Amended by Bylaw
2025-23
2025-24
2025-25
2025-26
2026-18

2026-22
2026-24
2026-25
2026-30

PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2025-12

BEING A BYLAW FOR THE PURPOSE OF REGULATING LAND USE WITHIN PARKLAND COUNTY

WHEREAS under the authority and subject to the provisions of the *Municipal Government Act*, RSA 2000 c M-26, and amendments thereto, the Council of Parkland County must pass a land use bylaw; and

WHEREAS Council of Parkland County has passed Bylaw 2017-18 as Parkland County's Land Use Bylaw; and

WHEREAS Council deems it desirable to replace Bylaw 2017-18;

NOW THEREFORE the Council of Parkland County, duly assembled and under the authority of the *Municipal Government Act*, RSA 2000 c M-26, as amended, hereby enacts the following:

TITLE

1. This Bylaw shall be known as the "Land Use Bylaw".

INTERPRETATION

2. The headings in this Bylaw are for reference purposes only.

ENACTMENT

3. Schedule "A" – Parkland County Land Use Bylaw, attached hereto and forming part of this Bylaw, is hereby adopted.

4. Should any provision of this Bylaw be deemed invalid then such invalid provision will be severed from this Bylaw and such severance will not affect the validity of the remaining portions of this Bylaw, except to the extent necessary to give effect to such severance.

5. That Bylaw 2017-18, being the existing "Land Use Bylaw" and all amendments thereto are hereby repealed.

6. This Bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 25th day of March, 2025.

READ A SECOND TIME this 22nd day of April, 2025.

READ A THIRD TIME and finally passed this 27th day of May, 2025.

SIGNED AND PASSED this 27th day of May, 2025.

Mayor

Chief Administrative Officer

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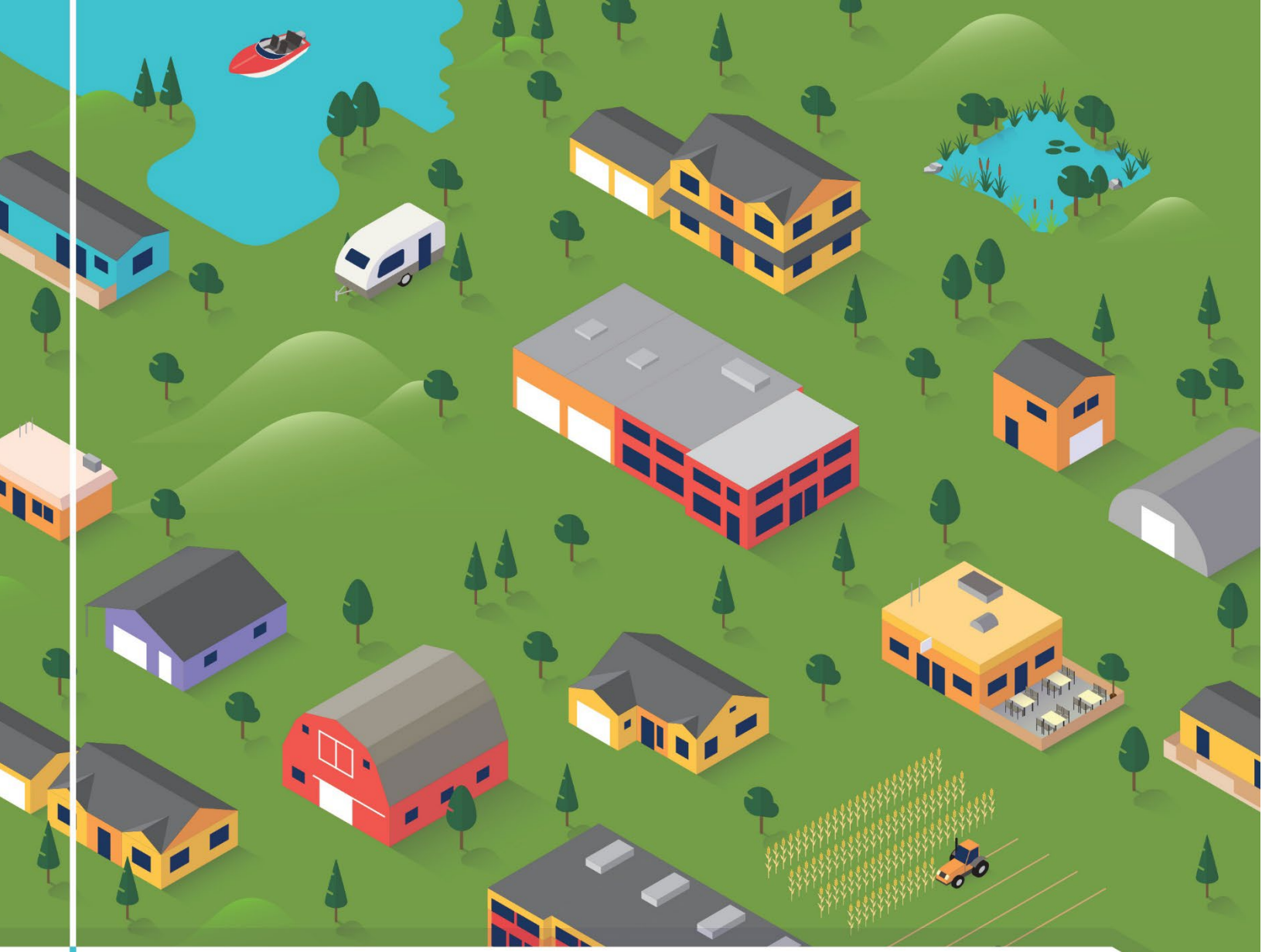

parkland county

Land Use Bylaw

Bylaw 2025-12

Submitted for Third Reading May 27, 2025

Summary of Amendments

Updated :

Bylaw	Amendment Type	Date of Approval

How To Use This Bylaw

The following is intended for information only and does not form part of the Parkland County Land Use Bylaw 2025-12.

The Land Use Bylaw is an essential planning tool used by the County to manage land uses and buildings within the municipality. The Land Use Bylaw also helps achieve the goals and policies outlined in other County documents, such as Area Structure Plans and the Municipal Development Plan, which provide a long-term vision for growth and development.

The Land Use Bylaw assigns land in the municipality into classifications, determining where agricultural, residential, commercial, industrial, and community uses will be located, along with the standards for their development. Essentially, the Land Use Bylaw serves as a "guidebook" that addresses the potential impacts of land uses and development. The Bylaw provides certainty to residents, businesses, and visitors in Parkland County about the types and forms of developments that can be expected in the future.

Every municipality in Alberta is required to have a Land Use Bylaw, as specified in the Municipal Government Act. Additionally, each municipality must ensure that its Land Use Bylaw complies with Provincial and Federal legislation related to land matters.

When using the Land Use Bylaw, it is suggested that the user follow these steps:

Step 1. Locate Your Property and Applicable Land Use District

Use the County's Mapping System, Discover Parkland, or the schedules attached to the Land Use Bylaw to identify the District assigned to your property. Note if any Overlays impact your property.

Step 2. Review Your Land Use District Regulations

Navigate to your District in Part 2. of the Land Use Bylaw. Each Land Use District includes a list of Permitted and Discretionary uses, subdivision and development regulations, and other specific regulations, as necessary. These regulations determine what kind of developments are compatible in your region of the County. Part 3. relates to the overlays applied to some parts of the County.

Step 3. Review Any Relevant General Regulations

Depending on the type of development you are considering or the context of your property, the general development regulations of Part 4. may apply. This section provides regulations for developments including accessory buildings, landscaping, parking, and protecting natural areas. These regulations apply to all districts in the County and must be considered if included in a proposed development. Also, some development types do not need permits! You can find these exemptions in Section 7.20.

Step 4. Review Any Relevant Specific Use Regulations

Some Commercial, Industrial, or Recreational Uses require additional regulations to ensure compatibility with the surrounding area. Review the list of uses in Part 5. to understand if your development is impacted by a Specific Use Regulation.

Step 5. Contact Parkland County's Planning Department and Apply!

Once you understand the regulations, discuss your property or proposed development with the staff at Parkland County. The County's Development Officers and Planners will be happy to help you navigate the Land Use Bylaw and answer any specific questions you have. We can also identify any regulations that you missed or other County Policies that may impact your property! Lastly, when you are ready, you can submit a permit application. The process for applications is outlined in Part 6, Part 7, and Part 8.

For more information on the Land Use Bylaw, contact Parkland County's Planning and Development Department at development@parklandcounty.com or (780) 968-8888.

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Part 1.

INTRODUCTION

1.10. Purpose

1. General Purpose

1.1. The purpose of the Parkland County Land Use Bylaw (Bylaw) is to regulate the Use and Development of land and Buildings within Parkland County (the County), pursuant to Part 17 of the Municipal Government Act (the Act).

1.2. The Bylaw serves as a tool to ensure the orderly and economic development of land and to ensure all applications to use, develop, and subdivide land to align with the Municipal Development Plan (MDP) and other statutory plans within the County.

