3: Discretionary Uses	
<i>Agricultural Processing</i>	<i>Garden and Landscape Centre</i>
<i>Automotive Repair Service</i>	<i>Industrial, Light</i>
<i>Breweries, Wineries and Distilleries</i>	<i>Outdoor Display Area</i>
<i>Cannabis Production Facility</i>	<i>Outdoor Storage: Limited</i>
<i>Casino and Gaming Establishment</i>	<i>Recreation: Outdoor</i>
<i>Convention and Events Facility</i>	<i>Recycling Depot: Indoor</i>
<i>Cultural Facility</i>	<i>Service Station</i>
<i>Distribution Facility</i>	<i>Transport & Shipping Dispatch Service</i>
<i>Entertainment: Adult</i>	<i>Truck Weigh Scale</i>
<i>Equipment Sales and Service: Major</i>	<i>Vertical Farming</i>
<i>Frame and Fabric Structure</i>	<i>Warehousing and Storage: Indoor</i>

3. District Standards

Table 1: Building Heights
Maximum Height of Buildings
The maximum height of a <i>building</i> in this district <i>shall</i> be 15 m. A greater height <i>may</i> be considered, at the discretion of the <i>development authority</i> , and subject to regulations of the Edmonton International Airport Vicinity Protection Area Regulation and NAV Canada/Transport Canada.

Table 2: Setbacks							
Minimum Building Setbacks							
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local or Service	Adjacent Lot	Residential Lot
Front Yard							
Principal Building	40m	35m	35m	35m	10m	n/a	n/a
Accessory Building	40m	35m	35m	35m	10m	n/a	n/a
Flanking Front Yard							
Principal Building	40m	35m	35m	35m	10m	n/a	n/a
Accessory Building	40m	35m	35m	35m	10m	n/a	n/a
Rear Yard							
Principal Building	40m	35m	35m	35m	10m	6m	7.5m
Accessory Building	40m	35m	35m	35m	10m	1m	7.5m
Side Yard							
Principal Building	40m	35m	35m	35m	10m	6m and 2m	7.5m
Accessory Building	40m	35m	35m	35m	10m	3m and 1m	7.5 m

4. District-Specific Regulations

- 4.1. Where no specific *development* parameters or standards are defined within this *district*, they shall be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 4.2. *Development* in this *district* shall carry out its operations such that no *nuisance* or *risk* factor is created and apparent outside an enclosed *building*.
- 4.3. *Outdoor storage* areas, *accessory* to the *principal building* or *use* on the *lot*, may be supported providing they do not exceed in total 25% of the *lot coverage* of the *principal building*.
- 4.4. No permanent *building*, parking, loading, *outdoor storage* or *display* area shall be located within a *flood-hazard area*.
- 4.5. On NE 19-50-24 W4 an *Industrial: Medium* land use and *Outdoor Storage* land use may be considered as a *discretionary use* outside of any defined *flood hazard area*. Any development within a *flood fringe* shall be subject to the environmental considerations of this *bylaw*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Agricultural District (AG)

1. Purpose

- 1.1** The purpose of this *district* is to provide for a broad range of agricultural operations and agriculture-related uses, whilst providing for limited residential use. This *district* anticipates that agriculture will be the predominant use of land but *may* consider limited non-agricultural uses on lower capability land that do not unduly impact agricultural land and operations and can co-exist in an agricultural community.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Agricultural Building	Agriculture: Livestock
Agriculture: Extensive	Agriculture: Dugout (under 2,500 m³ volume)
Agriculture: Horticultural	

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building less than 120 m ² (1,292 ft ²)	Equestrian Facility
Agriculture: Agri-Tourism	Group Home
Agriculture: Value Added	Guest House
Bed and Breakfast	Market Garden
Dwelling: Principal	Tree Farm
Dwelling: Secondary (second dwelling unit)	Vertical Farming

Table 3: Discretionary Uses

Accessory Building more than 120 m ² (1,292 ft ²)	Home-based Business: Type 3
Agriculture: Dugout (over 2,500 m ³ volume)	Kennel
Breweries, Distilleries, Wineries: Farm-based	Local Community Facility
Campground	Outdoor Storage
Cannabis Production Facility	Personal Storage Building
Cemetery	Place of Worship
Dwelling: Secondary (third dwelling unit)	Recreation: Indoor
Dwelling: Secondary (fourth dwelling unit)	Recreation: Outdoor
Frame and Fabric Structure' (non-agricultural)	Recreational Vehicle Storage
Garden and Landscape Centre	Veterinary Service: Major
Home-based Business: Type 2	Wind & Solar Power Generation Facility

3. District Standards

Table 1: Dwelling Numbers			
Maximum number of dwelling units per lot			
Property size	32.4 ha (80.0 ac) or more	between 2.0 ha(4.9ac) and 32.4 ha (80.0 ac)	less than 2.0 ha (4.9 ac)
Maximum number of dwelling units	4	3	2

Table 2: Dwelling Type			
Types of permissible dwelling units per lot			
Property size	32.4 ha (80.0 ac) or more	between 2.0 ha(4.9ac) and 32.4 ha (80.0 ac)	less than 2.0 ha (4.9 ac)
First dwelling unit (Principal dwelling)	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i> 	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i> 	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i>
Second dwelling unit (Secondary dwelling)	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i> <i>Legal Suite: In-dwelling</i> <i>Legal Suite: Backyard</i> <i>Dwelling: Garden suite</i> 	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i> <i>Legal Suite: In-dwelling</i> <i>Legal Suite: Backyard</i> <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> <i>Legal Suite: In-dwelling</i> <i>Legal Suite: Backyard</i> <i>Dwelling: Garden suite</i>
Third dwelling unit (Secondary dwelling)	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i> <i>Legal suite: In-dwelling</i> <i>Legal suite: Backyard</i> <i>Dwelling: Garden suite</i> 	<ul style="list-style-type: none"> <i>Legal suite: In-dwelling</i> <i>Legal suite: Backyard</i> 	<ul style="list-style-type: none"> <i>n/a</i>
Fourth dwelling unit (Secondary dwelling)	<ul style="list-style-type: none"> <i>Legal suite: In-dwelling</i> <i>Legal suite: Backyard</i> 	<ul style="list-style-type: none"> <i>n/a</i> 	<ul style="list-style-type: none"> <i>n/a</i>

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

4. District-Specific Regulations

- 4.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 4.2** Any proposed non-agricultural *development* or use *shall* consider the generational impact on *high capability agricultural lands* and *shall* be designed and located in such a way as to minimize the impact or loss of *high capability agricultural lands*.
- 4.3** An *agricultural impact assessment* may be required prior to determining a *development permit* application in order to demonstrate that any proposed non-agricultural use or *development* will not unduly impact existing, or future, agricultural use of the *property*.
- 4.4** Any proposed non-agricultural *development* or use *shall* consider *adjacent* agricultural use(s) and *shall* not be supported should it be deemed that the proposal cannot operate harmoniously with existing or future agricultural use(s).
- 4.5** *Recreational vehicle storage*
- The maximum *site coverage* of *recreational vehicle storage* use *shall* not exceed five percent of the *parcel* area.

- b) *Recreational vehicle storage* uses shall not be supported on *high-capability agricultural lands*.
 - c) *Recreational vehicle storage* uses shall be required to provide adequate screening from adjacent properties and the public domain to the satisfaction of the *Development Authority*.
 - d) *Recreational vehicle storage* use applications may be required to be supported by an *Agricultural Impact Assessment* at the discretion of the *Development Authority*.
- 4.6** Agricultural Dugouts with a water volume greater than 2,500 m³ shall require an Alberta Water Act approval prior to issuance of a development permit.

5. Subdivision

- 5.1** *Farmstead lots* created under this Bylaw shall be a minimum of 1.0 ha (2.5 ac) in size. The maximum size of a *Farmstead lot* shall be limited to the size needed to accommodate the existing residence, natural areas, and functioning structures and facilities associated with the farmstead.
- 5.2** *Residential lots* created under this Bylaw shall be a minimum of 1.0 ha (2.5 ac) and a maximum of 2.0 ha (5.0 ac) in size.
- 5.3** *Smallholdings lots* created under this Bylaw shall be a minimum of 16 ha (40 ac).
- a) Notwithstanding the foregoing, a new *Smallholdings lot* less than 16 ha (40 ac) in size may be considered providing the applicant can demonstrate the new lot is sufficiently sized to maintain the flexibility for future changes in the type or size of agricultural operation and is designed to minimize the fragmentation of agricultural land and natural areas.
 - b) A *Smallholdings lot* proposed under this Bylaw shall only be considered within the Agricultural Smallholding Overlay area as defined within the *Municipal Development Plan* and delineated on Map 1: Land Use District Map.
- 5.4** *Agricultural lots* created under this Bylaw shall be a minimum of 32 ha (80 ac).
- a) A lot less than 32.4 ha (80 acres) may be considered providing an Agricultural Impact Assessment has been undertaken and can demonstrate;
 - i. the soil capability or topography of the subject quarter section lends itself to the legal separation of title; and
 - ii. the proposed agricultural subdivision will not negatively impact the agricultural use of the subject quarter section or surrounding lands.
- 5.5** The minimum size of a lot resulting from a *Physical Severance* shall be 1.0 ha (2.5 ac) in size and shall be suitable to accommodate a dwelling, accessory buildings and private onsite services.
- 5.6** Notwithstanding the requirements of this section, the *Subdivision Authority* may consider subdivision for a *Farmstead lot* or *Residential lot* that does not comply with the maximum lot size with consideration of minimizing the amount of agricultural land taken out of production.
- 5.7** Subdivisions shall be designed and considered in accordance with the policies of the *Municipal Development Plan* and any relevant *statutory plan*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use Bylaw, *statutory plan(s)*, provincial and/or federal legislation.

Agricultural Prime District (AGP)

1. Purpose

- 1.1** The purpose of this *district* is the protection and preservation of *high capability agricultural lands* by providing for a broad range of agricultural operations and agriculture-related uses and limiting non-agricultural uses and uses that *may* be detrimental or incompatible to agricultural lands. Agriculture is expected to be the predominant and priority use of land in this *district* and the loss of agricultural land to fragmentation *shall* be discouraged.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Agricultural Building	Agriculture: Livestock
Agriculture: Extensive	Agriculture: Dugout (under 2,500 m ³ volume)
Agriculture: Horticultural	

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building less than 120 m ² (1,292 ft ²)	Equestrian Facility
Agriculture: Agri-Tourism	Group Home
Agriculture: Value Added	Guest House
Bed and Breakfast	Market Garden
Dwelling: Principal	Tree Farm
Dwelling: Secondary (second dwelling unit)	Vertical Farming

Table 3: Discretionary Uses

Accessory Building more than 120 m ² (1,292 ft ²)	Frame and Fabric Structure' ('non-agricultural)
Agriculture: Dugout (over 2,500 m ³ volume)	Home Based Business: Type 2
Breweries, Distilleries, Wineries: Farm Based	Home Based Business: Type 3
Dwelling: Secondary (third dwelling unit)	Personal Storage Building
Dwelling: Secondary (fourth dwelling unit)	Veterinary Service: Major

3. District Standards

Table 1: Dwelling Numbers			
Maximum number of dwelling units per lot			
Property size	32.4 ha (80.0 ac) or more	between 2.0 ha(4.9ac) and 32.4 ha (80.0 ac)	less than 2.0 ha (4.9 ac)
Maximum number of dwelling units:	4	3	2

Table 2: Dwelling Type			
Types of permissible dwelling units per lot			
Property size	32.4 ha (80.0 ac) or more	between 2.0 ha(4.9ac) and 32.4 ha (80.0 ac)	less than 2.0 ha (4.9 ac)
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i> 	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i> 	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i>
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i>
Third Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> 	n/a
Fourth Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> 	<ul style="list-style-type: none"> • <i>n/a</i> 	n/a

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

4. District-Specific Regulations

- 4.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 4.2** Any proposed non-agricultural *development* or use *shall* consider the generational impact on *high capability agricultural lands* and *shall* be designed and located in such a way as to minimize the impact or loss of *high capability agricultural lands*.
- 4.3** An *Agricultural Impact Assessment* may be required prior to determining a *development permit* application in order to demonstrate that any proposed non-agricultural use or *development* will not unduly impact existing, or future, agricultural use of the *property*.
- 4.4** Any proposed non-agricultural *development* or use *shall* consider *adjacent* agricultural use(s) and *shall* not be supported should it be deemed that the proposal cannot operate harmoniously with existing or future agricultural use(s).
- 4.5** *Rural Wedding Facility*
- a) *Rural Wedding Facilities* *shall* be considered a *discretionary use* that *may* be located only on the following parcels within this *district*:

- I. Plan 0921138, Block 1, Lot 1
 - II. Plan 0624674, Block 1, Lot 1
 - III. Plan 1624256, Block 1, Lot 1
- b) In no case *shall* an expansion to an existing *Rural Wedding Facility* be supported within this *district*.

4.6 Recreational Vehicle Storage Facility

- a) *Recreational vehicle storage facilities shall be considered a discretionary use that may continue to be located only the following parcels within this district:*
- I. Pt. SW 11-50-26 W4
 - II. Pt. EH 27-48-27 W4
 - III. Pt. NW 09-49-25 W4
 - IV. Pt. NW 15-50-26 W4
 - V. Pt. SW 19-50-23 W4; Plan 5151 RS, Lot A
 - VI. Pt. NW 12-50-24 W4
 - VII. Pt. SH 12-49-25 W4; Plan 2121539, Block 1, Lot 1
 - VIII. Pt. NW12-50-24 W4
- b) A *recreational vehicle storage facility* located on the parcels identified in 4.6 *shall* operate in accordance with the conditions of their *development permit* approval.
- c) In no case *shall* an expansion to an existing *recreational vehicle storage facility* be supported within this *district*.
- d) *Development permit* approvals that have been issued for a temporary period of time *shall* expire on the date provided within their *development permit* approval. Prior to the expiry of a *development permit*, subsequent approvals may be issued for the *recreational vehicle storage facility* at the discretion of the *development authority*.
- e) Any subsequent *development permit* application to continue operating and existing approved *recreational vehicle storage facility* beyond its approved term, *shall* be submitted a minimum of 40 days prior to the expiry date of the original *development permit* approval. This application *may* be considered for a further approval where:
- I. There have been no changes to the operation of the *recreational vehicle storage facility*;
 - II. The *recreational vehicle storage facility* has not violated the conditions of its *development permit* approval; and
 - III. There have been no complaints and subsequent enforcement orders issued with respect to the operation of the *recreational vehicle storage facility* that have not been resolved to the satisfaction of the *development authority*.

5. Subdivision

- 5.1** *Farmstead lots* created under this *Bylaw* shall be a minimum of 1.0 ha (2.5 ac) in size. The maximum size of a *Farmstead lot* shall be limited to the size needed to accommodate the existing residence, natural areas, and functioning structures and facilities associated with the farmstead.
- 5.2** *Residential lots* created under this *Bylaw* shall be a minimum of 1.0 ha (2.5 ac) and a maximum of 2.0 ha (5.0 ac) in size.
- 5.3** *Smallholdings lots* created under this *Bylaw* shall be a minimum of 16 ha (40 ac).
- a) Notwithstanding the foregoing, a new *Smallholdings lot* less than 16 ha (40 ac) in size may be considered providing the applicant can demonstrate the new lot is sufficiently sized to maintain the flexibility for future changes in the type or size of agricultural operation and is designed to minimize the fragmentation of agricultural land and natural areas.
 - b) A *Smallholdings lot* proposed under this *Bylaw* shall only be considered within the Agricultural Smallholding Overlay area as defined within the *Municipal Development Plan* and delineated on Map 1: Land Use District Map.
- 5.4** *Agricultural lots* created under this *Bylaw* shall be a minimum of 32 ha (80 ac).
- a) A lot less than 32.4 ha (80 acres) *may* be considered providing an Agricultural Impact Assessment has been undertaken and can demonstrate;
 - i. the soil capability or topography of the subject quarter section lends itself to the legal separation of title; and
 - ii. the proposed agricultural subdivision will not negatively impact the agricultural use of the subject quarter section or surrounding lands.
- 5.5** The minimum size of a lot resulting from a *Physical Severance* shall be 1.0 ha (2.5 ac) in size and *shall* be suitable to accommodate a dwelling, accessory buildings and private onsite services.
- 5.6** Notwithstanding the requirements of this section, the *Subdivision Authority* may consider subdivision for a *Farmstead lot* or *Residential lot* that does not comply with the maximum lot size with consideration of minimizing the amount of agricultural land taken out of production.
- 5.7** Subdivisions *shall* be designed and considered in accordance with the policies of the *Municipal Development Plan* and any relevant *statutory plan*.

District disclaimer: This *district* is subject to all other relevant provisions of the *Land Use Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

North Saskatchewan River Valley District (NSRV)

1. Purpose

- 1.1** The purpose of this *district* is to protect the natural open space corridors of the North Saskatchewan River Valley, its natural environment and wildlife habitats. This *district* supports responsible agricultural and recreation uses, whilst accommodating limited residential *development* and other land uses that are compatible with the natural environment and are designed to avoid encroachment toward the North Saskatchewan River.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Agricultural Building	Agriculture: Livestock
Agriculture: Extensive	Agriculture: Dugout (under 2,500 m ³ volume)
Agriculture: Horticultural	

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building less than 100m ² (1,080 ft ²)	Equestrian Facility
Bed and Breakfast	Group Home
Dwelling: Principal	Guest House
Dwelling: Secondary (second dwelling unit)	

Table 3: Discretionary Uses

Accessory Building more than 100m ² (1,080 ft ²)	Frame & Fabric Structure¹ (non-agricultural)
Agriculture: Agri-tourism	Home Based Business: Type 2
Agriculture: Dugout (over 2,500 m ³ volume)	Kennel
Agriculture: Value Added	Park
Campground	Personal Storage Building
Cemetery	Recreation: Outdoor
Dwelling: Secondary (third dwelling unit)	Veterinary Service: Major
Dwelling: Secondary (fourth dwelling unit)	

3. District Standards

Table 1: Dwelling Numbers		
Maximum Number of Dwelling Units Per Lot		
Property Size:	32.4 ha (80.0 ac) or more	less than 32.4 ha (80 ac)
Maximum Number of dwelling units:	4	3

Table 2: Dwelling Type		
Types of Permissible Dwelling Units Per Lot		
Property Size:	32.4 ha (80.0 ac) or more	less than 32.4 ha (80.0 ac)
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i> 	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i>
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> <i>Dwelling: Detached,</i> <i>Dwelling: Manufactured,</i> <i>Legal Suite: In-Dwelling</i> <i>Legal Suite: Backyard</i> <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> <i>Dwelling: Manufactured,</i> <i>Legal Suite: In-Dwelling</i> <i>Legal Suite: Backyard</i> <i>Dwelling: Garden Suite</i>
Third Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> <i>Dwelling: Manufactured,</i> <i>Legal Suite: In-Dwelling</i> <i>Legal Suite: Backyard</i> <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> <i>Legal Suite: In-Dwelling</i> <i>Legal Suite: Backyard</i>
Fourth Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> <i>Legal Suite: In-Dwelling</i> <i>Legal Suite: Backyard</i> 	<ul style="list-style-type: none"> <i>n/a</i>

Table 3: Building Heights	
Maximum Height of Buildings	
All Non-Agricultural Buildings	10.0 m (32.8 ft)

Table 4: Setbacks						
Minimum Building Setbacks:						
From the property line <i>adjacent</i> to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	n/a
Accessory Building	40 m	30m	30 m	30 m	6 m	n/a
Flanking Front Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	n/a
Accessory Building	40 m	30m	30 m	30 m	6 m	n/a
Rear Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	7.5 m
Accessory Building	40 m	30m	30 m	30 m	6 m	7.5 m
Side Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	7.5 m
Accessory Building	40 m	30m	30 m	30 m	6 m	7.5 m

4. District-Specific regulations

- 4.1** For both agricultural and non-agricultural uses, the *Development Authority* may require an *environmental impact assessment* in order to ascertain whether a proposed *development* may have detrimental effects on the natural environment, including potential effects on wildlife habitat and groundwater as well as the potential effects on areas which are deemed to have a high scenic value.
- 4.2** On a *lot adjacent* to the North Saskatchewan River Valley a minimum *setback* of 50.0 m (164.0 ft) from the *top of bank* to any *development* shall be required to reduce *environmental impacts* and manage risk.
- 4.3** For both *permitted* and *discretionary uses*, the *Development Authority* may impose *development* conditions, including those that may have been identified in an *environmental impact assessment*, in order to mitigate any potential negative *development* impacts. Such conditions may include, but are not limited to; restrictions on tree clearing and vegetation clearing, additional *setback* requirements, the retention of shelterbelts, the siting and standards of *buildings*, and buffering requirements.
- 4.4** The County may refer *development*, *subdivision*, *redistricting*, *outline plan*, *area structure plan* or *area redevelopment plan* applications to the *Province* for review and comment for proposals

involving lands that are possibly environmentally sensitive, including those that *may* have high value as wildlife habitat and those that may be subject to erosion damage, as well as those with high scenic or recreational values.

- 4.5** Golf courses and other *developments* typically subject to potentially large amounts of fertilizer use *may* be required to submit a nutrient loading assessment that would address possible nutrient discharge to waterways and groundwater. Such an assessment would be required to identify mitigation measures to address any areas of concern, including nutrient loading minimization, if required.

5. Subdivision

- 5.1** *Farmstead lots* created under this *Bylaw* shall be a minimum of 1.0 ha (2.5 ac) in size. The maximum size of a *Farmstead lot* shall be limited to the size needed to accommodate the existing residence, natural areas, and functioning structures and facilities associated with the farmstead.
- 5.2** *Residential lots* created under this *Bylaw* shall be a minimum of 1.0 ha (2.5 ac) and a maximum of 2.0 ha (5.0 ac) in size.
- 5.3** *Smallholdings lots* created under this *Bylaw* shall be a minimum of 16 ha (40 ac).
- a) Notwithstanding the foregoing, a new *Smallholdings lot* less than 16 ha (40 ac) in size may be considered providing the applicant can demonstrate the new lot is sufficiently sized to maintain the flexibility for future changes in the type or size of agricultural operation and is designed to minimize the fragmentation of agricultural land and natural areas.
 - b) A *Smallholdings lot* proposed under this *Bylaw* shall only be considered within the Agricultural Smallholding Overlay area as defined within the *Municipal Development Plan* and delineated on Map 1: Countywide Land Use Map.
- 5.4** *Agricultural lots* created under this *Bylaw* shall be a minimum of 32 ha (80 ac).
- a) A lot less than 32.4 ha (80 acres) *may* be considered providing an Agricultural Impact Assessment has been undertaken and can demonstrate;
 - i. the soil capability or topography of the subject quarter section lends itself to the legal separation of title; and
 - ii. the proposed agricultural subdivision will not negatively impact the agricultural use of the subject quarter section or surrounding lands.
- 5.5** The minimum size of a lot resulting from a *Physical Severance* shall be 1.0 ha (2.5 ac) in size and *shall* be suitable to accommodate a dwelling, accessory buildings and private onsite services.
- 5.6** Notwithstanding the requirements of this section, the *Subdivision Authority* may consider subdivision for a *Farmstead lot* or *Residential lot* that does not comply with the maximum lot size with consideration of minimizing the amount of agricultural land taken out of production.
- 5.7** Subdivisions *shall* be designed and considered in accordance with the policies of the *Municipal Development Plan* and any relevant *statutory plan*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Agricultural Support Service District (AGS)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for a range of agricultural-based businesses intended to facilitate the processing of agricultural products and the distribution of agriculture-related goods and services to local farming operations. This *district* may also consider limited locally-oriented business services that *may* not be appropriate to locate within a defined business park. The implementation of this *district* is intended to be supported through *Area Structure Plans* or *Area Redevelopment Plans*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Agricultural Building	Agriculture: Livestock
Agriculture: Extensive	Agriculture: Dugout (under 2,500 m ³ volume)
Agriculture: Horticultural	

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Agricultural Processing	Recycling Depot: Indoor
Agricultural Support Service	Veterinary Service: Major
Equipment Sales and Service: Major	

Table 3: Discretionary Uses

Abattoir	Livestock Auction Mart
Accessory Building	Market Garden
Agriculture: Agri-tourism	Outdoor Display
Agriculture: Dugout (over 2,500 m ³ volume)	Outdoor Storage
Agriculture: Value Added	Recycling Depot: Oil
Auctioneering Service	Security Suite
Bulk Oil Sales	Service Station: Minor
Contractor Service: Major	Vertical Farming
Frame and Fabric Structure	Warehousing and Storage: Indoor
Garden and Landscape Centre	

3. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	10m
Accessory building	40m	35m	35m	35m	10m	10m
Side Yard						
Principal building	40m	35m	35m	35m	10m	10m
Accessory building	40m	35m	35m	35m	10m	10m

4. District-Specific Regulations

- 4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 4.2. Any proposed non-agricultural *development* or use *shall* consider the generational impact on *high capability agricultural lands* and *shall* be designed and located in such a way as to minimize the impact or loss of *high capability agricultural lands*.
- 4.3. Any proposed non-agricultural *development* or use *shall* consider *adjacent* agricultural use(s) and *shall* not be supported should it be deemed that the proposal cannot operate harmoniously with existing or future agricultural use(s).
- 4.4. Any proposed *development* not intended to serve the local agricultural community *shall* be required at the time of application to demonstrate that the *development* would not be better situated in an existing industrial or business park.

5. Subdivision

- 5.1.** Subdivisions *shall* be designed and considered in accordance with the policies of the *Municipal Development Plan* and any relevant *statutory plan*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Country Residential District (CR)

1. Purpose

- 1.1** The purpose of this *district* is to provide for residential *development* on larger acreage *lots* within *multi-lot residential subdivisions* on lands deemed relatively less viable for larger *agricultural operations* and planned for within an *Area Structure Plan*.

2. Use Categorization

Table 1: Permitted Uses	
Accessory Building less than 85 m ² (915 ft ²)	Group Home
Dwelling: Principal	

Table 2: Discretionary Uses	
Accessory Building more than 85 m ² (915 ft ²)	Guest House
Dwelling: Secondary ¹ (second dwelling unit)	Home Based Business: Type 2
Frame and Fabric Structure	Local Community Facility

¹unless specified otherwise within this district.

3. District Standards

Table 1: Dwelling Numbers	
Maximum Number of Dwelling Units Per Lot	
Property size	All Lot Sizes
Maximum Number of dwelling units	2

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property size	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> Dwelling: Detached
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> Legal Suite: In-Dwelling² Legal Suite: Backyard² Dwelling: Garden Suite

²Shall be considered a permitted use

Table 3: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area: 95 m ² (1,025 sq. ft.)	Maximum floor area: At the discretion of the <i>Development Authority</i> unless specified otherwise within this bylaw.
All Other Development	At the discretion of the <i>Development Authority</i> unless specified otherwise within this bylaw.	

Table 4: Setbacks					
Minimum Building Setbacks:					
From the property line adjacent to:	Provincial Highway	Municipal Grid	Collector	Local/ Service	Other lot
Front Yard					
Principal Building	40m	35m	30m	6m	n/a
Accessory Building	40m	35m	30m	6m	n/a
Flanking Front Yard					
Principal Building	40m	35m	30m	6m	n/a
Accessory Building	40m	35m	30m	6m	n/a
Rear Yard					
Principal Building	40m	35m	30m	6m	7.5m
Accessory Building	40m	35m	30m	6m	3 m
Side Yard					
Principal Building	40m	35m	30m	6m	7.5m
Accessory Building	40m	35m	30m	6m	3m

4. District-Specific Regulations

4.1 Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *bylaw*.

4.2 *Manufactured homes:*

- a) A *dwelling: manufactured home* shall not be considered in this *district* with the exception of the provisions of this section.

- b) *A dwelling; manufactured home shall be considered a discretionary use on the following properties;*
 - I. Anchor K. Estates: SW 11-50-23 W4, Plan: 8023068, Lots: 1, 2, 3, 4, 5, 7, 8, 9.
 - II. Ironhorse Estates: SW 25-47-2 W5, Plan: 8221543, All Lots.
 - III. Looma Estates: NE 22-50-23 W4, Plan: 7521709, All Lots.
- c) *A dwelling, manufactured home located pursuant to s.4.2(b) shall be newly constructed and no less than 95 m2 (1,025 sq. ft.) in floor area.*

5. Subdivision

- 5.1** *New residential lots created under this Bylaw shall be between 1.0 ha (2.5 ac) and 4.0 ha (9.88 ac).*
- 5.2** *New Country Residential lots created under this Bylaw shall be designed to not fragment contiguous natural areas and maintain the character of the existing subdivision.*
- 5.3** *Subdivisions shall be designed and considered in accordance with the policies of the Municipal Development Plan and any relevant statutory plan.*

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw, statutory plan(s)*, provincial and/or federal legislation.



Rural Centre Mixed (RCM)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for residential *development* and to support supplementary, compatible commercial uses that serve the local community.

2. Use Categorization

Table 1: Permitted Uses	
Accessory Building less than 65m ² (700 ft ²)	Group Home
Dwelling: Principal	

Table 2: Discretionary Uses	
Accessory Building more than 65m ² (700ft ²)	Frame and Fabric Structure
Accommodation Service	Gas Bar
Automotive Sales and Service	Guest House
Business and Financial Support Services	Home Based Business Type 2
Campground	Local Community Facility
Cannabis Accessory Store	Personal and Health Care Service
Cannabis Retail Store	Place of Worship
Cemetery	Recreation: Outdoor
Child Care Facility	Retail Store: Convenience
Convention and Events Facility	Retail Store: Liquor
Cultural Facility	Restaurant: Minor
Drinking Establishment	Restaurant: Major
Dwelling: Secondary (second dwelling unit)	Veterinary Service: Minor

3. District Standards

Table 1: Dwelling Numbers	
Maximum Number of Dwelling Units Per Lot	
Property Size	All Lot Sizes
Maximum Number of dwelling units	2

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property Size	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> <i>Dwelling: Detached</i> <i>Dwelling: Manufactured Home²</i>
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> <i>Legal Suite: In-Dwelling</i> <i>Legal Suite: Backyard</i> <i>Dwelling: Garden Suite</i>

²shall be considered a discretionary use.

Table 3: Site Coverage	
Developable Site Area	
Principal Dwelling	Maximum 25% of the total lot area.
Accessory Buildings (combined)	Maximum 10% of the site, not to exceed 100 m ² (1,080 ft ²).

Table 4: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area: 70 m ² (750 ft ²).	Maximum floor area: At the discretion of the <i>development authority</i> unless specified otherwise within this <i>bylaw</i> .

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	10.0 m (32.8 ft).
Accessory Building(s)	5.0 m (16.4 ft), not to exceed one story.

Table 4: Setbacks					
Minimum Building Setbacks:					
From the property line adjacent to:	Provincial Highway	Municipal Grid	Collector	Local/Service	Other lot
Front Yard					
Principal Building	40m	35m	30m	6m	n/a
Accessory Building	40m	35m	30m	6m	n/a
Flanking Front Yard					
Principal Building	40m	35m	30m	6m	n/a
Accessory Building	40m	35m	30m	6m	n/a
Rear Yard					
Principal Building	40m	35m	30m	6m	7.5 m
Accessory Building	40m	35m	30m	6m	<ul style="list-style-type: none"> • 1 m or • 6.0m where garage doors open to a rear lane
Side Yard					
Principal Building	40m	35m	30m	6m	<ul style="list-style-type: none"> • 1.5m with a lane • 3.0m/1.5m without a lane
Accessory Building	40m	35m	30m	6m	0.6 m

4. District-Specific Regulations

- 4.1.** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *bylaw*.

5. Subdivision

- 5.1.** New residential *lots* created under this *bylaw* *shall* be:
- A minimum of 1,000 m² (10,764 ft².) for full-serviced *lots*, or;
 - A minimum of 2,000 m² (21,528 ft².) for *lots* without a piped sewer system.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



Acreage Residential District (AR)

1. Purpose

- 1.1.** The purpose of this district is to provide for residential *development* on small acreage *lots* within *multi-lot residential subdivisions*. This district *shall* only be applied where considered within the Pigeon Lake Area Structure Plan.

2. Use Categorization

Table 1: Permitted uses	
Accessory Building less than 75m ² (807 ft ²)	Group Home
Dwelling: Principal	

Table 2: Discretionary uses	
Accessory Building more than 75m ² (807ft ²)	Guest House
Dwelling: Secondary (second dwelling unit)	Home Based Business: Type 2
Frame & Fabric Structure	Local Community Facility

3. District Standards

Table 1: Dwelling Numbers	
Maximum Number of Dwelling Units Per Lot	
Property Size	All Lot Sizes
Maximum Number of dwelling units	2

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property Size	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none">Dwelling: Detached
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none">Legal Suite: In-DwellingLegal Suite: BackyardDwelling: Garden Suite

Table 3: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area 95 m ² (1,025 sq. ft.)	Maximum floor area At the discretion of the <i>Development Authority</i> unless specified otherwise within this <i>bylaw</i> .

Table 4: Setbacks					
Minimum Building Setbacks:					
From the property line adjacent to:	Provincial Highway	Municipal Grid	Collector	Local/Service	Other lot
Front Yard					
Principal Building	40m	35m	30m	6m	n/a
Accessory Building	40m	35m	30m	6m	n/a
Flanking Front Yard					
Principal Building	40m	35m	30m	6m	n/a
Accessory Building	40m	35m	30m	6m	n/a
Rear Yard					
Principal Building	40m	35m	30m	6m	7.5 m
Accessory Building	40m	35m	30m	6m	3 m
Side Yard					
Principal Building	40m	35m	30m	6m	7.5 m
Accessory Building	40m	35m	30m	6m	3 m

4. District-Specific Regulations

- 4.1.** Where no specific *development* parameters or standards are defined within this *district*, they shall be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *bylaw*.

5. Subdivision

- 5.1.** New residential *lots* created after passage of this *Bylaw* shall be between 0.4 ha (1.0 ac) and 1.2 ha (3.0 ac).

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Lake Watershed District (LW)

1. Purpose

- 1.1** The purpose of this *district* is to protect the integrity of lakes and watersheds, preserve tree cover, and minimize adverse *environmental impacts*, while providing for limited *development* of recreational, residential and agricultural uses.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Agricultural Building	Agriculture: Livestock
Agriculture: Extensive	Agriculture: Dugout (under 2,500 m ³ volume)
Agriculture: Horticultural	

**exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.*

Table 2: Permitted uses

Accessory Building less than 100 m ² (1,080 ft ²)	Group Home
Dwelling: Principal	

Table 3: Discretionary uses

Accessory Building more than 100 m ² (1,080 ft ²)	Frame & Fabric Structure
Agriculture: Agri-tourism	Guest House
Agriculture: Value Added	Home Based Business: Type 2
Agriculture: Dugout (over 2,500 m ³ volume)	Kennel
Campground	Local Community Facility
Cemetery	Market Garden
Cultural Facility	Place of Worship
Dwelling: Secondary	Recreation: Outdoor
Education Service	Resort Recreational Facility
Equestrian Facility	

3. District Standards

Table 1: Dwelling Numbers			
Maximum Number of Dwelling Units Per Lot			
Property Size:	32.4 ha (80.0 ac) or more	between 2.0 ha(4.9ac) and 32.4 ha (80.0 ac)	less than 2.0 ha (4.9 ac)
Maximum Number of dwelling units:	4	3	2

Table 2: Dwelling Type			
Types of Permissible Dwelling Units Per Lot			
Property Size:	32.4 ha (80.0 ac) or more	between 2.0 ha(4.9ac) and 32.4 ha (80.0 ac)	less than 2.0 ha (4.9 ac)
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i> 	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i> 	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i>
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> • <i>Dwelling: Detached,</i> • <i>Dwelling: Manufactured,</i> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> • <i>Dwelling: Manufactured,</i> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i>
Third Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> • <i>Dwelling: Manufactured,</i> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i> 	<ul style="list-style-type: none"> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> 	<ul style="list-style-type: none"> • <i>n/a</i>
Fourth Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> 	<ul style="list-style-type: none"> • <i>n/a</i> 	<ul style="list-style-type: none"> • <i>n/a</i>

Table 3: Building Heights	
Maximum Height of Buildings	
All Non-Agricultural Development	10.0 m (32.8 ft.)

Table 4: Setbacks						
Minimum Building Setbacks:						
From the property line <i>adjacent</i> to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	n/a
Accessory Building	40 m	30m	30 m	30 m	6 m	n/a
Flanking Front Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	n/a
Accessory Building	40 m	30m	30 m	30 m	6 m	n/a
Rear Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	7.5 m
Accessory Building	40 m	30m	30 m	30 m	6 m	7.5 m
Side Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	7.5 m
Accessory Building	40 m	30m	30 m	30 m	6 m	7.5 m

4. District-Specific Regulations

- 4.1** Where no specific *development* parameters or standards are defined within this *district*, they shall be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 4.2** There shall be no more than 3 *accessory buildings* permitted on a single *lot*.
- 4.3** All *development* shall require the retention of existing tree cover unless deemed necessary to facilitate the proposed *development*.
- 4.4** Where any tree removal is required to facilitate the proposed *development*, tree planting may be required elsewhere on the property to reduce erosion and nutrient loading of the lake.

5. Subdivision

- 5.1** Lot sizes in this district shall be between 1.0 ha (2.5 ac) and 2.0 ha (4.9 ac) for a country residential *subdivision*.
- 5.2** Lot sizes in this *district shall* be no less than 8.0 ha (19.8 ac) for a *residential woodlot*.
- 5.3** Notwithstanding the above, for any *subdivision* proposed within 400 m of a lake, the minimum *lot size shall* be 2 ha (5.0 ac).
- 5.4** All *subdivisions* shall be designed and considered in accordance with the policies of the *Municipal Development Plan* and any relevant *Area Structure Plan*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



Resort Residential District (RR)

1. Purpose

The purpose of this *district* is to accommodate smaller resort-style lots in *multi-lot residential subdivisions adjacent* to a lakeshore whilst demonstrating due regard to *environmental impacts* including the integrity of watersheds, the demands on lake access and adequate provision of utility servicing and roads. This district shall *only* be applied where considered within an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Permitted uses

Accessory Building less than 65m ² (700 ft ²)	Group Home
Dwelling: Principal	

Table 2: Discretionary uses

Accessory Building more than 65 m² (700 ft²)	Guest House
Dwelling: Secondary	Local Community Facility
Frame & Fabric Structure	

3. District Standards

Table 1: Dwelling Numbers

Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of dwelling units:	2

Table 2: Dwelling Type

Types of Permissible Dwelling Units Per Lot	
Property Size:	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none">Dwelling: Detached
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none">Legal Suite: In-DwellingLegal Suite: BackyardDwelling: Garden Suite

Table 3: Site Coverage	
Developable Site Area	
Principal Dwelling:	Maximum 25% of the total lot area.
Accessory Buildings (combined)	Maximum 25% of the site, not to exceed 100 m ² (1,076 ft ² .)

Table 4: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	10 m (32.8 ft).
Accessory Building(s)	5 m (16.4 ft), not to exceed one story.