1.20. Applicability

1. Applicability

1.1. This Bylaw applies to all lands and Buildings within the corporate limits of Parkland County in accordance with the Act.

1.2. No Development may be commenced within Parkland County unless it conforms with this Bylaw.

1.3. In addition to complying with this Bylaw, a person must also comply with the requirements of the following:

1.3.1. Parkland County statutory plans;

1.3.2. Applicable federal, provincial, or other municipal legislation; and

1.3.3. The conditions of any instrument registered on title affecting a Building or land.

1.4. The provisions of this Bylaw will prevail when in conflict with another municipal Bylaw.

2

Part 2.

LAND USE DISTRICTS

2.10. Establishment of Districts

1. Land Use Districts

1.1. For the purposes of this Bylaw, Parkland County is classified into the following primary Land Use Districts:

Section	Abbreviation	District Name
2.30	N	Natural Areas District
2.40	RS	Recreation and Community Service District
2.50	AG	Agriculture General District
2.60	AGC	Agriculture Conservation District
2.70	CR	Country Residential District
2.80	ERD	Estate Residential District
2.90	LSR	Lakeshore Residential District
2.100	RR	Recreational Resort District
2.110	RC	Rural Centre District
2.120	VR	Village Residential District
2.130	VRM	Village Residential Multi-Unit District
2.140	VC	Village Core District
2.150	BI	Business Industrial District
2.160	MI	Medium Industrial District
2.170	HI	Heavy Industrial District
2.180	RI	Resource Industry District
2.190	C	Commercial District

1.2. The boundaries of the Districts are shown in Section 10.20: Land Use Maps.

2. Land Use Subdistricts

2.1. Subdistricts:

2.1.1. Modify the primary district. Subdistricts are created by adding a number or a letter to the primary district acronym;

2.1.2. Modify the development regulations or Uses of the primary district to the extent set out in the text of the regulations for that subdistrict; and

2.1.3. Manage the unique characteristics of an area while maintaining the purpose and intent of the primary district.

2.20. Rules that Apply to All Districts

1. Subdivision Requirements

1.1. All subdivisions located within 1.6 km (1.0 mi.) of a Provincial Highway are subject to Provincial requirements.

1.2. Site regulations for each Land Use District apply for the purposes of new parcel creation only.

1.3. Proposed Development on a Parcel that does not meet the minimum site requirements of this Bylaw, must be considered by the Development Authority in accordance with Section 7.30.2.

1.4. Subdivision of a Parcel fragmented by natural or built features may be supported:

1.4.1. At the discretion of the Subdivision Authority; and

1.4.2. If the Parcel is the entire area of the fragment.

2. Subdivision and Development Authority Decisions

Subdivision Authority Discretion

2.1. The Subdivision Authority should consider, but is not limited to, the following when issuing a decision on a subdivision application:

2.1.1. Site servicing requirements;

2.1.2. Developable Land;

2.1.3. Existing natural and built features;

2.1.4. Adjacent land uses

2.1.5. Site access;

2.1.6. Site drainage and grading; and

2.1.7. Alignment with County plans, policies, and Bylaws.

Development Authority Discretion

2.2. The Development Authority should consider, but is not limited to, the following when issuing a decision on a Discretionary Development Permit application:

2.2.1. Merits of the application;

2.2.2. Site characteristics, such as Water Bodies, Hazard Lands, and natural and built features;

2.2.3. Presence of Prime Agricultural Land and impact to agricultural soil;

2.2.4. Off-site impacts, such as noise, odour, vibration, and dust;

2.2.5. Public engagement feedback; and

2.2.6. Adjacent land Uses.

Alignment with County Policies Plans and Bylaws

2.2.7. The Subdivision and Development Authority must align decisions with County plans, policies, and Bylaws.

Minimum and Maximum Parcel Area and Requirements

2.2.8. In all Land Use Districts, where the minimum and maximum Site Area and Density requirements are not specified for a permitted or discretionary use, the requirements must be determined by the Subdivision Authority.

3. Special Information Requirements

3.1. A comprehensive biophysical assessment must be submitted for the following development:

3.1.1. A Multi-Parcel Subdivision;

3.1.2. Area Structure Plan;

3.1.3. Outline Plan or Conceptual Scheme; or

3.1.4. A Natural Resource Development.

3.2. A desktop biophysical assessment may be required for the following development if any or part of the Site is located within 0.8 km (0.5 mi.) of an Environmentally Significant Area, High Priority Landscape, or is adjacent to a water body:

3.2.1. A subdivision or lot line adjustment;

3.2.2. Any Stripping, Filling, Excavation and Grading activities;

3.2.3. A Major Development;

3.2.4. Tree Clearing;

3.2.5. Development on a Site containing Hazard Lands; or

3.2.6. Creation of a dugout, pond, or other artificial water feature.

3.3. The Development Authority may, in consultation with the appropriate County Department, require the submission of additional information as per Section 7.40 Special Information Requirements.

4. Specific Development Regulations

4.1. Unless otherwise noted, Uses must comply with Part 5.

Uses Not Permitted in Multi-Parcel Residential Subdivisions

4.2. The following Uses must not be located in a Multi-Parcel Residential Subdivision:

4.2.1. Animal Boarding and Training;

4.2.2. Agriculture, Value-Added;

4.2.3. Agri-Tourism;

4.2.4. Campground;

4.2.5. Cannabis Cultivation;

4.2.6. Cemetery;

4.2.7. Community Service;

4.2.8. Event Venue;

4.2.9. Health Care Service, Major & Minor;

4.2.10. Home-Based Business, Major;

4.2.11. Commercial Services, Indoor;

4.2.12. Indoor Entertainment and Recreation, Major & Minor;

4.2.13. Natural Resource Development;

4.2.14. Office;

4.2.15. Outdoor Entertainment;

4.2.16. Outdoor Commercial;

4.2.17. Outdoor Recreation Service;

4.2.18. Renewable Energy Generation, Major;

4.2.19. Storage, Outdoor;

4.2.20. Utility, Major; or

4.2.21. Wellness Centre.

2.30. N – Natural Areas District

1. Purpose

1.1. To conserve, protect, and enhance natural areas and parkland or other areas designated for environmental protection while allowing for active and passive Park Uses. This District consists of land in a natural state and includes lands unsuitable for Development due to natural features and functions.

2. Uses

Permitted	Discretionary
Commercial Uses	
	Outdoor Entertainment
Public Service and Infrastructure Uses	
	Renewable Energy Generation, Minor Utility, Minor
Community Uses	
Park	Outdoor Recreation Service

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
3.1.1. Minimum Site Area	Discretion of the Subdivision Authority.
3.1.2. Minimum Site Depth	
3.1.3. Minimum Site Width	

4. Building Regulations

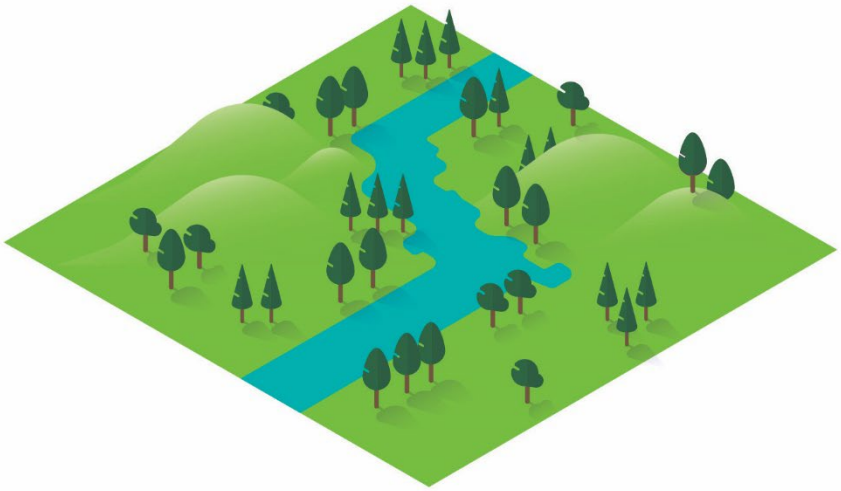
4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	Discretion of the Development Authority.
4.1.2. Accessory Building	
Footprint	
4.1.3. Maximum Lot Coverage	Discretion of the Development Authority.

Building Placement

Regulation	Value
Setbacks Abutting Sites	
4.1.4. Minimum Rear Setback	Discretion of the Development Authority.
4.1.5. Minimum Side Setback	
4.1.6. Minimum Setback Adjacent to a Multi-Parcel Residential Subdivision	
Setbacks Abutting Roadways	
4.1.7. Minimum Front and Flanking Setback	Discretion of the Development Authority.
4.1.8. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.



2.40. RS - Recreation and Community Services District

1. Purpose

1.1. To allow for Development on parkland that is intended to provide educational, recreational, arts and culture, and community needs. This District is intended to accommodate Development such as Parks, Schools, community facilities and services.

2. Uses

Permitted	Discretionary
Commercial Uses	
Indoor Entertainment and Recreation, Minor Wellness Centre	Commercial Services, Indoor Event Venue Food and Drink Services Indoor Entertainment and Recreation, Major Outdoor Entertainment
Public Service and Infrastructure Uses	
Emergency Service	Cemetery Renewable Energy Generation, Minor Utility, Major Utility, Minor
Community Uses	
Community Service Outdoor Recreation Services Park School	Campground

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
3.1.1. Minimum Site Area	Discretion of the Subdivision Authority.
3.1.2. Minimum Site Depth	
3.1.3. Minimum Site Width	30.0 m (98.4 ft)

4. Building Regulations

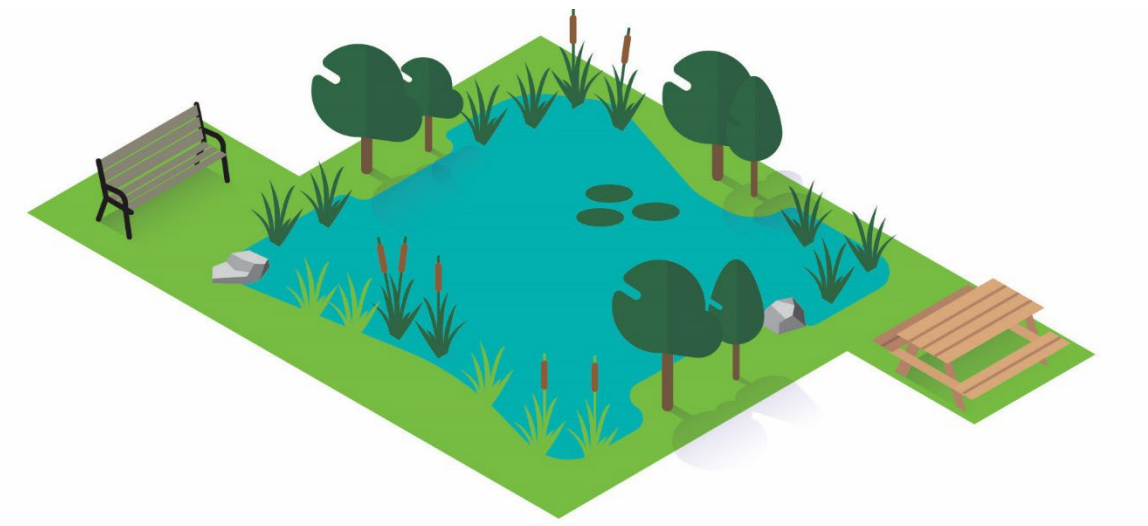
4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	75 %

Building Placement

Regulation	Value
Setbacks Abutting Sites	
4.1.4. Minimum Rear Setback	6.0 m (19.7 ft.)
4.1.5. Minimum Side Setback	6.0 m (19.7 ft.)
4.1.6. Minimum Setback Adjacent to a Multi-Parcel Residential Subdivision	15.0 m (49.2 ft.)
Setbacks Abutting Roadways	
4.1.7. Minimum Front and Flanking Setback	6.0 m (19.7 ft.)
4.1.8. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.



5. General Regulations

Screening

5.1. Non-Residential Uses must incorporate Screening, to the satisfaction of the Development Authority, where:

5.1.1. Impacts extend beyond the boundary of the Parcel; and

5.1.2. Any outdoor storage activities are located on-site.

2.50. AG - Agriculture General District

1. Purpose

1.1. To conserve agricultural land and allow activities that support the agricultural Use of land.

2. Uses

Permitted	Discretionary
Agriculture Uses	
Agricultural Support Services Agriculture, Major Agriculture, Minor Agriculture, Value-Added Agri-Tourism	Agricultural Processing, Regulated Riding Arena
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Secondary Suite Residential, Accessory Suite	Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor Office, limited to Government Services	Animal Boarding and Training Commercial Services, Indoor Commercial Services, Outdoor Event Venue Health Care Service, Major Home-Based Business, Major Indoor Entertainment and Recreation, Major Office, limited to those existing as of May 27, 2025 Outdoor Entertainment Shooting Range Short-Term Accommodation Specialty Manufacturing and Sales Wellness Centre
Industrial Uses	
Industrial, Minor, limited to Cannabis Cultivation	Industrial, Major limited to Cannabis Cultivation and those existing as of May 27, 2025 Natural Resource Development Storage, Outdoor, limited to Recreational Vehicle Storage Vehicle Services, Maintenance, and Sales, Heavy, limited to those existing as of May 27, 2025
Public Service and Infrastructure Uses	
Emergency Service Renewable Energy Generation, Minor	Renewable Energy Generation, Major Utility, Major Utility, Minor
Community Uses	
Child Care Services	Campground Community Service Outdoor Recreation Service
Other Uses	
	Outbuilding

3. Site Regulations

3.1. Development must comply with the following Site regulations:

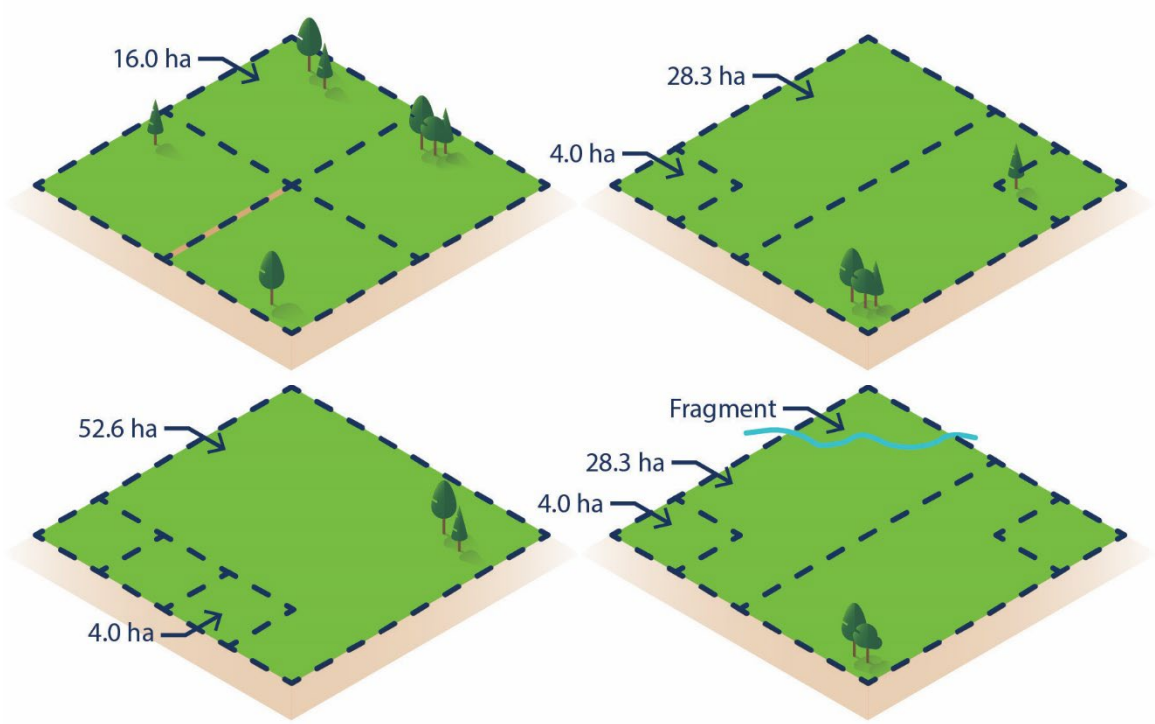
Regulation	Value
Residential Uses	
3.1.1. Minimum Site Area	0.8 ha (1.9 ac)
3.1.2. Maximum Site Area	4.0 ha (9.9 ac)
3.1.3. Minimum Site Width	30.0 m (98.4 ft.) 20.0 m (65.6 ft.) for internal cul-de-sacs.
3.1.4. Maximum Site Width to Depth Ratio	1:4
Agricultural Uses	
3.1.5. Minimum Site Area	16.0 ha (39.5 ac.)
3.1.6. Minimum Site Width	400.0 m (1312.3 ft.)
Site Density	
3.1.7. Maximum Number of Lots per Quarter Section	4

3.2. Site Area must include 0.8 ha (2.0 ac.) of Contiguous and Developable Land.

3.3. Parcel subdivision must be in accordance with the following:

3.3.1. A maximum of 2 residential Parcels; however, only 1 residential Parcel will be permitted to be subdivided out of each 32.0 ha (79.0 ac.) Parcel;

3.3.2. For residential uses, the maximum parcel area may be increased, at the discretion of the Subdivision Authority, to accommodate shelterbelts, natural features, on-site services, building and other improvements if the applicant can demonstrate existing farming operations on the remnant will not be negatively impacted.