Table 5: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40m	30m	30m	30m	6m	n/a
Accessory Building	40m	30m	30m	30m	6m	n/a
Flanking Front Yard						
Principal Building	40m	30m	30m	30m	6m	n/a
Accessory Building	40m	30m	30m	30m	6m	n/a
Rear Yard						
Principal Building	40m	30m	30m	30m	6m	<ul style="list-style-type: none"> • With lane - 7.5 m • Without lane – 0.6 m
Accessory Building	40m	30m	30m	30m	6m	<ul style="list-style-type: none"> • With lane - 7.5 m • Without lane– 0.6 m • Where garage doors open to lane 6m
Side Yard						
Principal Building	40m	30m	30m	30m	6m	<ul style="list-style-type: none"> • With lane - 7.5 m • Without lane- 3m and 1.5m
Accessory Building	40m	30m	30m	30m	6m	<ul style="list-style-type: none"> • With lane – 0.6m • Without lane- 0.6m

4. District-Specific Regulations

- 4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this bylaw.
- 4.2. No more than 80% of the *lot* area *shall* be cleared of its natural vegetation and existing vegetation should be retained along shorelines.
- 4.3. All development and subdivision shall ensure that suitable public access to lakes is maintained or enhanced.
- 4.4. All proposals *shall* have regard to any lake management plan, *area structure plan* or area redevelopment plan in effect. Where a discrepancy exists between this *bylaw* and any other relevant plan(s), this *bylaw* shall prevail.

5. Subdivision

- 5.1. New residential *lots* created after passage of this *Bylaw* shall be, at minimum:
 - a) For full-service *lots*: at least 1,000 m² (10,764 ft²).
 - b) For *lots* without a piped sewer system: 2,000 m² (21,528 ft²).
- 5.2. All *subdivisions* *shall* be designed and considered in accordance with the policies of the *Municipal Development Plan* and any relevant *Area Structure Plan*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Wizard Lake Central District (WLC)

1. Purpose

The purpose of this *district* is to protect the integrity of the lake and watershed, preserve tree cover and minimize adverse *environmental impacts*. This district supports limited and environmentally sensitive development for recreational and agricultural uses, as well as residential *development* on smaller *lots* at lower densities. This district shall *only* be applied where considered within an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Agricultural Building	Agriculture: Livestock
Agriculture: Extensive	Agriculture: Dugout (under 2,500 m ³ volume)
Agriculture: Horticultural	

¹Shall be considered discretionary if located within a Wizard Lake cluster design subdivision.

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building less than 65m ² (700 ft ²)	Group Home
Dwelling: Principal	

Table 3: Discretionary Uses

Accessory Building more than 65m ² (700ft ²)	Dwelling: Secondary
Agriculture: Agri-tourism	Equestrian Facility
Agriculture: Value Added	Frame & Fabric Structure
Agriculture: Dugout (over 2,500 m ³ volume)	Guest House
Campground	Home Based Business: Type 2
Cemetery	Place of Worship
Cultural Facility	Recreation: Outdoor

3. District Standards

Table 1: Dwelling Numbers	
Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of dwelling units:	2

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property Size:	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> Dwelling: Detached Dwelling: Manufactured Home²
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> Legal Suite: In-Dwelling Legal Suite: Backyard Dwelling: Garden Suite

²shall be considered a discretionary use.

Table 3: Site Coverage	
Developable Site Area	
Principal Dwelling:	Maximum 25% of the total lot area.
Accessory Buildings (combined)	Maximum 5% of the site, not to exceed 200 m ² (2,152 ft ² .)

Table 4: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area: 95 m ² (1,025 sq. ft.)	Maximum floor area: At the discretion of the <i>development authority</i> unless specified otherwise within this bylaw.

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	10.0 m (32.8 ft)
Accessory Building(s)	5.0 m (16.4 ft), not to exceed one story

Table 6: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40m	30m	30m	30m	6m	n/a
Accessory Building	40m	30m	30m	30m	6m	n/a
Flanking Front Yard						
Principal Building	40m	30m	30m	30m	6m	n/a
Accessory Building	40m	30m	30m	30m	6m	n/a
Rear Yard						
Principal Building	40m	30m	30m	30m	6m	6m
Accessory Building	40m	30m	30m	30m	6m	6m
Side Yard						
Principal Building	40m	30m	30m	30m	6m	4m
Accessory Building	40m	30m	30m	30m	6m	3m

4. District-Specific Regulations

- 4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 4.2. Access to individual *lots shall* in all cases be by *internal collector* or *service roads* for the subdivision constructed to Leduc County design standards unless there are four or fewer *lots* on one particular roadway.
- 4.3. The maximum area that *shall* be cleared for residential purposes is 0.4 ha (1 ac) per *lot*.
- 4.4. Landscaping *shall* be required to maximize water infiltration on site.
- 4.5. A landscaping plan requiring a minimum of two trees per gross acre of land *shall* be required unless the title area is already 90 percent forested or devoted to agricultural use. A deciduous tree *shall* have a minimum trunk calliper of 5.0 cm (2.0 in) measured at 0.5 m (1.6 ft.) above grade and a coniferous tree *shall* have a minimum height of 2.0 m (6.5 ft.) above grade.
- 4.6. No vegetation *shall* be removed from the riparian areas or riparian buffer areas.

- 4.7.** There *shall* be no *development* within riparian areas or riparian buffer areas with the exception of N.W. 5-48-27-W4. On these parcels, a *dwelling shall* be permitted to be rebuilt in the same footprint as the *dwelling* existing at the time of adoption of this amendment.
- 4.8.** There shall be no *development* within the organic zones as identified by the *Wizard Lake Area Structure Plan*.

5. Subdivision

5.1. New residential *lots* created after passage of this bylaw *shall* be:

- a) A minimum of 2.0 ha (4.94 ac) in size, or;
- b) A minimum of 0.4 ha (1.0 ac) and maximum of 2.0 ha (4.94 ac) in size for a *Wizard Lake cluster design subdivision*. Where a *Wizard Lake cluster design subdivision* is implemented, the remnant *lot* has no size restriction.

5.2. The maximum density *shall* be no greater than 32 lots per quarter section.

5.3. Either the *Wizard Lake cluster design* or traditional residential subdivision design *shall* be employed on any given title area, but not both.

5.4. Where the *Wizard Lake cluster design* is proposed:

- a) A minimum of 70% of the title area *shall* be retained in its natural state or devoted to agricultural use.
- b) An outline plan *shall* be required that explains the *Low Impact Development (LID)* strategy that *shall* be implemented.
- c) An integrated management approach to water (managing potable water, wastewater and storm water as one element) *shall* be incorporated.
- d) The design *shall* be such that future servicing of water and wastewater can be facilitated efficiently and cost-effectively.

5.5. All *subdivisions* *shall* be designed and considered in accordance with the policies of the *Municipal Development Plan* and the *Wizard Lake Area Structure Plan*.

District disclaimer: This *district* is subject to all other relevant provisions of the *Land Use Bylaw, statutory plan(s)*, provincial and/or federal legislation.

Wizard Lake Watershed/Conjuring Creek District (WL/CC)

1. Purpose

The purpose of this *district* is to protect the integrity of the lake and watershed, preserve tree cover and minimize adverse environmental impacts. This *district* supports limited and environmentally sensitive *development* for recreational and agricultural uses, as well as residential *development* on larger *lots* at lower densities. This district shall *only* be applied where considered within an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Agricultural Building	Agriculture: Livestock
Agriculture: Extensive	Agriculture: Dugout (under 2,500 m ³ volume)
Agriculture: Horticultural	

¹Shall be considered discretionary if located within a Wizard Lake cluster design subdivision.

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building less than 65m ² (700 ft ²)	Group Home
Dwelling: Principal	

Table 3: Discretionary Uses

Accessory Building more than 65m ² (700ft ²)	Dwelling: Secondary
Agriculture: Agri-tourism	Equestrian Facility
Agriculture: Value Added	Frame & Fabric Structure
Agriculture: Dugout (over 2,500 m ³ volume)	Guest House
Campground	Home Based Business: Type 2
Cemetery	Place of Worship
Cultural Facility	Recreation: Outdoor

3. District Standards

Table 1: Dwelling Numbers	
Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of dwelling units:	2

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property Size:	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> <i>Dwelling: Detached</i> <i>Dwelling: Manufactured Home²</i>
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> <i>Legal Suite: In-Dwelling</i> <i>Legal Suite: Backyard</i> <i>Dwelling: Garden Suite</i>

²shall be considered a discretionary use.

Table 3: Site Coverage	
Developable Site Area	
Principal Dwelling:	Maximum 25% of the total lot area.
Accessory Buildings (combined)	Maximum 5% of the site, not to exceed 200 m ² (2,152 ft ² .)

Table 4: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area: 95 m ² (1,025 sq. ft.)	Maximum floor area: At the discretion of the <i>development authority</i> unless specified otherwise within this <i>bylaw</i> .

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	10.0 m (32.8 ft)
Accessory Building(s)	5.0 m (16.4 ft), not to exceed one story

Table 6: Setbacks						
Minimum Building Setbacks:						
From the property line <i>adjacent</i> to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	n/a
Accessory Building	40 m	30m	30 m	30 m	6 m	n/a
Flanking Front Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	n/a
Accessory Building	40 m	30m	30 m	30 m	6 m	n/a
Rear Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	6 m
Accessory Building	40 m	30m	30 m	30 m	6 m	3.0 m
Side Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	4.0 m
Accessory Building	40 m	30m	30 m	30 m	6 m	3.0 m

4. District-Specific Regulations

- 4.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *Bylaw*.
- 4.2** Access to individual *lots shall* in all cases be by *internal collector* or *service roads* for the *subdivision* constructed to Leduc County design standards unless there are four or fewer *lots* on one particular roadway.
- 4.3** The maximum area that *shall* be cleared for residential purposes is 0.4 ha (1 ac) per lot.
- 4.4** Landscaping *shall* be required to maximize water infiltration on site.
- 4.5** A landscaping plan requiring a minimum of two trees per gross acre of land *shall* be required unless the title area is already 90 percent forested or devoted to agricultural use. A deciduous tree *shall* have a minimum trunk calliper of 5.0 cm (2.0 in) measured at 0.5 m (1.6 ft.) above grade and a coniferous tree *shall* have a minimum height of 2.0 m (6.5 ft.) above grade.
- 4.6** No vegetation *shall* be removed from the riparian areas or riparian buffer areas.

- 4.7** There *shall* be no *development* within riparian areas or riparian buffer areas with the exception of SE 4-48-27-W4 and NE 4-48-27 W4. On these parcels, a *dwelling shall* be permitted to be rebuilt in the same footprint as the *dwelling* existing at the time of adoption of this amendment.
- 4.8** There *shall* be no *development* within the organic zones as identified by the Wizard Lake Area Structure Plan.

5. Subdivision

- 5.1** New residential *lots* created after passage of this *bylaw shall* be:
- a) A minimum of 4.0 ha (9.88 ac) in size, or;
 - b) A minimum of 0.4 ha (1.0 ac) and maximum of 2.0 ha (4.94 ac) in size for a *Wizard Lake cluster design subdivision*. Where a *Wizard Lake cluster design subdivision* is implemented, the remnant *lot* has no size restriction.
- 5.2** The maximum density *shall* be no greater than 16 *lots* per quarter section except where a *Wizard Lake cluster design subdivision* is implemented, in which case the maximum density *shall* be no greater than 32 residential *lots* per quarter section.
- 5.3** Either the *Wizard Lake cluster design* or traditional residential *subdivision* design *shall* be employed on any given title area, but not both.
- 5.4** Where the *Wizard Lake cluster design* is proposed:
- a) A minimum of 70% of the title area *shall* be retained in its natural state or devoted to agricultural use.
 - b) An outline plan *shall* be required that explains the *Low Impact Development (LID)* strategy that *shall* be implemented.
 - c) An integrated management approach to water (managing potable water, wastewater and storm water as one element) *shall* be incorporated.
 - d) The design *shall* be such that future servicing of water and wastewater can be facilitated efficiently and cost-effectively.
- 5.5** All *subdivisions shall* be designed and considered in accordance with the policies of the *Municipal Development Plan* and the *Wizard Lake Area Structure Plan*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw, statutory plan(s)*, provincial and/or federal legislation.

Wizard Lake West District (WLW)

1. Purpose

The purpose of this district is to protect the integrity of the lake and watershed, preserve tree cover and minimize adverse environmental impacts. This district supports limited and environmentally sensitive development for recreational and agricultural uses, as well as residential development on larger *lots* at lower densities. This district shall *only* be applied where considered within an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Agricultural Building	Agriculture: Livestock
Agriculture: Extensive	Agriculture: Dugout (under 2,500 m ³ volume)
Agriculture: Horticultural	

¹Shall be considered discretionary if located within a Wizard Lake cluster design subdivision.

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building less than 65m ² (700 ft ²)	Group Home
Dwelling: Principal	

Table 3: Discretionary Uses

Accessory Building more than 65m ² (700ft ²)	Dwelling: Secondary
Agriculture: Agri-tourism	Equestrian Facility
Agriculture: Value Added	Frame & Fabric Structure
Agriculture: Dugout (over 2,500 m ³ volume)	Guest House
Campground	Home Based Business: Type 2
Cemetery	Place of Worship
Cultural Facility	Recreation: Outdoor

3. District Standards

Table 1: Dwelling Numbers	
Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of dwelling units:	2

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property Size:	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> • <i>Dwelling: Detached</i> • <i>Dwelling: Manufactured Home²</i>
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> • <i>Legal Suite: In-Dwelling</i> • <i>Legal Suite: Backyard</i> • <i>Dwelling: Garden Suite</i>

²shall be considered a discretionary use.

Table 3: Site Coverage	
Developable Site Area	
Principal Dwelling:	Maximum 25% of the total lot area.
Accessory Buildings (combined)	Maximum 5% of the site, not to exceed 200 m ² (2,152 ft ² .)

Table 4: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area: 95 m ² (1,025 ft ²).	Maximum floor area: At the discretion of the development authority unless specified otherwise within this bylaw.

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	10.0 m (32.8 ft).
Accessory Building(s)	5.0 m (16.4 ft), not to exceed one story.

Table 6: Setbacks						
Minimum Building Setbacks:						
From the property line <i>adjacent</i> to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	n/a
Accessory Building	40 m	30m	30 m	30 m	6 m	n/a
Flanking Front Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	n/a
Accessory Building	40 m	30m	30 m	30 m	6 m	n/a
Rear Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	6 m
Accessory Building	40 m	30m	30 m	30 m	6 m	3.0 m
Side Yard						
Principal Building	40 m	30m	30 m	30 m	6 m	4.0 m
Accessory Building	40 m	30m	30 m	30 m	6 m	3.0 m

4. District-Specific Regulations

- 4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 4.2. Access to individual *lots shall* in all cases be by *internal collector* or *service roads* for the *subdivision* constructed to Leduc County design standards unless there are four or fewer *lots* on one particular roadway.
- 4.3. The maximum area that *shall* be cleared for residential purposes is 0.4 ha (1 ac) per *lot*.
- 4.4. Landscaping *shall* be required to maximize water infiltration on site.
- 4.5. A landscaping plan requiring a minimum of two trees per gross acre of land *shall* be required unless the title area is already 90 percent forested or devoted to agricultural use. A deciduous tree *shall* have a minimum trunk calliper of 5.0 cm (2.0 in) measured at 0.5 m (1.6 ft.) above grade and a coniferous tree *shall* have a minimum height of 2.0 m (6.5 ft.) above grade.
- 4.6. No vegetation *shall* be removed from the riparian areas or riparian buffer areas.

- 4.7.** There *shall* be no development within riparian areas or riparian buffer areas with the exception of NW 7-48-27 W4. On these *parcels*, a *dwelling shall* be permitted to be rebuilt in the same footprint as the *dwelling* existing at the time of adoption of this amendment.
- 4.8.** There *shall* be no *development* within the organic zones as identified by the *Wizard Lake Area Structure Plan*.

5. Subdivision

- 5.1.** New residential *lots* created after passage of this *bylaw shall* be:
- a) A minimum of 16.0 ha (39.54 ac) in size, or;
 - b) A minimum of 0.4 ha (1.0 ac) and maximum of 2.0 ha (4.94 ac) in size for a *Wizard Lake cluster design subdivision*. Where a *Wizard Lake cluster design subdivision* is implemented, the remnant *lot* has no size restriction.
- 5.2.** The maximum density *shall* be no greater than 4 *lots* per quarter section except where a *Wizard Lake cluster design subdivision* is implemented, in which case the maximum density *shall* be no greater than 8 residential *lots* per quarter section.
- 5.3.** Either the *Wizard Lake cluster design* or traditional residential subdivision design *shall* be employed on any given title area, but not both.
- 5.4.** Where the *Wizard Lake cluster design* is proposed:
- a) A minimum of 70% of the title area *shall* be retained in its natural state or devoted to agricultural use.
 - b) An outline plan *shall* be required that explains the *Low Impact Development (LID)* strategy that *shall* be implemented.
 - c) An integrated management approach to water (managing potable water, wastewater and storm water as one element) *shall* be incorporated.
 - d) The design *shall* be such that future servicing of water and wastewater can be facilitated efficiently and cost-effectively.
- 5.5.** All subdivisions *shall* be designed and considered in accordance with the policies of the *Municipal Development Plan* and the *Wizard Lake Area Structure Plan*

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Residential Urban 1 District (RU1)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for low density urban residential *development* within fully serviced *multi-lot residential subdivisions*. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Permitted Uses

Accessory Building less than 65m ² (700 ft ²)	Dwelling: Secondary (second dwelling unit)
Dwelling: Principal (first dwelling unit)	Group Home

Table 2: Discretionary Uses

Accessory Building more than 65m ² (700ft ²)	Local Community Facility
Frame & Fabric Structure	Show Home and Sales Office
Guest House	

3. District Standards

Table 1: Dwelling Numbers

Maximum Number of Dwelling Units Per Lot	
Property Size	All Lot Sizes
Maximum Number of Dwelling Units	2

Table 2: Dwelling Type

Types of Permissible Dwelling Units Per Lot	
Property Size	All Lot Sizes
Dwelling: Principal (First Dwelling Unit)	• Dwelling: Detached
Dwelling: Secondary (Second Dwelling Unit)	• Legal Suite: In-Dwelling

Table 3: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area 95 m ² (1,025 sq. ft.)	Maximum floor area At the discretion of the <i>Development Authority</i> unless specified otherwise within this <i>bylaw</i> .
All Other Development	At the discretion of the <i>Development Authority</i> unless specified otherwise within this <i>bylaw</i> .	At the discretion of the <i>Development Authority</i> unless specified otherwise within this <i>bylaw</i> .

Table 4: Site Coverage	
Developable Site Area	
Total Developable Site Coverage	45% of the total lot area.
Accessory Buildings	Combined total of 5% of the lot area, not to exceed 100.0 m ² (1,076 ft ² .)

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	11.0 m (36.1 ft) or 2½ stories above grade, whichever is less.
Accessory Building(s)	5.0 m (16 ft).

Table 6: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Flanking Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Rear Yard						
Principal Building	40m	8m	8m	8m	6m	6m
Accessory Building	40m	8m	8m	8m	6m	1.5m
Side Yard						
Principal Building	40m	8m	8m	8m	6m	3m
Accessory Building	40m	8m	8m	8m	6m	1.5m

4. District-Specific Regulations

4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *bylaw*.

4.2. Design:

- Privacy fencing for *dwelling*s on *corner lots* and *flank lots* *shall* be encouraged to occupy no more than 50% of the *lot frontage* measured from the *rear lot line*. Privacy fencing *shall* be kept to the rear corner of the house in order to allow the flanking elevation to address the street.
- Porch and deck dimensions *shall* be generous enough to accommodate furnishings and ensure their active use. The minimum area of a porch or deck *shall* be 2.2 m² (24 ft²).
- Finish materials *shall* extend to all sides of the porch and stairs. The underside of the porch *shall* not be exposed to the street.

4.3. Landscaping:

- Uses permitted in this *district* *shall* maintain one (1) element of landscaping per 35 m² (378 ft²) with a minimum of 3 soft elements in a *front yard*.

- b) Hard materials *shall* not cover more than 10% of the *front yard* area, excluding the areas reserved for vehicle manoeuvring and/or parking.

5. Subdivision

5.1. Lot size:

- c) New residential *lots shall* be between 1,350 m² (14,531 ft².) in area and 6,000 m² (64,584 ft².) in area.

5.2. Lot dimensions:

- a) The minimum *lot depth shall* be 33.0 m (108 ft).
- b) The minimum *lot width shall* be 20.0 m (66 ft). On a *pie shaped lot*, the *setback* distance *shall* be measured at 12 m back from the front property line.
- c) The maximum *lot width shall* be 40.0 m (131 ft).

5.3. Density

- a) The maximum density *shall* be in compliance with the approved *statutory plan* in which this *district* pertains.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Residential Urban 2 District (RU2)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for medium density residential *development* within fully serviced *multi-lot residential subdivisions*. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Permitted Uses	
Accessory Building less than 33m ² (355ft ²)	Dwelling: Secondary (second dwelling unit)
Dwelling: Principal (first dwelling unit)	Group Home

Table 2: Discretionary Uses	
Accessory Building more than 33m ² (355ft ²)	Home Based Business: Type 2¹
Frame & Fabric Structure	Local Community Facility
Guest House	Show Home and Sales Office

¹Shall only be considered within the Hamlet of New Sarepta.

3. District Standards

Table 1: Dwelling Numbers	
Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of Dwelling Units:	2

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Dwelling: Principal (First Dwelling Unit)	Dwelling: Detached
Dwelling: Secondary (Second Dwelling Unit)	Legal Suite: In-Dwelling

Table 3: Site Coverage	
Developable Site Area	
Total Developable Site Coverage:	55% of the total lot area.
Accessory Buildings	Combined total of 8% of the lot area, not to exceed 100.0 m ² (1,076 sq. ft ² .)

Table 4: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	11.0 m (36.1 ft) or 2½ stories above grade, whichever is less.
Accessory Building(s)	5.0 m (16 ft).

Table 5: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Flanking Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Rear Yard						
Principal Building	40m	8m	8m	8m	6m	6m
Accessory Building	40m	8m	8m	8m	6m	1.5m
Side Yard						
Principal Building	40m	8m	8m	8m	6m	2m
Accessory Building	40m	8m	8m	8m	6m	1.5m

4. District-Specific Regulations

4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.

4.2. Design:

- a) *Dwellings* on *corner lots* and *flank lots*, at gateways, and at the termini of streets *shall* employ *building* elements and designs that emphasize their visibility and potential role as landmark or orienting structures within the community.
- b) Privacy fencing for *dwellings* on *corner lots* and *flank lots* *shall* be encouraged to occupy no more than 50% of the *lot frontage* measured from the *rear property line*. Privacy fencing *shall* be kept to the rear corner of the house in order to allow the flanking elevation to address the street.
- c) Porch and deck dimensions *shall* be generous enough to accommodate furnishings and ensure their active use. The minimum area of a porch or deck *shall* be 2.2 m² (24 ft²).
- d) Finish materials *shall* extend to all sides of the porch and stairs. The underside of the porch *shall* not be exposed to the street.
- e) *Adjacent detached dwellings* with front attached, front facing garages *shall* where possible orient said garages such that a shared courtyard effect is maintained (i.e. the garages are located towards the outer property lines).

4.3. Landscaping:

- a) Uses *permitted* in this *district* *shall* maintain one element of landscaping per 35 m² (378 ft²) with a minimum of three soft elements in a *front yard*.
- b) Hard materials *shall* not cover more than 10% of the *front yard* area, excluding the areas reserved for vehicle maneuvering and/or parking.

4.4. District disclaimer:

- a) This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, statutory plan(s), provincial and/or federal legislation.

5. Subdivision

5.1. Lot size:

- a) New residential *lots shall* be between 360.0 m² (3,875 ft²) and 1500.0 m² (16,146 ft².) in area, except on corner lots, where new residential *lots shall* be between 450.0 m² (4,844 ft².) and 1500.0 m² (16,146 ft².) in area.

5.2. Lot dimensions:

- a) The minimum *lot depth shall* be 30.0 m (98 ft).
- b) The minimum *lot width shall* be 12.0 m (39 ft).

5.3. Density

- a) The maximum density *shall* be in compliance with the approved *statutory plan* to which this *district* pertains.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Residential Urban 3 District (RU3)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for higher density residential *development* within fully serviced *multi-lot residential subdivisions*. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Permitted Uses

Accessory Building less than 33 m ² (355 ft ²)	Dwelling: Secondary (second dwelling unit)
Dwelling: Principal (first dwelling unit)	Group Home

Table 2: Discretionary Uses

Accessory Building more than 33 m ² (355 ft ²)	Local Community Facility
Frame & Fabric Structure	Show Home and Sales Office
Guest House	

3. District Standards

Table 1: Dwelling Numbers

Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of Dwelling Units:	2

Table 2: Dwelling Type

Types of Permissible Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Dwelling: Principal (First Dwelling Unit)	<ul style="list-style-type: none">• Dwelling: Detached• Dwelling: Semi-Detached• Dwelling: Townhouse
Dwelling: Secondary (Second Dwelling Unit)	<ul style="list-style-type: none">• Legal Suite: In-Dwelling

Table 3: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area: 75 m ² (807 ft ²).	Maximum floor area: At the discretion of the <i>development authority</i> unless specified otherwise within this bylaw.

Table 4: Site Coverage	
Developable Site Area	
Total Developable Site Coverage:	55% of the total lot area.
Accessory Buildings	Combined total of 8% of the lot area, not to exceed 80 m ² (861 sq. ft ²).

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	11.0 m (36.1 ft) or 2½ stories above grade, whichever is less.
Accessory Building(s)	5.0 m (16 ft).

Table 6: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Flanking Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Rear Yard						
Principal Building	40m	8m	8m	8m	6m	6m
Accessory Building	40m	8m	8m	8m	6m	1.5m
Side Yard						
Principal Building	40m	8m	8m	8m	6m	1.5m
Accessory Building	40m	8m	8m	8m	6m	1.5m

4. District-Specific Regulations

4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.

4.2. Design:

- Where a *dwelling: townhouse* is being considered, there *shall* be no more than six (6) units attached together to comprise the townhouse.
- Dwellings* on *corner lots* and *flank lots*, at gateways, and at the termini of streets *shall* employ *building* elements and designs that emphasize their visibility and potential role as landmark or orienting structures within the community.
- Privacy fencing for *dwellings* on *corner lots* and *flank lots* *shall* be encouraged to occupy no more than 50% of the *lot frontage* measured from the *rear property line*. Privacy fencing *shall* be kept to the rear corner of the house in order to allow the flanking elevation to address the street.

- d) End units in a *dwelling: townhouse or multi-unit dwelling developments* shall place windows and entrances facing the public street and along pedestrian walkways where appropriate to encourage these areas to be attractive, active and safe.
- e) Porch and deck dimensions *shall* be generous enough to accommodate furnishings and ensure their active use. The minimum area of a porch or deck shall be 2.2 m² (24 ft²).
- f) Finish materials *shall* extend to all sides of the porch and stairs. The underside of the porch shall not be exposed to the street.

4.3. Landscaping:

- a) Uses permitted in this *district* shall maintain one (1) element of landscaping per 35 m² (378 ft²) with a minimum of 3 soft elements in a *front yard*.
- b) Hard materials shall not cover more than 10% of the *front yard* area, excluding the areas reserved for vehicle maneuvering and/or parking.

5. Subdivision

5.1. Lot size:

- c) New residential *lots* shall be between 180.0 m² (1,938 ft²) and 660.0 m² (7,104 ft²) in area, except on *corner lots*, where new residential *lots* shall be between 225.0 m² (2,422 ft²) and 660.0 m² (7,104 ft²) in area.

5.2. Lot dimensions:

- a) The minimum *lot depth* shall be 30.0 m (98 ft).
- b) The minimum *lot width* shall be 6.0 m (20 ft).

5.3. Density:

- a) The maximum density *shall* be in compliance with the approved *statutory plan* in which this *district* pertains.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Residential Multi Family District (RMF)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for the *development* of fully serviced, higher density, *multi-unit residential* complexes. Housing in the Residential Multi Family *district* may take the form of *semi-detached dwellings*, *townhouse dwellings*, and *apartments*. This *district* shall only be applied where supported through an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Permitted Uses

<i>Dwelling: Principal</i> (first dwelling unit)	<i>Dwelling: Secondary</i> (second dwelling unit)
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Table 2: Discretionary Uses

<i>Accessory Building</i>	<i>Frame & Fabric Structure</i>
<i>Adult Care: Supportive Living</i>	

3. District Standards

Table 1: Density

Maximum Permitted District Density	
Maximum Density	95 units per hectare (38.4 units per acre).

Table 2: Dwelling Type

Types of Permissible Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Dwelling: Principal (First Dwelling Unit)	<ul style="list-style-type: none"> <i>Dwelling: Apartment</i> <i>Dwelling: Semi-Detached</i> <i>Dwelling: Townhouse</i>
Dwelling: Secondary (Second Dwelling Unit)	<ul style="list-style-type: none"> <i>Legal Suite: In-Dwelling</i>² ²<i>Shall not be permissible within a dwelling: apartment.</i>

Table 3: Floor Areas		
Development Parameters		
Each Dwelling Unit (Principal Dwelling)	Minimum floor area: 40 m ² (430 ft ²). ² ² per unit within a multi-unit dwelling	Maximum floor area: At the discretion of the <i>Development Authority</i> unless specified otherwise within this bylaw.

Table 4: Site Coverage	
Developable Site Area	
Total Developable Site Coverage:	55% of the total lot area.

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	11.0 m (36.1 ft) or 3½ stories above grade, whichever is greater.
Accessory Building(s)	5.0 m (16 ft).

Table 5: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Flanking Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Rear Yard						
Principal Building	40m	8m	8m	8m	6m	6m
Accessory Building	40m	8m	8m	8m	6m	1m
Side Yard						
Principal Building	40m	8m	8m	8m	6m	3m
Accessory Building	40m	8m	8m	8m	6m	1m

4. District-Specific Regulations

4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this bylaw.

4.2. Design:

- a) Where a *townhouse dwelling* is being considered, there *shall* be no more than six (6) units attached together.
- b) End units in a *townhouse dwelling* or *multi-unit dwellings* *shall* place windows and entrances facing the public street and along pedestrian walkways where appropriate to encourage these areas to be attractive, active and safe.
- c) The proportion of rooflines, wall planes and openings *shall* be consistent with other buildings on the street.
- d) Consistent rhythms of similar but not identical details and architectural elements *shall* be used to reinforce the continuity of the street and assist in the creation of a strong neighbourhood image.
- e) *Multi-unit dwellings* *shall* be designed with a visual appearance and *building* form (height, scale and massing) complementary to the surrounding built environment.
- f) A minimum of 30% of *dwellings* in any *multi-unit development* *shall* have at least one of the following: a porch, a deck, or a balcony.
- g) Porch and deck dimensions *shall* be generous enough to accommodate furnishings and ensure their active use. The minimum area of a porch or deck *shall* be 2.2 m² (24 ft²).
- h) Finish materials *shall* extend to all sides of the porch and stairs. The underside of the porch *shall* not be exposed to the street.
- i) There *shall* be continuity of front porch design between *buildings*. Material and detail variations *may* occur between porches provided there is an accordance of scale and proportion.
- j) Within *townhouse dwelling lots*, no more than four double car garages *shall* occur in a row.
- k) *Parking areas* *shall* not be located in the *front yard* of any *apartment building*.
- l) *Parking areas* other than private driveways *shall* not be located in the *front yard* of any *townhouse dwelling*.

4.3. Landscaping:

- a) Uses permitted in this district *shall* maintain or exceed the following landscaping requirements:
 - I. One element per 35 m² (378 ft²) with a minimum of three soft elements in the *front yard*.
 - II. Five elements per *rear yard*.
 - III. One element per yard in other yards.

- IV. One element per 30 m² (323 ft²) with a minimum of three soft elements in any *amenity area*.
- b) Hard materials *shall* not cover more than 10% of the *front yard* area, excluding the areas reserved for vehicle maneuvering and/or parking.

5. Subdivision

- 5.1. The maximum *lot* size *shall* be 1.4 ha (3.5 acres).

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



Estate Residential District (ER)

1. Purpose

- 1.1.** The purpose of this *district* is to allow for *residential development* on smaller lots at higher densities within full-serviced *multi-lot residential subdivisions*. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Permitted Uses

Accessory Building less than 65m ² (700ft ²)	Dwelling: Secondary (second dwelling unit)
Dwelling: Principal (first dwelling unit)	Group Home

Table 2: Discretionary Uses

Accessory Building more than 65 m ² (700ft ²)	Local Community Facility
Frame & Fabric Structure	Show Home and Sales Office
Guest House	

3. District Standards

Table 1: Dwelling Numbers

Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of Dwelling Units:	2

Table 2: Dwelling Type

Types of Permissible Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Dwelling: Principal (First Dwelling Unit)	<ul style="list-style-type: none">Dwelling: Detached
Dwelling: Secondary (Second Dwelling Unit)	<ul style="list-style-type: none">Legal Suite: In-Dwelling

Table 3: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area: 95 m ² (1,025 ft ²).	Maximum floor area: At the discretion of the development authority unless specified otherwise within this bylaw.

Table 4: Site Coverage	
Developable Site Area	
Total Developable Site Coverage:	30% of the total lot area.
Principal Dwelling	25% of the total lot area (without attached garage). 30% of the total lot area (with attached garage).
Accessory Buildings	Combined total of 5% of the lot area, not to exceed 200 m ² (2,153 sq. ft ²).

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	11.0 m (36.1 ft).
Accessory Building(s)	5.0 m (16 ft).

Table 6: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40 m	8 m	8 m	8 m	6 m	n/a
Accessory Building	40 m	8 m	8 m	8 m	6 m	n/a
Flanking Front Yard						
Principal Building	40 m	8 m	8 m	8 m	6 m	n/a
Accessory Building	40 m	8 m	8 m	8 m	6 m	n/a
Rear Yard						
Principal Building	40 m	8 m	8 m	8 m	6 m	6 m
Accessory Building	40 m	8 m	8 m	8 m	6 m	1.0 m
Side Yard						
Principal Building	40 m	8 m	8 m	8 m	6 m	3.0 m
Accessory Building	40 m	8 m	8 m	8 m	6 m	1.0 m

4. District-Specific Regulations

- 4.1.** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 4.2.** All *developments* on *lots* located in the Diamond Estates (formerly known as Lukas Estates II) subdivision *shall* be subject to the provisions of the Diamond Estates Architectural Controls and Design Guidelines.

5. Subdivision

5.1. Lot size:

- a) New residential *lots shall* be between 1,350 m² (14,532 ft²) and 6,000 m² (64,586 ft²).

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw, statutory plan(s)*, provincial and/or federal legislation.



Town Centre District (TC)

1. Purpose

- 1.1** The purpose of this *district* is to provide for a range of mixed higher density residential, personal, commercial, and institutional uses. This *district* will promote a pedestrian-friendly environment and *shall* be subject to a high architectural design standard of buildings and public realm. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Business and Financial Support Services	Retail Store: Convenience
Cannabis Accessory Store	Dwelling: Principal²
Cannabis Retail Store	Dwelling: Secondary³

^{2&3}unless specified otherwise within this district

Table 3: Discretionary Uses

Accessory Building	Place of Worship
Adult Care: Supportive Living	Recreation: Indoor
Cannabis Retail Store	Retail Store: General
Child Care Facility	Retail Store: Liquor
Drinking Establishment	Restaurant: Minor
Frame & Fabric Structure	Restaurant: Major
Local Community Facility	Veterinary Service: Minor
Parking Facility	
Personal and Health Care Service	

3. District Standards

Table 1: Density	
Maximum Permitted District Density	
Maximum Density	Residential: 100 units per hectare (40.5 units per acre). Commercial: 1.5 F.A.R. (Floor Area Ratio)

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Dwelling: Principal	<ul style="list-style-type: none"> Dwelling: Apartment Dwelling: Semi-Detached⁴ Dwelling: Townhouse
Dwelling: Secondary	<ul style="list-style-type: none"> Legal Suite: In-Dwelling⁵

⁴shall be considered a discretionary use in this district

⁵Shall not be permissible within a dwelling: apartment.

Table 3: Floor Areas		
Development Parameters		
Each Dwelling Unit	Minimum floor area:	Maximum floor area:
	46.5 m ² (500 ft ² .)	At the discretion of the <i>development authority</i> unless specified otherwise within this <i>Bylaw</i>
Commercial Developments	At the discretion of the <i>development authority</i> unless specified otherwise within this <i>Bylaw</i>	930 m ² (10,010 ft ²)
Retail Store: General	At the discretion of the <i>development authority</i> unless specified otherwise within this <i>Bylaw</i>	3,700 m ² (39,826 ft ²)

Table 4: Building Heights	
Maximum Height of Buildings	
Principal Building	14.0 m (46 ft), measured from grade to the ceiling of the highest habitable story.

Table 5: Setbacks				
Minimum Development Setbacks:				
From the property line <i>adjacent</i> to:	Town Centre Collector	Municipal Grid	Local/ Service	Other Lot
Front Yard				
Principal <i>Building</i>	1m	1m	1m	n/a
Rear Yard				
Principal <i>Building</i>	1m	6m	6m	<ul style="list-style-type: none"> • <i>abuts</i> residential district: 6.0 M • <i>abuts</i> town centre lot: 3.0 m⁶
Side Yard				
Principal <i>Building</i>	1m	1m	3m	<ul style="list-style-type: none"> • <i>abuts</i> residential district: 6.0 M • <i>abuts</i> town centre lot: 6.0 m

⁶Where a common wall of a development is located on a mutual rear lot line, the rear yard is 0.0 metres.

4. District-Specific Regulations

4.1 Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.

4.2 Design:

- a) Drive-through facilities are not permitted.
- b) No part of a *development* at street level and fronting onto a collector road *shall* be used for residential purposes, with the exception of entranceways.
- c) *Buildings adjacent* to a Town Centre Collector road *shall* have a maximum *front yard setback* of 1 metre and a maximum *side yard setback* to *adjacent* lots of 0 meters.
- d) *Collector roadways* in a Town Centre *district* *shall* be designed with a high degree of pedestrian amenity and *shall* include a minimum 1.8 metre (6 feet) wide sidewalk, pedestrian scale street lighting, street trees where practical, on-street parking, and may include on-street bicycle lanes and feature paving on sidewalks and crosswalks.
- e) A Town Centre *district* *shall* incorporate rear laneways where appropriate.
- f) Landscaping, boulevard and sidewalk treatments on streets in the Town Centre *district* *shall* be substantial relative to streets in other *districts* of Urban Growth Areas. Such treatments *shall* be as deemed by the *Subdivision Authority* and may include, but are not limited to benches, human scale decorative street lighting, waste and recycling bins, bicycle racks, decorative planters, way-finding installations, information centres, and historic plaques or signs.

- g) Mixed commercial/residential *buildings shall* be preferred over purely residential or purely commercial *development s* fronting *collector roads* in a Town Centre *district*.
- h) *Buildings shall* be oriented to the street. Where possible, buildings *shall* provide both front and rear public entrances.
- i) Corner *buildings* in a Town Centre *district shall* have strong exposure on both of their street frontages. Where appropriate, corner *development s shall* provide access to interior block spaces.
- j) *Buildings* in a Town Centre *district shall* be subject to architectural control. *Building* frontages *shall* include covered entranceways, awnings, or canopies where appropriate and large front window spaces, and *may* include front patios, retractable or 'roll-up' front walls for commercial retail, restaurant, and drinking establishment uses.
- k) The base, middle and top of building facades in a Town Centre *district shall* be expressed through the use of materials and detail design.
- l) For buildings above 2½ stories, a front stepback of 2.5 metres *shall* apply above the second story.
- m) Blank or single material facades that extend the entire length of the *building* parallel to the public street *shall* not be permitted.
- n) Blank walls in other locations, which are visible to the public, *shall* incorporate additional architectural detailing and/or signs, murals, sculptural or graphic design.
- o) Façades wider than 15.0 metres (49 feet) *shall* be subdivided through a combination of windows and projections and recessions in the *building* wall to create a consistent rhythm across the facade.
- p) The proportion of rooflines, wall planes, and openings of *buildings shall* complement those of other *buildings* in a Town Centre *district*.
- q) *Buildings* in a Town Centre *district* which are *adjacent* to residential *districts shall* include traditional house form elements such as pitched roofs, gable ends, dormer windows, front porches, front steps, or other architectural features to create a transition between the Town Centre and other uses.
- r) Parking *shall* be located to the rear of, below, or above *buildings* in a Town Centre *district*. Vehicular access to parking *shall* be from a rear lane where possible.
- s) Where appropriate, taller non-habitable structures (such as church steeples, towers, or entrance pavilions) *shall* be permitted in order to frame and signal the importance of a Town Centre *district*.
- t) Antennae, satellite dishes, and other similar structures *shall* not be installed in a yard *abutting* a public street other than a lane. Installations *shall* include screening such that the structures remain unobtrusive and *shall* be done to the satisfaction of the *Development Authority*.
- u) Front attached garages *shall* not protrude further than 3 metres (10 feet) from the front entrance of any *dwelling*.

4.3 Landscaping:

- a) Uses in this *district* and *abutting* a Town Centre *collector road* shall maintain the amount of landscaping elements deemed necessary by the *Development authority* to ensure a high aesthetic appeal.
- b) *Buildings abutting* a Town Centre *collector road* shall have their front yard landscaped with the same hard materials as those used in the public right-of-way, or a material deemed similar by the *Development authority*.
- c) Uses permitted in this *district* that are not *abutting* main street shall maintain or exceed 1 soft landscaping element per 25 m² (269 ft²) of any required yard.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Urban Commercial 1 District (UC1)

1 Purpose

- 1.1** The purpose of this *district* is to provide for a range of commercial uses to meet basic and daily needs in close proximity to residential areas, promoting a pedestrian-friendly environment and subject to high architectural design standards. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

2 Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Business and Financial Support Services	Retail Store: General
Cannabis Accessory Store	Personal and Health Care Service
Retail Store: Convenience	

Table 3: Discretionary Uses

Accessory Building	Place of Worship
Automotive Repair Service	Restaurant: Minor
Cannabis Retail Store	Restaurant: Major
Child Care Facility	Veterinary Service: Minor
Frame & Fabric Structure	
Gas Bar	

3 District Standards

Table 1: Floor Areas

Development Parameters

Any Individual Business Development	Minimum floor area: At the discretion of the <i>development authority</i> unless specified otherwise within this <i>bylaw</i> .	Maximum floor area: 700 m ² (7,535 ft ²)
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Table 2: Site Coverage	
Developable Site Area	
Total Developable Site Coverage:	50% of the total <i>lot</i> area.

Table 3: Building Heights	
Maximum Height of Buildings	
Principal Building	10 m (33 ft)
Accessory Building(s)	5 m (16 ft).

Table 4: Setbacks			
Minimum Development Setbacks:			
from the property line adjacent to:	Municipal Grid	Internal / Service	Other lot
Front Yard			
Principal Building	3m	3m	n/a
Rear Yard			
Principal Building	6m	6m	n/a
Side Yard			
Principal Building	3m	n/a	<ul style="list-style-type: none"> • <i>abuts residential district</i>: 6.0 m • <i>abuts commercial district</i>: 0.0 m

4 District-Specific Regulations

4.1 Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.

4.2 Design:

- a) *Buildings shall* be positioned close to the street edge wherever reasonably possible to reinforce an urban streetscape.
- b) *Buildings shall* be designed to address the intersection of collector with other *collector roads* or *arterial roads* and provide a pedestrian entry court into the *development* at the corner or directly *adjacent* to it.
- c) Street edges and public spaces (entry forecourts, courtyards) *shall* incorporate consistent landscape edge treatments to enhance the image of *buildings* and screen surface *parking areas*.
- d) *Building* façades facing streets *shall* incorporate substantial window area, entry elements (colonnades, canopies, awnings) and architecturally integrated signs.

- e) *Buildings shall* be oriented such that they face the street as well as any interior courtyards.
- f) *Building elevations shall* be developed with equal design quality on all sides.
- g) Service areas *shall* be screened from public view.
- h) Surface *parking areas shall* be defined by interior access isles, parking stalls, and may include bioswales, landscaped boulevards, sidewalks or pathways, lighting and grade separated walkway connections where possible to *building* entrances.

4.3 Landscaping:

- a) Uses permitted in this *district shall* maintain or exceed 1 soft landscaping element per 25 m² (269 ft²) of any required yard.

5 Subdivision

- 4.1** The maximum *lot* size *shall* be 2.0 hectares (4.9 acres).

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



Urban Commercial 2 District (UC2)

1. Purpose

- 1.1** The purpose of this *district* is to provide for a range of commercial uses to serve the wider Leduc County community. This *district* will promote a pedestrian-friendly environment and *shall* be subject to a high architectural design standard of *buildings*. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Business and Financial Support Services	Retail Store: General
Cannabis Accessory Store	Personal and Health Care Service
Retail Store: Convenience	

Table 3: Discretionary Uses

Accessory Building	Gas Bar
Automotive Repair Service	Place of Worship
Cannabis Retail Store	Recreation: Indoor
Child Care Facility	Restaurant: Minor
Entertainment Service: Indoor	Restaurant: Major
Frame & Fabric Structure	Veterinary Service: Minor

3. District Standards

Table 1: Site Coverage

Developable Site Area

Total Developable Site Coverage:	50% of the total lot area.
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Table 2: Building Heights	
Maximum Height of Buildings	
Principal Building	14 m (46 ft)
Accessory Building(s)	7 m (23 ft).

Table 4: Setbacks			
Minimum Building Setbacks:			
from the property line adjacent to:	Municipal Grid	Internal / Service	Other lot
Front Yard			
Principal Building	3m	6m	<ul style="list-style-type: none"> • n/a <i>abuts</i> residential district: 15m • <i>abuts</i> commercial district: n/a
Rear Yard			
Principal Building	6m	6m	<ul style="list-style-type: none"> • <i>abuts</i> residential district: 15m • <i>abuts</i> commercial district: n/a
Side Yard			
Principal Building	3m	6m	<ul style="list-style-type: none"> • <i>abuts</i> residential district: 15 m • <i>abuts</i> commercial district: 6m

4. District-Specific Regulations

4.1 Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.

4.2 Design:

- Buildings shall* be positioned close to the street edge wherever reasonably possible to reinforce an urban streetscape.
- Buildings shall* be designed to address the intersection of *collector roads* with other collector roads or with *arterial roads* and provide a pedestrian entry court into the *development* at the corner or directly *adjacent* to it.
- Street edges and public spaces (entry forecourts, courtyards) *shall* incorporate consistent landscape edge treatments to enhance the image of *buildings* and screen surface *parking areas*.
- Building* façades facing streets *shall* incorporate substantial window area, entry elements (colonnades, canopies, awnings) and architecturally integrated signs.

- e) *Buildings shall* be oriented such that they face the street as well as any interior courtyards.
- f) *Building elevations shall* be developed with equal design quality on all sides.
- g) Service areas *shall* be screened from public view.
- h) Surface *parking areas shall* be defined by interior planted parking 'courts' and grade separated walkway connections where possible to building entrances.

4.3 Landscaping:

- a) Uses permitted in this *district shall* maintain or exceed 1 soft landscaping element per 25 m² (269 ft²) of any required yard.

5. Subdivision

5.1 Lot Size:

- b) The maximum *lot size shall* be 2.0 hectares (4.9 acres).

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Urban Commercial 3 District (UC3)

1. Purpose

- 1.1** The purpose of this *district* is to provide for the *development* of large scale, commercial shopping centres, entertainment and cultural uses in comprehensively planned *developments*. This *district* is intended to provide opportunities for a wide range of goods and services to be available in locations with high visibility and good accessibility. *Developments* in this *district* will promote a pedestrian-friendly environment and *shall* be subject to a high standard of architectural design and landscaping. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accommodation Service	Retail Store: Convenience
Business and Financial Support Services	Retail Store: General
Cannabis Accessory Store	Personal and Health Care Service
Cultural Facility	Restaurant: Minor
Drive-Through Service	

Table 3: Discretionary Uses

Accessory Building	Gas Bar
Automotive Sales & Service	Government Service
Automotive Repair Service	Parking Facility
Cannabis Retail Store	Place of Worship
Casinos/Gambling Establishment	Recreation: Indoor
Child Care Facility	Restaurant: Major
Drinking Establishment	Retail Store: Liquor
Entertainment Service: Indoor	Veterinary Service: Minor
Frame & Fabric Structure	Recycling Depot: Indoor

3. District Standards

Table 1: Site Coverage	
Developable Site Area	
Total Developable Site Coverage:	60% of the total lot area.

Table 2: Building Heights	
Maximum Height of Buildings	
Principal Building	14 m (46 ft)
Accessory Building(s)	7 m (23 ft).

Table 3: Setbacks					
Minimum Building Setbacks:					
From the property line adjacent to:	Provincial Highway	Municipal Grid	Local/ Service	Arterial	Other lot
Front Yard					
Any Building	6m	6m	6m	6m	6m
Rear Yard					
Any Building	6m	6m	6m	6m	1.2m
Side Yard					
Any Building	6m	6m	6m	6m	0.0 m

4. District-Specific Regulations

4.1 Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.

4.2 Design:

- a) No *outdoor storage* shall be permitted in an Urban Commercial 3 District.
- b) Buildings *shall* be positioned close to the street edge wherever reasonably possible to reinforce an urban streetscape.
- c) Buildings *shall* be designed to address the intersection of *collector roads* with other *collector roads* or with *arterial roads* and provide a pedestrian entry court into the *development* at the corner or directly *adjacent* to it.

- d) Street edges and public spaces (entry forecourts, courtyards) *shall* incorporate consistent landscape edge treatments to enhance the image of buildings and screen surface parking areas.
- e) *Building* façades facing streets *shall* incorporate substantial window area, entry elements (colonnades, canopies, awnings) and architecturally integrated signs.
- f) *Buildings* should be oriented such that they face the street as well as any interior courtyards or parking areas.
- g) *Building* elevations *shall* be developed with equal design quality on all sides.
- h) Garbage and waste materials *shall* be stored in weatherproof and animal-proof containers in service areas visually screened from all *adjacent sites* and public roadways.
- i) Surface *parking areas* *shall* be defined by interior access isles, parking stalls, and may include bioswales, landscaped boulevards, sidewalks or pathways, lighting and grade separated walkway connections where possible to building entrances.
- j) All *developments* *shall* be serviced with the most up-to-date telecommunications technologies available at time of construction.
- k) Within the vicinity of an airport, *developments* that include characteristics which increase wildlife and bird hazards to the airport are prohibited.

4.3 Landscaping

- a) All lands within the Urban Commercial 3 District *shall* have a landscaped area. A landscaping plan *shall* be provided for all *developments* in accordance with this *district* and any other relevant landscaping provisions of this *bylaw*.
- b) Within this *district*, landscaped area *shall* be implemented as the follows:
 - i. On all *front yards* and *side yards adjacent* to a street, to a minimum depth of 6 metres,
 - ii. In all minimum required *side yards* between the front and rear of a *principal building*, where they are not used for vehicular circulation.
- c) *Parking areas* greater than 5,000 m² *shall* provide landscaped parking islands, which *shall*:
 - i. Be provided at the beginning and end of every row;
 - ii. Be a minimum area of 12 m² with at least one side of the island being a minimum length of 2.0 metres; and
 - iii. *Shall* provide a minimum of 1.0 tree or 2.0 shrubs.
- d) Xeriscaping landscaping techniques *shall* be encouraged to reduce watering requirements.
- e) Vegetation utilized for landscaping *shall* be hardy to the central Alberta climate, as determined by the *Development Authority*.
- f) *Developments* must include one soft element per 25 m² in any required yard.
- g) In landscaped areas, trees must be planted in clusters, double rows or triangles instead of as a single tree row, and must be spaced in accordance with recognized horticultural practice

- h) In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and building lighting *shall* not interfere with the operation of any airport function.
- i) In the vicinity of an airport, landscaping is to minimize attractants to birds and wildlife that may affect safe airport operations.

5. Subdivision

5.1 Lot size:

- a) The minimum and maximum lot sizes *shall* be at the discretion of the development authority unless indicated elsewhere.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



1. Purpose

- 1.1 The purpose of this *district* is to provide for public and private institutional land uses with opportunities for other compatible and supporting land uses on fully serviced lots within planned areas. The location and designation of this *district* is typically guided by an *Area Structure Plan* or *Area Redevelopment Plan*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)	
Fascia Sign ¹	

¹shall be considered discretionary if digital and/or flashing
*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses	
Accessory Building	Government Service
Adult Care Facility: Supportive Living	Hospital
Adult Care Facility: Continuing Care	Local Community Facility
Child Care Facility	Personal and Health Care Service
Cultural Facility	Security Suite
Education Service	

Table 3: Discretionary Uses	
Detention and Correction Service	Frame and Fabric Structure
Cemetery	Place of Worship

3. District Standards

Table 1: Site Coverage	
Developable Site Area	
All Buildings (combined)	Maximum 50% of the lot area.

Table 2: Setbacks							
Minimum Building Setbacks:							
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Industrial Collector	Local or Service	Adjacent Lot	Residential Use
Front Yard							
Principal Building	40 m	35 m	35 m	35m	10 m	n/a	n/a
Accessory Building	40 m	35 m	35 m	35m	10 m	n/a	n/a
Flanking Front Yard							
Principal Building	40 m	35 m	35 m	35m	10 m	n/a	n/a
Accessory Building	40 m	35 m	35 m	35m	10 m	n/a	n/a
Rear Yard							
Principal Building	40 m	35 m	35 m	35m	10 m	6 m	6 m
Accessory Building	40 m	35 m	35 m	35m	10 m	1 m	6 m
Side Yard							
Principal Building	40 m	35 m	35 m	35m	10 m	6 m and 2 m	6 m
Accessory Building	40 m	35 m	35 m	35m	10 m	3 m and 1 m	6 m

4. District-Specific Regulations

- 4.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 4.2** Landscaping and/or fencing *shall* be required within all *front yards*, and *side* and *rear yards* flanking a road or residential *district*.
- 4.3** The maximum height of a *building* in this *district shall* be 15 metres. A greater height may be considered, at the discretion of the *development authority*, and subject to regulations of the AVPA and NAV Canada/Transport Canada.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Mixed Use Commercial District (MUC)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for mixed-use *developments* that are compatible with residential uses and supports retail, service and commercial uses that serve the local community. This *district shall* only be applied within the defined Hamlet of New Sarepta.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within [Part 11 s.2](#) of this Bylaw.)

Fascia Sign¹

¹shall be considered discretionary if digital and/or flashing

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Permitted Uses

Accessory Building less than 65m ² (700 ft ²)	Home Based Business: Type 1
Accommodation Service	Personal and Health Care Service
Business and Financial Support Services	Retail Store: Convenience
Cannabis Accessory Store	Retail Store: General

Table 3: Discretionary Uses

Accessory Building more than 65m ² (700 ft ²)	Entertainment Service: Indoor
Auctioneering Service	Home Based Business: Type 2
Breweries/Wineries and Distilleries	Local Community Facility
Child Care Facility	Retail Store: Liquor
Cannabis Retail Store	Security Suite
Dwelling: Principal	Veterinary Service: Minor
Dwelling: Secondary (second dwelling unit)	

3. District Standards

Table 1: Dwelling Numbers	
Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of dwelling units:	2

Table 2: Dwelling Type	
Types of Permissible Dwelling Units Per Lot	
Property Size:	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none"> Dwelling: Detached
Second Dwelling Unit (Secondary Dwelling)	<ul style="list-style-type: none"> Legal Suite: In-Dwelling Legal Suite: Backyard

Table 3: Site Coverage	
Developable Site Area	
All Buildings (combined)	Maximum 60% of the site.

Table 4: Setbacks			
Minimum Building Setbacks:			
From the property line adjacent to:	Municipal Grid	Local/ Service	Other Lot
Front Yard			
Principal Building	0.0m	1m	n/a
Accessory Building	0.0m	6m	n/a
Rear Yard			
Principal Building	6m	6m	n/a
Accessory Building	6m	3m	n/a
Side Yard			
Principal Building	0.0m	n/a	<ul style="list-style-type: none"> Abutting a residential district 6.0 M Abutting a non-residential district 6.0 m
Accessory Building	0.0m	n/a	0.6m

4. District-Specific Regulations

- 4.1. Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *bylaw*.
- 4.2. A Dwelling, *detached* existing within this *district* at the time of adoption of this *bylaw* *shall* be treated as *permitted use* for the purpose of an extension, alternation or replacement and *shall* be subject to any applicable regulations contained within the RU2 district.

5. Subdivision

- 5.1. New *lots* created under this *bylaw* *shall* be:
 - a) A minimum of 150 m² (1,614 ft².) in size, and;
 - b) A minimum of 5 m (16.4 ft.) in width, and;
 - c) A minimum of 30 m (98.4 ft.) in depth.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Manufactured Home District (MH)

1. Purpose

- 1.1.** The purpose of this *district* is to provide for the clustered siting of *dwelling: manufactured homes* on small *lots*, within in a fully serviced, *multi-lot residential subdivision*. This *district* is not intended to facilitate a *manufactured home park*.

2. Use Categorization

Table 1: Permitted Uses

Accessory Building less than 65m ² (700 ft ²)	Dwelling: Manufactured Home
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Table 2: Discretionary Uses

Accessory Building more than 65m ² (700ft ²)	Frame & Fabric Structure
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3. District Standards

Table 1: Dwelling Numbers

Maximum Number of Dwelling Units Per Lot

Property Size	All Lot Sizes
Maximum Number of dwelling units:	1

Table 2: Dwelling Type

Types of Permissible Dwelling Units Per Lot

Property Size	All property sizes
First Dwelling Unit (Principal Dwelling)	<ul style="list-style-type: none">Dwelling: Manufactured Home

Table 3: Site Coverage

Developable Site Area

Principal Dwelling	Maximum 35% of the total lot area.
Accessory Buildings (combined)	Maximum 10% of the site.

Table 4: Floor Areas		
Development Parameters		
First Dwelling Unit (Principal Dwelling)	Minimum floor area 38 m ² (409 ft ² .)	Maximum floor area At the discretion of the <i>Development Authority</i> unless specified otherwise within this <i>bylaw</i> .

Table 5: Building Heights	
Maximum Height of Buildings	
Principal Dwelling	6.0 m (19.7 ft)
Accessory Building(s)	6.0 m (19.7 ft)

Table 6: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Flanking Front Yard						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
Rear Yard						
Principal Building	40m	8m	8m	8m	3m	1.2m
Accessory Building	40m	8m	8m	8m	1.2m	1.2m
Side Yard						
Principal Building	40m	8m	8m	8m	3m	1.2m
Accessory Building	40m	8m	8m	8m	1.2m	1.2m

4. District-Specific Regulations

- 4.1. Where no specific development parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *bylaw*.
- 4.2. All *accessory development* such as patios, porches, additions, skirting and storage facilities *shall* be designed and constructed to complement the *dwelling: manufactured home*.
- 4.3. Lawns, or other forms of *landscaping* deemed acceptable to the *Development Authority* *shall* be provided and maintained on all *lot* areas not covered by structures, paved areas, parking or storage areas, within 60 days of placement of a *dwelling: manufactured home*.
- 4.4. The under carriage of each *dwelling: manufactured home* *shall* be suitably enclosed from view by skirting, or such other means satisfactory to the *Development Authority* within 30 days of placement of the *dwelling: manufactured home*. Axles, wheels and trailer hitches *shall* be removed where they are not part of the frame. Where a hitch cannot be removed, it *shall* be skirted or covered from view.
- 4.5. There *shall* be a minimum of one car parking stall provided on each *lot*.

5. Subdivision

- 5.1. New residential *lots* created after passage of this *Bylaw* *shall* be 375 m² (4,035 ft²).

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



Parks and Recreation District (PR)

1. Purpose

- 1.1** The purpose of this *district* is to establish area for the *development* of public parks and recreation spaces that provide for active or passive recreational and leisure pursuits that serve the immediate needs of the area.

2. Use Categorization

Table 1: Permitted Uses

<i>Recreation: Outdoor</i>	<i>Park</i>
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Table 2: Discretionary Uses

<i>Recreation: Indoor</i>	
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3. District-Specific Regulations

- 3.1.** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 3.2** The design, siting, landscaping, screening and buffering of any use within this district shall minimize and compensate for any objectionable aspects or potential incompatibility with *development* in *abutting districts*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



Environmental Protection District (EP)

1. Purpose

- 1.1** The purpose of this *district* is to protect areas of land that contain important natural and environmental features where *development* is considered inappropriate. This *district* may also be implemented where an environmental feature provides a natural and defined buffer between land uses that are typically not harmonious.

2. Use Categorization

Table 1: Discretionary Uses	
<i>Agriculture: Horticulture</i>	<i>Natural Protection</i>

3. District-Specific Regulations

- 3.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 3.2** Any use considered within this *district* *shall* be designed in such a way as not to detrimentally impact the intent of this *district* or any environmental features within.
- 3.3** An *Environmental Impact Assessment* may be required for any use(s) proposed within this *district*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Development Reserve District (DR)

1. Purpose

- 1.1.** The purpose of this *district* is to preserve and protect areas of the County for future *development* to be undertaken in accordance with a *statutory plan*. The redistricting of lands within this *district* to alternative land use *district(s)* will typically occur subsequent to the adoption of an *area structure plan*, and prior to the approval of a *subdivision*.

2. Use Categorization

Table 1: Exempt Uses* (in addition to County-wide exempt uses contained within Part 11 s.2 of this Bylaw.)	
Agricultural Building	Agriculture: Horticultural
Agriculture: Dugout (under 2,500 m ³ volume)	Agriculture: Livestock
Agriculture: Extensive	

*exempt uses do not require a development permit providing they meet all relevant provisions of this Bylaw.

Table 2: Discretionary Uses	
Accessory Building	Agriculture: Value Added
Agriculture: Agri-tourism	Agriculture: Dugout (over 2,500 m ³ volume)

3. District Standards

Table 1: Building Heights
Maximum Height of Buildings
The maximum height of a <i>building</i> in this district <i>shall</i> be 15 m. A greater height <i>may</i> be considered, at the discretion of the <i>development authority</i> , and subject to regulations of the Edmonton International Airport Vicinity Protection Area Regulation and NAV Canada/Transport Canada.

Table 2: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

4. District-Specific Regulations

- 4.1. *Subdivision* of lands within this land use *district* shall not be supported until such time the lands are considered within an adopted *area structure plan*, at which time *subdivision* shall be considered in accordance with an adopted *area structure plan*.
- 4.2. All minimum *building setbacks* shall be at the discretion of the *development authority*.
- 4.3. Having regard to the future *development* of lands within this *district*, *temporary development permits* may be issued within this *district*.
- 4.4. Any dwelling(s) that exist prior to the passage of this bylaw shall be allowed to remain as a discretionary use.
- 4.5. Notwithstanding any use(s) that may be exempt from the requirements of a development permit under this bylaw, any proposal within a defined flood hazard area in accordance with the provincial Flood Hazard Identification Program shall be considered a discretionary use.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use Bylaw, statutory plan(s), provincial and/or federal legislation.

Manufacturing Business Incubation District (MBI)

1 Purpose

- 1.1** The purpose of this *district* is to allow for *development*, within a business park-like setting, of mixed-use live/work units combined with manufacturing and business development, for the purpose of business incubation, and to be operated in such a way as to create no disturbances outside of the enclosed buildings. The implementation of this *District* to any lands within the County *shall* first be supported through the provision of an adopted *Area Structure Plan*, *Local Area Structure Plan* or *Outline Plan*, as deemed appropriate by the *County*.

2 Use Categorization

Table 1: Permitted uses

<i>Accessory Building</i> less than 200m ² (2,153ft ²)	<i>Government Service</i>
<i>Agricultural: Horticultural</i>	<i>Manufacturing Business Incubator</i>
<i>Business and Financial Support Services</i>	<i>Mixed Use Residential/Office</i>
<i>Cannabis Accessory Store</i>	<i>Personal and Health Care Service</i>
<i>Cannabis Retail Store</i>	<i>Recreation: Indoor</i>
<i>Cannabis Storage & Distribution Facility</i>	<i>Retail Store: Convenience</i>
<i>Education Service</i>	<i>Retail Store: General</i>

Table 2: Discretionary uses

<i>Accessory Building</i> more than 200m ² (2,153ft ²)	<i>Frame and Fabric Structure</i>
<i>Agricultural Processing</i>	<i>Industrial: Light</i>
<i>Automotive and Equipment Body Repair</i>	<i>Indoor Self Storage Facility</i>
<i>Casinos/Gaming Establishment</i>	<i>Liquor Sales</i>
<i>Cannabis Production Facility</i>	<i>Outdoor Storage: Limited</i>
<i>Child Care Facility</i>	<i>Recreation: Outdoor</i>
<i>Cultural Facility</i>	<i>Place of Worship</i>
<i>Drinking Establishment</i>	<i>Restaurant: Minor</i>
<i>Entertainment: Adult</i>	<i>Security Suite</i>
<i>Entertainment Service: Indoor</i>	<i>Veterinary Service: Minor</i>

3 District Standards

Table 1: Site Coverage	
Developable Site Area	
All Buildings (combined)	Combined total of 50% of the lot area.

Table 2: Building Heights	
Maximum Height of Buildings	
All Building(s)	25.6 m (84 ft).

Table 3: Setbacks							
Minimum Building Setbacks							
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local or Service	Adjacent Lot	Residential Lot
Front Yard							
Principal Building	40m	35m	35m	35m	10m	n/a	n/a
Accessory Building	40m	35m	35m	35m	10m	n/a	n/a
Flanking Front Yard							
Principal Building	40m	35m	35m	35m	10m	n/a	n/a
Accessory Building	40m	35m	35m	35m	10m	n/a	n/a
Rear Yard							
Principal Building	40m	35m	35m	35m	10m	6m	7.5m
Accessory Building	40m	35m	35m	35m	10m	1m	7.5m
Side Yard							
Principal Building	40m	35m	35m	35m	10m	6m and 2m	7.5m
Accessory Building	40m	35m	35m	35m	10m	3m and 1m	7.5 m

4 District-Specific Regulations

- 4.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 4.2** This *district shall* not be applied outside of lands within NE 31-50-24 W4, Plan: 0622076 unless specifically supported within an *Area Structure Plan*.

4.3 Facilitating uses:

- a) Any use of land, as deemed acceptable by the County, required to facilitate the construction of the manufacturing business incubator *shall* be strictly limited to a maximum five (5) year term and *shall* only be permitted in accordance with an adopted *Plan*. Should a use on an *adjacent parcel* of land be subsequently approved that is not considered compatible with any temporary facilitating use(s), the County may revoke the permit following a notice period of ninety (90) days.

4.4 Mixed use residential/office:

- a) The County will strive to ensure the livability of any residential element within the *development* and on *adjacent* properties. Residences *shall* be protected from the intrusion of light, noise, pollution, and other *nuisances* caused by *adjacent* commercial and industrial activity. *Setbacks, screening*, or the placement and orientation of low impact uses *shall* be utilized to help reduce the impacts on residential elements.
- b) Any proposals that contain a residential element *shall* provide sufficient *amenity* and play space to a standard deemed satisfactory to the County. The applicant *shall* demonstrate during the *development permit* process that any proposed residences are satisfactorily protected from surrounding land uses and traffic movements within the *site*.
- c) There *shall* be no permanent residences allowed on the *site*. Any *development permits* issued for a *building* containing a residential element *shall* restrict the tenure of each tenant to a maximum five (5) year occupancy.
- d) Should a residential element be permitted on the *site*, any approval *shall* require adequate traffic calming measures to the satisfaction of the *County* to be implemented to all roads within the *site* ahead of any occupancy.
- e) Any mixed use residential/office *development* will be developed and managed in accordance with an approved technology brief for the overall *development* that will form part of an adopted ASP, LASP or Outline Plan.

4.5 Site servicing:

- a) Site servicing within this *District* *shall* be provided to the satisfaction of the *County* and informed through appropriate ASP's, LASP's and Outline Plans as deemed acceptable by the *County*.

4.6 Additional site requirements:

- a) A *development* *shall* carry out its operations such that no *nuisance* factor is created or apparent outside an enclosed *building* and such that it is compatible with any *adjacent* non-industrial development.
- b) A minimum uninterrupted landscaped yard of 6 metres (19.7 feet) *shall* be required adjacent to *front lot lines* and on *rear and side lot lines abutting* any road. Where *side lot lines* are not *adjacent* to a road, the minimum uninterrupted landscaped yard *shall* be 1.5 metres.
- c) No *outdoor storage*, loading, service, assembly or trash collection *shall* be permitted in front of the *principal building*, except that loading and trash collection *shall* be allowed when it is serving office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building.

- d) Vacant, undeveloped, or unused portions of a *site* *shall* be maintained in grass, landscaping materials or such other ground cover as deemed appropriate by the *Development Authority*.
- e) The perceived massing of structures, when viewed from *adjacent* public roadways, public lands, or residential properties *shall* be minimized through use of *building setbacks*, articulated *building* facades and roof lines, trees or shrubbery, and effective use of colour and finishing materials.
- f) The *Development Authority* may require a *development* to be constructed using a specified, consistent architectural theme, which may include, but not be limited to, elements such as roof design, roofing and exterior finishing materials, colours, trim details and the placement of windows and doors.
- g) All mechanical equipment on the roof of a building *shall* be completely screened or incorporated in the roof of the building so that it is not visible from at-grade view.
- h) Exterior lighting of a *development* may be installed to provide security and add visual interest provided it does not interfere with the use and enjoyment of neighbouring lots or the safe and effective use of public roadways.
 - i. On-site parking, loading and unloading areas *shall* be hard-surfaced, located only at the front or side of the *principal building*, and screened.
 - ii. The design, placement and scale of all signs *shall* be to the satisfaction of the *Development Authority* so as to ensure that the signage does not detract from the overall appearance of the *development* and is not obtrusive, having regard to the scale of the *buildings* on the *site* and the distance of the *building setback*.
- i) *Limited outdoor storage* areas, *accessory* to the *principal use* may be permitted, provided they do not exceed in total 25% of the *lot coverage* of the *principal building* and are fully screened from the view of *abutting* public roadways and *adjacent development* sites.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



Genesee Power Project Overlay (GP)

1. Purpose

- 1.1** The purpose of this overlay is to provide for orderly *development* of the Genesee Power Project as an interim land use until such time this overlay is removed following completion of the power project, and the land remediated to the satisfaction of the *province* and *development authority*. This overlay is intended to exist concurrently with the applicable underlying *district(s)*.

2. Use Categorization

Table 1: Permitted Uses

<i>Industrial: Medium</i>	<i>Utility Service: Major</i>
<i>Information Service</i>	<i>Warehousing and Storage: Indoor</i>
<i>Natural Resource Extraction</i>	

Table 2: Discretionary Uses

<i>Accessory Building</i>	<i>Frame and Fabric Structure</i>
<i>Child Care Facility</i>	<i>Security Suite</i>

3. District Standards

Table 4: Setbacks						
Minimum Building Setbacks:						
From the property line <i>adjacent</i> to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Adjacent Lot
Front Yard						
Principal Building	40 m	35m	35 m	35 m	10 m	n/a
Accessory Building	40 m	35m	35 m	35 m	10 m	n/a
Flanking Front Yard						
Principal Building	40 m	35m	35 m	35 m	10 m	n/a
Accessory Building	40 m	35m	35 m	35 m	10 m	n/a
Rear Yard						
Principal Building	40 m	35m	35 m	35 m	10 m	7.5 m
Accessory Building	40 m	35m	35 m	35 m	10 m	7.5 m
Side Yard						
Principal Building	40 m	35m	35 m	35 m	10 m	7.5 m
Accessory Building	40 m	35m	35 m	35 m	10 m	7.5 m

4. District-Specific regulations

- 4.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.
- 4.2** Industrial *buildings* and structures above 10.0 m in height *shall* be allowed only in Area I, as shown on Appendix B – Genesee Power Project Overlay Map of the original adopting bylaw of the overlay.
- 4.3** Implementation and use of overlay district:
- This overlay *shall* apply to all lands within the Genesee Power Project area as delineated on Map 1: Countywide Land Use Map.
 - Notwithstanding the prescribed list of *permitted* and *discretionary uses* within this *district*, any use proposed in accordance with this *district shall* be directly related to, and form a part of the Genesee power project as it exists at the time of the passing of this *bylaw*.

- c) Where a provision of this overlay appears to conflict with a provision of the underlying *district(s)* or another section of the *bylaw*, the provisions of this overlay *shall* take precedence and apply in addition to the provisions of the underlying *district* and other sections of the *bylaw*.
- d) All *permitted* and *discretionary uses* within the underlying district(s) *shall* be considered as *discretionary uses* within areas in which this overlay district applies, with the exception of:
 - i. Agricultural uses defined as *permitted uses*, which may remain as permitted uses in accordance with the provisions of the underlying district.
 - ii. *Dwelling* uses which *shall* not be permissible in an area in which this overlay *district* is applied.
- e) In consideration that coal mining and reclamation is a dynamic process over time, it *may* become necessary to pass *bylaws* to amend this overlay in order to remove mined out and reclaimed lands and to add lands containing additional coal resources required to support continued electrical generation or other industrial activities.

4.4 Setbacks from cemeteries:

- a) Subject to the requirements of provincial authorities, no coal mining shall take place within a minimum of 250 metres of a *cemetery*.

4.5 Development permit condition requirements:

- a) Any use proposed in accordance with this *district shall* be conditional upon the *development* receiving, and abiding by, any required provincial and federal approvals.
- b) Any use proposed in accordance with this *district shall* be conditional upon meeting the terms of the existing Development Agreement between the County of Leduc No. 25 and the City of Edmonton, dated August 19, 1983.
- c) An approved landscaping plan may be required as a condition of approval for any use proposed in accordance with this *district*. The landscaping plan should provide ways and means of improving the overall appearance of the *site* through the use of such techniques as berms, trees and vegetation to improve the view from the public domain, both on Highway 770 and local County roads.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.



Direct Control District (DC)

1. Purpose

- 1.1** The purpose of a Direct Control designation is to provide for use and *development*, that due to unique characteristics, unusual site conditions or innovative design, requires specific regulations unavailable in other *land use districts*.

2. Use Categorization

- 2.1** Land uses prescribed within a direct control designation *shall* be proposed within direct control regulations that form an appendices to this Direct Control District upon adoption.
- 2.2** The following uses shall only be considered on a parcel that has been designated direct control and where the designation lists the following as a use, unless specified otherwise within this *bylaw*;
- a) *Recreation outdoor: special,***
 - b) *Natural resource extraction,***
 - c) *Rural wedding facility***
- 2.3** Any uses listed as *permitted uses* within a direct control designation shall be determined by the development authority in accordance with this *bylaw*.
- 2.4** Any uses listed as *discretionary uses* within a direct control designation shall be determined by Council.

3. District-Specific Regulations

- 3.1** A direct control designation shall only be implemented by Council, through a *bylaw* and following a formal public hearing process undertaken in accordance with the Land Use Bylaw Amendment process outlined within this *bylaw*.
- 3.2** Where a direct control designation is considered within any parcel considered within an extant statutory plan, the direct control designation shall align with that *statutory plan*.
- 3.3** An application for a direct control designation shall be accompanied by a written statement outlining the reason(s) for requesting the designation and outlining why the proposal cannot be satisfactorily achieved through the designation of an existing district that exists within this *bylaw*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-01

2. Purpose

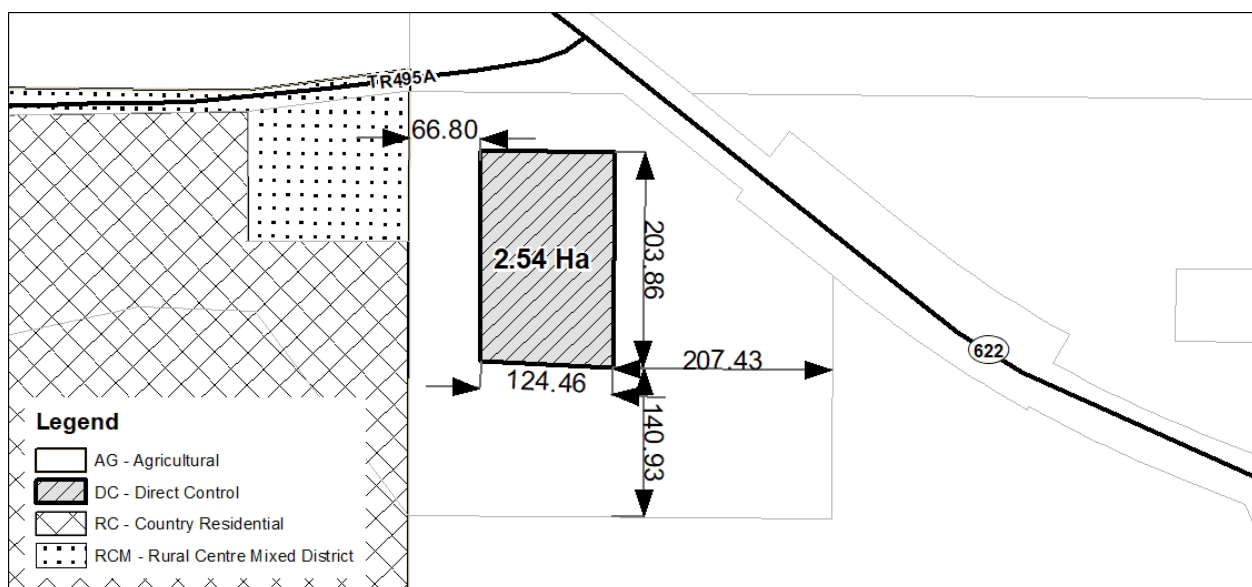
- 2.1** The purpose of this *district* is to provide for the operation of a *light industrial development* including outdoor storage area.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	SE 36-49-2 W5
Short Legal Land Description	N/A
Area of Applicability	±2.54 ha. (±6.28 ac.) as delineated below
Adopting Bylaw	Bylaw 40-99 (September 1999)



4. Use Categorization

Table 2: Discretionary Uses	
Accessory Building	Outdoor Storage: Minor
Industrial: Light	Sign

5. District Standards

Table 3: Setbacks			
Minimum Building Setbacks:			
From the property line adjacent to:	Provincial Highway	Municipal Grid	Other lot
Front Yard			
Any Building	40m	35m	n/a
Rear Yard			
Any building	40m	35m	6.0m
Side Yard			
Any building	40m	35m	6.0m

6. District-Specific Regulations

- 6.1** Where no specific development parameters or standards are defined within this district, they shall be implemented at the discretion of the Development Authority, unless specified otherwise within this Bylaw.
- 6.2** Development permit applications in this district *shall* be subject to Part 3, Section 2 Application requirements, of the Land Use Bylaw.
- 6.3** *Development* in this district *shall* carry out its operations such that it shall not cause or create any significant nuisance or risk factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.
- 6.4** No operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the Province pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.5** Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any outdoor storage area used for storing goods and materials related to the approved *development*.