4. Building Regulations

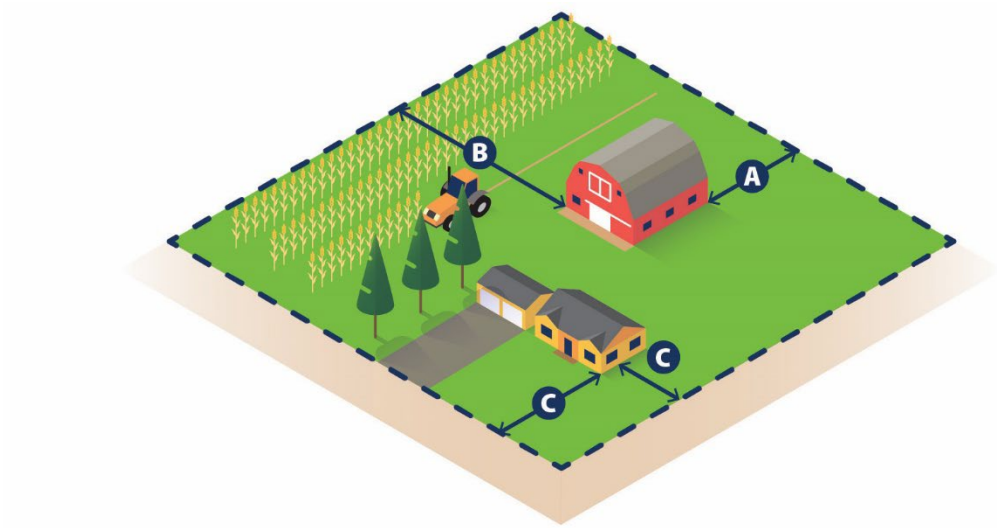
4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	None
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.5. Minimum Rear Setback	3.0 m (9.8 ft.)	A
4.1.6. Minimum Side Setback	3.0 m (9.8 ft.)	B
Setbacks Abutting Roadways		
4.1.7. Minimum Front and Flanking Setback	7.5 m (24.6 ft.) from an internal subdivision road 13.0 m (42.6 ft.) from a Municipal Road	C
4.1.8. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. Additional Regulations for Specific Uses

Industrial Uses

5.1. Cannabis Cultivation facilities must be limited to a Floor Area of 200.0 m^2 (2152.7 ft^2).

Other Uses

5.2. Outbuildings must comply with Section 4.10.

2.60. AGC – Agriculture Conservation District

1. Purpose

1.1. To reserve Prime Agricultural Areas for agricultural Uses, balance Development with the conservation of Environmentally Significant Areas, and provide opportunities for compatible Uses with an agricultural focus.

1.2. For the purposes of this District, the following Subdistricts must be used:

1.2.1. AGC1: This Subdistrict intends to accommodate agricultural development that limits land fragmentation and impacts on Prime Agricultural Areas.

1.2.2. AGC2: This Subdistrict intends to accommodate agricultural development within Environmentally Significant Areas and locations surrounding the City of Spruce Grove and Town of Stony Plain.

2. Uses

Permitted	Discretionary
Agriculture Uses	
Agriculture, Major Agriculture, Minor	Agricultural Processing, Regulated Agricultural Support Services Agriculture, Value-Added Agri-Tourism Riding Arena
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Secondary Suite Residential, Accessory Suite	Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor Office, limited to Government Services	Animal Boarding and Training Commercial Services, Indoor Commercial Services, Outdoor Home-Based Business, Major Short-Term Accommodation Specialty Manufacturing and Sales Wellness Centre
Industrial Uses	
	Industrial, Minor limited to Cannabis Cultivation Natural Resource Extraction
Public Service and Infrastructure Uses	
Renewable Energy Generation, Minor	Cemetery Renewable Energy Generation, Major Storage, Outdoor, limited to those existing as of May 27, 2025
Community Uses	
Child Care Services	Campground Community Service
Other Uses	
	Outbuilding

3. Site Regulations

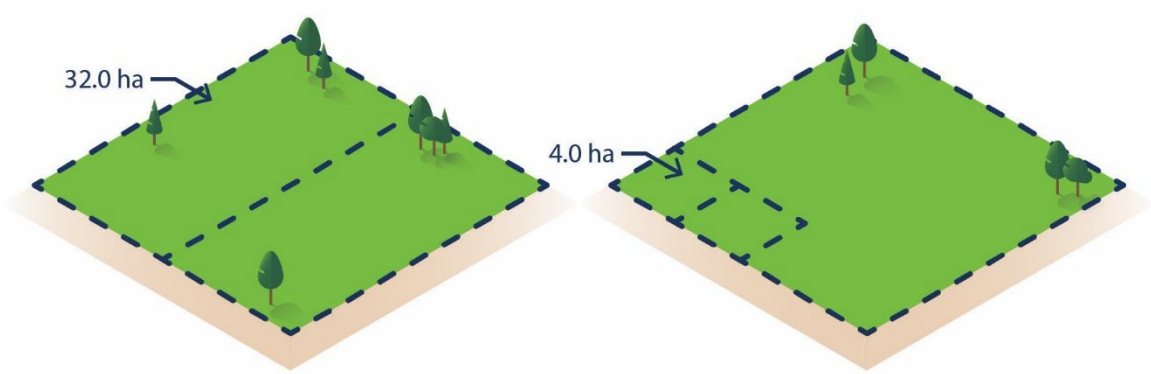
3.1. Development must comply with the following Site regulations:

Regulation	Value	
Subdistrict	**AGC1**	**AGC2**
Residential Uses		
3.1.1. Minimum Site Area	0.8 ha (1.9 ac)	
3.1.2. Maximum Site Area	4.0 ha (9.9 ac)	
3.1.3. Maximum Site Width to Depth Ratio	1:4	
Agricultural Uses		
3.1.4. Minimum Site Area	32.0 ha (79.0 ac.)	
3.1.5. Minimum Site Frontage	400.0 m (1312.3 ft.)	
Site Density		
3.1.6. Maximum Number of Lots per Quarter Section	3	2

3.2. Site Area must include 0.8 ha (2.0 ac.) of Contiguous and Developable Land.

3.3. Parcel subdivision must be in accordance with the following:

3.3.1. For residential uses, the maximum parcel area may be increased, at the discretion of the Subdivision Authority, to accommodate shelterbelts, natural features, on-site services, building and other improvements if the applicant can demonstrate existing farming operations on the remnant will not be negatively impacted.



4. Building Regulations

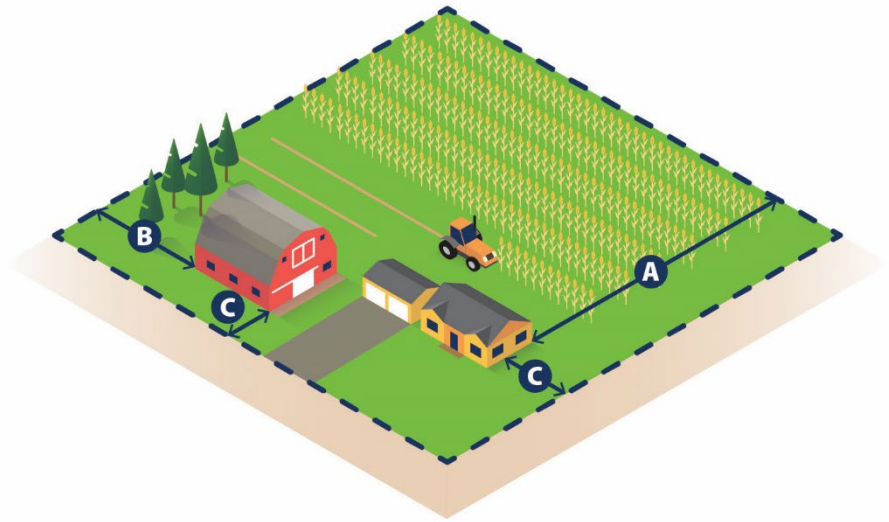
4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	None
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.5. Minimum Rear Setback	3.0 m (9.8 ft.)	A
4.1.6. Minimum Side Setback	3.0 m (9.8 ft.)	B
Setbacks Abutting Roadways		
4.1.7. Minimum Front and Flanking Setback	7.5 m (24.6 ft.) from an internal subdivision road 13.0 m (42.6 ft.) from a Municipal Road	C
4.1.8. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. Additional Regulations for Specific Uses

Commercial Uses

5.1. Except for Home-Based Business Uses, a Commercial Use must be incidental to an agricultural operation and not diminish the agricultural potential of the Parcel, as determined through an agricultural impact assessment.

Industrial Uses

5.2. Cannabis Cultivation facilities must be limited to a Floor Area of 200.0 m^2 (2152.7 ft^2).

Other Uses

5.3. Outbuildings must comply with Section 4.10.

2.70. CR - Country Residential District

1. Purpose

1.1. To allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density Development or larger Parcels while allowing for limited commercial and agricultural Uses.