District disclaimer: This district is subject to all other relevant provisions of the Land Use Bylaw, statutory plan(s), provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-02

2. Purpose

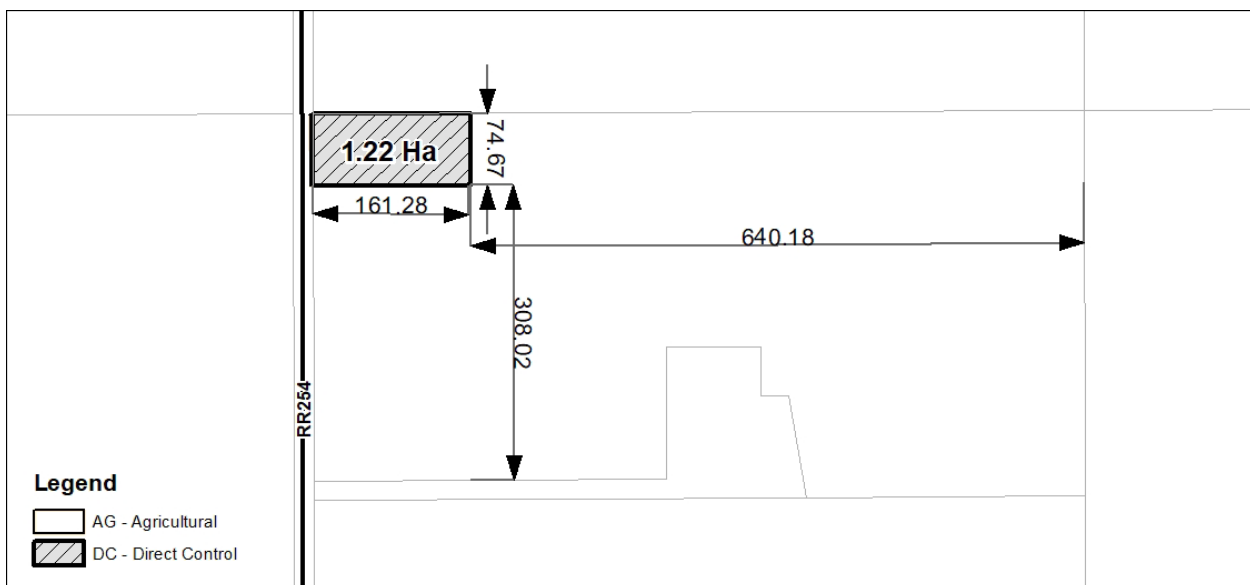
- 2.1** The purpose of this district is to provide for the operation of a business providing *contractor service: minor*.

3. Area of Applicability

- 3.1** This district *shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	NW-16-49-25-W4
Short Legal Land Description	Lot: 1, Block: 1, Plan: 0427063
Area of Applicability	±1.23 ha. (3.04 ac.) as delineated below
Adopting Bylaw	Bylaw 9-09 (June 2009) (Previously DC-006)



4. Use Categorization

Table 2: Discretionary Uses	
Accessory Building	Dwelling: Detached
Contractor Service: Minor	Outdoor Storage

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1 Landscaping and/or fencing is required within all *front yards*, *side yards* and *rear yards* flanking a road or adjoining property to the satisfaction of the *Development Authority*.
- 6.2 Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-03

2. Purpose

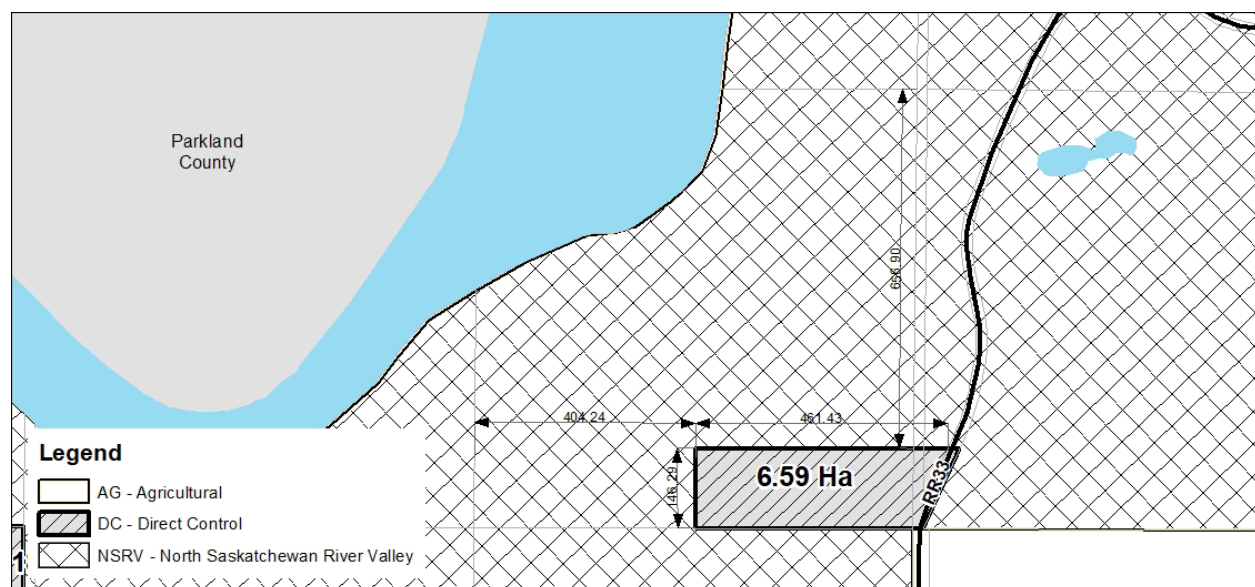
- 2.1** The purpose of this district is to provide for the operation a *natural resource extraction development* including the recovery, processing and distribution of sand.

3. Area of Applicability

- 3.1** This district *shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. SE 9-51-3 W5 and Pt SW 10-51-3 W5
Short Legal Land Description	N/A
Area of Applicability	±6.46 ha. (±15.96 ac.) as delineated below
Adopting Bylaw	Bylaw 13-10 (June 2010) (Previously DC-007)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Natural Resource Processing</i>
<i>Natural Resource Extraction</i>	<i>Outdoor Storage</i>

5. District Standards

Table 3: Setbacks			
Minimum Excavation Setbacks:			
From the property line adjacent to:	Provincial Highway	Municipal Grid	Other lot
Front Yard			
Excavation Area	40m	35m	n/a
Rear Yard			
Excavation Area	40m	35m	6.0m
Side Yard			
Excavation Area	40m	35m	6.0m

6. District-Specific Regulations

- 6.1** Where no specific development parameters or standards are defined within this district, they shall be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations shall be developed in accordance with; Part 8 Section 8 Environmental Considerations;
- 6.3** *Natural resource extraction* operations shall be developed in accordance with Part 9, Section 15 *natural resource extraction*, of the Land Use Bylaw.
- 6.4** Development permit applications for *natural resource extraction* operations shall be subject to Part 3, Section 2 Application requirements, of the Land Use Bylaw.
- 6.5** A development permit for a *natural resource extraction* development shall be issued for a time limited period of 2 years.

- 6.6 Development in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or risk factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.
- 6.7 No part of an operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the *Environmental Protection and Enhancement Act*, as amended from time to time.
- 6.8 The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.9 Landscaping and/or fencing may be required at the discretion of the *Development Authority* to provide adequate screening of any outdoor storage area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

7. District-Specific Definitions

- 7.1 **Natural Resource Processing** means preparing the extracted natural resource material for market including but not limited to crushing, washing, sorting and asphalt production.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-04

2. Purpose

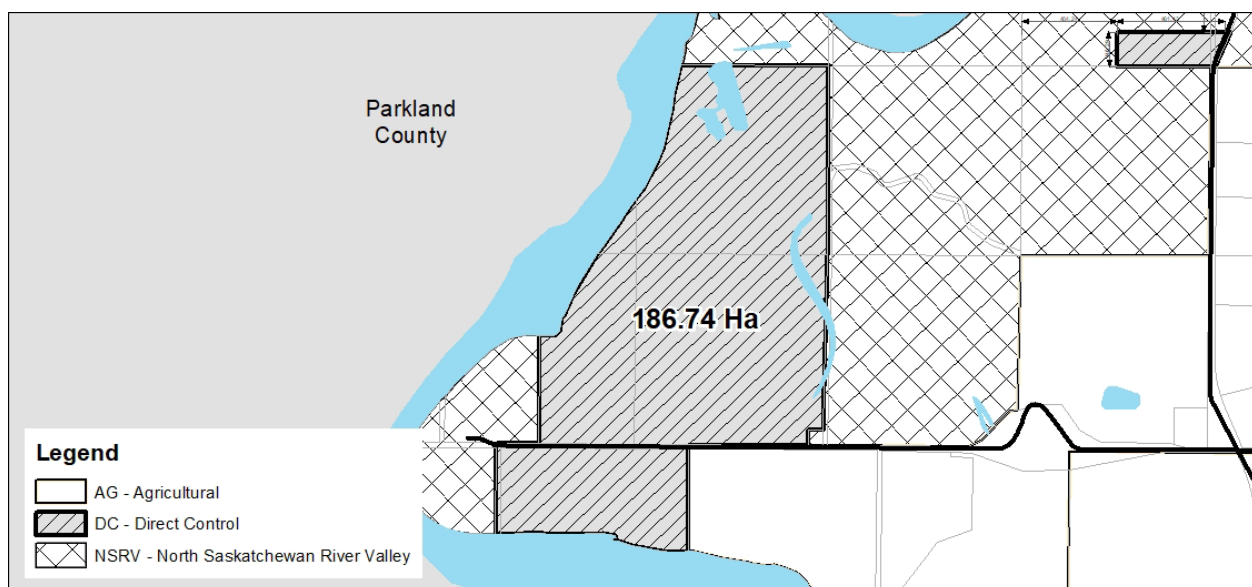
- 2.1** The purpose of this *district* is to provide for the operation a *natural resource extraction development* including the recovery, processing and distribution of sand and gravel.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. 5 9-51-3 W5 and Pt NW 32-50-3 W5
Short Legal Land Description	N/A
Area of Applicability	±198.17 ha. (±489.69 ac.) as delineated below
Adopting Bylaw	Bylaw 14-10 (June 2010) (Previously DC-008)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Natural Resource Processing</i>
<i>Asphalt Plant: Temporary/Portable</i>	<i>Outdoor Storage</i>
<i>Labour Group Housing</i>	<i>Security Suite</i>
<i>Natural Resource Extraction</i>	

5. District Standards

Table 3: Setbacks			
Minimum Excavation Setbacks:			
From the property line adjacent to:	Provincial Highway	Municipal Grid	Adjacent Lot
Front Yard			
Excavation Area	40m	35m	n/a
Rear Yard			
Excavation Area	40m	35m	6.0m
Side Yard			
Excavation Area	40m	35m	6.0m

6. District-Specific Regulations

- 6.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.
- 6.3** *Natural resource extraction* operations *shall* be developed in accordance with Part 9, Section 15 *natural resource extraction*, of this *Bylaw*.
- 6.4** Development permit applications for natural resource extraction operations *shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.5** A *development permit* for a *natural resource extraction development* *shall* be issued for a time limited period of 2 years.

- 6.6** *Development* in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or risk factor which, in the opinion of the *development authority*, *may* be objectionable beyond the boundary of the *lot* from which it operates.
- 6.7** No part of an operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.8** The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.9** Landscaping and/or fencing *may* be required at the discretion of the *development authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

7. District-Specific Definitions

- 7.1 Labour Group Housing** means a facility intended to provide limited term accommodation for persons employed on a specific work project on or near the work site, and *may* include *manufactured homes* and *recreational vehicles*.
- 7.2 Natural Resource Processing** means preparing the extracted natural resource material for market including but not limited to crushing, washing, sorting and asphalt production.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-05

2. Purpose

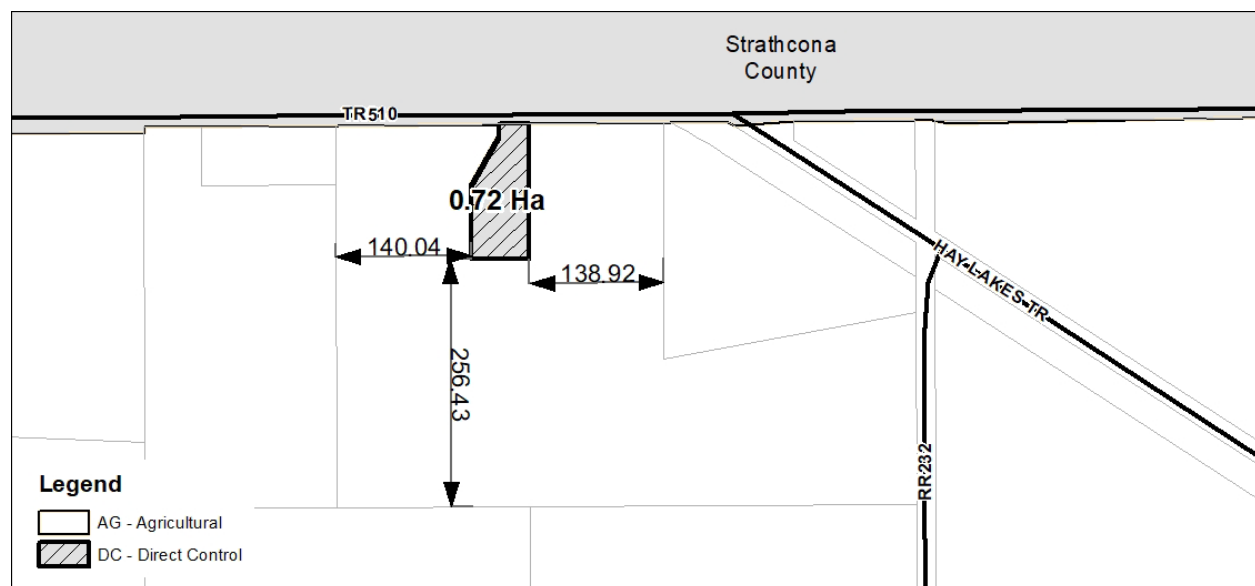
2.1 The purpose of this *district* is to provide for the operation of a *light industrial* business.

3. Area of Applicability

3.1 This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	NE 34-50-23W4
Short Legal Land Description	Lot: 1, Block: 5, Plan: 1820842
Area of Applicability	±0.7 ha. (1.8 ac.) as delineated below
Adopting Bylaw	Bylaw 28-10 (November 2010) (Previously DC-010)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Dwelling: Detached</i>
<i>Industrial: Light</i>	<i>Outdoor Storage</i>

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1 Where no specific *development* parameters or standards are defined within this district, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *Bylaw*.
- 6.2 Landscaping and/or fencing is required within all *front yards*, *side yards* and *rear yards* flanking a road or adjoining property to the satisfaction of the *development authority*.
- 6.3 Landscaping and/or fencing *may* be required at the discretion of the *development authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-06

2. Purpose

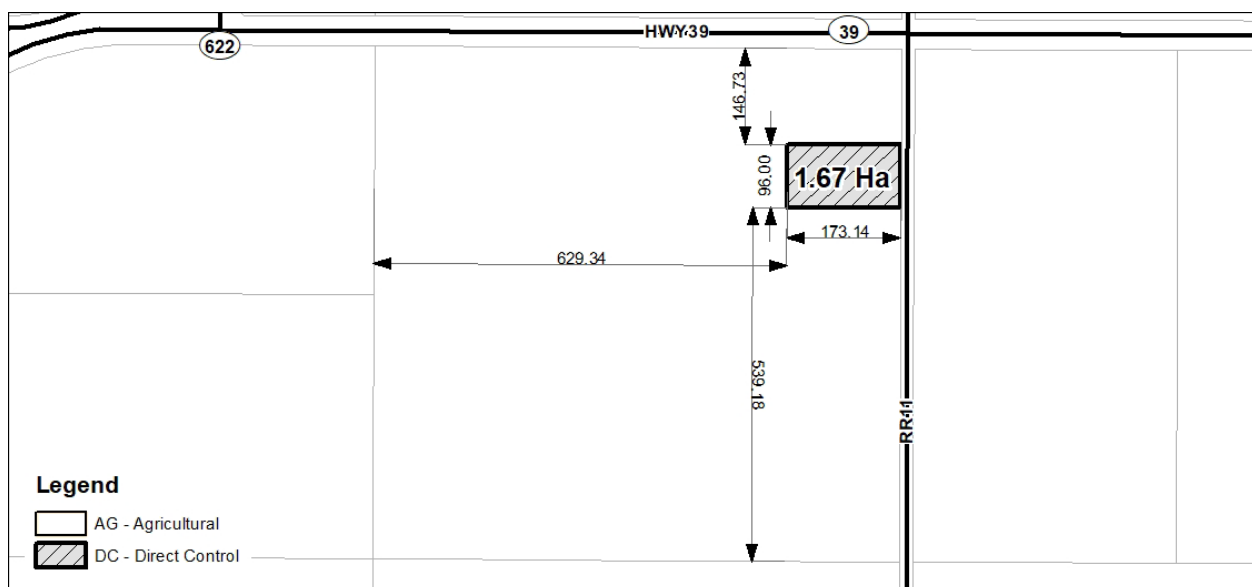
- 2.1** The purpose of this *district* is to provide for the operation of a business specializing in the sales and service of farm, home and garden equipment.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	NE-26-49-1-W5
Short Legal Land Description	N/A
Area of Applicability	±1.67 ha. (4.12 ac.) as delineated below
Adopting Bylaw	Bylaw 10-12 (March 2012) (Previously DC-10)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Outdoor Storage</i>
<i>Outdoor Display Area</i>	

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	7.5m	7.5m
Accessory building	40m	35m	35m	35m	7.5m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	7.5m	7.5m
Accessory building	40m	35m	35m	35m	7.5m	7.5m

6. District-Specific Regulations

- 6.1** The *outdoor storage* of any equipment for non-display purposes *shall* be screened from view from Highway 39 and *adjacent* properties to the satisfaction of the *development authority*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-07

2. Purpose

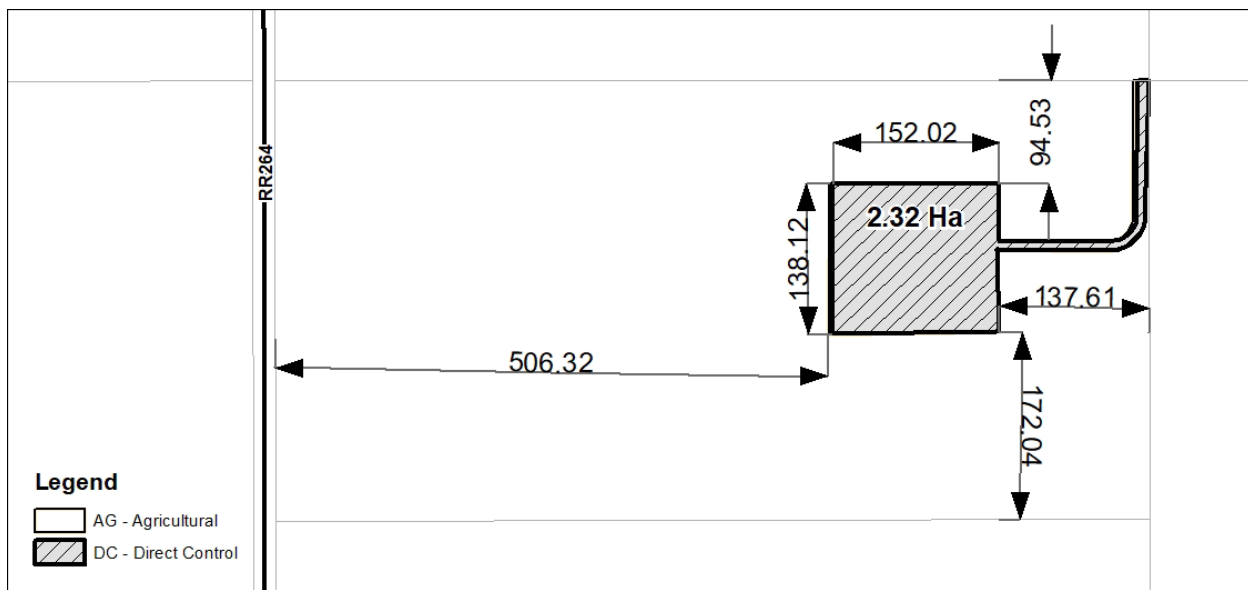
2.1 The purpose of this *district* is to provide for the operation a *natural resource extraction development* including the recovery and removal of sand and gravel and a *medium industrial development*.

3. Area of Applicability

3.1 This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. NW 16-50-26 W4
Short Legal Land Description	N/A
Area of Applicability	±2.3 ha. (±5.7 ac.) as delineated below
Adopting Bylaw	Bylaw 9-13 (April 2013) (Previously DC-016)



4. Use Categorization

Table 2: Discretionary Uses	
Accessory Building	Natural Resource Extraction
Industrial: Medium	Outdoor Storage

5. District Standards

Table 3: Setbacks			
Minimum Excavation Setbacks:			
From the property line adjacent to:	Provincial Highway	Municipal Grid	Adjacent Lot
Front Yard			
Excavation Area & All Buildings	40m	35m	n/a
Rear Yard			
Excavation Area & All Buildings	40m	35m	7.5m
Side Yard			
Excavation Area & All Buildings	40m	35m	7.5m

6. District-Specific Regulations

- 6.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.
- 6.3** *Natural resource extraction* operations *shall* be developed in accordance with Part 9, Section 15 *Natural resource extraction*, of this *Bylaw*.
- 6.4** Development permit applications *shall* be subject to Part 3, Section 2 Application Requirements, of this *Bylaw*.
- 6.5** *Development* in this *district* *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or risk factor which, in the opinion of the *development authority*, *may* be objectionable beyond the boundary of the *lot* from which it operates.
- 6.6** No part of an operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the *Environmental Protection and Enhancement Act*, as amended from time to time.

- 6.7** The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.8** Environmental impact assessments may be required where there is uncertainty as to potential health or environmental impacts.
- 6.9** Landscaping and/or fencing *may* be required at the *discretion* of the *development authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.
- 6.10** A development permit for a *natural resource extraction development* *shall* be issued for a time limited period of 2 years.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-08

2. Purpose

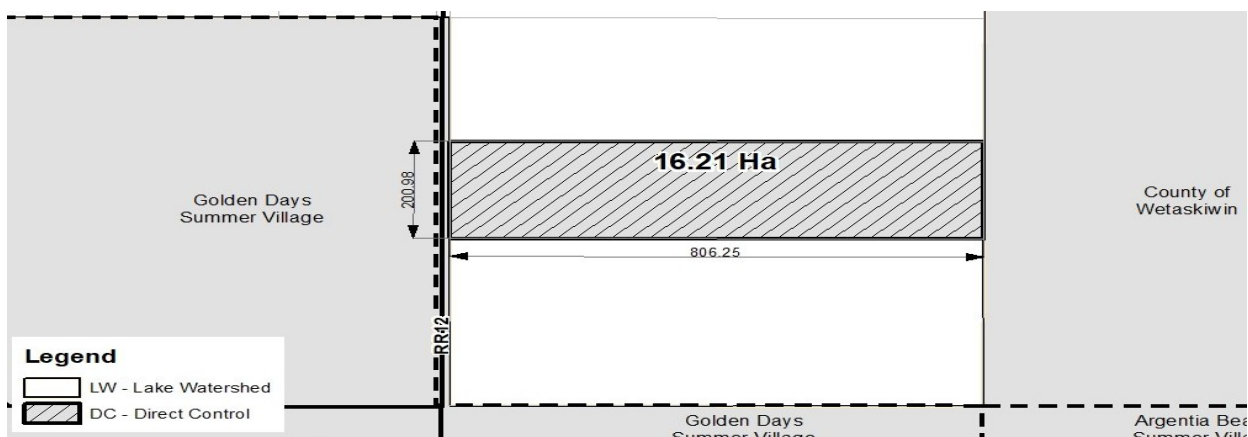
2.1 The purpose of this *district* is to provide for a multi-purpose, recreational and religious *development* that preserves and respects its natural settings, while minimizing environmental and visual impacts on the land and its surroundings. The *site* is divided into two distinct sectors to allow use of the lands for seasonal recreational and religious use. These distinct sectors are known as the *Leased Recreational Sector* which provides for temporary, *seasonal accommodation* on small, privately leased parcels of land, and a *Community Sector* that will be utilized for community gatherings and religious services.

3. Area of Applicability

3.1 This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. NW 14-47-01 W5
Short Legal Land Description	N/A
Area of Applicability	±16.2 ha. (40 ac.) as delineated below
Title Area	±16.2 ha. (40 ac.)
Adopting Bylaw	Bylaw 2-13 (February 2130) (Previously DC-014)



4. Use Categorization

Table 2: Discretionary Uses Leased Recreation Sector (See Appendix A.1)	
<i>Accessory Building</i>	<i>Recreational Vehicle.</i>
<i>Guest House</i>	<i>Seasonal Accommodation</i>
<i>Recreation: Passive</i>	<i>Sign</i>

5. District Standards

Table 3: Setbacks			
Minimum Building Setbacks: Leased Recreation Sector (See Appendix A.1)			
From the property line adjacent to:	Municipal Grid	Private Internal	Other lot-Side/Rear
Front Yard			
<i>Accessory Building</i>	35m	6m	3m
Seasonal Accommodation	35m	6m	5m
Recreational Vehicle	35m	6m	5m
Rear Yard			
<i>Accessory Building</i>	35m	6m	3m
Seasonal Accommodation	35m	6m	5m
Recreational Vehicle	35m	6m	5m
Side Yard			
<i>Accessory Building</i>	35m	6m	3m
Seasonal Accommodation	35m	6m	5m
Recreational Vehicle	35m	6m	5m

Table 4: Discretionary Uses Community Sector (See Appendix A.1)	
<i>Accessory Building</i>	<i>Security Suite</i>
<i>Campground</i>	<i>Recreation: Outdoor</i>
<i>Cultural Facility</i>	<i>Recreation: Passive</i>
<i>Guest House</i>	<i>Sign</i>
<i>Place of Worship</i>	

Table 5: Setbacks			
Minimum Building Setbacks: Community Sector (See Appendix A.1)			
From the property line adjacent to:	Municipal Grid	Private Internal	Other lot
Front Yard			
<i>Principal Building</i>	35m	6m	n/a
<i>Accessory Building</i>	35m	6m	n/a
Rear Yard			
<i>Principal Building</i>	35m	6m	5m
<i>Accessory Building</i>	35m	6m	3m
Side Yard			
<i>Principal Building</i>	35m	6m	5m
<i>Accessory Building</i>	35m	6m	3m

6. District-Specific Regulations – Leased Recreation Sector

- 6.1** The maximum height of any *Seasonal accommodation* shall be 10m or 2.5 storeys above grade, whichever is greater.
- 6.2** There shall be no more than one (1) *accessory building* allowed per *seasonal accommodation* unit or per *recreational vehicle* on each *leased parcel* within the Leased Recreational Sector.
- 6.3** The maximum floor area for:
- a) A *seasonal accommodation* unit shall not exceed 150m²
 - b) An *accessory building* shall not exceed 100m²
 - c) All *buildings* combined shall not exceed 20% of the total *site* area of the *Leased Recreational Sector*.
- 6.4** There shall be a minimum of 2 on-site vehicle parking spaces per *seasonal accommodation* unit.
- 6.5** The parking of *recreational vehicles* on the *site* associated with any existing *seasonal accommodation* shall be limited to a maximum duration of 2 weeks in any calendar month.
- 6.6** As inactive landfill *sites* have been identified in close proximity to these lands that require a 300 metre setback for any residential, school, hospital and food use; the *Development Authority* may consider a *variance* to this setback if the applicant submits a report from a professional engineer that addresses the criteria for a *variance* stipulated in the Guideline for Setback Reviews published by the Department of Environment and Parks in May, 2022, as amended from time to time.

7. District-Specific Regulations – Community Sector

- 7.1** The maximum height of any *principal building* in the community sector shall be at the discretion of the *Development Authority*.
- 7.2** The maximum height of any *accessory building* shall be 5m and of single story construction.
- 7.3** All built *development* including *accessory buildings* shall not exceed 10% of the total community sector area.
- 7.4** Parking and loading within the community sector shall comply with Part 8, Section 15 of this Bylaw.
- 7.5** Inactive landfill sites have been identified in close proximity to these lands that require a 300 metre setback for any residential, school, hospital and food use. In accordance with the Matters Related to Subdivision and Development Regulation, Part 3, 17, as may be amended, the *Development Authority* may consider a *variance* to this *setback* if the applicant submits a report from a *qualified professional* engineer that addresses the criteria for a *variance* stipulated in the Guideline for Setback Reviews published by the Department of Environment and Parks in May, 2022, as amended from time to time.

8. General Site Regulations and Requirements

- 8.1** No *seasonal accommodation* or *recreational vehicle* shall be occupied for more than 180 days per calendar year.
- 8.2** The *site* shall only be open for general use between March 1 and October 31 of any calendar year. Outside of these dates, site access shall be restricted by securely locked gates. Limited access shall be available only for purposes of maintenance and to ensure *seasonal accommodation* and community buildings are secure.
- 8.3** All applications for development permits shall be submitted by the landowners, being the Catholic Hungarian Association.
- 8.4** Any *building* with plumbing fixtures shall provide adequate private sewage to the satisfaction of the *County*.
- 8.5** The removal of any healthy trees shall be at the discretion of the *Development Authority*, and require prior approval. The loss of any trees shall be mitigated by appropriate landscaping to the satisfaction of the *Development Authority*.
- 8.6** All *development* shall be encouraged to retain existing tree cover and/or plant additional trees to reduce erosion and nutrient loading of the lake.
- 8.7** Further to the regulations prescribed within, regard shall also be given to policies contained in any Lake Management Plan.
- 8.8** The use or construction of any *buildings* for the purpose of any residential, school, hospital or food use shall not be permitted until the applicant submits a report from a professional engineer that addresses the criteria for a *variance* stipulated in the Guideline for Setback Reviews published by the Department of Environment and Parks in May, 2022, as amended from time to time. In accordance with the Matters Related to Subdivision and Development Regulation, Part 3, 17, as may be amended, upon receipt of such a document, the *Development Authority* may consider a variance to the required 300m setback from the inactive landfill *sites* located on these lands.
- 8.9** To ensure safe and efficient access into and around the site for emergency services vehicles, no vehicle parking shall be allowed on any road, public or private, within the *site* at any time and access to the *site* shall be kept clear at all times.
- 8.10** Should the Catholic Hungarian Association relinquish full ownership or control of the lands at any period, any development permits granted throughout the site since inception of this district, regardless of any private leasing agreements between the Association and its members, shall expire, all *buildings* shall be removed and the *site* shall be returned to a pre-development state considered reasonably acceptable to the *County*.

9. Definitions

- 9.1 Seasonal accommodation** – means a temporary building, for seasonal use up to a maximum of 180 days per annum occupancy, that is separate from other buildings and constructed, assembled or moved on a site and place upon a temporary, removable foundation.
- 9.2 Leased Parcel** – means a parcel, section or area of land within a larger site that has been leased to a third party for a specified periods of time under a private lease agreement.
- 9.3 Road: Private, Internal** – means a private road or driveway within a specified parcel of land that provides access throughout the site or to build development within that site. A private road is not maintained by Leduc County.

Appendix 'A1'



District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-09

2. Purpose

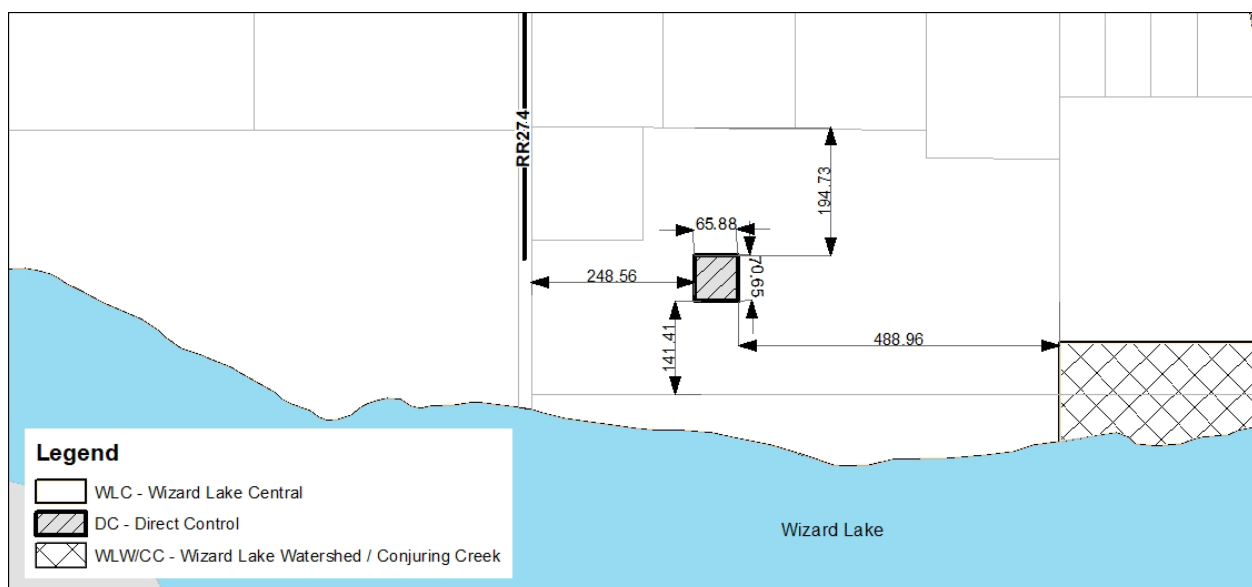
- 2.1** The purpose of this *district* is to provide for the operation of a firewood processing and sales business.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	NW 4-48-27 W4
Short Legal Land Description	N/A
Area of Applicability	± 0.41 ha. (± 1.01 ac.) as delineated below
Adopting Bylaw	Bylaw 4-13 (February 2013) (Previously DC-015)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Outdoor Storage</i>
<i>Firewood Processing and Sales</i>	

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1** Landscaping and/or fencing is required within all *front yards, side yards* and *rear yards* flanking a road or adjoining property to the satisfaction of the *development authority*.
- 6.2** Landscaping and/or fencing *may* be required at the discretion of the *development authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.
- 6.3** *Development* in this *district shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or risk factor which, in the opinion of the *development authority*, *may* be objectionable beyond the boundary of the *lot* from which it operates.
- 6.4** The applicant *shall* enter into a Road Use Agreement with Leduc County for the maintenance of Range Road 270 and Township Road 481 as required.
- 6.5** Hours of operation are limited to 7:00am to 7:00pm Monday through Friday, and Saturday from 8:00am to 4:00pm.

7. District-Specific Definitions

- 7.1** **Firewood Processing and Sales** means the process of cutting and splitting logs into firewood for onsite retail sales. This land use does not include tree or commercial logging, which is considered *natural resource extraction*.

District disclaimer: This district is subject to all other relevant provisions of the Land Use Bylaw, statutory plan(s), provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-10

2. Purpose

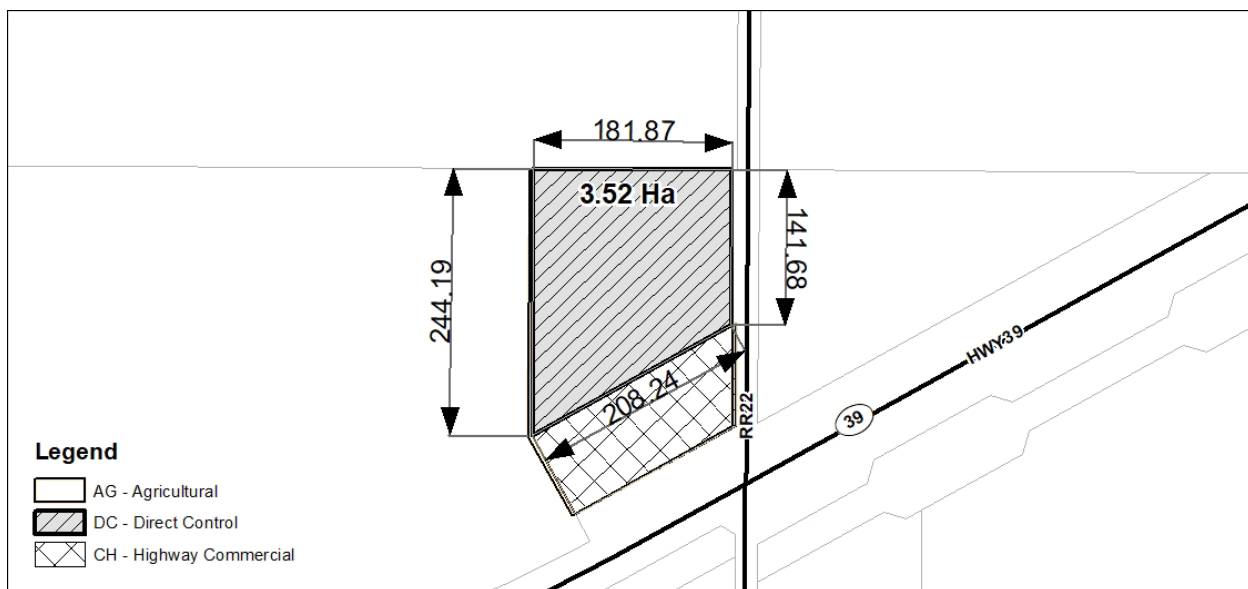
2.1 The purpose of this *district* is to provide for the operation of a *light industrial development*.