2. Uses

Permitted	Discretionary
Agricultural Uses	
Agriculture, Major Agriculture, Minor	Agriculture, Value-Added Agri-Tourism Riding Arena
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Accessory Suite Residential, Secondary Suite	Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor	Animal Boarding and Training Commercial Services, Indoor Commercial Services, Outdoor, limited to Horticultural Uses Event Venue Health Care Service, Major Health Care Service, Minor Home-Based Business, Major Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Outdoor Entertainment Short-Term Accommodation Specialty Manufacturing and Sales Wellness Centre
Industrial Uses	
	Industrial, Minor, limited to Cannabis Cultivation Natural Resource Development Storage, Outdoor, limited to those existing before May 27, 2025
Public Service and Infrastructure	
Renewable Energy Generation, Minor	Cemetery
Community Uses	
Park	Campground Child Care Services Community Service Outdoor Recreation Services School
Other Uses	
	Outbuilding

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation		Value
Residential Uses		
3.1.1.	Minimum Site Area	0.8 ha (1.9 ac)
3.1.2.	Maximum Site Area	4.0 ha (9.9 ac)
3.1.3.	Minimum Site Width	30.0 m (98.4 ft.) 20.0 m (65.6 ft.) for internal cul-de-sac
3.1.4.	Maximum Site Width to Depth Ratio	1:4
Agricultural Uses		
3.1.5.	Minimum Site Area	16.0 ha (39.5 ac.)
3.1.6.	Minimum Site Width	400.0 m (1312.3 ft.)
3.1.7.	Maximum Number of Lots per Quarter Section	4
All Uses		
3.1.8.	A Conceptual Scheme may be required for Parcel density over 4 Parcels per quarter section of land.	
3.1.9.	For all other uses not listed above, the minimum and maximum Parcel area and density requirements must be at the discretion of the Subdivision Authority.	

3.2. Site Area must include 0.8 ha (2.0 ac.) of Contiguous and Developable Land.

4. Building Regulations

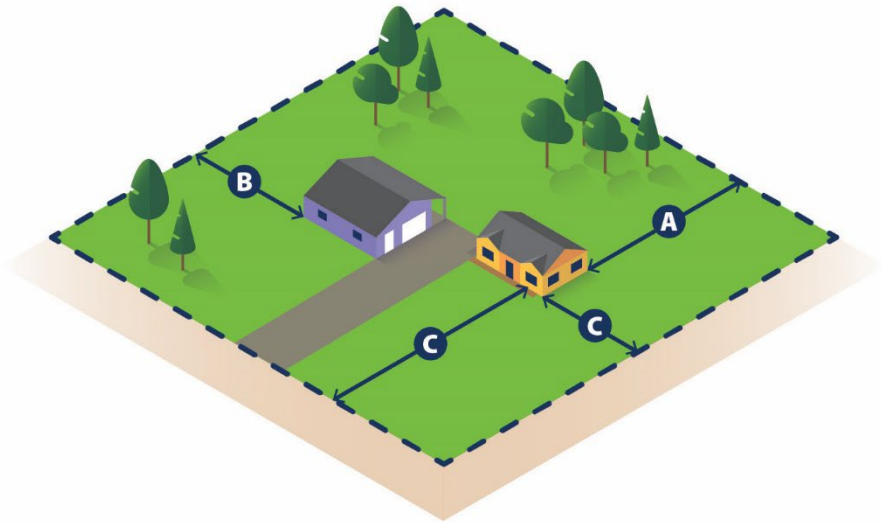
4.1. Development must comply with the following Building regulations:

Building Form

Regulation		Value
Maximum Height		
4.1.1.	Principal Building	None
4.1.2.	Accessory Building	None
Footprint		
4.1.3.	Maximum Lot Coverage	None
4.1.4.	Maximum Building Area	None

Building Placement

Regulation		Value	Symbol
Setbacks Abutting Sites			
4.1.5.	Minimum Rear Setback	3.0 m (9.8 ft.)	A
4.1.6.	Minimum Side Setback	3.0m (9.8 ft.)	B
Setbacks Abutting Roadways			
4.1.7.	Minimum Front and Flanking Setback	7.5 m (24.6 ft.) from an internal subdivision road 13.0 m (42.6 ft.) from a Municipal Road	C
4.1.8.	Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. Additional Regulations for Specific Uses

Commercial Uses

5.1. Commercial Uses must incorporate Screening, to the satisfaction of the Development Authority, where:

5.1.1. Impacts extend beyond the boundary of the Parcel; and

5.1.2. Any outdoor storage activities are located on-site.

5.2. Commercial Uses should be prioritized on Corner Parcels.

5.3. Short-Term Accommodation Uses must be an Accessory Use to a Principal Residential Use.

Public Service and Infrastructure Uses

5.4. Public Service and Infrastructure Uses should be prioritized on Corner Parcels.

6. General Regulations

Special Information Requirements

6.1. Development within 30.0 m (98.4 ft.) of the shoreline of a Water Body may require the submission of appropriate reports, as determined by the Development Authority to assess:

6.1.1. Impacts to local flora and fauna;

6.1.2. Management of sediment run-off;

6.1.3. Mitigation of stormwater run-off; and

6.1.4. Impacts to Water Body health.

2.80. ERD - Estate Residential District

1. Purpose

1.1. To allow for estate residential Development and complementary commercial Uses. This District is intended to accommodate higher-density country residential Development on smaller Parcels.

1.2. For the purposes of this District, the following Subdistricts must be used:

1.2.1. Parcels within the ERD1 and ERD3 Subdistricts must be fully serviced as part of a Multi-Parcel Residential Subdivision.

1.2.2. Parcels within the ERD2 Subdistrict must be developed with consideration to the sensitivity of surrounding Water Bodies and natural areas.

1.2.3. The ERD3 Subdistrict is intended to be used for Residential, Manufactured Housing Communities.

2. Uses

Permitted	Discretionary
Agricultural Uses	
	Agriculture, Minor
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Accessory Suite Residential, Secondary Suite	Residential, Manufactured Housing Community Residential, Row Housing Residential, Multi-unit Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor	Health Care Service, Minor Home-Based Business, Major Indoor Commercial Service Indoor Entertainment and Recreation, Minor Office Outdoor Recreation Service Short-Term Accommodation Specialty Manufacturing and Sales
Public Service and Infrastructure	
Renewable Energy Generation, Minor	
Community Uses	
Park	Child Care Services Community Service School
Other Uses	
	Outbuilding

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation		Value		
Subdistrict		**ERD1**	**ERD2**	**ERD3**
Residential Uses				
3.1.1.	Minimum Site Area	0.2 ha (0.5 ac.)	0.4 ha (0.9 ac.)	At the discretion of the Subdivision Authority.
3.1.2.	Maximum Site Area	1.2 ha (2.9 ac.)	2.4 ha (5.9 ac.)	
3.1.3.	Minimum Site Width	30.0 m (98.4 ft.) 20.0 m (65.6 ft.) for internal cul-de-sacs		
3.1.4.	Maximum Site Width to Depth Ratio	1:4		
All Other Uses				
3.1.5.	Minimum Site Area	At the discretion of the Subdivision Authority.		
3.1.6.	Maximum Site Area			
3.1.7.	Minimum Site Width			

3.2. Parcels with an area of 1.2 ha (2.9 ac) or greater, located in the Jackfish Lake Area Structure Plan, must have a minimum Site Width of 60.0 m (196.8 ft.).

3.3. Site Area must be Contiguous and Developable Land.

4. Building Regulations

4.1. Development must comply with the following Building regulations:

Building Form for ERD1, ERD2, and ERD3 Subdistricts

Regulation		Value
Maximum Height		
4.1.1.	Principal Building	None
4.1.2.	Accessory Building	None
Footprint		
4.1.3.	Maximum Lot Coverage	None
4.1.4.	Maximum Building Area	None

Building Placement

Regulation		Value			Symbol
Subdistrict		**ERD1**	**ERD2**	**ERD3**	
Setbacks Abutting Sites					
4.1.5.	Minimum Rear Setback	2.0 m (6.6 ft.)	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)	A
4.1.6.	Minimum Side Setback	2.0 m (6.6 ft.)	3.0 m (9.8 ft.)	-	B
4.1.7.	Minimum separation distance between Structures	-	-	6.0 m (19.6 ft.)	-
Setbacks Abutting Roadways					
4.1.8.	Minimum Front and Flanking Setback	12.0 m (39.4 ft.)	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)	C
4.1.9.	Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.			C

5. Additional Regulations for Specific Uses

Residential Uses

5.1. Accessory and Secondary Suites must meet the Principal Building Setbacks.

5.2. Residential, Multi-unit and Row Housing should be prioritized on Corner Parcels.

5.3. Residential, Manufactured Housing Communities must only be located on Parcels with an approved Conceptual Scheme or Area Structure Plan.

Commercial Uses

5.4. Commercial Uses should be prioritized on Corner Parcels.

5.5. Storage, Outdoor may not accompany a Commercial Use.

5.6. Short-Term Accommodation Uses must be an Accessory Use to a Principal Residential Use.

Public Service and Infrastructure Uses

5.7. Community Uses should be prioritized on Corner Parcels.

6. General Regulations

Special Information Requirements

6.1. Development within 30.0 m (98.4 ft.) of the shoreline of a Water Body may require the submission of appropriate reports, as determined by the Development Authority to assess:

6.1.1. Impacts to local flora and fauna;

6.1.2. Management of sediment run-off;

6.1.3. Mitigation of stormwater run-off; and

6.1.4. Impacts to Water Body health.

2.90. LSR - Lakeshore Residential District

1. Purpose

1.1. To provide for the Development of Parcels along lakeshores in Parkland County that are sensitive to the natural features, water bodies and functions of these areas.

2. Uses

Permitted	Discretionary
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Accessory Suite Residential, Secondary Suite	
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor	Campground Short-Term Accommodation
Public Service and Infrastructure	
Renewable Energy Generation, Minor	
Community Uses	
Park	Child Care Services Community Service
Other Uses	
	Outbuilding

3. Site Regulations

3.1. Subdivision of Parcels is not permitted.

4. Building Regulations

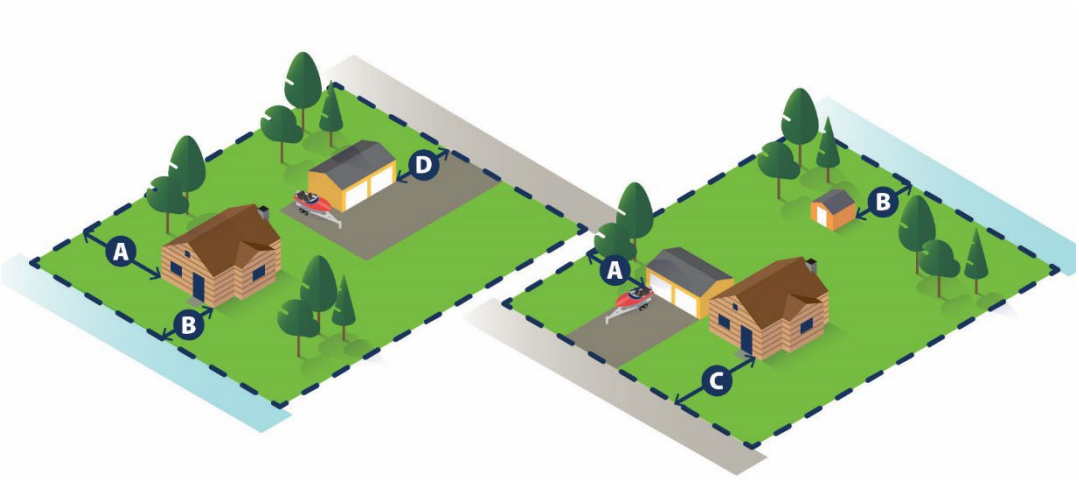
4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	40 %
4.1.4. Maximum Building Area	None

Building Placement

Regulation		Value		Symbol
Setbacks Abutting Sites				
4.1.5.	Minimum Rear Setback	6.0 m (19.6 ft.)		-
4.1.6.	Minimum Side Setback	3.0 m (9.8 ft.)		A
4.1.7.	Minimum Setback Adjacent to Municipal Reserve, Environmental Reserve, or a Water Body	6.0 m (19.6 ft.)		B
Setbacks Abutting Roadways		**Where vehicle garage doors face a roadway.**	**Where vehicle garage doors do not face a roadway.**	
4.1.8.	Minimum Front and Flanking Setback	6.0 m (19.6 ft.)	3.0 m (9.8 ft.)	C
4.1.9.	Minimum Rear Setback	6.0 m (19.6 ft.)	1.5 m (4.9 ft.)	D
4.1.10.	Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.		C



5. Additional Regulations for Specific Uses

Commercial Uses

5.1. Commercial Uses should be prioritized on Corner Parcels.

5.2. Short-Term Accommodation Uses must be an Accessory Use to a Principal Residential Use.

Community Uses

5.3. Community Uses should be prioritized on Corner Parcels.

6. General Regulations

Special Information Requirements

6.1. Development within 30.0 m (98.4 ft.) of the shoreline of a Water Body may require the submission of appropriate reports, as determined by the Development Authority to assess:

6.1.1. Impacts to local flora and fauna;

6.1.2. Management of sediment run-off;

6.1.3. Mitigation of stormwater run-off; and

6.1.4. Impacts to Water Body health.

2.100. RR - Recreational Resort District

1. Purpose

1.1. To allow for Seasonal recreational resort Development. This District is intended to accommodate Recreational Vehicles and associated amenity Uses and supportive services.

2. Uses

Permitted	Discretionary
Commercial Uses	
	Commercial Services, Indoor Event Venue Food and Drink Service Health Care Service, Minor Indoor Entertainment and Recreation, Minor Wellness Centre
Public Service and Infrastructure Uses	
	Emergency Service
Community Uses	
Community Service Outdoor Recreation Service Park Recreational Vehicle, Park Model	Childcare Services

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
Residential Uses	
3.1.1. Minimum Site Area	235.0 m^2 (2529.5 ft^2)
3.1.2. Minimum Site Depth	None
3.1.3. Minimum Site Width	None
All Other Uses	
3.1.4. Minimum Site Area	Discretion of the Subdivision Authority.
3.1.5. Maximum Site Area	

3.2. For all permitted and discretionary uses. the minimum and maximum Parcel density requirements must be at the discretion of the Subdivision Authority

4. Building Regulations

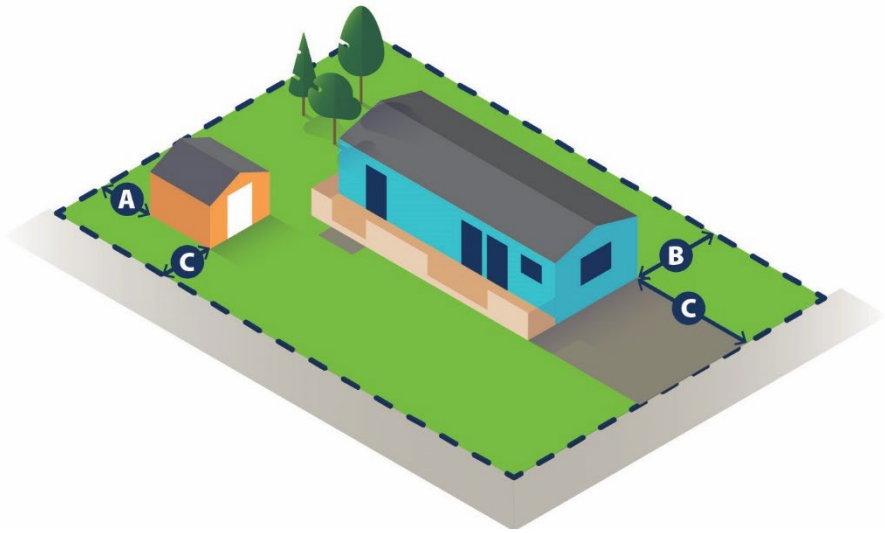
4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	3.8 m (12.5 ft.)
4.1.2. Accessory Building	3.8 m (12.5 ft.)
Footprint	
4.1.3. Maximum Lot Coverage	65%

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.4. Minimum Rear Setback	1.2 m (3.9 ft.)	A
4.1.5. Minimum Side Setback	1.2 m (3.9 ft.)	B
Setbacks Abutting Roadways		
4.1.6. Minimum Front and Flanking Setback	3.5 m (11.5 ft.) for internal subdivision roads 20.0 m (65.6 ft.) for Municipal Roads	C
4.1.7. Minimum Provincial Highway Setback	At the discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. General Regulations

Open Space Requirements for Condominiums

5.1. Common recreation areas must:

5.1.1. Be a minimum of 10% of the gross condominium area; and

5.1.2. Not include any portion of a Parcel for a Recreational Vehicle, Park Model.

Accessory Uses, Buildings, and Structures

5.2. Accessory Buildings must not:

5.2.1. Exceed the height of the Principal Building;

5.2.2. Contain a Habitable space on the roof; and

5.2.3. Be used for accommodation purposes.

Special Information Requirements

5.3. Development must only be located on Parcels with an approved Conceptual Scheme or Area Structure Plan.

2.110. RC - Rural Centre District

1. Purpose

1.1. To allow for residential and supportive non-residential Uses in traditional rural centres. This District is intended to allow for a range of Uses that support housing, recreation, and employment.

1.2. For the purposes of this District, the following subdistricts must be used:

1.2.1. RC1: Keephills.

1.2.2. RC2: Carvel, Duffield, Fallis, Gainford, Magnolia, and Tomahawk.

2. Uses

Permitted	Discretionary
Agricultural Uses	
	Agriculture, Minor Agricultural Support Services
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Secondary Suite Residential, Accessory Suite	Residential, Multi-unit Residential, Row Housing Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor Short-Term Accommodation	Commercial Services, Indoor Commercial Services, Outdoor Event Venue Food and Drink Services Health Care Service, Minor Home-Based Business, Major Hotel Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Office Outdoor Entertainment Regulated Retail Speciality Manufacturing and Sales Vehicle Services, Maintenance, and Sales, Light
Industrial Uses	
	Crematorium Industrial Major, limited to Bulk Fuel Depots Industrial, Minor Storage, Indoor Storage, Outdoor, limited to Recreational Vehicle Storage
Public Service and Infrastructure Uses	
Emergency Service Renewable Energy Generation, Minor	Cemetery Health Care Service, Major Utility, Major Utility, Minor
Community Uses	
Community Service Park	Childcare Services School

3. Site Regulations

3.1. Residential Development must comply with the following Site regulations:

Regulation	Value	
Subdistrict	**RC1**	**RC2**
Unserviced Lots		
3.1.1. Minimum Site Area	4047 m^2 (1.0 ac.)	1860 m^2 (0.45 ac.)
3.1.2. Minimum Site Width	30.0 m (98.4 ft.)	30.0 m (98.4 ft.)
Water Serviced Lots		
3.1.3. Minimum Site Area	1400 m^2 (0.34 ac.)	
3.1.4. Minimum Site Width	30.0 m (98.4 ft.)	
Sewage Serviced Lots		
3.1.5. Minimum Site Area	930.0 m^2 (0.23 ac.)	
3.1.6. Minimum Site Width	30.0 m (98.4 ft.)	
Fully Serviced Lots		
3.1.7. Minimum Site Area	465.0 m^2 (0.11 ac.)	
3.1.8. Minimum Site Width	15.0 m (49.2 ft.)	