3. Area of Applicability

3.1 This district *shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	SE 3-49-2 W5
Short Legal Land Description	Lot: 1, Block 1, Plan 1522009
Area of Applicability	±3.2 ha. (±8.7 ac.) as delineated below
Adopting Bylaw	Bylaw 22-13 (August 2013) (former DC-017)



4. Use Categorization

Table 2: Discretionary Uses	
Accessory Building	Contractor Service: Minor
Automotive Repair and Service	Industrial: Light

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1 Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 6.2 Development permit applications in this *district shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.3 *Development* in this *district shall* carry out its operations such that it *shall* not cause or create any significant nuisance or risk factor which, in the opinion of the *Development Authority*, may be objectionable beyond the *building* from which it operates.
- 6.4 No operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the Province pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.5 *Outdoor storage* areas, *accessory to the principal building* and *use of the lot* may be supported, providing they do not exceed in total 25% of the *lot coverage* of the *principal building*.
- 6.6 Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-11

2. Purpose

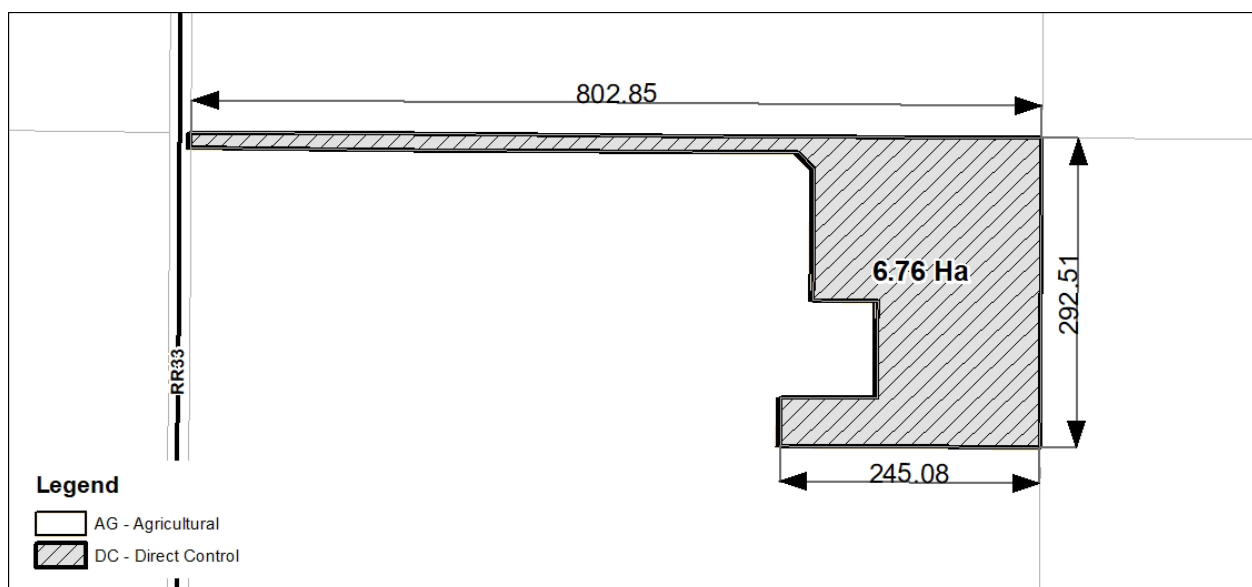
- 2.1** The purpose of this *district* is to provide for the operation of a *medium industrial development* including a business office and operations yard.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	SW 15-48-3 W5
Short Legal Land Description	Lot: A, Plan: 1521766
Area of Applicability	±6.77 ha. (±16.72 ac.) as delineated below
Adopting Bylaw	Bylaw 18-15 (April 2015)



4. Use Categorization

Table 2: Discretionary Uses	
Accessory Building	Outdoor Storage
Business Office	Sign
Industrial: Medium	Warehousing and Storage: Indoor

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1** Where no specific development parameters or standards are defined within this district, they shall be implemented at the discretion of the Development Authority, unless specified otherwise within this Bylaw
- 6.2** Development permit applications in this district *shall* be subject to Part 3, Section 2 Application requirements, of the Land Use Bylaw.
- 6.3** Development in this district *shall* carry out its operations such that it *shall* not cause or create any significant nuisance or risk factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the lot from which it operates.
- 6.4** No operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the Province pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.5** Landscaping and/or fencing may be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-12

2. Purpose

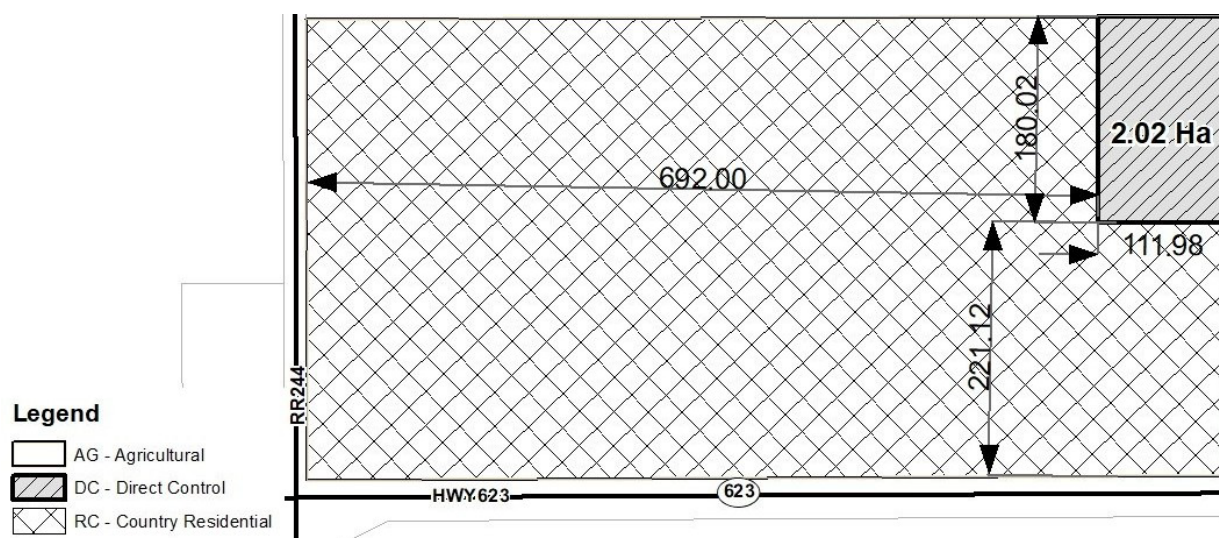
- 2.1** The purpose of this *district* is to provide for the operation a *natural resource extraction development* including the recovery and distribution of clay.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. SW 28-49-24 W4
Short Legal Land Description	N/A
Area of Applicability	±2.02 ha. (+5.00 ac.) as delineated below
Adopting Bylaw	Bylaw 14-16 (June 2016)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Natural Resource Extraction</i>	<i>Outdoor Storage</i>

5. District Standards

Table 3: Setbacks			
Minimum Excavation Setbacks:			
From the property line adjacent to:	Provincial Highway	Municipal Grid	Adjacent Lot
Front Yard			
Excavation Area	40m	35m	n/a
Rear Yard			
Excavation Area	40m	35m	6.0m
Side Yard			
Excavation Area	40m	35m	6.0m

6. District-Specific Regulations

- 6.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.
- 6.3** *Natural resource extraction* operations *shall* be developed in accordance with Part 9, Section 15 *natural resource extraction*, of this *Bylaw*.
- 6.4** Development permit applications for *natural resource extraction* operations *shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.5** A *development permit* for a *natural resource extraction development* *shall* be issued for a time limited period of 2 years.
- 6.6** At the conclusion of the time limited approval, the temporary *development* *shall* be removed and the land restored for agriculture purposes.
- 6.7** *Development* in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or risk factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.

- 6.8** No part of an operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.9** The developer *shall* manage dust emissions to the satisfaction of the *Development Authority*. The number of vehicles exiting the site *shall* be restricted to the satisfaction of the *Development Authority*.
- 6.10** Vehicles entering or exiting the site *shall* not use engine brakes.
- 6.11** Hours of operation *shall* be limited to 7am to 6pm Monday to Friday and 7 am to 4pm on Saturdays. No activity is permitted to occur on Sundays or statutory holidays.
- 6.12** *Environmental impact assessments* may be required where there is uncertainty as to potential health or environmental effects.
- 6.13** Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-13

2. Purpose

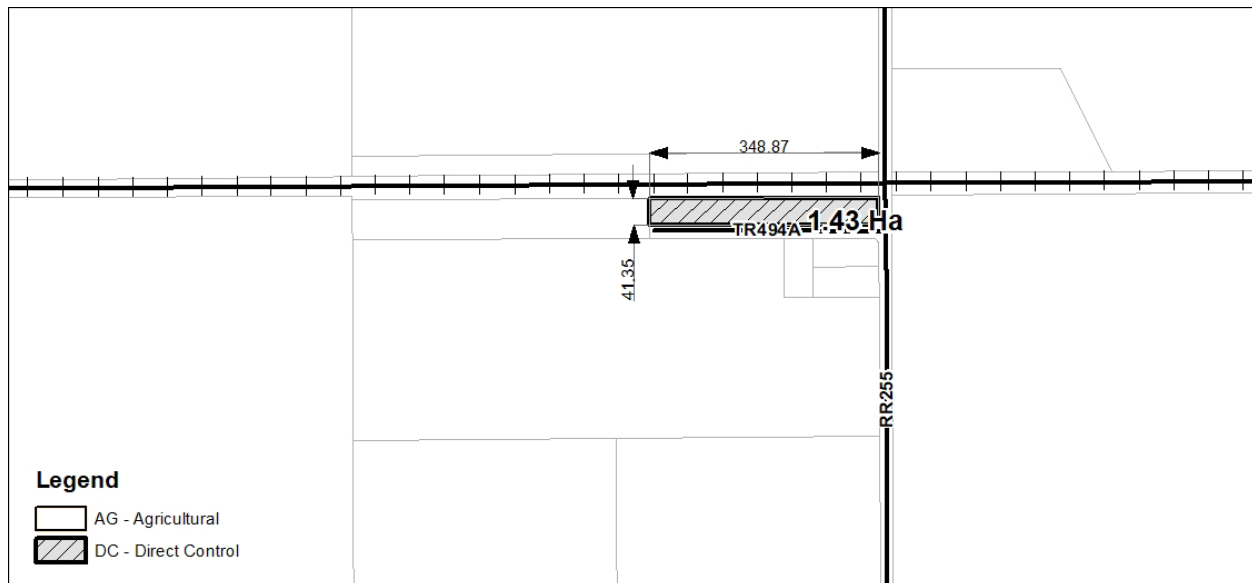
- 2.1** The purpose of this district is to provide for the operation of a business providing warehousing and storage, *contractor service: minor with outdoor storage*.

3. Area of Applicability

- 3.1** This district *shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	SE 30-49-25 W4
Short Legal Land Description	Plan: 3472EO
Area of Applicability	±1.44 ha. (±3.56 ac.) as delineated below
Adopting Bylaw	Bylaw 19-16 (September 2016) (Previously DC-022)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Warehousing and Storage</i>
<i>Contractor Service: Major</i>	<i>Signs</i>
<i>Contractor Service: Minor</i>	<i>Utility Service: Minor</i>
<i>Outdoor Storage</i>	

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	6m	n/a
Accessory building	40m	35m	35m	35m	6m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	6m	n/a
Accessory building	40m	35m	35m	35m	6m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	6m	6m
Accessory building	40m	35m	35m	35m	6m	6m
Side Yard						
Principal building	40m	35m	35m	35m	6m	6m
Accessory building	40m	35m	35m	35m	6m	5m

6. District-Specific Regulations

- 6.1** The maximum number of businesses that may develop and operate on these lands *shall* be restricted to one (1) sole business that falls within the scope of use categorizations listed in this district.
- 6.2** The maximum height of *accessory building* *shall* not exceed 5.0m. The maximum height of all other *buildings* shall be 9.0m and subject to regulations of the Edmonton International Airport Vicinity Protection Area Regulation and NAV Canada/Transport Canada.
- 6.3** Any *building* proposed *shall* be of a temporary nature such as a *frame and fabric structure* and *shall* only be considered on a temporary term of 5 years. Prior to expiration of this term, a new development permit application *shall* be submitted for review and decision by the *Development Authority*.
- 6.4** The maximum combined *site* coverage by *principal* and *accessory buildings* *shall* not exceed 15% of the *site* area. A maximum of 1 *principal building* and 3 *accessory buildings* may be considered on the *site*.
- 6.5** Hours of operation and business traffic attending the *site* *shall* be limited to 7:00am and 7:00pm Monday to Friday, excluding statutory holidays.
- 6.6** *Outdoor storage* area *shall* not exceed 10% of the *site* area, and *shall* be screened with fencing to the satisfaction of the *Development Authority*.
- 6.7** Fencing shall be provided along all property boundaries directly *adjacent* to a road or a residential property.
- 6.8** No operation or activity shall emit air or water contaminants in excess of the standards prescribed by the Province pursuant to the Environmental Protection and Enhancement Act.
- 6.9** An *environmental impact assessment* may be required where there is uncertainty as to potential health or environmental effects.
- 6.10** *Development* in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or *risk* factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.
- 6.11** Landscaping and/or fencing is required within all *front yards*, *side yards* and *rear yards* flanking a road or adjoining property to the satisfaction of the *Development Authority*.
- 6.12** Landscaping and/or fencing may be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-14

2. Purpose

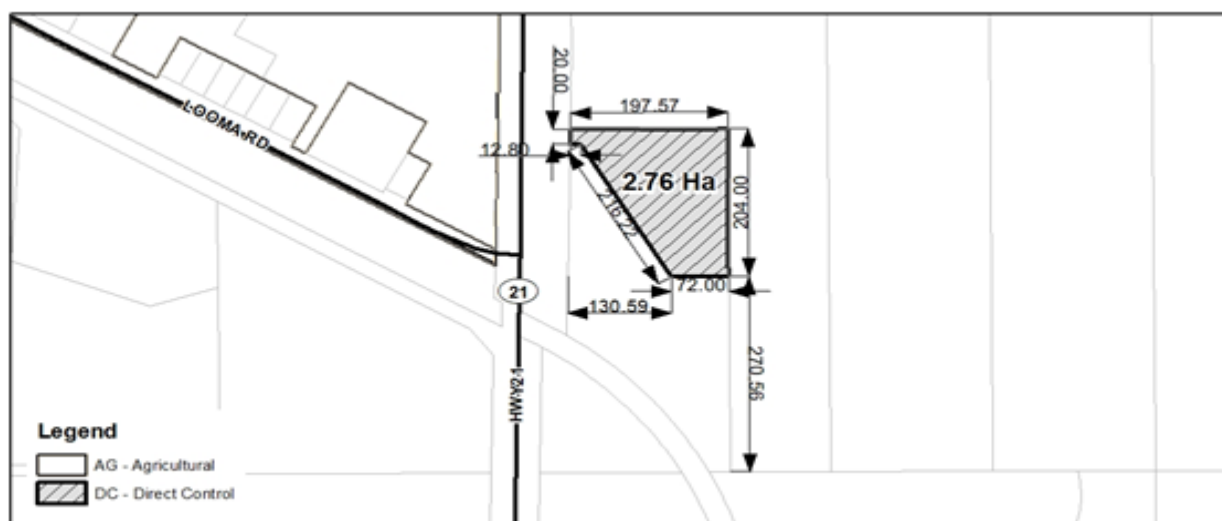
- 2.1** The purpose of this *district* is to provide for the operation of a business for a *contractor service: minor*.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	SW 36-50-23 W4
Short Legal Land Description	Lot: 1, Block: 2, Plan: 0620046
Area of Applicability	±2.63 ha. (±6.5 ac.) as delineated below
Adopting Bylaw	Bylaw 05-17 (April 2017) & Bylaw 27-17(September 2017) (Former DC-023)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Frame and Fabric Structure</i>
<i>Business Office</i>	<i>Outdoor Storage: Limited</i>
<i>Contractor Service: Minor</i>	<i>Sign: Fascia</i>

5. District Standards

Table 3: Setbacks					
Minimum Building Setbacks:					
From the property line adjacent to:	Provincial Highway	Municipal Grid	Collector	Local/ Service	Adjacent lot
Front Yard					
Principal Building	40m	35m	30m	6m	n/a
Accessory Building	40m	35m	30m	6m	n/a
Flanking Front Yard					
Principal Building	40m	35m	30m	6m	n/a
Accessory Building	40m	35m	30m	6m	n/a
Rear Yard					
Principal Building	40m	35m	30m	6m	7.5m
Accessory Building	40m	35m	30m	6m	3 m
Side Yard					
Principal Building	40m	35m	30m	6m	7.5m
Accessory Building	40m	35m	30m	6m	3m

6. District-Specific Regulations

- 6.1 Landscaping and/or fencing is required within all *front yards*, *side yards* and *rear yards* flanking a road or adjoining property to the satisfaction of the *Development Authority*.
- 6.2 Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number:DC-15

2. Purpose

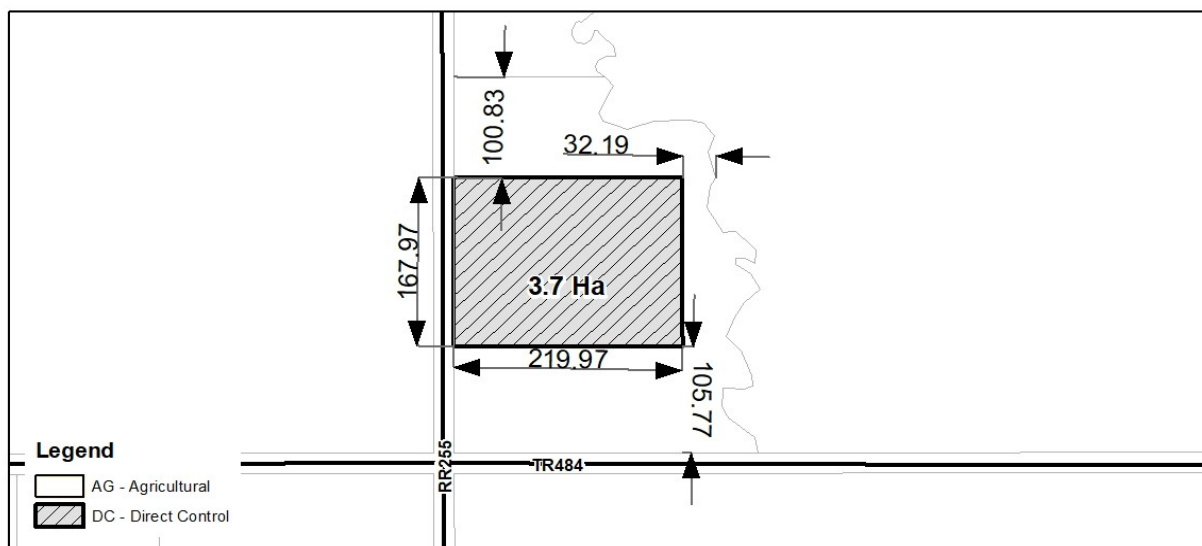
- 2.1** The purpose of this *district* is to provide for the operation of a business for the provision of firewood processing.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	SW-29-48-25-W4
Short Legal Land Description	Lot: 2, Block: 1, Plan: 0223426
Area of Applicability	±3.7 ha. (9.14 ac.) as delineated below
Adopting Bylaw	Bylaw 25-17 (September 2017) (Previously DC-024)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Garden and Landscape Centre</i>
<i>Firewood Processing</i>	<i>Outdoor Storage</i>
<i>Frame and Fabric Structure</i>	<i>Security Suite</i>
	<i>Sign</i>

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1 Landscaping and/or fencing *may* be required within all *front yards*, and *side and rear yards* flanking a road. Landscaping and/or fencing *may* also be required in order to screen the *outdoor storage* of logs, goods, machinery, vehicles, waste materials and other similar uses.
- 6.2 *Development* in this *district shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or *risk* factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.

7. District-Specific Definitions

- 7.1 **Firewood Processing** means the receiving and conversion of trees/logs into firewood, and includes the bagging and stacking of firewood onto pallets for delivery.

District disclaimer: This district is subject to all other relevant provisions of the Land Use Bylaw, statutory plan(s), provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-16

2. Purpose

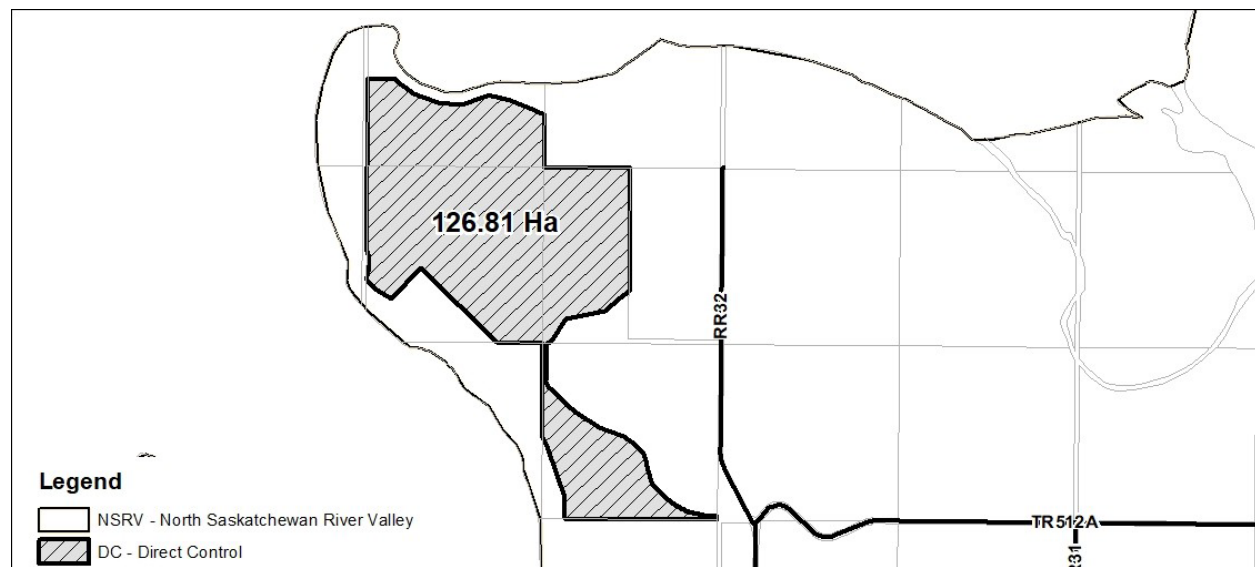
2.1 The purpose of this *district* is to provide for the operation a *natural resource extraction development* including the recovery, processing and distribution of sand and gravel.

3. Area of Applicability

3.1 This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. NW 22-51-03 W5; Pt. SW 22-51-03 W5; Pt. SE 22-51-03 W4; Pt. NE 15-51-03 W5
Short Legal Land Description	N/A
Area of Applicability	±126.53 ha. (±313.40 ac.) as delineated below
Adopting Bylaw	Bylaw 28-17 (June 2010) (Previously DC-025)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Natural Resource Processing</i>
<i>Asphalt Plant: Temporary/Portable</i>	<i>Outdoor Storage</i>
<i>Labor Group Housing</i>	<i>Security Suite</i>
<i>Natural Resource Extraction</i>	<i>Utility Service: Minor</i>

5. District Standards

Table 3: Setbacks			
Minimum Excavation Setbacks:			
From the property line adjacent to:	Provincial Highway	Municipal Grid	Adjacent Lot
Front Yard			
Excavation Area	40m	35m	n/a
Rear Yard			
Excavation Area	40m	35m	6.0m
Side Yard			
Excavation Area	40m	35m	6.0m

6. District-Specific Regulations

- 6.1** Where no specific development parameters or standards are defined within this district, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.
- 6.3** *Natural resource extraction* operations *shall* be developed in accordance with Part 9, Section 15 *natural resource extraction*, of this *Bylaw*.
- 6.4** Development permit applications for *natural resource extraction operations* *shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.5** *Development* in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or *risk* factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.

- 6.6 No part of an operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the Environmental Protection and Enhancement Act, as amended from time to time
- 6.7 The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.8 Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.

7. District-Specific Definitions

- 7.1 **Labor Group Housing** means a facility intended to provide limited term accommodation for persons employed on a specific work project on or near the work site, and may include manufactured homes and recreational vehicles.
- 7.2 **Natural Resource Processing** means preparing the extracted natural resource material for market including but not limited to crushing, washing, sorting and asphalt production.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-17

2. Purpose

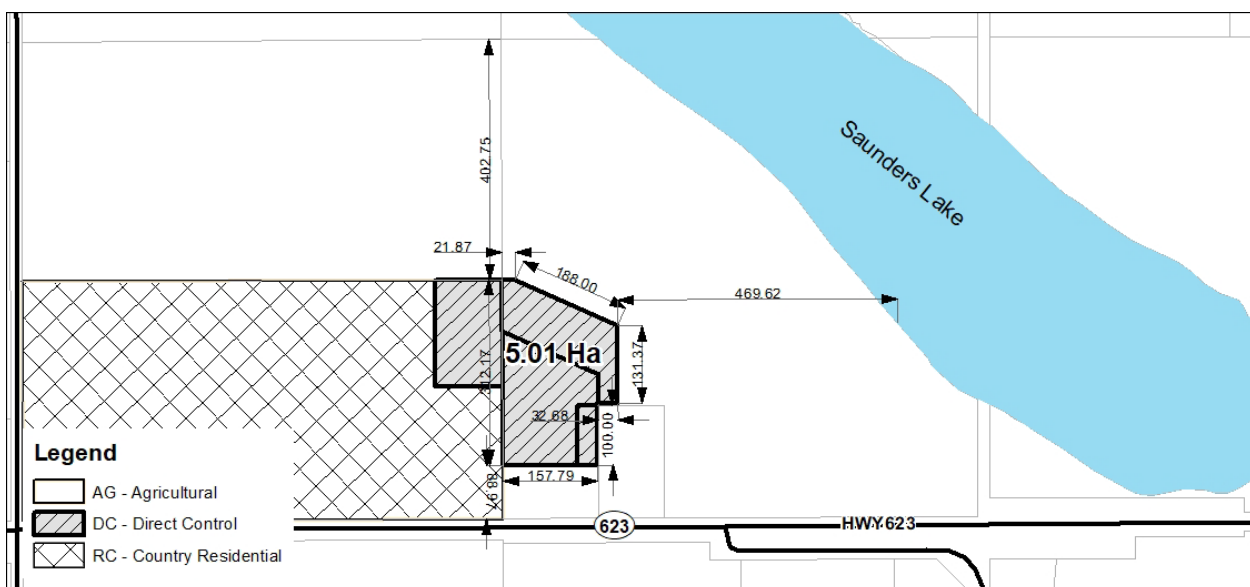
- 2.1** The purpose of this *district* is to provide for the operation a *natural resource extraction development* including the recovery, processing and distribution of sand and gravel.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. SE 28-49-24 W4
Short Legal Land Description	N/A
Area of Applicability	±2.4 ha. (±5.9 ac.) as delineated below
Adopting Bylaw	Bylaw 25-18 (September 4, 2018) (Previously DC-026)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Natural Resource Extraction</i>	<i>Natural Resource Processing</i>

5. District Standards

6. Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.
- 6.3** *Natural resource extraction* operations *shall* be developed in accordance with Part 9, Section 15 *natural resource extraction*, of this *Bylaw*.
- 6.4** Development permit applications for *natural resource extraction* operations *shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.5** A development permit for a *natural resource extraction development* *shall* be issued for a time limited period of 2 years.
- 6.6** *Development* in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or *risk* factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.
- 6.7** No part of a natural resource operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.8** The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.9** Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.
- 6.10** Vehicles entering or leaving the *site* *shall* not use engine brakes.
- 6.11** The *development* *shall* manage dust emissions to the satisfaction of the *Development Authority*.
- 6.12** *Natural resource extraction* *shall* not be permitted within 100m of an existing *dwelling*, nor *shall* a *dwelling* be permitted within 100m of a *natural resource extraction* operation. This minimum setback requirement *shall* not be applicable if an existing dwelling is on the same parcel as a proposed *natural resource extraction* operation.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-18

2. Purpose

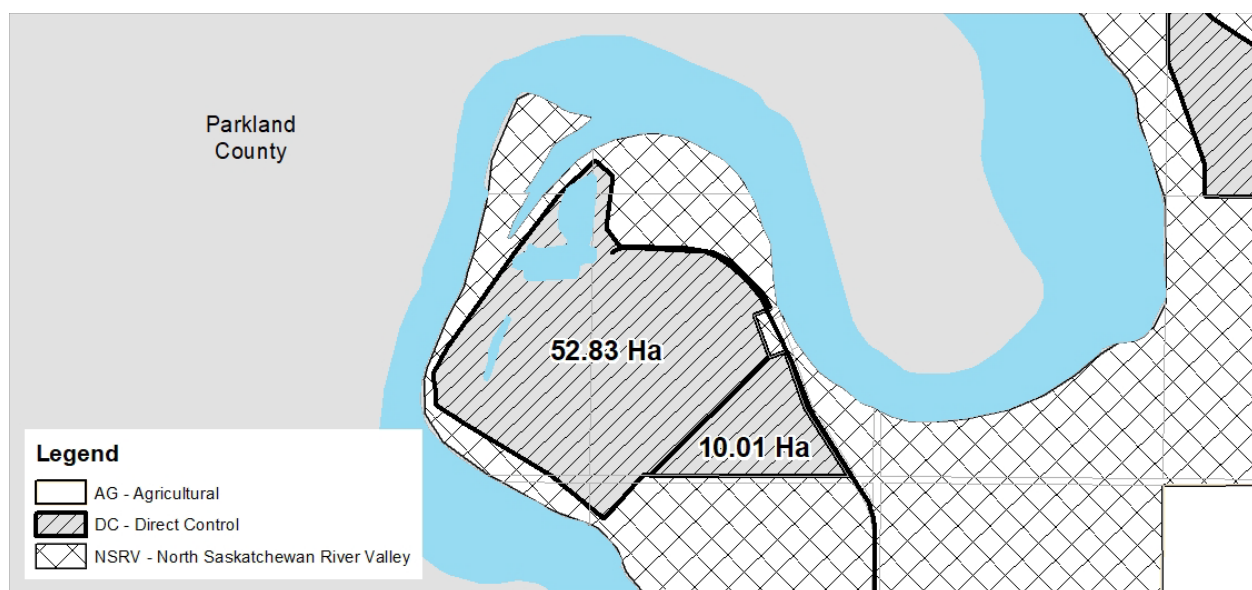
- 2.1** The purpose of this *district* is to provide for the operation a *natural resource extraction development* including the recovery, processing and removal of sand and gravel.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. SW 16-51-3 W5; Pt. SE 16-51-3 W5 and Pt NE 9-51-3 W5
Short Legal Land Description	N/A
Area of Applicability	±62.25 ha. (±153.82 ac.) as delineated below
Adopting Bylaw	Bylaw 16-08 (June 2008) and Bylaw 15-19(June 2019) (Previously DC-002 & DC-028)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Natural Resource Processing</i>
<i>Asphalt Plant: Temporary/Portable</i>	<i>Outdoor Storage</i>
<i>Labour Group Housing</i>	<i>Security Suite</i>
<i>Natural Resource Extraction</i>	

5. District Standards

Table 3: Setbacks			
Minimum Excavation Setbacks:			
From the property line adjacent to:	Provincial Highway	Municipal Grid	Other lot
Front Yard			
Excavation Area	40m	35m	n/a
Rear Yard			
Excavation Area	40m	35m	6.0m
Side Yard			
Excavation Area	40m	35m	6.0m

6. District-Specific Regulations

- 6.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be *developed* in accordance with Part 9, Section 15 *Natural resource extraction*, of this *Bylaw*.
- 6.3** Development permit applications for *natural resource extraction* operations *shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.4** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.

- 6.5** *Development* in this *district* shall carry out its operations such that it *shall* not cause or create any significant *nuisance* or risk factor which, in the opinion of the *development authority*, may be objectionable beyond the boundary of the *lot* from which it operates.
- 6.6** No part of an operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the *Environmental Protection and Enhancement Act*, as amended from time to time.
- 6.7** The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.8** Landscaping and/or fencing *may* be required at the discretion of the *development authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.
- 6.9** The number of vehicles exiting the site *shall* be restricted to the satisfaction of the *development authority*.
- 6.10** Vehicles entering or exiting the site *shall* not use engine brakes.
- 6.11** A development permit for a *natural resource extraction development* shall be issued for a time limited period of 2 years.
- 6.12** *Natural resource extraction* shall not be permitted within 100m of an existing *dwelling*, nor shall a *dwelling* be permitted within 100m of a *natural resource extraction* operation. This minimum setback requirement *shall* not be applicable if an existing dwelling is on the same parcel as a proposed *natural resource extraction* operation.

7. District-Specific Definitions

- 7.1** **Labour Group Housing** means a facility intended to provide limited term accommodation for persons employed on a specific work project on or near the work site, and *may* include *manufactured homes* and *recreational vehicles*.
- 7.2** **Natural Resource Processing** means preparing the extracted natural resource material for market including but not limited to crushing, washing, sorting and asphalt production.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-19

2. Purpose

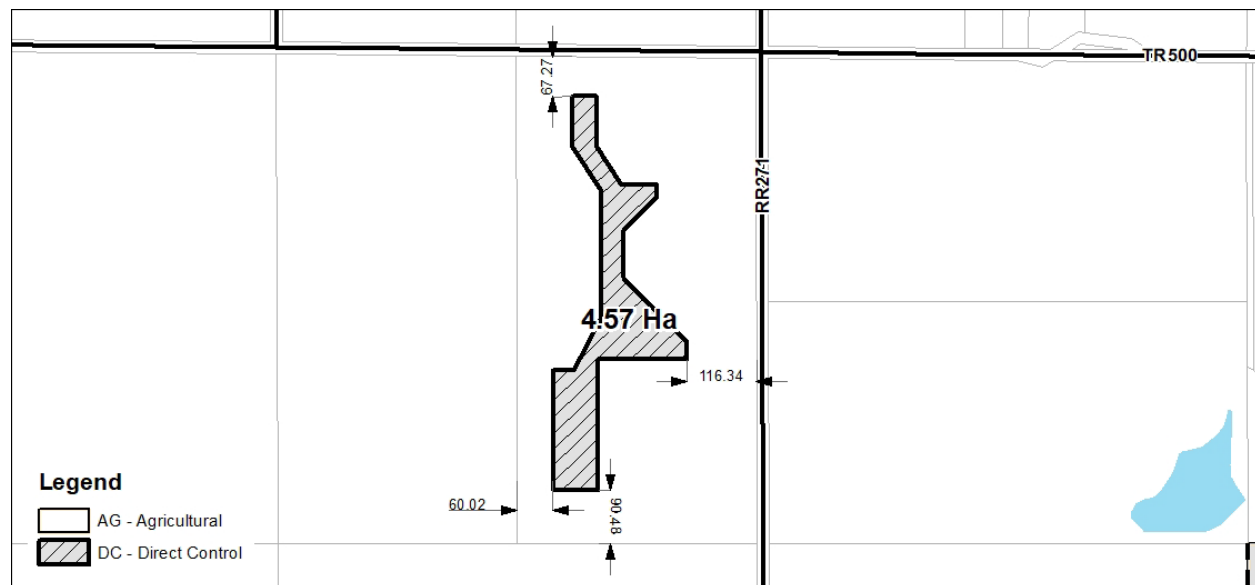
- 2.1** The purpose of this district is to allow for *natural resource extraction*, specifically the recovery and removal of natural extractive resources (clay).

3. Area of Applicability

- 3.1** This district *shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. NE-35-49-27-W4
Short Legal Land Description	N/A
Area of Applicability	±4.6 ha. (±11.4 ac.) as delineated below
Adopting Bylaw	Bylaw 03-20 (February 2020) (Previously DC-030)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Natural Resource Extraction</i>	

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.
- 6.3** *Natural resource extraction* operations *shall* be developed in accordance with Part 9, Section 15 *natural resource extraction*, of this *Bylaw*.
- 6.4** Development permit applications for *natural resource extraction* operations *shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.5** A development permit for a *natural resource extraction development* *shall* be issued for a time limited period of 2 years.
- 6.6** *Development* in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or *risk* factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.
- 6.7** No part of a natural resource operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.8** The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.9** Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.
- 6.10** Vehicles entering or leaving the *site* *shall* not use engine brakes.
- 6.11** The *development* *shall* manage dust emissions to the satisfaction of the *Development Authority*.
- 6.12** *Natural resource extraction* *shall* not be permitted within 100m of an existing *dwelling*, nor *shall* a *dwelling* be permitted within 100m of a *natural resource extraction* operation. This minimum setback requirement *shall* not be applicable if an existing dwelling is on the same parcel as a proposed *natural resource extraction* operation.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-20

2. Purpose

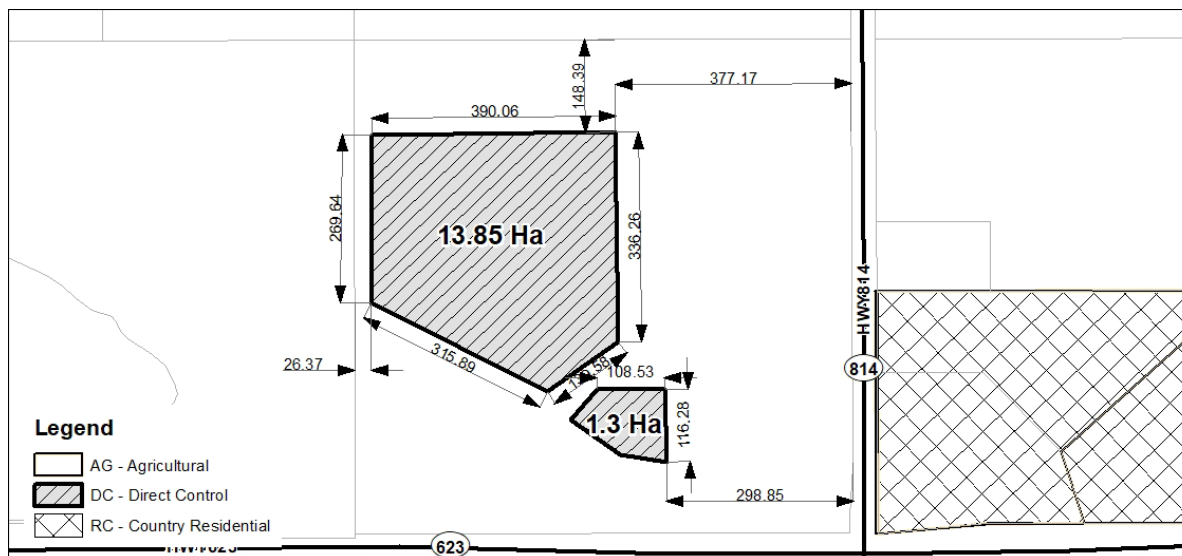
- 2.1** The purpose of this *district* is to allow for *natural resource extraction*, specifically the recovery and removal of natural extractive resources (clay) while ensuring that neighbouring land uses are not negatively impacted.