3.2. Site regulations for Non-residential Development shall be at the discretion of the Subdivision Authority.

3.3. For all permitted and discretionary uses, the minimum and maximum Parcel density requirements must be at the discretion of the Subdivision Authority

4. Building Regulations

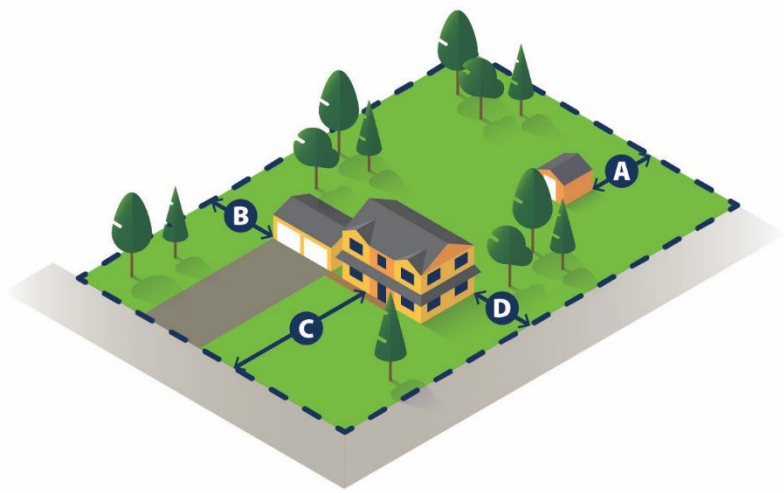
4.1. Development must comply with the following Building regulations:

Building Form for RC1 and RC2 Subdistricts

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	40%
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value		Symbol
Subdistrict	**RC1**	**RC2**	
Setbacks Abutting Sites			
4.1.5. Minimum Rear Setback	6.0 m (19.6 ft.)	6.0 m (19.6 ft.) where doors face a roadway. 1.5 m (4.9 ft.) where doors do not face a roadway.	A
4.1.6. Minimum Side Setback	6.0 m (19.6 ft.)	3.0 m (9.8 ft.)	B
Setbacks Abutting Roadways			
4.1.7. Minimum Front Setback	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	C
4.1.8. Minimum Flanking Setback	6.0 m (19.6 ft.)	4.5 m (14.7 ft.)	D
4.1.9. Minimum Provincial Highway Setback	At the discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.		-



5. Additional Regulations for Specific Uses

Residential Uses

5.1. Residential, Accessory Suites and Residential, Secondary Suites are to be treated as Principal Buildings for the purposes of applying Development regulations.

5.2. Residential, Multi-unit and Residential, Row Housing Uses should be prioritized on Corner Parcels.

Commercial Uses

5.3. A Short-Term Accommodation must be an Accessory Use to a Principal Residential Use.

Industrial Uses

5.4. Cannabis Cultivation facilities must be limited to a maximum Floor Area of 200.0 m^2 (2152.7 ft^2).

2.120. VR - Village Residential District

1. Purpose

1.1. To allow for a range of small to medium-scale residential Development in the form of detached, attached, and multi-unit housing, such as Duplexes. This District is intended to provide limited opportunities for community and commercial Uses that provide services to residents.

2. Uses

Permitted	Discretionary
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Accessory Suite Residential, Secondary Suite	Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor	Home-Based Business, Major Short-Term Accommodation
Public Service and Infrastructure Uses	
Renewable Energy Generation, Minor	Utility, Major Utility, Minor
Community Uses	
Park	Childcare Services Community Service School

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
Residential, Single Detached	
3.1.1. Minimum Site Area	258.4 m^2 (2781.4 ft^2)
3.1.2. Minimum Site Depth	34.0 m (111.5 ft.)
3.1.3. Minimum Site Width (with a lane)	15.0 m (49.2 ft.) for Internal Parcels. 17.0 m (55.8 ft.) for Corner Parcels.
3.1.4. Minimum Site Width (Without a lane)	18.0 m (59.0 ft.) for Internal Parcels. 20.0 m (65.6 ft.) for Corner Parcels.
3.1.5. Density	Discretion of the Subdivision Authority.
Residential, Duplex	
3.1.6. Minimum Site Area	570.0 m^2 (5812.5 ft^2)
3.1.7. Minimum Site Depth	36.0 m (118.1 ft)
3.1.8. Minimum Site Width	11.0 m (36.1 ft.)
3.1.9. Maximum Density	24 du/ ha (10 du/ ac)
All Other Uses	
3.1.10. Minimum Site Area	Discretion of the Subdivision Authority.
3.1.11. Minimum Site Depth	
3.1.12. Minimum Site Width	
3.1.13. Density	

4. Building Regulations

4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	9.0 m (29.5 ft.)
4.1.2. Accessory Building	9.0 m (29.5 ft.)
Footprint	
4.1.3. Maximum Lot Coverage	50%
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.5. Minimum Rear Setback	8.0 m (26.2 ft.)	A
4.1.6. Minimum Side Setback	1.5 m (4.9 ft.)	B
Setbacks Abutting Roadways		
4.1.7. Minimum Front and Flanking Setback	6.0 m (19.7 ft.)	C
4.1.8. Minimum Rear Setback	6.0 m (19.6 ft.) where vehicle garage doors face a roadway. 1.5 m (4.9 ft.) where vehicle garage doors do not face a roadway.	-
4.1.9. Minimum Provincial Highway Setback	At the discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C

5. Additional Regulations for Specific Uses

Screening

5.1. Non-residential Uses must provide Screening when located Adjacent to Residential Uses. Screening must use natural and built features, to the satisfaction of the Development Authority.

Residential

5.2. A Short-Term Accommodation must be an Accessory Use to a Principal Residential Use.

Commercial Uses

5.3. Commercial Uses should be prioritized on Corner Parcels.

2.130. VRM - Village Residential Multi-Unit District

1. Purpose

1.1. To allow for a range of small to medium-scale residential Development in the form of detached, attached, and multi-unit housing, such as Row Housing. This District is intended to provide limited opportunities for community and commercial Uses that provide services to residents.

2. Uses

Permitted	Discretionary
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Multi-unit Residential, Row Housing Residential, Manufactured Housing Residential, Accessory Suite Residential, Secondary Suite	Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor	Home-Based Business, Major Short-Term Accommodation
Public Service and Infrastructure Uses	
Renewable Energy Generation, Minor	Utility, Major Utility, Minor
Community Uses	
Park	Childcare Services Community Service School

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
Residential, Single Detached	
3.1.1. Minimum Site Area	258.4 m^2 (2781.4 ft^2)
3.1.2. Minimum Site Depth	34.0 m (111.5 ft.)
3.1.3. Minimum Site Width (with a lane)	15.0 m (49.2 ft.) for Internal Parcels. 17.0 m (55.8 ft.) for Corner Parcels.
3.1.4. Minimum Site Width (Without a lane)	18.0 m (59.0 ft.) for Internal Parcels. 20.0 m (65.6 ft.) for Corner Parcels.
3.1.5. Density	Discretion of the Subdivision Authority.
Residential, Duplex	
3.1.6. Minimum Site Area	570.0 m^2 (5812.5 ft^2)
3.1.7. Minimum Site Depth	36.0 m (118.1 ft)
3.1.8. Minimum Site Width	11.0 m (36.1 ft.)
3.1.9. Maximum Density	24 du/ ha (10 du/ ac)
All Other Uses	
3.1.10. Minimum Site Area	Discretion of the Subdivision Authority.
3.1.11. Minimum Site Depth	
3.1.12. Minimum Site Width	
3.1.13. Density	