3. Area of Applicability

- 3.1** This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. SE-27-49-24-W4
Short Legal Land Description	N/A
Area of Applicability	±14.02 ha. (±35 ac.) as delineated below
Adopting Bylaw	Bylaw 18-21 (November 2021) (Previously DC-031)



4. Use Categorization

Table 2: Discretionary Uses

<i>Natural Resource Extraction (clay)</i>	
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5. District Standards

Table 3: Setbacks

Minimum Excavation Setbacks:	
From the property line adjacent to:	Provincial Highway
Front Yard	
Excavation Area	40m or as otherwise determined at the discretion of Alberta Transportation
Rear Yard	
Excavation Area	40m or as otherwise determined at the discretion of Alberta Transportation
Side Yard	
Excavation Area	40m or as otherwise determined at the discretion of Alberta Transportation

6. District-Specific Regulations

- 6.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.
- 6.3** *Natural resource extraction* operations *shall* be developed in accordance with Part 9, Section 15 *natural resource extraction*, of this *Bylaw*.
- 6.4** Development permit applications for *natural resource extraction* operations *shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.5** A development permit for a *natural resource extraction development* *shall* be issued for a time limited period of 2 years.

- 6.6** *Development* in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or *risk* factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.
- 6.7** No part of a natural resource operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.8** The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.9** Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.
- 6.10** Vehicles entering or leaving the *site* *shall* not use engine brakes.
- 6.11** The *development* *shall* manage dust emissions to the satisfaction of the *Development Authority*.
- 6.12** *Natural resource extraction* *shall* not be permitted within 100m of an existing *dwelling*, nor *shall* a *dwelling* be permitted within 100m of a *natural resource extraction* operation. This minimum setback requirement *shall* not be applicable if an existing dwelling is on the same parcel as a proposed *natural resource extraction* operation.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-21

2. Purpose

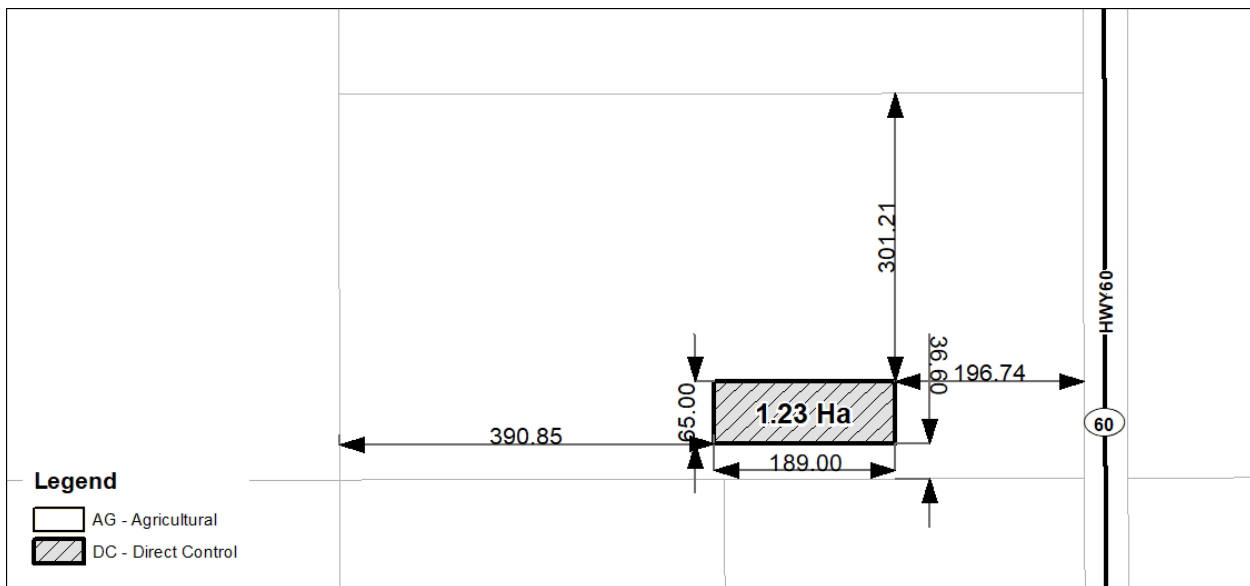
- 2.1** The purpose of this district is to allow for *natural resource extraction*, specifically the recovery and removal of natural extractive resources (clay) while ensuring that neighboring land uses and environmentally sensitive areas are not negatively impacted.

3. Area of Applicability

- 3.1** This district *shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. NE-4-50-26-W4
Short Legal Land Description	N/A
Area of Applicability	±1.23 ha. (±3.04 ac.) as delineated below
Adopting Bylaw	Bylaw 06-22 (April 2022) (Previously DC-032)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Natural Resource Extraction</i>	

5. District Standards

6. Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m
Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.
- 6.2** *Natural resource extraction* operations *shall* be developed in accordance with; Part 8 Section 8 Environmental Considerations, of this *Bylaw*.
- 6.3** *Natural resource extraction* operations *shall* be developed in accordance with Part 9, Section 15 *natural resource extraction*, of this *Bylaw*.
- 6.4** Development permit applications for *natural resource extraction* operations *shall* be subject to Part 3, Section 2 Application requirements, of this *Bylaw*.
- 6.5** A development permit for a *natural resource extraction development* *shall* be issued for a time limited period of 2 years.
- 6.6** *Development* in this district *shall* carry out its operations such that it *shall* not cause or create any significant *nuisance* or *risk* factor which, in the opinion of the *Development Authority*, may be objectionable beyond the boundary of the *lot* from which it operates.
- 6.7** No part of a natural resource operation or activity *shall* emit air or water contaminants in excess of the standards prescribed by the *Province* pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.
- 6.8** The *natural resource extraction* and associated process operations *shall* not create significant adverse impact on water resources, freshwater depletion or permanent damage to the landscape.
- 6.9** Landscaping and/or fencing *may* be required at the discretion of the *Development Authority* to provide adequate screening of any *outdoor storage* area used for storing goods, machinery, vehicles, building materials, waste materials or other materials related to the approved *development*.
- 6.10** Vehicles entering or leaving the *site* *shall* not use engine brakes.
- 6.11** The *development* *shall* manage dust emissions to the satisfaction of the *Development Authority*.
- 6.12** *Natural resource extraction* *shall* not be permitted within 100m of an existing *dwelling*, nor *shall* a *dwelling* be permitted within 100m of a *natural resource extraction* operation. This minimum setback requirement *shall* not be applicable if an existing dwelling is on the same parcel as a proposed *natural resource extraction* operation.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

Direct Control District (DC)

1. Direct Control District Number: DC-22

2. Purpose

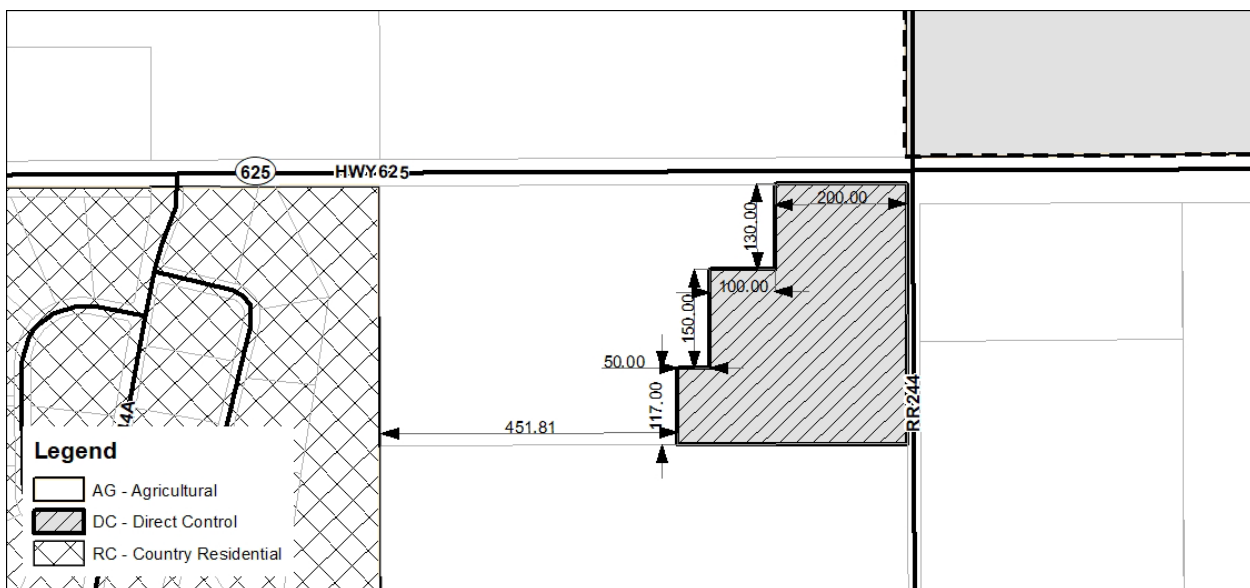
2.1 The purpose of this *district* is to provide for the *development* of an agriculture-centric *resort recreational facility*, promoting proximity to business, built to educate, train, showcase and promote health and well-being; and to provide for living accommodations.

3. Area of Applicability

3.1 This *district shall* only be applicable to the area identified within this section.

Table 1: Land Description and Direct Control Area.

Long Legal Land Description	Pt. NE 20-50-24 W4
Short Legal Land Description	N/A
Area of Applicability	±11.19 ha. (±65 ac.) as delineated below
Title Area	±32.4 ha. (±80 ac.)
Adopting Bylaw	Bylaw 17-23 (July 2023) (Previously DC-033)



4. Use Categorization

Table 2: Discretionary Uses	
<i>Accessory Building</i>	<i>Frame and Fabric Structure</i>
<i>Campground</i>	<i>Market Garden</i>
<i>Commercial Greenhouse</i>	<i>Resort Recreational Facility</i>
<i>Dwelling: Detached</i>	<i>Shipping Container</i>
<i>Dwelling; Secondary</i>	<i>Sign</i>
<i>Farm – Based Alcoholic Beverage Production Facility</i>	

5. District Standards

Table 3: Setbacks						
Minimum Building Setbacks						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/Service	Adjacent Lot
Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Flanking Front Yard						
Principal Building	40m	35m	35m	35m	10m	n/a
Accessory building	40m	35m	35m	35m	10m	n/a
Rear Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

Side Yard						
Principal building	40m	35m	35m	35m	10m	7.5m
Accessory building	40m	35m	35m	35m	10m	7.5m

6. District-Specific Regulations

- 6.1** Where no specific development parameters or standards are defined within this district, they *shall* be implemented at the discretion of the *Development Authority*, unless specified otherwise within this *Bylaw*.

7. District-Specific Definitions

- 7.1** **Natural Resource Processing** means preparing the extracted natural resource material for market including but not limited to crushing, washing, sorting and asphalt production.
- 7.2** **Agriculture Centric** means a focus on, and prioritization of the agricultural sector and its needs. This often involves approaches that put farmers at the center of innovation, research, and development, recognizing their expertise and unique circumstances. It can also encompass considering the broader impacts of agriculture on land use, economic development, and food systems.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.

1. DEFINITION OF TERMS

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A

ABUTTING means immediately contiguous to or physically touching, and when used with respect to a *lot* means that the *lot* physically touches upon another *lot* and shares a property line or boundary line with it.

ACCESSORY DEVELOPMENT means a use of land or a *building* that is incidental, subordinate, to and exclusively devoted to the *principal use* or *principal building* on the same *lot*. Typical uses may include, but not be limited to, *outdoor storage*, *outdoor display* areas and *signs*.

ACT means the Municipal Government Act R.S.A 2000, c. M-26 as amended; and sometimes referred to as MGA.

ADJACENT LAND means land that is contiguous to a *lot* of land that is subject of a *development* or subdivision application and includes land that would be contiguous if not for a public roadway, highway, river or stream, reserve lot or public utility lot. For the purpose of an adjacent landowner referral process, this area can be determined at the discretion of the *Development Authority*.

AGRICULTURAL IMPACT ASSESSMENT means a document, compiled by a *qualified professional*, intended to determine if a specific development proposal will adversely affect existing and future agricultural activities or agricultural lands both on the application *site* and in the surrounding area.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes a *confined feeding operation*; *agriculture, extensive*; *agriculture, horticulture* and *agriculture, livestock*. This does not include cannabis or any cannabis related uses.

AGRICULTURAL SOIL BORNE PESTS means any identified contaminant found within soils, clays or similar materials, which in the opinion of the *County* may be harmful to agriculture and agricultural lands, including, but not limited to, the Clubroot of Canola.

AMENTIY AREA means, with respect to a residential *development*, an indoor and/or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a residential *development*, and may be for private or communal use and owned individually or in common; and with respect to non-residential *development*, means space that is provided for the active or passive recreation and enjoyment of the public and/or employees of the *development*, during its hours of operation, and is owned and maintained by the owners of the *development*.

ANCILLARY USE means a minor or incidental use that is exclusively devoted to, and forms part of the expected service or function of the *principal use*.

APPEAL BOARD means a subdivision and development appeal board established under Part 17, Division 3 of the Act, as amended; or the Land and Property Rights Tribunal established under the Land and Property Rights Tribunal Act, as amended.

1. DEFINITION OF TERMS

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APIARY means land and *buildings* used for the production of honey, including facilities for the maintenance of the hives and bees and the extraction, processing and packaging of raw honey.

APPLICANT means the registered owner of land or persons authorized by the registered owner to act as representative or agent.

AREA STRUCTURE PLAN means a statutory plan adopted by Leduc County under the provisions of the Municipal Government Act.

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

B

BARE LAND CONDOMINIUM means a condominium development with “bare land units” as defined in the Condominium Property Act, RSA 2000, and c. C-22 as amended.

BICYCLE PARKING SPACE means an area set aside for the parking of one bicycle.

BUFFER means trees, shrubs, earth berms, fencing or a combination thereof to provide visual screening, sound attenuation and/or separation between *lots* and *districts*.

BUILDING means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

BUILDING AREA means the area of land covered by a *building* and measured between the exterior surfaces of the outer walls of the *building*.

BUILDING GRADE means, for the purpose of determining *building height* to implement this *Bylaw*, the average level of finished ground adjacent to the front of the *building*, excluding any localized depressions.

BUILDING HEIGHT means the vertical distance between *building grade* and the highest point of a *building*, excluding an elevator housing, mechanical skylight, ventilating fan, steeple, chimney, fire wall, parapet wall, flagpole or similar device not structurally essential to the *building*.

BYLAW means the Leduc County Land Use Bylaw, as amended from time to time.

C

CHARACTER AREA means a defined area, within an *area structure plan*, that by its condition, affinity, interrelation, and/or by the element present within, has been identified and mapped, and is subject to one or more policies, principles, and/or objectives in the *areas structure plan*.

1. DEFINITION OF TERMS

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COMMENCEMENT OF DEVELOPMENT means significant activities that demonstrate the start of the *development*. Examples include, foundation work, road construction, or a material change in land use.

COMPATIBILITY means the characteristics of different uses or activities or designs which, in the opinion of the *Development Authority*, allow them to be located *abutting* or *adjacent* to each other in harmony. Some elements affecting compatibility include: height; scale; mass and bulk of *buildings*, *signs*, and other *structures*. Other characteristics include volumes of pedestrian and vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are: landscaping, lighting, noise, odor and architecture. Compatibility does not mean “same as”, rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing *developments*.

CONSERVATION EASEMENT means an agreement registered on title, whereby the landowner grants to the *County* or other qualified easement holder, provisions for protection, conservation and enhancement of the environment, its biological diversity and its natural scenic or aesthetic features. A conservation easement may provide for other uses such as recreation, environmental research and education, grazing and limited resource development.

COUNCIL means the Council of Leduc County

COUNTY means Leduc County

CROWN CORPORATION means a corporation owned by the federal or provincial government.

D

DANGEROUS OR HAZARDOUS MATERIALS means a product, material or substance regulated by the Transportation of Dangerous Goods Regulation SOR/2001-286, as amended, or the Hazardous Products Regulations SOR/2015-17, as amended, and are produced, processed, handled, stored, used or disposed of on a *lot*.

DESIGNATED OFFICER means an employee of a municipality appointed to a position established under section 210(1) of the Municipal Government Act. Council may by *bylaw* establish one or more designated officer positions, and specify which powers, duties and functions of a designated officer under this or any other enactment or *bylaw* are to be carried out by the designated officer.

DEVELOPMENT means an excavation filling or stockpile and the creation of them; a *building*, or an addition to or replacement or repair of a *building* and the construction or placing, on, over or under land; a change of use of land or a *building*, or an act done in relation to land or a *building* that results in or is likely to result in a change in the use of the land or *building*; a change in the intensity of use of land or a *building* or an act done in relation to land or a *building* that results in, or is likely to result in a change in the intensity of use of the land or *building*.

DEVELOPMENT AGREEMENT means a legally binding contract between a developer and Leduc County that defines the processes and responsibilities related to the construction and installation of municipal improvements with respect to a specific *development* within Leduc County.

1. DEFINITION OF TERMS

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DEVELOPMENT AUTHORITY means persons authorized by *Bylaw* of the *County* pursuant to Part 17 Division 3 of the Act, to exercise development powers and duties in accordance with this *Bylaw*.

DEVELOPMENT OFFICER means any person designated through the Chief Administrative Officer to serve as *Development Authority* for the purpose of administering decisions pursuant to this *Bylaw*.

DEVELOPMENT PERMIT means a document or permit, which may include attachments, issued pursuant to this *Bylaw* authorizing a *development*.

DISTRICT (see 'Land Use District')

DORMER means a vertical *structure*, usually housing a window, which projects from a sloping roof and is covered by a separate roof *structure*.

DRIVE AISLE means the area that provides circulation for vehicles within a parking area, and does not include a driveway or a public road.

DRIVEWAY means an area that provides vehicle access to a parking area of a *development* from a public road.

E

EAVE means the projecting overhang at the lower edge of a roof.

EDMONTON INTERNATIONAL AIRPORT VICINITY PROTECTION AREA REGULATION means the regulation that established the airport vicinity protection area surrounding the Edmonton International Airport, to control, regulate or prohibit uses or *development* on lands within the vicinity of the international airport.

EMERGENCY RESPONSE PLAN means a plan containing a set of written procedures for dealing with emergencies such as a fire, or other critical events, and is intended to minimize the impact of the event on an organization or business.

ENTRANCE FEATURE means a decorative feature with strong architectural theming identifying the entrance of a unique subdivision.

ENVIRONMENTAL IMPACT means changes in the natural or built environment, resulting directly from an activity, including noise, odour, illumination, smoke, vibration or hazardous or dangerous emissions that can have adverse effects on the use or enjoyment of an area with respect to the quality of air, land and water.

ENVIRONMENTAL IMPACT ASSESSMENT means an analysis of the environmental consequences of a plan, policy, or *development*. An *environmental impact assessment* generally describes the environmental conditions that currently exist; identifies possible effects of the *development*; proposes mitigation measures to lessen possible adverse effects; and identifies possible adverse effects to which there is no satisfactory resolution and analyzes their implications.

ENVIRONMENTALLY SENSITIVE AREA means hazardous lands and areas that are unsuitable for *development* in their natural state (i.e. floodplains, steep and unstable slopes); areas that perform a vital

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environmental, ecological or hydrological function (i.e. aquifer or recharge groundwater storage areas); areas that contain unique geological or physiological features; areas, *buildings* or features that are important for cultural, historical, prehistoric or archeological reasons; areas that contain significant rare or endangered animal or plant species; areas containing unique habitats with limited representation in the region or small remnants of previously abundant habitats which have virtually disappeared; areas that contain large, relatively undisturbed habitats and provide shelter for species that are intolerant of human disturbance; and areas that provide an important link for the natural migration of wildlife.

ENVIRONMENTALLY SENSITIVE AREA STUDY means the “Environmentally Sensitive Areas Study: County of Leduc”, prepared by D. A. Westworth & Associates Ltd. and published by the Edmonton Metropolitan Regional Planning Commission in September 1991.

ENVIRONMENTALLY SIGNIFICANT AREA means areas that contain focal and species groups or their habitats such as rare, threatened or endangered species, fish-bearing water bodies and water courses, waterfowl staging, foraging and breeding areas; areas that contain rare or unique geology or habitats such as high productivity soils, vegetation communities and peatlands; areas with ecological integrity that contain terrestrial habitat cover, aquatic habitat cover, within-stream habitat connectivity, lake and wetland connectivity and landscape connectivity; and areas that contribute to water quality and quantity such as rivers and streams, wetlands and lakes, and areas with water storage and discharge potential.

ENVIRONMENTALLY SIGNIFICANT AREAS STUDY means the "Leduc County Environmentally Significant Areas Study" prepared by Fiera Biological Consulting dated February 13, 2015.

EXCAVATION means digging, scraping or gouging the soil, sand, gravel or other materials from the ground and includes the creation of borrow pits, ponds, ditches, lagoons and dugouts.

EXTRACTIVE RESOURCES means natural land-based materials that are extracted from the ground and processed into products used for construction, manufacturing and energy generation. Such resources include coal deposits, oil and gas reserves and sand and gravel beds.

F

FAÇADE means the main exterior face of a *building*, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

FARM ASSESSMENT RATING means an evaluation of potential for crop production expressed as a percentage figure with 100% being the highest rating and 1% being the lowest rating.

FENCE means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.

FLOOD FRINGE means the portion of the *flood hazard* area outside the *floodway*. Water in the *flood fringe* is generally shallower and flows more slowly than in the *floodway*.

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FLOOD HAZARD AREA means the area of land bordering a water course or water body that would be inundated by a 1 in 100 year flood event.

FLOOD PROOFING means with respect to a *building* or building extension, a design, manner of construction or sitting thereof for the purpose of preventing damage by floods of a specified magnitude.

FLOOR AREA RATIO means the numerical value obtained by dividing the *gross floor area* of all *buildings* on a *lot*, excluding parking *structures*, by the total area of the *lot*.

FOUNDATION means the lower portion of a *building*, usually concrete or masonry, and includes the footings that transfer the weight of, and loads on a *building* to the earth below.

FOUNDATION: PROPER means a *foundation* deemed to be appropriate for the *building* to which the foundation relates and is constructed in accordance with the *Alberta Safety Codes Act*.

FULL CUTOFF LIGHT FIXTURE means a luminaire where no candela occur at or above an angle of 90 degrees above the nadir. This applies to all lateral angles around the luminaire. Such candela information *shall* be as determined by a photometric test report from a nationally recognized independent testing laboratory and as certified by the manufacturer. Any structural part of the luminaire providing full cut-off angle shielding *shall* be permanently attached.

FULL -SERVICED means multiple *lots* served by a piped water system and a sanitary sewer system, each constructed to *County* standards and municipally, communally or privately owned and operated.

G

GROSS FLOOR AREA (GFA) means the total horizontal area of all floors in a *building* between the outside surfaces of the exterior walls and excludes a basement, deck, patio, attached garage, open porch or breezeway and any parking levels.

H

HAMLET means an area designated as a hamlet by a resolution of *Council*.

HARD SURFACING means a durable and dust free surface constructed of concrete, asphalt, paving bricks, permeable pavement or similar material used for parking areas, storage areas or driveways.

HIGH CAPABILITY AGRICULTURAL LAND means cultivated and/or improved land with a farmland assessment rating of 41% or higher; or wooded and/or unimproved land with a Canadian Land Inventory of rating of Class 1, 2, or 3.

HOME BUSINESS VEHICLE means any vehicle or any trailer that is used in association with the operation of a *home based business* that is normally maintained, parked, or stored on the *lot* of the *home based business*. Items or equipment transported to and from the *site* of the *home based business* in the box of a truck or on a trailer are not considered to be a *home business vehicle*.

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HOUSEHOLD means a person or a group of persons living together as a single housekeeping group and using cooking facilities shared in common, and may also include domestic or personal care staff.

HOUSEHOLD PET means a fully domesticated animal, such as a dog, a cat, a reptile, a bird, rodent or other small animal normally kept inside a dwelling.

I

INDUSTRIAL HEMP means, as defined by the Industrial Hemp Regulations, as amended from time to time, cannabis plants and plant parts, of any variety, that contains 0.3% tetrahydrocannabinol (THC) or less in the leaves and flowering heads.

INDUSTRIAL, HEAVY means a large scale industrial, manufacturing or processing facility where *risk* or *nuisance* factors created as a result of its normal operations extend beyond a property line, and are likely to have significant detrimental effects that would impact the use or enjoyment of *adjacent* or nearby lands. This category includes, but may not be limited to, such *developments* as pulp and paper mills, *major asphalt* or gravel crushing plants, fertilizer plants, chemical processing and distribution facilities, incinerators, the manufacturing and processing of petroleum products, *wrecking yards*, and regional power generation plants.

INFORMATION SERVICE means a facility engaged in producing and distributing information in a digital or printed format, library services and archives, publishing and printing services, and any use type that includes the use of a network of computers for the purpose of data processing which includes the use of computers to perform defined operations on data that have been accessed from the world wide web.

L

LAND OWNER means, in the case of land owned by the Crown in Right of Alberta or the Crown in Right of Canada, the Minister of the Crown having the administration of the land. In the case of any other land, means the current assessed owner(s) of a *lot* as shown in the assessment files of the *County*; or the person registered under the land titles act, RSA 2000, c L-4, as amended from time to time, as the owner of the fee simple estate in the land.

LAND USE DISTRICT means a part of the land use *Bylaw* that prescribes the one or more uses of land or *buildings* that are *permitted* on a *lot*, with or without conditions, and the one or more uses of land or *buildings* that may be *permitted* in the *district* at the discretion of the *Development Authority*, with or without conditions. This also may be referred to as a *district*.

LANDSCAPING means the preservation or modification of the natural features of a *lot* through the placement or addition of any or a combination of the following: soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings; decorative *hard surfacing* elements such as bricks, pavers, shale, crushed rock, concrete, asphalt, or other suitable materials in the form of patios, walkways, driveways, and paths; architectural elements such as *fencing*, walls and sculpture; and *lot grading*. *Landscaping* does not include *hard surfacing* used for parking areas, driveways or vehicle access areas.

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LANDSCAPING ELEMENT: HARD means an impermeable landscaping element including, but not limited to, ceramic, brick, wood, concrete, or marble. *Fences*, decorative walls, fountains, and ornaments are also considered as hard landscaping elements.

LANDSCAPING ELEMENT: SOFT means vegetation adapted to the Alberta climate such as, but not limited to, grass, flowering plants, shrubs, and trees. A rock garden incorporating vegetative elements is also considered a soft landscaping element.

LIVESTOCK means cattle, swine, poultry, sheep, goats, horses, game and other animals typically associated with an agricultural operation or farmstead. This does not include the keeping or raising of wild boar.

LOADING SPACE means an off-street space located on the same *lot* as the *principal building* or *use* for the temporary parking of a commercial vehicle while commodities are being loaded or unloaded.

LOT means a quarter section; a river lot or a settlement lot shown on an official plan registered in a Land Titles Office; or part of a parcel of land described in a certificate of title. A *lot* may also be referred to as a parcel, property or site.

LOT: AGRICULTURAL means a large *lot* that is or can be used for agricultural purposes that is a minimum of approximately 32.4 ha (80 acres) in size.

LOT: FARMSTEAD means a *lot* located in a rural area that has been subdivided from a quarter section and includes a habitable *dwelling*, *accessory building* and *structures*.

LOT: PHYSICAL SEVERENCE A piece of land that is separated from the balance of a quarter section by a legal barrier, such as a road or railway, or a physical barrier, such as a ravine or permanent watercourse or *waterbody*.

LOT: RESIDENTIAL means a *lot* intended for residential *development* as the *principal use*.

LOT: SMALLHOLDINGS – means the *subdivision* of a smaller tract of land for agricultural purposes. This lot *shall* be sufficiently large to maintain flexibility for future changes in the type or size of *agricultural operation* in the area of the *lot*.

LOT AREA means the total area of a *lot* within its legally defined boundaries.

LOT CORNER means a *lot* located at the intersection of two *roads*, other than a lane.

LOT COVERAGE means the ratio of the total horizontal area of all covered *buildings* or *structures* on a *lot* that are located at 0.6 m above *building grade*, including any covered or enclosed *projections* such as verandas, porches and enclosed/covered raised decks. Lot coverage is expressed as a percentage of the total site/*lot* area. The calculation of lot coverage *shall* not include steps, eaves, dormers and similar *projections*; or driveways, *drive aisles* and *parking spaces* unless they are part of a *parking facility* which is 0.6 m or more above *building grade*;

LOT DEPTH means the horizontal distance between the midpoints of the *front* and *rear lot lines*.

1. DEFINITION OF TERMS

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LOT DOUBLE FRONTING means a *lot* that abuts two public roads which are parallel or nearly parallel that do not intersect at the boundaries of the *lot*.

LOT GRADE (GRADING) means the ground elevations established in a lot grading/drainage plan for controlling the flow of surface water on the *lot*. A *lot grading plan* shall be prepared by a *qualified professional*.

LOT GRADING AND SERVICING PLAN a *lot grading and servicing plan* is a scaled drawing, prepared by a *qualified professional* engineer that depicts proposed or altered underground lot servicing infrastructure (i.e. water, sanitary, storm water drainage) for a *development*. In addition to showing the proposed size, depth and alignment of underground services, this plan also details any proposed changes to *lot grading*, surface drainage and on-site storm water retention.

LOT LINE means the legally defined boundary of any *lot*.

LOT LINE, FLANKING FRONT means the side of a *corner lot* that is parallel to the longest of the two property lines fronting a public roadway.

LOT LINE, FRONT means a *lot line* separating the *lot* from the road;

- a) in the case of a *corner lot*, a *lot line* separating the narrowest road frontage of the *lot* from the road;
- b) in the case of a *double fronting lot*, the *front lot line* shall be determined by the *Development Authority* based on the location of permitted access and the orientation of other *development* in the area; or
- c) in the case of a *lot abutting* a water body, the *front lot line* is the *lot line abutting* the road.

LOT LINE, REAR means the *lot line* opposite to, and most distant from, the *front lot line*; or where there is no such property line, the point of intersection of any property lines other than a *front lot line* which is furthest from and opposite the *front lot line*.

LOT LINE, SIDE means any *lot* boundary that is not a *front*, *flanking front* or *rear lot line*.

LOT, PIE means a *lot* which is generally configured such that its width at the *rear lot line* is greater than at its *front lot line*.

LOT, REVERSE PIE means a *lot* which is generally configured such that its width at the *rear lot line* is less than at its *front lot line*.

LOT WIDTH means the shortest distance between the *side lot lines*, or, in the case of *corner lots*, The shortest distance between the *side lot line* and the *flanking front lot line*. For irregular or *pie shaped lots*, the *lot width* shall be measured at 6.0 m back from the centre of the *front lot line*. Where *lot width* cannot be reasonably calculated by these methods, the *Development Authority* shall determine the *lot width* having regard to the access, shape and buildable area of the *lot*, and *adjacent lots*.

LOW CAPABILITY AGRICULTURAL LAND means land that falls below the thresholds identified and defined as *high capability agricultural land*.

1. DEFINITION OF TERMS

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LOW IMPACT DEVELOPMENT means an approach to land *development* that uses various land planning and design practices and technologies to simultaneously conserve and protect natural resource systems and reduce infrastructure costs. LID still allows land to be developed, but in a cost effective manner that helps mitigate potential *environmental impacts*. One of LID's primary goals is to reduce runoff volume by infiltrating rainfall water to groundwater, evaporating rainwater back to the atmosphere after a storm and finding beneficial uses for water rather than exporting it as a waste product down storm sewers. The result is a landscape functionally equivalent to predevelopment hydrological conditions, which means less surface runoff and less pollution damage to streams, creeks and rivers.

M

MANUFACTURING means the processing of raw materials or parts into finished goods through the use of tools, machinery or by hand.

MAY is an operative word that means a choice is available, with no particular direction or guidance intended.

MULTI-UNIT RESIDENTIAL means a residential *dwelling* type that contains 3 or more individual residencies and includes a *Dwelling: Semi-Detached*; *Dwelling: Townhouse* and *Dwelling: Apartment*.

MULTI-LOT SUBDIVISION means a *subdivision* of land, registered by plan of survey or descriptive plan containing four (4) or more contiguous *lots*.

MUNICIPAL DEVELOPMENT PLAN means the Leduc County Municipal Development Plan, as amended.

N

NATURAL STATE means a condition where the natural environment is left undisturbed, and where the only supported *development shall* be limited to *passive recreational* uses that do not detrimentally impact the natural environment, which may include, but not be limited to; footpaths and trails associated amenities such as benches, trash cans and *fences* to delineate the natural state area. Clearing of existing tree cover *shall* be limited to the *development* of a walking trail and associated amenities.

NUISANCE means anything that in the opinion of the *County* that may cause adverse effects to amenities of the neighborhood or interfere with the normal enjoyment of *adjacent lands* or *buildings*. This could include that which is liable to create noise, vibration, smoke, dust, odour, heat, electrical interference, glare, light, fumes and unsightly storage of goods, salvage, junk, waste or other materials.

P

PARCEL OF LAND means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

1. DEFINITION OF TERMS

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PARKING AREA means an area of a *lot* that is used for vehicle parking, and generally includes on or more access approaches, *drive aisles* and *parking spaces*, and may include *loading spaces*, sidewalks, pathways, lighting, landscape islands and other elements.

PARKING SPACE means an area set aside for the parking of one motor vehicles.

PEACE OFFICER means a designated officer appointed to enforce the municipal *Bylaws* of Leduc County, and for the purpose of this *Bylaw*, to administer any fines, penalties or notices provided to due non-compliance with this *Bylaw*.

PORCH means a *structure* attached to the front of a *building*, forming a covered entrance to a vestibule or doorway. It is external to the walls of the main *building* proper, but may be enclosed by screen, latticework, broad windows, or other light frame walls extending from the main *structure*.

PRINCIPAL BUILDING OR USE means the primary purpose for which a *building*, or a *lot* is used. There shall be only one *principal building* or *use* on a lot unless specifically *permitted* in this *Bylaw*. A *principal building* is identified as the *building* that:

- (a) occupies the major or central portion of a *lot*,
- (b) is the chief or main *building* among one or more *buildings* on the *lot*, or
- (c) constitutes by reason of its use the primary purpose of the *lot*.

PROJECTION means *structures* extending from the wall of a *building*. Common *structures* include balconies, terraces, alcoves, bay or oval windows and chimneys.

PROTECTIVE AND EMERGENCY SERVICES means a facility providing protection of persons and property from injury, harm, or damage, together with incidental storage of emergency equipment which is necessary for the distribution of services. Typical uses include police, fire and ambulance stations.

PROVINCE means the Province of Alberta and includes all Ministries and Departments within the Government of Alberta.

PUBLIC UTILITY means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use: water or steam; sewage disposal; public transportation operated by or on behalf of the municipality; irrigation; drainage; fuel; electric power; heat; waste management; telecommunications; and includes the thing that is provided for public consumption, benefit, convenience or use;

Q

QUALIFIED PROFESSIONAL means an individual who has specialized knowledge of a particular subject area and is licensed to practice in the Province of Alberta under a professional designation. Qualified professionals include, but are not limited to agrologists, architects, engineers, geologists, hydrologists, landscape architects and surveyors.

1. DEFINITION OF TERMS

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R

RECLAMATION means the restoration of a lot or *development* area in a manner that will accommodate future land use and *development*.

RECREATION INDOOR: MINOR means a *development* for which the *principal use* is to provide small scale recreation facilities conducted indoors within a limited space. Typical uses include fitness, yoga, cross-fit and other similar studios with a capacity of 50 or fewer people at a time, and *may* include the incidental sale of products relating to the services provided.

RECREATION: PASSIVE means outdoor recreational pursuits that generally do not require significant infrastructure or facility *development* and are quiet and peaceful in character. Typical uses include nature studies, bird watching, picnicking, fishing, walking and similar activities that do not significantly disturb the natural environment.

RECREATIONAL VEHICLE means a portable *structure* designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels, to provide temporary living accommodation for recreational or travel purposes and/or motorized sports activities conducted outdoors on both land and water. This includes but is not limited to motor homes; travel trailers; fifth wheel travel trailers; campers, whether located on a truck or other vehicle or not; tent trailers; boats and a trailer used to transport any of the above. This use does not include a *dwelling: manufactured home*.

REMNANT LOT means a *lot* resulting from the clustering of residential *lots* that *shall* be protected in perpetuity from further *subdivision* to ensure appropriate dedication of open space, conservation of natural space, or preservation of agricultural use in accordance with the provisions of an approved Area Structure Plan. A caveat or other legal instrument *shall* be registered on the title to ensure preservation of open space or agricultural use and that no further *subdivision* of the *lot* is undertaken. *Development* of the remnant lot *shall* be limited to a *dwelling, detached* and *accessory development* related thereto. Clearing of existing tree cover *shall* be limited to the *development* of a *dwelling, detached* and *accessory development* related thereto. The remnant *lot shall* be used in the calculation of density.

RESIDENTIAL WOODLOT means a tree-covered *lot* upon which the natural vegetation is largely retained or enhanced, except for natural vegetation removal required to reduce the *risk* of wildfire, and to create relatively small residential *development* lot.

RISK means anything that in the opinion of the *Development Authority* *may* have, or has the potential to cause harm, damage or danger to the people and amenities of a neighborhood, *adjacent land* or *buildings*. This could include, but is not limited to toxic fumes, fire, explosion, or any other hazard to safety, health or the environment.

ROAD: ARTERIAL (RURAL AND INDUSTRIAL) means a high-capacity road that is designed to deliver traffic from collector roads to freeways or expressways and between urban centres at the highest level of service possible. These roads may be two or four lanes with controlled access where parking is not permitted.

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ROAD: COLLECTOR means a low to moderate capacity road that serve to move traffic from local roads to arterial roads. Rural collector roads, or residential collector roads carry relatively smaller volumes and are applicable generally to the *County* road that collects traffic from local roads, including access roadways and feeds it to arterial roads such as secondary or other highways, or distributes the traffic from arterial to local roads.

ROAD: HIGHWAY means a road designated by the *Province* as a highway.

ROAD: INDUSTRIAL COLLECTOR means a major industrial road intended to carry large volumes of through traffic with typically heavier loads at medium speeds, and with origin and destination points outside of the general area traversed.

ROAD: LANE means rear access roads that act as a secondary vehicular network in urban and suburban areas.

ROAD: LOCAL means a public roadway, not designated as a municipal grid road, providing direct access to lots within a registered residential and non-residential multi-lot subdivision.

ROAD: MUNICIPAL GRID means a township or range road.

ROAD: SERVICE means a public road adjacent to a highway, providing direct road access to *lots* adjacent to the highway.

S

SCREENING means a *fence*, earth berm, plantings or an established shelterbelt used to visually obscure a *development* site from *adjacent lands*.

SETBACK means the minimum horizontal distance, as set out in this *Bylaw*, between a property line and the nearest portion of any exterior wall of a *building* or *structure* from a road right-of-way, a *waterbody*, *top of bank*, *flood hazard area* or any other natural environmental feature.

SHALL is an operative word that means the action is obligatory.

SHORELINE means the line or contour depicting the mean high water mark of a body of water as identified on a township plan or survey plan.

SITE PLAN means a plan that describes how a *lot* is to be improved, and at minimum *shall* include: the legal land description, north arrow, location and dimensions of all *structures* and *lot* improvements, such as *buildings*, *signs*, driveways & emergency access, *parking spaces* and *drive aisles*, *landscaping*, *fencing* and screening and their *setbacks* in relation to all property lines, rights-of-way and easements, *water bodies* and drainage courses and roads, and any other information considered pertinent by the *Development Authority*. A *site plan* accompanies all development permit applications, and should be prepared by a *qualified professional*.

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SOIL MOVEMENT means the placement of natural uncontaminated earth or aggregate materials (i.e. clay, silt, sand, gravel) on a *lot* to alter drainage grades or to build up a *lot* for a proposed *building* or *development*, but does not include placement of dry-waste or land fill waste materials.

STATUTORY PLAN means, for the purposing of administering this *Bylaw*, a municipal development plan, intermunicipal development plan, area structure plan or area redevelopment plan adopted pursuant to the Act.

STEPBACK means a *setback* greater than that of the at grade portion of a *building* above a certain level, and is used to lessen the impact of a *building's* massing as seen from street level.

STOCKPILING means the short to long term accumulation of goods, aggregates, soils, clays or similar materials on a *lot*, usually accumulated as a result of earthworks or to accommodate *development*.

STOREY means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it.

STREETSCAPE means the space between the *buildings* on either side of a street that defines its character. The elements of a streetscape include building frontage/façade, *landscaping* (trees, yards, bushes, plantings, etc.), sidewalks, street paving, street furniture (benches, kiosks, trash receptacles, fountains, etc.), *signs*, awnings, and street lighting.

STRUCTURE means anything constructed with a fixed location on the ground or attached to something having a fixed location on the ground and supplementary to a *building* or *buildings* on a *lot*, including, but not exclusive to walls, light standards, *fences* and *signs*.

STRUCTURAL ALTERATION means generally any renovation or addition to a *building* that involves changes to the supporting members of a structure including foundations, bearing walls, rafters, columns, beams, girders, trusses and/or joists.

SUBDIVISION means division of a parcel of land by an instrument. (“subdivide” has a corresponding meaning).

SUBDIVISION AUTHORITY means persons authorized pursuant to Part 17, Division 3 of the Act, as amended, to exercise subdivision powers and duties on behalf of the County.

SUBSTANTIALLY COMPLETE means a stage during the construction process where *development* can be deemed, to the satisfaction of the *development authority*, sufficiently completed to a standard where the *development* can be used for its specified purpose.

SURFACE PARKING AREA means an unenclosed area at ground level that includes one or more parking areas and one or more *drive aisles*.

SWEPT PATH ANALYSIS means the evaluation and calculation of the space required when a vehicle makes turning manoeuvres. The purpose of which is to ensure the design of roads, access and egress areas, and parking and loading areas can accommodate vehicle needs during operation, and to ensure

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that specific vehicle types such as semi trucks and emergency vehicles are able to adequately and safely access a *lot* to and from a public roadway and within a development area.

T

TANDEM PARKING means two *parking spaces*, one behind the other with a common or shared point of access to a *drive aisle* or public road.

TEMPORARY PERMIT means a *development permit* issued on a specified time-limited basis.

TOP OF BANK means the upper natural topographical break that signifies the upper edge of the slope to a watercourse or *waterbody* as determined by a *qualified professional* geotechnical engineer or Alberta Land Surveyor.

U

URBAN AGRICULTURAL means the growing of food or promotion and/or distribution of agriculture and agricultural products within an urban area and may typically include community gardens, farmers markets, backyard chickens, shared garden plots, and edible landscapes.

URBAN GROWTH AREA means an area designated in the Leduc County Municipal Development Plan for urban form *development* and characterized by a full urban servicing standard, Smart Growth design principles, and higher residential as well as commercial densities.

USE, DISCRETIONARY means the use of land or a *building* provided for in the *Bylaw* for which a *development permit* may be issued, with or without conditions, by the *Development Authority* upon application having been received by the *County*.

USE, PERMITTED means the use of land or a *building* provided for in the *Bylaw* for which a *development permit* shall be issued, with or without conditions, by the *Development Authority* upon application having been received by the *County*.

UTILITY means the components of any sewage, storm water or solid waste disposal system, potable water system, electrical, telecommunications or gas distribution system and may be publicly, privately or communally owned and operated.

V

VARIANCE means an alteration or change to a standard prescribed by this *Bylaw* that is authorized by the *Development Authority*, SDAB or LPRT.

W

WATERBODY means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes, but is not limited to, rivers, streams, lakes, creeks, lagoons, wetlands and aquifers.

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WILDLAND means an area of uncultivated land that is primarily covered with trees, bushes or wild grasses and left in a natural or near natural state.

WINDOW OPENING means the transparent surface of glass contained either in a window or in a door.

WIZARD LAKE CLUSTER DESIGN means a design that requires the ecology of a *site* proposed for *multi-lot residential subdivision* to be considered such that natural features with a high aesthetic or environmental value are retained as open space by clustering *lots* on those portions of the *site* that have a lesser aesthetic or environmental value. A minimum of seventy per cent (70%) of the original title area *shall* be retained in its natural state or devoted to agricultural use. The majority of the area to be retained in its natural state or devoted to agricultural use *shall* form a remnant lot, or *shall* be dedicated as a municipal reserve, environmental reserve, or a combination thereof. Lands protected through registration of an environmental or conservation easement may also be used in the calculation of the 70%; however, it should not comprise the majority of the 70%.

WRECKING YARD means land and associated *buildings* used to store, dismantle, salvage, and recycle components from discarded vehicles, industrial equipment, demolished buildings and other large items.

Y

YARD, FLANKING FRONT means the side of a *corner lot* that is parallel to the longest of the two property lines fronting a public roadway.

YARD, FRONT means that portion of the *lot* extending across the full width of a *lot* from the *front property line* to the nearest portion of the *building*.

YARD, REAR means that portion of the *lot* extending across the full width of the *lot* from the *rear property line* to the nearest portion of the *building*.

YARD, SIDE means that portion of the *lot* extending from the *front yard* to the *rear yard* and lying between the side property line and the nearest portion of the *building*.

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A

ABATTOIR means a *lot* or *building* where animals are slaughtered and butchered and may include the packing, treating, storing and sale of the products.

ACCESSORY BUILDING means a *building* that is incidental, subordinate to and located on the same *lot* as the *principal building* or use. Typical *developments* include, but are not limited to, a garage, shop, shed, deck, gazebo, swimming pool, hot tub or decorative pond. A *shipping container* may be considered an *accessory building* unless indicated otherwise within this *Bylaw*.

ACCOMMODATION SERVICE means a *development* wherein the principal purpose is providing rooms or suites for temporary accommodation and includes the following:

- a) Hotels which provide rooms within an enclosed *building*, containing more than 2 floors, which have access from a common interior corridor, and can also provide a managers suite, permanent facilities to host meetings, seminars, conventions, conferences, trade fairs, special events such as weddings and banquets, *accessory restaurants*, *drinking establishments*, personal service establishments and *retail convenience* services; and
- b) Motels which provide self-contained rooms or suites in a *structure* containing not more than 2 floors where each room or suite has its own sanitary facilities and an exterior access. A motel may include meeting rooms, a manager’s suite, *restaurants*, *ancillary* convenience retail and personal services.

ADULT CARE: CONTINUING CARE FACILITY means a facility that provides secure living accommodation to residents who have complex medical needs and who are unable to remain safely at home or in a supportive living facility. This type of facility includes 24 hour access to on-site nursing and personal care professionals, case management, physical therapy, social and recreational support services by on-site facility staff. This land use does not include a *group home*.

ADULT CARE: SUPPORTIVE LIVING FACILITY means a facility that provides living accommodations for semi –independent persons and includes moderate care provisions for residents in a congregate setting, such as light housekeeping services, meal services and recreational programs, transportation services and the 24 hour availability of non-medical staff. Residents do not require continuous access to on-site professional services. Individual Dwelling Units may contain one or more bedrooms, living area space and cooking facilities. Typical uses can included seniors’ lodges. This land use does not include a *group home*.

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AGRICULTURE: AGRI-TOURISIM means an *accessory development* to an agricultural use on the same property that is intended to attract additional visitors to the property for educational and/or tourism related activities. Typical uses may include, but are not limited to; direct-to-consumer sales, farm tours, farm-to-table events, corn mazes, educational events and activities involving observation and participation in farming operations. This use does not include cannabis and cannabis-related uses or *rural wedding facilities*.

AGRICULTURAL BUILDING means *buildings* or *structures* used exclusively to support *agriculture: extensive*, *agriculture: livestock* or *agriculture: horticulture* use; including but not limited to; a barn, hay shed, machine shed, *livestock* shelter, granary, *dugout*, and the *outdoor storage* of equipment, supplies and products directly associated with the *agricultural operation*. This use does not include a *confined feeding operation*, a *dwelling*, *lot grading*, cannabis or any cannabis related uses.

AGRICULTURE: DUGOUT means an excavation that is intended to hold water for agricultural purposes, typically including *livestock* watering, crop spraying and watering. This use does not include a borrow pit or *natural resource extraction development*. Any dugout over 2500m³ require an Alberta Water Act approval prior to commencement of *development*.

AGRICULTURE: EXTENSIVE means a system of tillage which depends upon large areas of land for raising crops and includes *buildings* and structures incidental to farming. This does not include the growing of cannabis or any cannabis related use.

AGRICULTURE: HORTICULTURE means a growing operation that, due to its nature may require smaller tracts of land and includes *buildings* and structures incidental to farming. Without restricting the generality of the foregoing, this land use category may include a use such as an *apiary* and specialty crop production. This land use does not include *agriculture: vertical farming*, a *market garden*, *tree farm*, *garden and landscape centre* or the growing of cannabis or any cannabis related use.

AGRICULTURE: LIVESTOCK means an *agricultural operation* that involves keeping of *livestock* where the number or density of animals on the subject *lot* is less than the threshold which requires approval by the Natural Resources Conservation Board as a *confined feeding operation* and includes *buildings* and *structures* incidental to farming.

AGRICULTURE: VALUE ADDED means additional processes and/or services provided to an agricultural product that is being produced on the same property. Typical uses may include, but are not limited to the processing, refining and direct marketing of products grown or raised on the same property. This use does not include an *abattoir* or any cannabis and cannabis-related uses.

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AGRICULTURAL PROCESSING means a *development* where agricultural products are received, processed and packaged for distribution or sale. This land use does not include cannabis or any cannabis related uses agricultural support service or an abattoir.

AGRICULTURAL SUPPORT SERVICE means a facility providing products or services directly relating to the agricultural industry. Without restricting the generality of the foregoing, this *shall* include such facilities as: grain elevators, feed mills, bulk fertilizer and chemical distribution plants, farm implement sales and services and crop spraying. This does not include any cannabis related use.

ARTISAN STUDIO means a small scale *manufacturing* facility for the indoor *manufacturing* of goods, often with fewer than five (5) production employees, and primarily involves the use of hand tools. Typical uses include, but are not limited to, the small scale *manufacturing* of jewelry, toys and musical instruments, pottery, sculpture art, painting, garment makers, tailors, jewelers, soap or candle production and similar arts and crafts which do not include the use of toxic, *dangerous or hazardous material*, and gunsmiths. This land use may include the retail sale of goods produced on-site. This use will not create significant adverse *environmental impact, risk or nuisance* such as noise, effluent, odour, glare or emissions outside of the enclosed *building*, and will not require the *outdoor storage* of materials.

ASPHALT PLANT: TEMPORARY/PORTABLE means a facility used for the purpose of producing and distributing asphalt and/or cement products, and located on a *lot* for a temporary period not exceeding eight months, and *shall* be associated with a specific project under an approved *development permit* or a road construction project.

AUCTIONEERING SERVICE means a *development* specifically intended for the auctioning of goods, vehicles and heavy equipment, including the temporary *outdoor storage* of such goods, vehicles and heavy equipment. This land use does not include *livestock auction marts*.

AUTOMOTIVE AND EQUIPMENT BODY REPAIR means a *development* where automobiles, trucks, other vehicles and equipment undergo body repair, sandblasting and/or painting. This land use *may* include an *outdoor storage* area where vehicles and equipment *may* be located while awaiting repair; but does not include a *wrecking yard*.

AUTOMOTIVE REPAIR AND SERVICE means a *development* for the servicing and mechanical repair of automobiles, trucks, motorcycles, watercraft, *recreational vehicles* and off road vehicles and the sale, installation, or servicing of related accessories and parts. This land use may include a *limited outdoor storage* area where vehicles *may* be located while awaiting repair. Typical uses include, but are not limited to mechanic shops, transmission shops, muffler shops, tire installation shops, automotive glass shops and lube shops, but does not include the retail sale of gasoline and related petroleum products,

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automotive and equipment body repair, service stations, equipment sales and service, major or minor, or wrecking yards.

AUTOMOTIVE SALES AND SERVICE means the retail sale, rental or leasing of new or used automobiles, trucks, motorcycles, watercraft, off road vehicles, and *recreational vehicles* together with incidental repair and maintenance services and sales of parts and accessories. Typical uses include automobile, *recreational vehicle* and off-road vehicle dealerships and rental agencies. This land use may also include *outdoor display* areas and *limited outdoor storage* area for vehicles awaiting repair or servicing. This land use does not include retail sale of gasoline and related petroleum products, *automotive and equipment body repair, equipment sales and servicing major or minor, wrecking yards or manufactured home sales and service.*

AUTOMOTIVE WASH means a *development* that provides automated, drive through or individually operated wand wash facilities for automobiles and other vehicle types. These *developments* may be free standing or may be *ancillary* to a *service station, gas bar or automotive sales and service.*

B

BACKYARD CHICKENS means hens that are raised and maintained within a coop in a domestic capacity within the backyard of a residential property. This land use does not include roosters.

BED AND BREAKFAST means an *accessory development*, within the *principal dwelling* of a *lot*, where temporary accommodation is provided to overnight guests, by the permanent residents of the *dwelling* for remuneration, and may include the provision of meals for guests. This land use does not include an *accommodation service, campground or a guest house.*

BREWERIES, WINERIES AND DISTILLERIES means a facility, licenced by the *Province*, for the *manufacturing* of beer, wine, spirits and other alcoholic beverages. The sale of alcoholic beverages for both consumption on and off the premises *shall* be limited to the alcoholic beverages *manufactured* within the facility. *Ancillary uses may* include a tasting room, the preparation and sale of food, and the storage, packaging, bottling, canning and shipping of products manufactured within the facility.

BREWERIES, WINERIES AND DISTILLERIES: FARM BASED means a facility, licenced by the *Province*, for the manufacturing of beer, wine, spirits and other alcoholic beverages. The sale of alcoholic beverages for both consumption on and off the premises *shall* be limited to the alcoholic beverages manufactured within the facility. *Ancillary uses may* include a tasting room, the preparation and sale of food, and the storage, packaging, bottling, canning and shipping of products *manufactured* within the facility. At least 30% of the ingredients used to *manufacture* the beverages *shall* be sourced from the operator’s farm operation.

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BULK OIL SALES means a facility used for the bulk storage and distribution of petroleum products and may include card-lock retail sales. This land use does not include a *gas bar* or a *service station*.

BUSINESS AND FINANCIAL SUPPORT SERVICES means a *development* used primarily for the provision of professional office services, including but not limited to, legal, accounting, architectural, engineering, consulting, advertising, real estate, insurance firms, research centres, business support services, investment services, banks, trust companies and credit unions.

C

CAMPGROUND means *development* of land which has been planned and improved for short term occupancy in tents or *recreational vehicles*. A campground includes related *accessory buildings* including, but not limited to, administrative offices, washrooms and shower facilities, playgrounds, laundry facilities, firewood storage, water supply, sewage disposal facilities, waste collection facilities, recycling facilities and may also include day use areas.

CANNABIS: ACCESSORY STORE means a *retail store* unlicensed by the Province where cannabis accessories are sold at the premises and does not include the sale of any cannabis.

CANNABIS: PRODUCTION FACILITY means an enclosed *building*, licensed by the Federal Government, where cannabis is grown for distribution (for medical or private retail purposes), and typically includes the cultivating, propagating and/or harvesting of the cannabis plant. Other processes may include the packaging, shipping, testing and storage of cannabis and cannabis related products.

CANNABIS: RETAIL STORE means a retail store licensed by the *Province* where cannabis (and may include cannabis accessories) are sold at the premises.

CANNABIS: STORAGE & DISTRIBUTION FACILITY means an enclosed *building*, licensed by the *Province*, where cannabis is stored, but not grown (for medical or private retail purposes), and *may* include processes such as the packaging, shipping, storage and distribution of cannabis and cannabis related products.

CASINOS/GAMBLING ESTABLISHMENT means a facility licensed by the *Province*, where the principal activity is gambling with the chance of monetary loss or gain through playing such games. Types of gambling may include card or other table games, video lottery terminals, slot machines, or other electronic or mechanical gambling devices, and may include *restaurants, drinking establishments* and *general retail services*.

CEMETERY means a *development* for the burial of human or animal remains. Typical uses include memorial parks, burial grounds, gardens of remembrance mausoleum and columbarium.

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CHILD CARE: DAY HOME means a *home based business type 2* within a *dwelling, detached* that may be licenced by the *Province* to provide personal care, maintenance, supervision or education for up to six (6) children at one time by a person other than one related by blood or marriage, and does not include overnight accommodation.

CHILDCARE FACILITY means a *development*, licensed by the *Province*, for the provision of care, instruction, maintenance, supervision or education of seven (7) or more children by a person other than one related by blood or marriage for periods not exceeding 24 consecutive hours, and includes all day-care centres, early childhood services, nurseries kindergartens, playschools and before and after-school care centres.

COMMERCIAL SCHOOLS means a *development* where training and specialized instruction in a specific trade, skill or service is provided for the financial gain of the individual or company owning the school. Typical uses include, but may not be limited to, a business, trade, driving, dance, music, fine arts, martial arts, language/cultural or tutoring school. This land use does not include *education service*.

CONFINED FEEDING OPERATION means a fenced or enclosed area where *livestock* are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, and which requires approval by the Natural Resources Conservation Board.

CONTRACTOR SERVICE: MAJOR means a *development* that supports the construction service industry, including *building* construction, landscaping, electrical, heating, plumbing, excavation drilling, road construction, sewer or similar services of a construction nature that may require *outdoor storage* areas and warehouse space. Any sales, office or technical support service areas, *outdoor display* areas or *outdoor storage* areas shall be *accessory* to the *principal contractor service: major* use only. This land use does not include on-site *manufacturing*.

CONTRACTOR SERVICE: MINOR means a construction related service such as electrical, plumbing, heating, painting and landscaping whose services are provided primarily to individual landowners, and may include the limited sale of goods normally *accessory* to the service and *limited outdoor storage* yards for the storage of equipment and vehicles associated to the business.

CONVENTION AND EVENTS FACILITY means a *development* that provides facilities for the hosting of conferences, meetings, seminars, conventions, trade shows, weddings, galas, and other similar events. This land use may include conference rooms, banquet halls, a chapel or other ceremonial space for events, commercial kitchens and *drinking establishments* serving such events.

CREMATORIUM means a *development* fitted with proper appliances for the purposes of cremation of human or animal remains. This land use does not include a *funeral service* use.

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CULTURAL FACILITY means a *development* used for the collection and/or appreciation of literary, artistic, musical, historical, scientific, natural and similar reference materials, or a *building* intended for live theatrical, musical or dance performances. Typical facilities would include libraries, museums, art galleries, auditoriums, theatres and concert halls.

D

DETENTION AND CORRECTION SERVICE means the confinement and treatment of persons in a secure facility with controlled access for the general public. Typical facilities would include mental health institutions and remand and correction centres.

DISTRIBUTION FACILITY means a *development* where the *building* and *lot* are primarily used for the receipt, loading and unloading, temporary storage and redistribution of goods where all goods are contained within the enclosed *building*. This land use includes the temporary on-site parking of transport units and vehicles used for the shipment of goods. This land use does not include any on site sales, *manufacturing* of goods, *cannabis storage and distribution facility* or the storage of *dangerous or hazardous goods*, derelict vehicles or any waste material.

DRINKING ESTABLISHMENT means a *development*, licensed by the *Province*, in which alcoholic beverages are served for consumption on the premises, and may also be located as an *ancillary use* within other establishments.

DRIVE-THROUGH SERVICE means an *accessory development* which provides rapid customer services to patrons in a motor vehicle and may have outdoor speakers provided. This land use includes, but is not limited to, drive through food services, drive-through financial institutions, *service stations*, *gas bars*, *automotive washes*, *automotive service* and similar *developments* providing drive-in services in which patrons generally remain within their vehicles.

DWELLING means a self-contained *building* or part of a *building* used for human habitation and typically containing sleeping, cooking and sanitary facilities for a single household.

DWELLING: APARTMENT means a *building*, or part there-of, other than *townhouse dwelling*, containing four or more *dwelling units* arranged in any horizontal or vertical configuration and which have a shared entrance facility through a common vestibule

DWELLING: DETACHED means a *dwelling* that is separate from other *buildings* and constructed or assembled on-site upon a *foundation: proper* and may include a *dwelling: modular* and *dwelling: moved-in*.

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- For definitions of terms prescribed in this bylaw please see Part 12, s.1: Definition of Terms.
- Any use expressed throughout this bylaw by multiple words may be referred to interchangeable throughout this bylaw. For example 'dwelling: detached' and detached dwelling' are intended to be defined and interpreted the same.

DWELLING: GARDEN SUITE means a *dwelling*, separate from the *principal dwelling* and independent to any *accessory buildings*. A *garden suite* may be constructed with or without permanent cooking facilities, and is intended as a *secondary dwelling*.

DWELLING: MANUFACTURED HOME means a factory constructed transportable single section, single storey *dwelling* conforming to the CSA standard at the time of manufacture, typically designed with a steel frame substructure or chassis, running gear or wheels and ready for residential occupancy upon completion of set-up.

DWELLING: MODULAR means a factory constructed multiple section *dwelling, detached*, located and assembled on a *lot* in modules upon a *foundation: proper*.

DWELLING: MOVED IN means a previously occupied single *detached dwelling* that is transported in whole to an alternative site for continued use as a *dwelling*. A *dwelling: moved in*, does not include a *manufactured home*.

DWELLING: PRINCIPAL means the *dwelling* determined by the *Development Authority* to be the primary dwelling on a *lot* for the purpose of assigning secondary status to an additional *dwelling* under this Bylaw. There shall be no more than 1 *dwelling, principal* per *lot*.

DWELLING: SECONDARY means an additional *dwelling* or *dwellings*, incidental and subordinate to the *dwelling, principal* on the same *lot*. Individual *land use districts* shall specify the number of *dwelling units* and dwelling types that can be considered a *dwelling, secondary* on a *lot*.

DWELLING: SEMI-DETACHED means a *building* comprised of two attached *dwelling units* that are located on separate legal *lots*.

DWELLING: TOWNHOUSE means a *building* comprised of three or more attached *dwelling units*, each of which have an external access that are allocated on separate legal *lots*.

DWELLING UNIT means a specified dwelling type for the purpose of assigning the maximum number of dwellings that may be permitted on a property within a *land use district*.

E

EDUCATION SERVICE means a *development* in which the primary purpose is to provide education, training or instruction, and may include related administrative offices and dormitories. Typical facilities include, but are not limited to, public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities. This land use does not include *commercial schools*.

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ENTERTAINMENT: ADULT means a *development* for the provision of live performances, motion pictures, videos, books, or other reproductions for the amusement of patrons, the central feature of which is generally deemed to be unsuitable for minors. This use may include erotic dance clubs or strip club and the retail sale adult video tapes, digital, electronic or photographic reproductions, or other adult toys and accessories, other than clothing or apparel.

ENTERTAINMENT SERVICE: INDOOR means a *development* that includes a *building* or group of *buildings* primarily used for the provision of indoor amusement and leisure pastimes to patrons. This includes the sale of food and beverages to patrons, and may be licensed by the *Province* for the sale and on-site consumption of alcohol. Typical uses can include, but may not be limited to, movie theatres, video arcades, billiards, bowling alleys, indoor go-cart track, amusement theme -park and miniature golf. This land use does not include *casinos/gambling establishments* or *drinking establishments*.

ENTERTAINMENT SERVICE: OUTDOOR means a *development* that provides for outdoor amusement and leisure pastimes. This includes the sale of food and beverages to patrons and may be licensed by the *Province* for the sale and on-site consumption of alcohol. Typical uses can include a go-cart track, miniature golf course, carnival, circus, amusement theme-park and drive-in movie theatres. This land use does not include *recreation, outdoor special uses, casinos/gambling establishments* or *drinking establishments*.

EQUESTRIAN FACILITY means a facility used for the training of horses and riders, and may include facilities for horse boarding and grooming, horse shows and equestrian competitions.

EQUIPMENT SALES AND SERVICE: MAJOR means a *development* used for the sale, rental, service, and repair of new or used commercial and industrial vehicles, machinery and equipment that are typically used in *building, roadway, pipeline, oil field and mining construction, forestry, manufacturing, assembling and processing operations* and agricultural operations which include, but are not limited, to the sale and servicing of heavy duty trucks, dump trucks, vacuum trucks, welding trucks, flatbed trailers, tractors and machinery or mechanical equipment. This land use may include *outdoor display* and *outdoor storage* areas.

EQUIPMENT SALES AND SERVICE: MINOR means a *development* used for the sale, rental and repair of tools, appliances, office equipment, furniture, home appliances, light construction equipment, small engines or similar items from within an enclosed *building* and *may include outdoor display area, and limited outdoor storage area*. This land use does not include *equipment sales and service, major, automotive sales and service* or *automotive repair service*.

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F

FRAME & FABRIC STRUCTURE means an *accessory building* designed and constructed with a rigid frame that supports an exterior fabric covering and may also include some rigid exterior wall panels containing windows and/or doors.

FUNERAL SERVICE means a *development* used for the preparation of the dead for burial or cremation, and the holding of funeral services. This land use does not include *crematorium* or a *cemetery*.

G

GARDEN AND LANDSCAPE CENTRE means a *development* used primarily for the growing and/or sale of flowers, plants, shrubs, trees, vegetables, and similar vegetation for wholesale and retail sale from within an enclosed *structure*. This land use may also include the retail sales of associated gardening merchandise, plant-care and other products, and selling soft landscaping materials such as seeds, plants, trees and shrubs, as well as hard landscaping materials such as rocks, pavers, ornaments, shale, crushed rock or other similar materials associated with *landscaping*. This land use may also include an *outdoor display area* and *limited outdoor storage area*. This land use does not include cannabis production or cannabis storage & distribution, *tree farm* or *market garden*.

GAS BAR means a *development* that is limited to the sale of gasoline and related automotive and petroleum products and may provide self-service, full service, key lock and card lock services, and may also include an automotive wash, and *retail store*, *convenience* as *ancillary developments*. This land use does not include *automotive repair service*, *service station* or *bulk oil sales*.

GOVERNMENT SERVICE means a *development* which provides municipal, provincial or federal government services directly to the public. Typical uses include, but are not limited to, government offices and public service yards, social service offices, protective and emergency services, courthouses and postal stations. This land use does not include substance abuse treatment centers, temporary shelter service or *detention and correctional services*.

GROUP HOME means a *dwelling* that is recognized, authorized, licensed or certified as a social care facility by a relevant government authority and is intended to provide room and board to persons with physical, mental, social or behavioral problems that require the guidance and supervision of on-site staff. The character of this land use is that the occupants live together as a single household sharing cooking facilities and other common residential living areas. This land use provides accommodation for not more than six (6) residents, excluding resident staff. A group home *shall* not include substance abuse treatment centers, temporary shelter services or *detention and correction services*.

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GUEST HOUSE means part of an *accessory building* which has sleeping accommodation, and may have sanitary services but does not have permanent cooking facilities and is not intended to be used as a self-contained *dwelling unit*.

H

HOME BASED BUSINESS: TYPE 1 means an *accessory development* located within a *principal dwelling*, which is occupied by permanent residents, to conduct a business, which does not change the character of the *dwelling* or present any exterior evidence of business activity, and does not involve client visits. This use has no external impact on the neighbourhood. Typical *developments* may include self-employed persons providing professional and office support services.

HOME BASED BUSINESS: TYPE 2 means an *accessory development* located within a *principal dwelling* and/or an *accessory building*, where the *dwelling* is occupied by permanent residents. The business may involve client visits at the discretion of the *Development Authority* and no more than one (1) *home business vehicle* on-site (maximum one ton weight). Typical uses may include, *child care: day home*, massage therapy, spa/esthetics services, hairdressing, mobile food vendors or caterers, individual instruction to students such as fitness training, arts and crafts, off-site mobile repair services and, minor household appliance repair services. This use class does not include any type of use that presents *nuisance* factors exterior to a *building* on the *lot*, *outdoor storage* areas or *outdoor display* areas.

HOME BASED BUSINESS: TYPE 3 means an *accessory development* located within a *principal dwelling*, an *accessory building* and the *lot*, or a combination thereof, where the *dwelling* is occupied by permanent residents, to conduct a business. The business *may* include some outdoor activity, and *limited outdoor storage*, in accordance with Part 9. s13 of this *Bylaw*; non-resident employees to a maximum of three (3) and client visits, at the discretion of the *Development Authority*. A maximum of two (2) *home business vehicles* may be located on the *lot*. Typical uses may include *contractor service: minor*, automotive repair and on-site fabrication, at the discretion of the *Development Authority*. This use class does not include more intensive industrial type of uses that present *nuisance* factors exterior to a *building* on the *lot*, or an *outdoor display* area.

HOSPITAL means an institutional *development* used to provide in-patient and out-patient health care and include a community health centre and a full service *hospital*.

I

INDOOR SELF STORAGE FACILITY means a *building* or group of *buildings* in which rentable space is provided for the storing and retrieval of personal effects and household goods not including the storage of *dangerous or hazardous goods*. This facility is characterized by individual separate spaces which are accessible by customers. In no case *shall* storage spaces be used for *manufacturing*, retail or wholesale

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selling, office or other business services, or for human habitation. The *building* may be of a single or multi storey design with a high exterior architectural standard that is suitable to be located within a highly visible or commercial area. This land use does not include any element of *outdoor storage*.

INDUSTRIAL: LIGHT means an industrial or *manufacturing development* that is of smaller scale or of lesser impact than *industrial, medium* where the industrial or *manufacturing* activity is conducted from within an enclosed *building* in such a manner that, during its normal operations, would not create any significant *nuisance* or *risk* factors beyond the *building* from which it operates. This land use is compatible with industrial and most commercial uses in a municipally serviced concentrated industrial park setting, and can include, but may not be limited to, one or more of the following:

- a) the processing or fabrication of raw or finished goods;
- b) *manufacturing*, altering or assembling of semi –finished or finished goods, products, raw materials or equipment, but not food products;
- c) warehousing, packaging and distribution of any material, good, product or equipment generated as part of the business operation;
- d) the temporary onsite parking of motor vehicles incidental to the trans-shipment of goods produced on site;
- e) research and development uses and laboratory facilities;
- f) indoor display, office, technical or administrative support areas or retail sales operation *shall* be considered *accessory* to this use;

This land use does not include *agricultural processing, medium or heavy industrial uses*, any cannabis related land use or any other uses that are defined separately in this *Bylaw*.

INDUSTRIAL: MEDIUM means an industrial or *manufacturing development*, which can include both *outdoor storage* and outdoor industrial business activities that, during normal operations, do not create any significant *nuisance* or *risk* factors beyond the *lot* from which it operates. This land use is compatible with other industrial and some commercial uses in a municipally serviced concentrated industrial park setting, and includes but may not be limited to one or more of the following:

- a) a the processing or fabrication of raw materials;
- b) the *manufacturing* or assembling of semi –finished or finished goods, products or equipment;
- c) cleaning, servicing, repairing or testing of materials goods and equipment normally associated with industrial, *building* or household use;
- d) the warehousing and packaging and trans-shipping of materials, goods, products or equipment generated from the business operation;
- e) research and development uses and laboratory facilities;
- f) the training of personnel in industrial operations

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g) indoor display, office, technical or administrative support areas or sales operation *accessory* to this use;

This land use does not include *agricultural processing, heavy industrial uses*, any cannabis related land use or any other uses that are defined separately in this *Bylaw*.

INFORMATION SERVICE means a facility engaged in producing and distributing information in a digital or printed format, library services and archives, publishing and printing services, and any use type that includes the use of a network of computers for the purpose of data processing which includes the use of computers to perform defined operations on data that have been accessed from the world wide web.

K

KENNEL means a *development* used for daycare services and/or overnight boarding, exercising or training of five (5) or more animals, normally considered as household pets, which are not owned by the occupant of the premises. This land use may also include the breeding, keeping and raising of three (3) or more dogs, for profit or gain, and may also include an animal shelter or impound. This land use does not include any *veterinary service* or *pet care service*.

L

LEGAL SUITE: BACKYARD means a separate *dwelling unit*, that is located within a residential *accessory building* and accessed through a separate entrance from a common indoor area or directly from outside the *building* and typically located within a garage or shop.

LEGAL SUITE: IN DWELLING means a separate living accommodation *dwelling unit*, that is located within a *principal dwelling* and accessed through a separate entrance from a common indoor area or directly from outside the *building* and typically located within a basement or loft of a *dwelling*.

LIVESTOCK AUCTION MART means a facility specifically intended for the auctioneering of *livestock* and may include temporary holding of *livestock*.

LOCAL COMMUNITY FACILITY means a facility provided by a municipality or a non-profit group or organization for recreational, social or cultural purposes and intended primarily for the use of the local area residents.

M

MANUFACTURED HOME SALES AND SERVICE means a *development* used for the display, sale or rental of new or used *manufactured homes* and includes the provision of maintenance services and sale of parts and accessories.

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MANUFACTURING BUSINESS INCUBATOR means a business *development* facility for the temporary use of indoor, low-impact industrial or *manufacturing* activity. This use *shall* only be approved in accordance with a defined manufacturing incubation area delineated within a land use map of an approved plan and developed in accordance with an approved technology brief that forms part of an adopted ASP, LASP or Outline Plan. Any Use within a manufacturing business incubator *shall*, in the opinion of the *Development Authority*, not create any *nuisance* or *risk* factor beyond the *lot* from which it operates.

MARKET GARDEN means a facility where plants such as flowers, herbs, fruits and vegetables are cultivated in greenhouses or outdoor garden plots and sold on-site to the general public.

MIXED USE RESIDENTIAL/OFFICE means a *building* or part of a *building* that combines the use of residential units and business offices. This use *shall* operate only within an approved manufacturing business incubation *district* and in accordance with an adopted ASP, LASP or Outline Plan as deemed appropriate by the County. Acceptable uses within a Mixed Use Residential/Office will be limited to residential units and those defined as business and financial support service or personal and health care service.

N

NATURAL RESOURCE EXTRACTION means the removal of natural resources (excluding oil and gas), including peat, wood fibre, metallic and non-metallic minerals (such as sand, gravel, coal, limestone, gypsum, granite and salt). Typical facilities or uses would include gravel pits, sand pits, clay or marl pits, peat extraction and commercial logging.

O

OUTDOOR DISPLAY AREA means an *accessory development*, the purpose of which is to display, goods, products, materials, vehicles or equipment that are indented to be sold or rented from the *lot*.

OUTDOOR STORAGE means an *accessory development* which includes the storage of equipment, goods and materials, specifically associated with the *principal building* and *use* of a *lot*, and does not involve the use of permanent *structures* or the material alteration of the existing *lot grade*. This land use does not include a *wrecking yard*.

OUTDOOR STORAGE: LIMITED means an *accessory development* which includes the storage of equipment, goods and materials, specifically associated with the *principal building* and *use* of the *lot*, and does not involve the use of permanent *structures* or the material alteration of the existing *lot grade*, which *shall* not exceed an area greater than 25% of the *gross floor area* of the *principal building* on the *lot*.

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P

PARK means land developed for recreational activities that do not require major *buildings* or facilities, and may include picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms.

PARKING FACILITY means a *development* used primarily as a parking area for the temporary parking of vehicles, generally for a fee, and includes *parking spaces*, *loading spaces*, *drive aisles*, entrances and exits to the area and traffic islands, where they form part of the *parking facility*. This land use may be the *principal use* on a *lot*, or may be an *accessory development*, and may include surface parking lots, parking structures above or below grade or within an enclosed *building*. These uses are generally within a walking distance of, or will provide transportation to its users to an airport or some other form of public transit.

PERSONAL AND HEALTH CARE SERVICE means a *development* intended to provide personal aesthetic services which are related to the care and appearance of the body, or physical or mental health care services of a preventative, diagnostic or therapeutic nature. Typical personal care uses include, but may not be limited to, barbershops, hair salons, spas, tattoo parlors, tanning salons, recreation indoor: minor uses, and their *accessory* retail sales. Typical health care services include medical and dental offices, health clinics, medical labs, chiropractor, acupuncture, physiotherapy, massage therapy and counseling services. This land use does not include a *hospital*.

PERSONAL STORAGE BUILDING means a *building* for the storage of private property on a parcel directly related to the maintenance, upkeep and enjoyment of that parcel that is not *accessory* to an existing agricultural use and is proposed where a *principal dwelling* does not exist.

PET CARE SERVICE means a *development* where small animals normally considered *household pets* are washed, groomed, trained and boarded. This *development* may also include the retail sales of *household pets*, and associated products. This *development* does not include overnight boarding, outside enclosures, pens, runs or exercise areas any *veterinary service* or a *kennel*.

PLACE OF WORSHIP means a *development* where people gather to worship together. Typical uses include churches, chapels, mosques, temples, synagogues, convents and monasteries. This land use also includes any related religious, philanthropic or social activities and includes *accessory developments* such as rectories, manses, convents and monasteries. A Place of Worship *shall* not be used to undertake wedding receptions or similar post-wedding activities that may include, but are not limited to; food/meals, music/celebrating or any activities that typically follow the religious officiating ceremony.

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R

RECREATION: INDOOR means a *development* providing facilities that are available to the public for sports and recreational activities conducted from within an enclosed *building*. Typical uses include, but may not be limited to, recreation centres including such facilities as swimming pools, hockey rinks, gymnasiums, courts and athletic fields, fitness centres, and rifle and pistol ranges. This land use may also include *personal and health care services, restaurants and retail store, general and convenience*.

RECREATION: OUTDOOR means a *development* where patrons participate in sports and other outdoor recreational activities and it may include on-site *restaurants and retail store, general and convenience*. Typical uses include golf courses, driving ranges, outdoor paintball facilities, ski hills, tennis courts, swimming pools, waterslides, sports fields, equestrian trails, dog parks, boating facilities and recreational trails. This land use does not include *recreation outdoor, special*.

RECREATION: OUTDOOR, SPECIAL means a *development* for which the *principal use* is to provide a venue for outdoor recreational activities that may create adverse *environmental impact or nuisance* such as noise, effluent, odour, glare or emissions beyond the *lot* from during its normal operations. Typical uses can include, but may not be limited to, a vehicle racetrack, firearm shooting range and radio/remote controlled air craft flying. This land use *shall* only be considered within a direct control *district*.

RECREATIONAL VEHICLE STORAGE means a *development* used for the *outdoor storage* of *recreational vehicles*.

RECYCLING DEPOT: INDOOR means a *development* used for the buying sorting, temporary storage and distribution of bottles, cans, tetra packs, newspapers, cardboard, plastics and similar household goods for reuse from within an enclosed *building*. This land use does not include a *wrecking yard*.

RECYCLING DEPOT: OIL means a *development* used for the collecting, storing and distributing for reuse, used automotive petroleum products and containers, excluding *dangerous or hazardous materials*.

RESORT RECREATIONAL FACILITY means a comprehensive *development* which may consist of *accommodation services, restaurants, indoor and outdoor recreational facilities* and minor retail establishments. This land use does not include a *rural wedding facility or outdoor recreation, special*. This use *shall* only be considered where it is supported through an approved *statutory plan*.

RESTAURANT: MAJOR means a *development* primarily intended for the preparation and sale of foods and beverages to the public for consumption on or off the site. This land use typically has a varied menu, with a fully equipped kitchen and preparation area. Minors are never prohibited from any portion of the establishment at any time during the hours of operation. This use may include a *drinking establishment* as an *ancillary use*.

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RESTAURANT: MINOR means a *development* where limited types of prepared foods and non- alcoholic beverages, are offered for sale to the public for consumption within the premises or off the *lot*. This use typically caters to walk-in clientele, and includes, but is not limited to, coffee, donut, bagel or sandwich shops, ice cream parlours, fast food *restaurants* and other similar uses with limited seating capacity. These land uses may also include a *drive through service*.

RETAIL STORE: CONVENIENCE means a *development* used for the retail sale of those goods required by area residents or employees on a day to day basis in an enclosed *building* not exceeding a total *gross floor area* of 350m², and is intended to serve a local area rather than a municipal or regional area. Typical uses include small food stores, pharmacies, and variety stores selling confectionery, tobacco, groceries, beverages, hardware, printed material and personal care items. This does not include *retail store, liquor or cannabis retail store*.

RETAIL STORE: GENERAL means *development* used for the retail sale goods and merchandise to the general public from within an enclosed *building*. This land use includes but is not limited to the retail sale of groceries, household goods, furniture and appliances, clothing, hardware, pharmaceutical and personal care items, sporting goods, automotive parts and accessories, office equipment, *building* supplies, flooring, major appliances, stationary and other similar goods. This land use does not include *automotive sales and service, equipment sales and service, major, cannabis or liquor store retail*.

RETAIL STORE: LIQUOR means a retail store licenced by the *Province* to sell alcoholic beverages to the public, for off –site consumption. Typical uses include liquor, wine and beer stores.

RURAL WEDDING FACILITY means an indoor facility for the purpose of providing weddings and similar events on a *lot* within a traditional rural setting. This use is not intended to locate *development* styles that would be more appropriately located within defined business and commercial areas. Any use and/or *development* considered under this definition *shall* be designed to be agriculturally harmonious by way of design, appearance, scale and form and *shall* not detract from the rural and agricultural context of the site or its surroundings. This use does not include overnight accommodations.

S

SECURITY SUITE means an *accessory development* that is used solely to accommodate persons whose official function is to provide surveillance and security for the maintenance and safety of the *principal* industrial and commercial *development* and/or *use* located a *lot*. This land use *shall* not be used as a permanent residence.

SERVICE STATION means a *development* used for the routine servicing, repairing or washing of vehicles within an enclosed *building*, and includes the sale of gasoline, other petroleum products, vehicle parts and accessories and a commercial card-lock. A service station may include *accessory developments* such

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as a *restaurant, major restaurant, minor, retail services* and *automotive wash* facilities. Typical uses include truck stops and highway *service stations*. This land use does not include *bulk oil sales* or *automotive repair services*.

SHIPPING CONTAINER (SEA CAN) means an intermodal cargo container for marine, rail and truck transport of goods and materials, and may also be used as an *accessory building* unless indicated otherwise elsewhere in the *Bylaw*.

SHOW HOME AND SALES OFFICE means a *building* taking the form of a *dwelling* that is used for a limited period of time for the purpose of marketing residential lands or *buildings*, and may also include a sales office.

SIGN means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event.

SIGN: COPY means the letters, graphics or characters that make up the message on a *sign face*.

SIGN: COPY AREA means the total area of the *sign*, within one or more rectangles, in which the entire limits of the *copy* is enclosed. In the case of a double-face or multi-face *sign*, the copy area is the average of the total area of all the individual faces of the *sign*.

SIGN: DIGITAL means a *sign* that is remotely changed on or off *site* and incorporates a technology or method allowing the *sign* to change copy without having to physically or mechanically replace the *sign* face or its components.

SIGN: DIRECTIONAL means a *sign* providing directions to a facility which *may* not be located on the same *lot* as the *sign*, and does not include any advertising of products or services.

SIGN: FACE means a single face of *sign* in which a copy is located.

SIGN: FASCIA means a *sign*, no more than 40 cm in thickness, attached flat against the exterior surface of a *building*.

SIGN: FREESTANDING means a *sign* permanently fixed to the ground independent of a *building* or other structure.

SIGN: SEASONAL means a *sign* placed on a *lot* annually to provide advertise a seasonal activity such as a U-pick.

SIGN: TEMPORARY means a *sign* that can be relocated or removed from a *lot* and is used for advertising of a limited duration. This includes any *sign* that is not attached to a permanent foundation. Typical uses include portable *signs* with changeable copy.

2. LAND USE DEFINITIONS

- The following defines the *permitted uses* and *discretionary uses* prescribed within the land use districts of this *Bylaw*.
- For definitions of terms prescribed in this *bylaw* please see Part 12, s.1: Definition of Terms.
- Any *use* expressed throughout this *bylaw* by multiple words may be referred to interchangeable throughout this *bylaw*. For example ‘dwelling: detached’ and detached dwelling’ are intended to be defined and interpreted the same.

T

TELECOMMUNICATION FACILITY means a *structure* for supporting equipment for transmitting and/or receiving television, radio, telephone or other electronic communications.

TRANSPORT & SHIPPING DISPATCH SERVICE means a *development* where trucks and/or semi-trucks and trailers are stored for dispatch as common carriers for the pick-up, delivery of goods and may include *accessory developments* such as a *truck weigh scale* and small office *structures*.

TREE FARM an area of land designated for the *principal use* of continuous commercial production of trees through the planting, growing and nurturing of assorted species of trees to varying levels of maturity for the purpose of uprooting and sale to the general public, or at a commercial scale. A tree farm may include limited onsite sales of related goods through a sales office. This land use does not include *cannabis production, cannabis storage & distribution, a garden and landscape center or market garden*.

TRUCK WEIGH SCALE means a large scale *structure* that is usually mounted permanently on a concrete foundation used to weigh vehicles and their contents.

U

UTILITY SERVICE: MAJOR means *development* for utility infrastructure purposes which, in the opinion of the *Development Authority*, is likely to have a major *environmental impact*. Typical uses include but are not limited to sewage treatment plants, water treatment plants, major pump houses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste recycling plants. This use does not include a *wind & solar power generation facility*.

UTILITY SERVICE: MINOR means *development* for utility infrastructure purposes which, in the opinion of the *Development Authority*, is likely to have only a minor *environmental impact*. Typical uses in this class include but are not limited to works used to provide water, sewage disposal, irrigation, drainage, fuel, telephone, electric power, waste management, public transportation, or street lighting for public benefit, convenience, or use. This use does not include a *wind & solar power generation facility*.

V

VERTICAL FARMING means a form of farming that is undertaken within in a *building* and may consist of various methods including aquaponics, hydroponic and aerologic systems to produce crops in vertically stacked layers.

2. LAND USE DEFINITIONS

- The following defines the *permitted uses* and *discretionary uses* prescribed within the land use districts of this *Bylaw*.
- For definitions of terms prescribed in this *bylaw* please see Part 12, s.1: Definition of Terms.
- Any *use* expressed throughout this *bylaw* by multiple words may be referred to interchangeable throughout this *bylaw*. For example ‘dwelling: detached’ and detached dwelling’ are intended to be defined and interpreted the same.

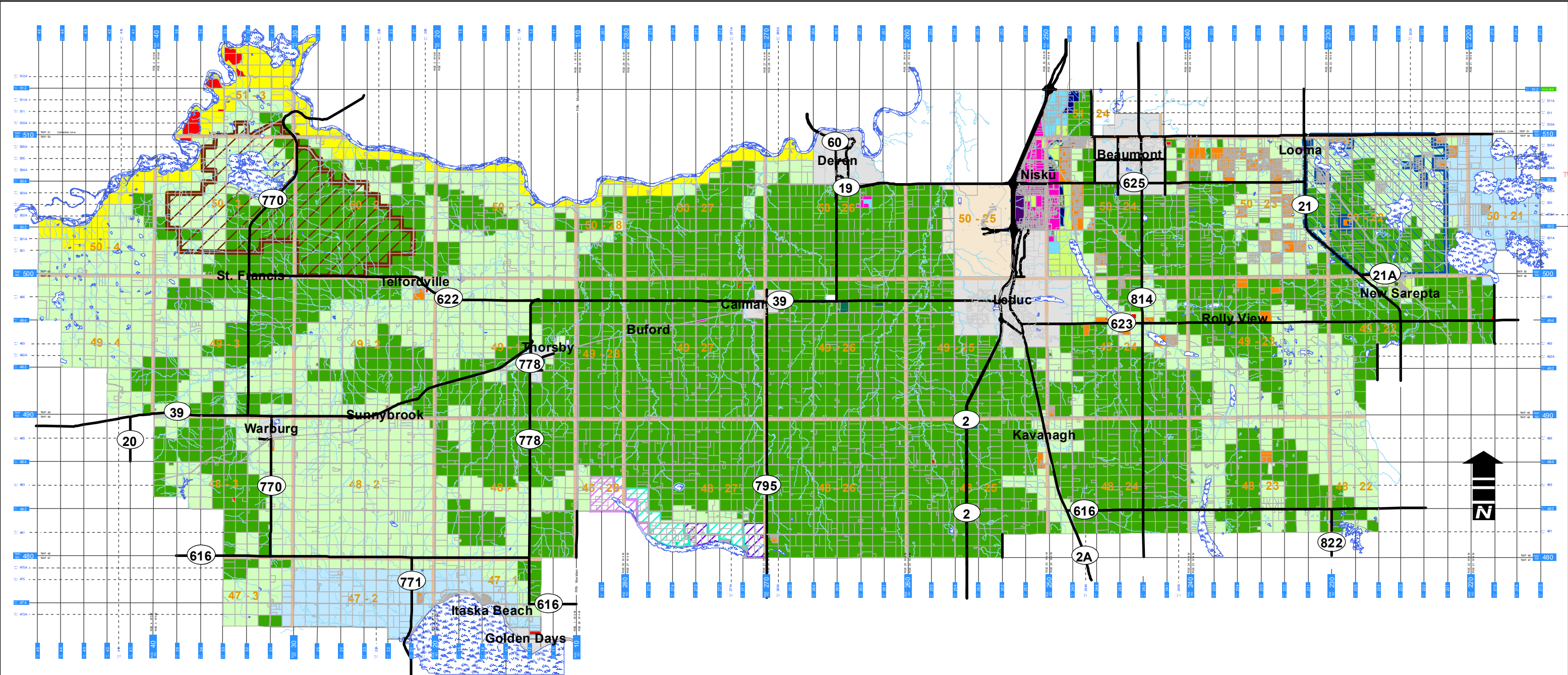
VETERINARY SERVICE: MAJOR means a *development* whose principal purpose is the on site medical care and treatment of *livestock* and may also include *household pets*. This use includes overnight accommodation for animals awaiting treatment or recovering from treatment, outdoor pens, runs and enclosures. This land use may also include the retail sale of associated products but does not included a *kennel* or *pet care service*.

VETERINARY SERVICE: MINOR means a facility for the medical care and treatment of animals that are considered *household pets* and includes the provision of overnight accommodation for animals awaiting treatment or recovering from treatment, but does not include outdoor pens, runs or enclosures. This land use may also include the sale of associated products, but does not include a *kennel*, or *pet care service*.

W

WAREHOUSING AND STORAGE: INDOOR means the use of a *building* primarily for the keeping of goods and merchandise, excluding *dangerous or hazardous materials*, derelict vehicles or any waste material, and whereas all goods and merchandises are contained within an enclosed *building*, and may include the temporary storage of transport units and vehicles used for the shipment of such goods. This land use does not include a *cannabis storage and distribution facility*.

WIND AND SOLAR POWER GENERATION FACILITY means a power generating facility that utilizes renewable resources of wind and/or solar, where the primary purpose is to place harnessed energy into the grid system. This *development* typically includes solar arrays and wind turbines that typically require large tracts of undeveloped land. This use is not intended for solar panels/arrays designed to serve a *building* or use on the same *lot*.



Map 1
Leduc County Land Use Map
Land Use Bylaw



Legend

LAND USE DISTRICTS

- AG - Agricultural
- AGP - Agricultural Prime
- AGS - Agricultural Support Services
- BPT - Business Park Transitional
- CR - Country Residential
- DC - Direct Control
- DR - Development Reserve

- EP - Environmental Protection District
- ER - Estate Residential
- GC - General Commercial
- GI - General Industrial
- GPP - Genesee Power Project Overlay
- INS - Institutional
- LI - Light Industrial
- LW - Lake Watershed

- MB - Manufacturing Business
- MUC - Mixed Use Commercial
- NSRV - North Saskatchewan River Valley
- PR - Parks and Recreation
- RCM - Rural Centre Mixed District
- RMH - Manufactured Home Residential
- RR - Resort Residential
- RU1 - Residential Urban 1

- RU2 - Residential Urban 2
- RU3 - Residential Urban 3
- RMF - Residential Multi Family District
- UC1 - UrbanCommercial1
- WLC - Wizard Lake Central
- WLW - Wizard Lake West
- WLW/CC - Wizard Lake Watershed / Conjurung Creek

Features

- AGSO - Agricultural Smallholding Overlay
- Water Body
- Edmonton International Airport
- Other Municipality

Legend

LAND USE DISTRICTS

- AG - Agricultural

AGP - Agricultural Prime

BPT - Business Park Transitional

CR - Country Residential

DC - Direct Control

DR - Development Reserve

EP - Environmental Protection District

ER - Estate Residential

GC - General Commercial
- GI - General Industrial

INS - Institutional

LI - Light Industrial

MB - Manufacturing Business

RU1 - Residential Urban 1

RU2 - Residential Urban 2

RU3 - Residential Urban 3

RMF - Residential Multi Family District

UC1 - UrbanCommercial1

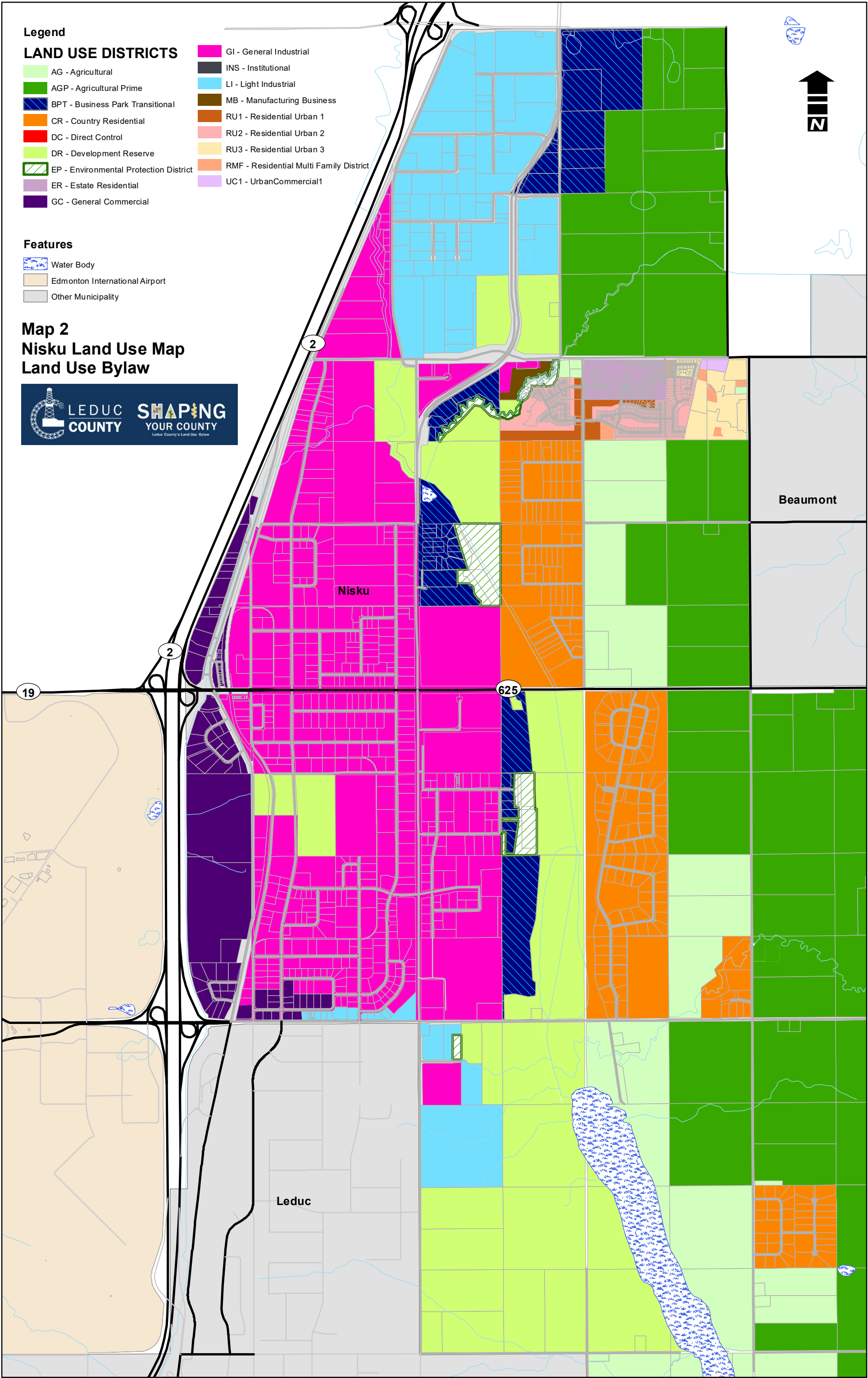
Features

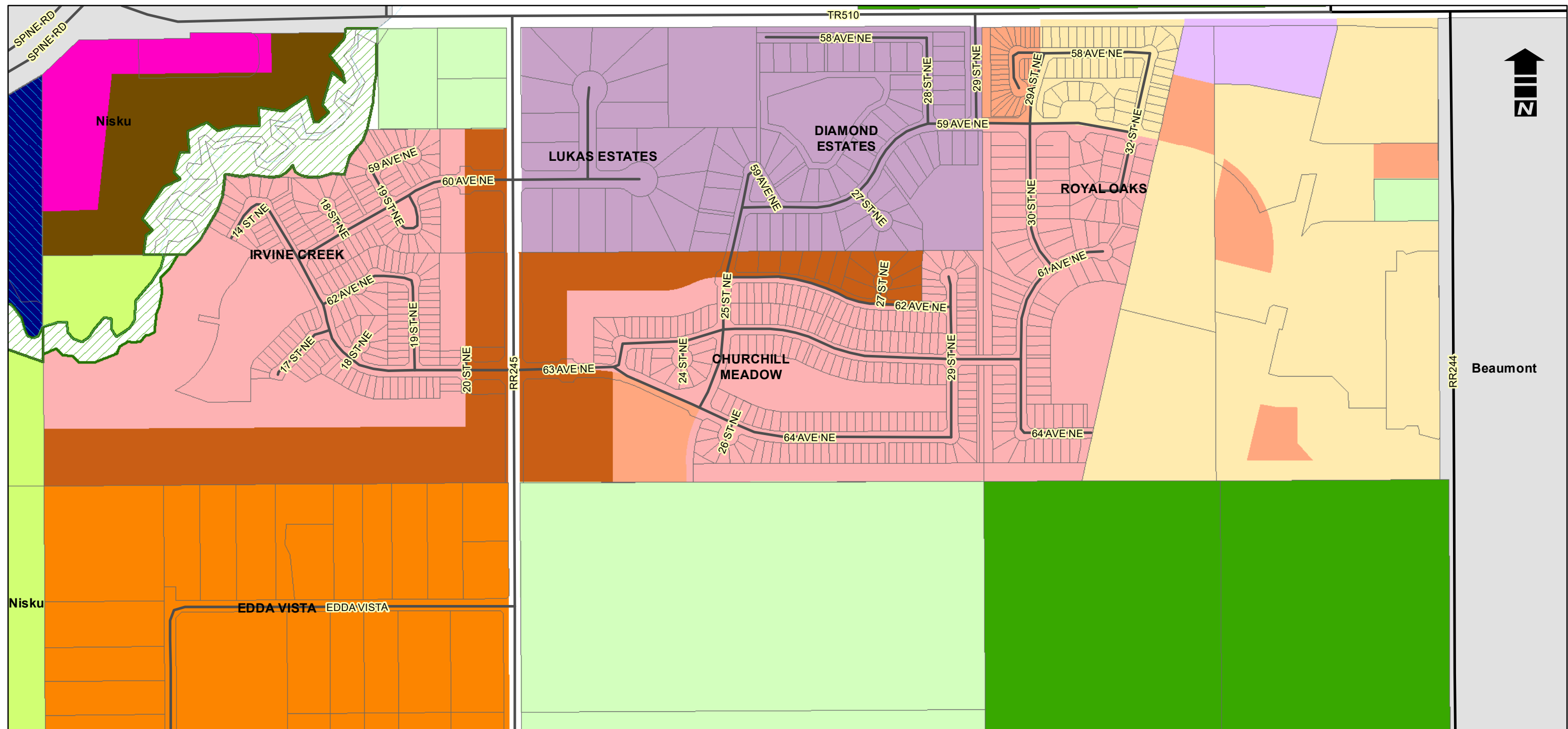
- Water Body

Edmonton International Airport

Other Municipality

Map 2
Nisku Land Use Map
Land Use Bylaw





Map 3
Urban Growth Area Land Use Map
Land Use Bylaw



Legend

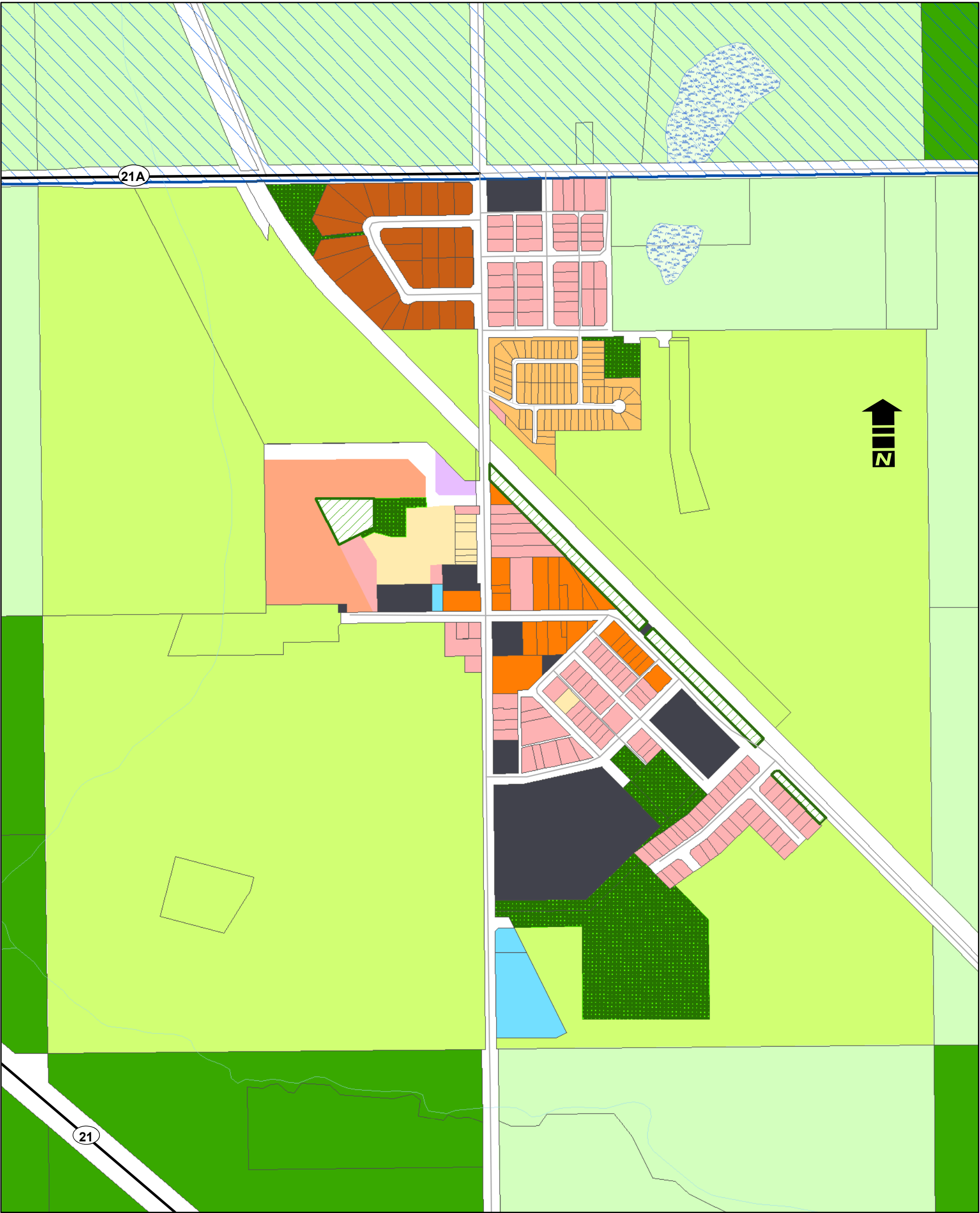
LAND USE DISTRICTS

AG - Agricultural	DC - Direct Control
AGP - Agricultural Prime	DR - Development Reserve
Business Park Transitional – BPT	EP - Environmental Protection District
CR - Country Residential	ER - Estate Residential
	GI - General Industrial
	MB - Manufacturing Business

RU1 - Residential Urban 1
RU2 - Residential Urban 2
RU3 - Residential Urban 3
RMF - Residential Multi Family District
UC1 - UrbanCommercial1

Features

	Water Body
	Edmonton International Airport
	Other Municipality



Map 4
New Sarepta Land Use Map
Land Use Bylaw

Legend

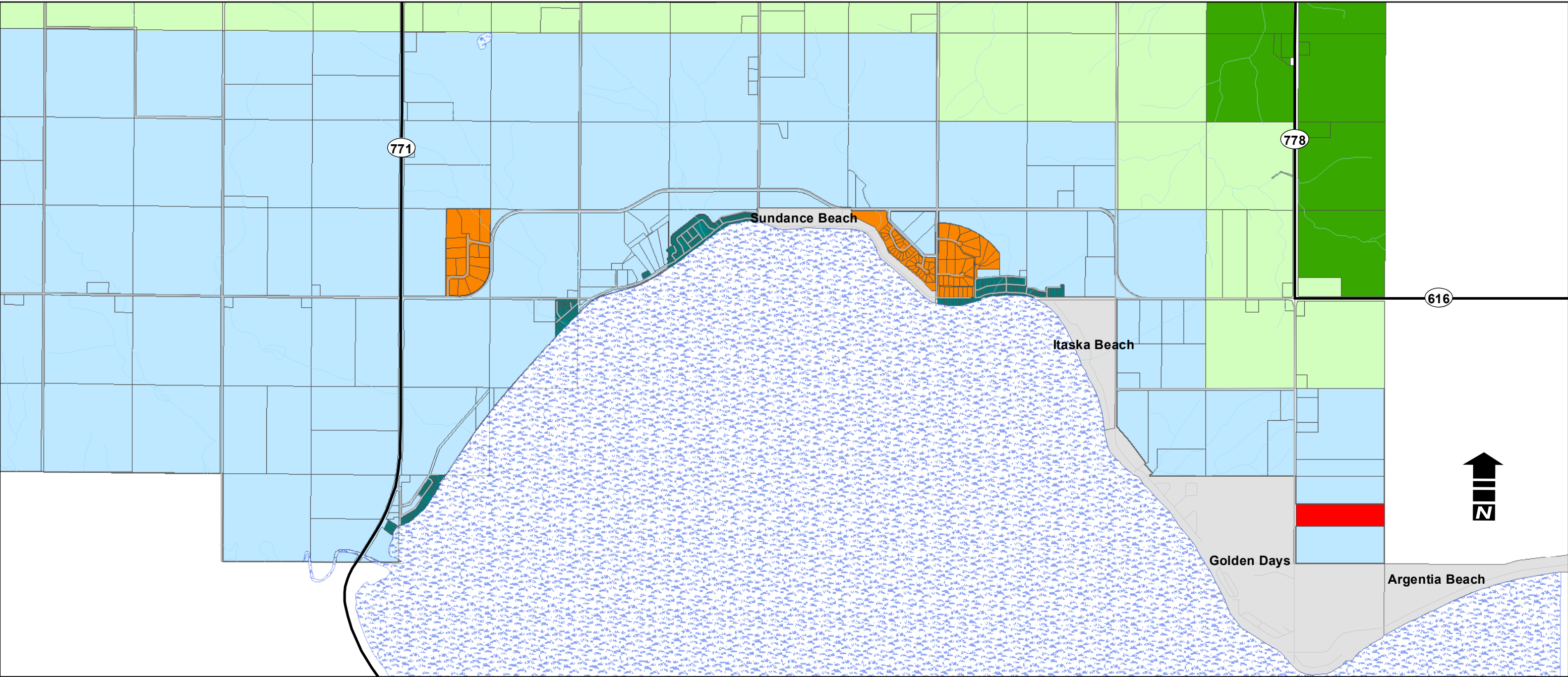
LAND USE DISTRICTS

- AG - Agricultural
- AGP - Agricultural Prime
- AGS - Agricultural Support Services
- DR - Development Reserve
- EP - Environmental Protection District
- INS - Institutional
- LI - Light Industrial
- MUC - Mixed Use Commercial
- PR - Parks and Recreation
- RMH - Manufactured Home Residential
- RU1 - Residential Urban 1
- RU2 - Residential Urban 2
- RU3 - Residential Urban 3
- RMF - Residential Multi Family District
- UC1 - UrbanCommercial1

Features

- AGSO - Agricultural Smallholding Overlay
- Water Body
- Edmonton International Airport
- Other Municipality





Map 5
Pigeon Lake Land Use Map
Land Use Bylaw



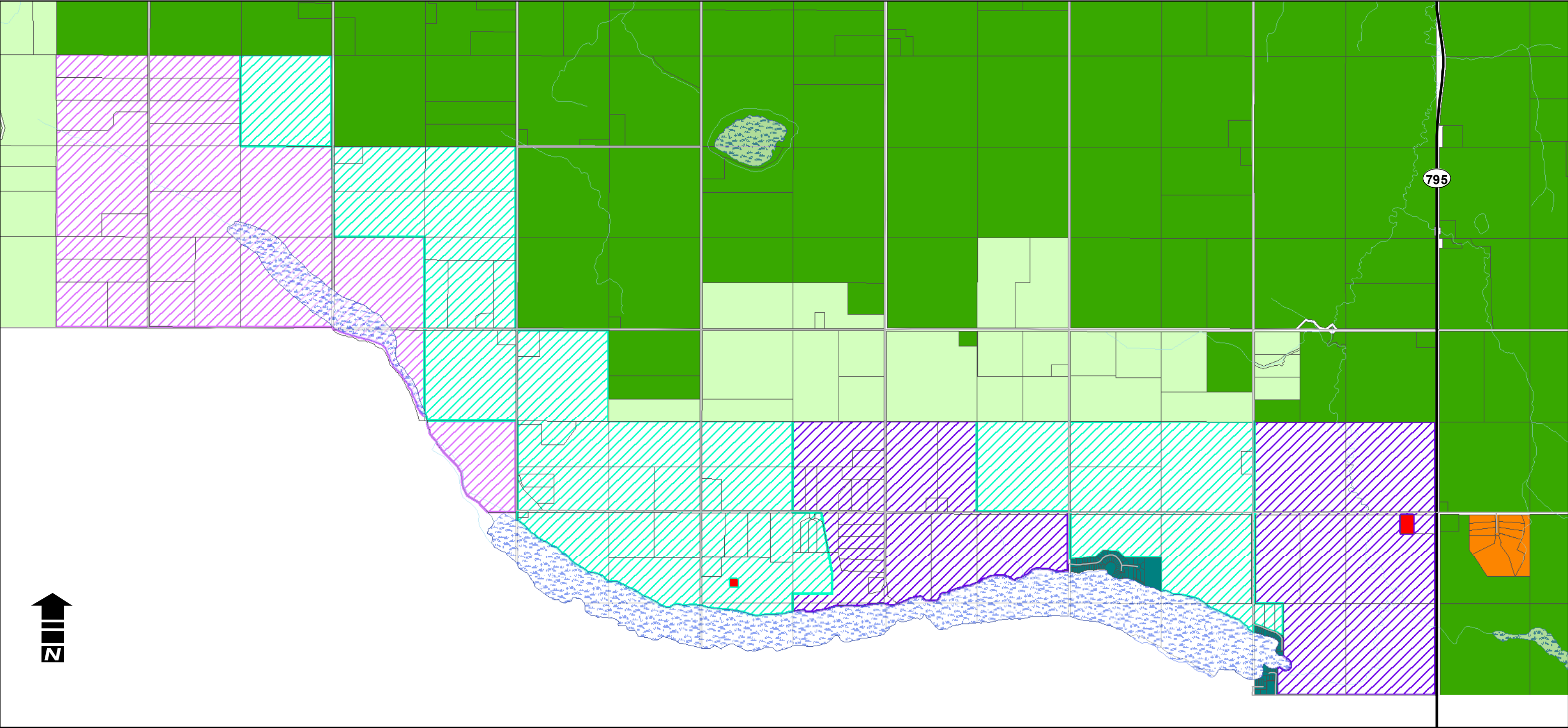
Legend

LAND USE DISTRICTS

- AG - Agricultural
- AGP - Agricultural Prime
- CR - Country Residential
- DC - Direct Control
- LW - Lake Watershed
- RR - Resort Residential

Features

- Water Body
- Edmonton International Airport
- Other Municipality

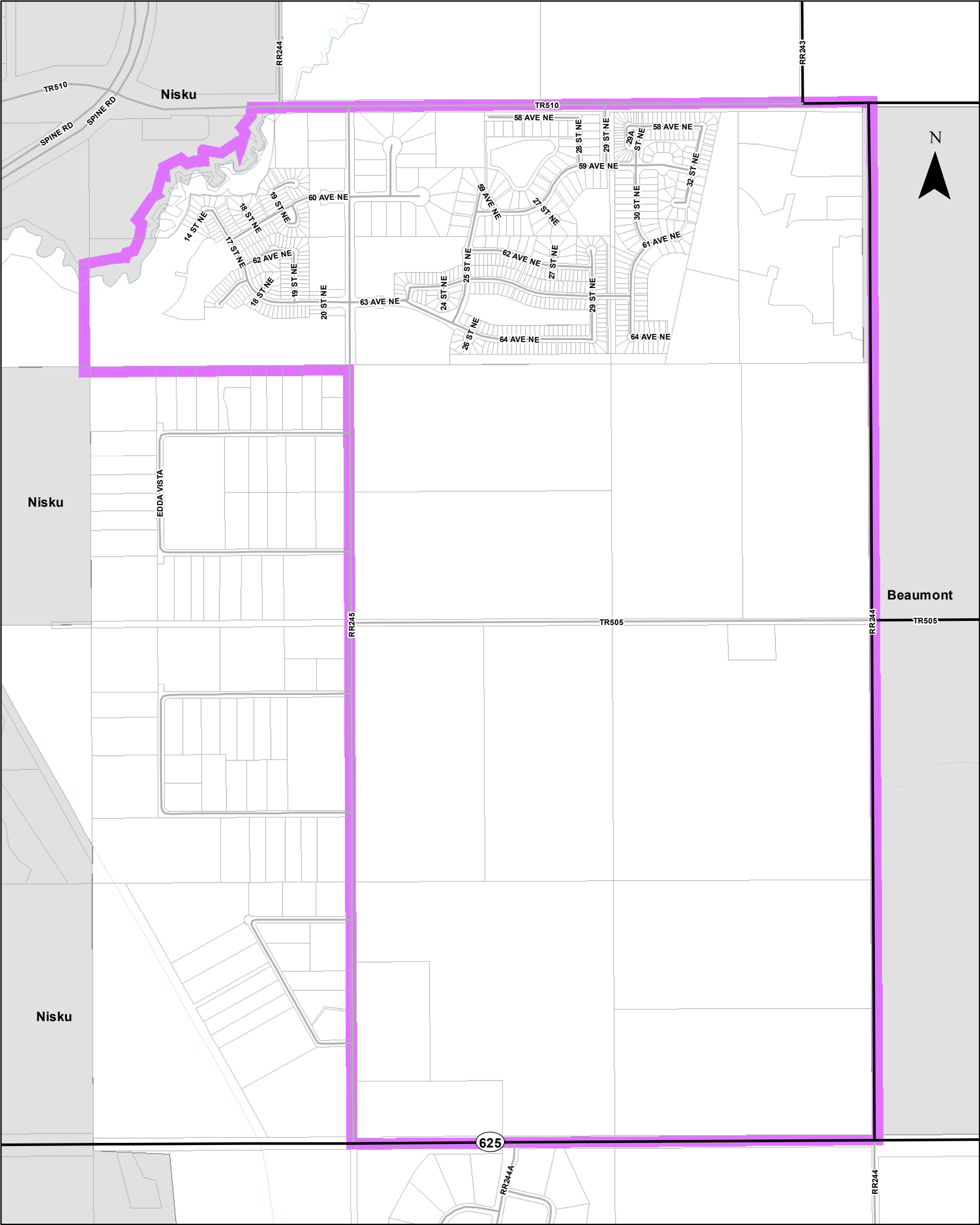


Map 6
Wizard Lake Land Use Map
Land Use Bylaw



- Legend**
- LAND USE DISTRICTS**
- AG - Agricultural
 - AGP - Agricultural Prime
 - CR - Country Residential
 - DC - Direct Control
 - RR - Resort Residential
 - WLC - Wizard Lake Central
 - WLW - Wizard Lake West
 - WLW/CC - Wizard Lake Watershed / Conjuring Creek

- Features**
- Water Body
 - Edmonton International Airport
 - Other Municipality



1:12,000

Map 7
Urban Growth Area Boundary
Land Use Bylaw