4. Building Regulations

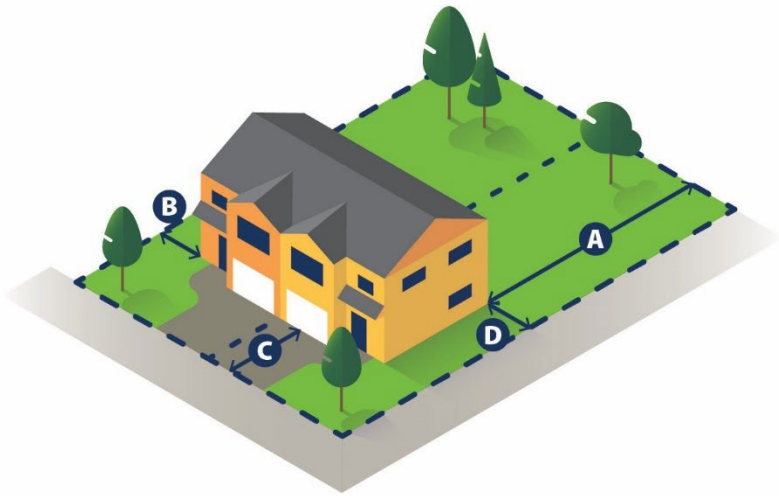
4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	10.6 m (34.7 ft.)
4.1.2. Accessory Building	9.0 m (29.5 ft.)
Footprint	
4.1.3. Maximum Lot Coverage	50%
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.5. Minimum Rear Setback	6.0 m (19.7 ft.)	A
4.1.6. Minimum Side Setback	1.5 m (4.9 ft.)	B
Setbacks Abutting Roadways		
4.1.7. Minimum Front Setback	5.0 m (16.4 ft.)	C
4.1.8. Minimum Flanking Setback	4.5 m (14.7 ft.)	D
4.1.9. Minimum Provincial Highway Setback	At the discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	-



5. Additional Regulations for Specific Uses

Screening

5.1. Non-residential Uses must provide Screening when located Adjacent to Residential Uses. Screening must use natural and built features, to the satisfaction of the Development Authority.

Residential

5.2. A Short-Term Accommodation must be an Accessory Use to a Principal Residential Use.

Commercial Uses

5.3. Commercial Uses should be prioritized on Corner Parcels.

2.140. VC - Village Core District

1. Purpose

1.1. To allow for ground-oriented residential and mixed-use Development with varying building forms and Uses. This District is intended to be the heart of the Village, supporting housing, small businesses, and tourism.

2. Uses

Permitted	Discretionary
Residential Uses	
Residential, Duplex Residential, Multi-unit Residential, Row Housing Residential, Secondary Suite	Residential, Accessory Suite
Commercial Uses	
Commercial Services, Indoor Food and Drink Service Health Care Service, Minor Home-Based Business, Home Office Home-Based Business, Minor Hotel Indoor Entertainment and Recreation, Minor Office Specialty Manufacturing and Sales	Commercial Services, Outdoor Event Venue Indoor Entertainment and Recreation, Major Marina Outdoor Entertainment Regulated Retail Short-Term Accommodation Vehicle Services, Maintenance, and Sales, Light
Industrial Uses	
	Industrial, Minor
Public Service and Infrastructure Uses	
	Emergency Service Health Care Service, Major
Community Uses	
Child Care Services Community Service Park	Automotive Parking Facility Outdoor Recreation Service School

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
3.1.1. Minimum Site Area	185.0 m^2 (1991.3 ft^2)
3.1.2. Minimum Site Depth	30.0 m (98.4 ft.)
3.1.3. Minimum Site Width	6.0 m (49.6 ft.)

3.2. For all permitted and discretionary uses, the minimum and maximum Parcel density requirements must be at the discretion of the Subdivision Authority.

4. Building Regulations

4.1. Development must comply with the following Building regulations:

Building Form

Regulation		Value
Maximum Height		
4.1.1.	Residential Uses	11.5 m (34.7 ft.)
4.1.2.	All Other Uses	16.5 m (54.1 ft.)
Footprint		
4.1.3.	Maximum Lot Coverage for Residential Uses	50%
4.1.4.	Maximum Lot Coverage for Automotive Parking Facilities	80%
4.1.5.	Maximum Lot Coverage for All Other Uses	None
4.1.6.	Maximum Building Area	None

Building Placement

Regulation		Value		Symbol
Development Type		**Residential**	**All other Uses**	
Setbacks Abutting Sites				
4.1.7.	Minimum Rear Setback	6.0 m (24.6 ft.)	0.0 m 1.5 m (4.9 ft.) Abutting a residential district.	A
4.1.8.	Minimum Side Setback for Buildings less than 3 Storeys	1.5 m (4.9 ft.)	0.0 m 1.5 m (4.9 ft.) Abutting a residential district.	B
4.1.9.	Minimum Side Setback	3.0 m (9.8 ft.)	0.0 m 3.0 m (9.8 ft.) Abutting a residential district.	-
Setbacks Abutting Roadways				
4.1.10.	Minimum Front Setback	6.0 m (19.6 ft.)	0.0 m	C
4.1.11.	Minimum Flanking Setback	4.5 m (14.7 ft.)	0.0 m	D
4.1.12.	Minimum Provincial Highway Setback	At the discretion of the Development Authority in Consultation with Alberta Transportation and Economic Corridors.		-

5. Additional Regulations for Specific Uses

Residential Uses

5.1. Residential Uses may be located above a commercial Use if a separate external entrance is provided to the residential unit.

Commercial Uses

5.2. Commercial Uses should incorporate features that improve the public realm including but not limited to street furniture, planter boxes, and landscaping.

6. Building Design Regulations

6.1. On-site parking must be located at the rear or side of the Principal Building.

7. General Regulations

Special Information Requirements

7.1. Development within 30.0 m (98.4 ft.) of the shoreline of a Water Body may require the submission of appropriate reports, as determined by the Development Authority to assess:

7.1.1. Impacts to local flora and fauna;

7.1.2. Management of sediment run-off;

7.1.3. Mitigation of stormwater run-off; and

7.1.4. Impacts to Water Body health.

2.150. BI - Business Industrial District

1. Purpose

1.1. To allow for commercial business and light industrial Development with a higher standard of design and Site landscaping. Nuisance factors associated with Development in this District are minimal. Development may include outdoor storage and outdoor activities with a commercial component. The regulations of this District intend to mitigate off-site impacts with Adjacent non-industrial Districts.

2. Uses

Permitted	Discretionary
Agricultural Uses	
Agriculture, Minor, limited to Horticultural Uses	Agricultural Support Services
Commercial Uses	
Commercial Services, Indoor Commercial Services, Outdoor Event Venue Food and Drink Service Hotel Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Office Regulated Retail Specialty Manufacturing and Sales Vehicle Service Station Vehicle Services, Maintenance, and Sales, Heavy Vehicle Services, Maintenance, and Sales, Light	Animal Boarding and Training
Industrial Uses	
Data Processing Facility Industrial, Minor Security Suite Storage, Indoor Storage, Outdoor	Crematorium
Public Service and Infrastructure Uses	
Cemetery, limited to Funeral Home services. Emergency Service Health Care Service, Minor Renewable Energy Generation, Minor Utility, Minor	
Community Uses	
	Childcare Service Community Service

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
3.1.1. Minimum Site Area	Discretion of the Subdivision Authority.
3.1.2. Minimum Site Depth	
3.1.3. Minimum Site Width	
3.1.4. Density	

4. Building Regulations

4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	60%
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.5. Minimum Rear Setback	9.0 m (29.5 ft.)	A
4.1.6. Minimum Side Setback	12.0 m (39.4 ft.) total with a minimum of 3.0 m (9.8 ft.) on each side.	B
4.1.7. Minimum Setback Abutting a Residential Parcel	15.0 m (49.2 ft.)	-
Setbacks Abutting Roadways		
4.1.8. Minimum Front and Flanking Setback	8.0 m (26.2 ft.) for an internal subdivision road 23.0 m (75.4 ft.) for a Municipal Road	C
4.1.9. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C

5. General Regulations

Parking and Loading

5.1. Vehicular and on-site pedestrian routes must be designed to provide safe and clearly defined circulation.

5.2. Loading, storage, and waste collection areas must:

5.2.1. Be designed to not impede the efficient flow of traffic and pedestrian movement;

5.2.2. Minimize impacts on Adjacent Uses;

5.2.3. Be located to the rear or side of the Principal Building; and

5.2.4. Be screened from view from Adjacent streets and Residential Sites.

5.3. Parking must not be located in the first 4.0 m (13.1 ft.) of the front Yard Setback.

Outdoor Storage

5.4. Outdoor storage must meet the Screening requirements of Subsection 4.40.3.6.

Landscaping

5.5. Landscaping must meet the requirements of Section 4.40, and be landscaping in accordance with the approved landscape plan.

Impact Mitigation

5.6. To mitigate off-site impacts and Nuisances, the Development Authority may:

5.6.1. Require Screening in accordance with Section 4.40.3.6;

5.6.2. Limit the hours of operation;

5.6.3. Require mitigation measures to improve air and water quality based on the results of impact assessment undertaken by a Qualified Professional; and

5.6.4. Require Dark Sky compliant practices to minimize light pollution to neighbouring properties.

6. Additional General Regulations for Parcels Abutting Highway 16, 16A and 60

Interpretation

6.1. For the purposes of this section, these regulations must apply to the following:

6.1.1. All privately held Parcels Abutting Highway 16, Highway 16A, and Highway 60; and

6.1.2. Includes Parcels separated from a Highway by a Municipal Reserve Parcel or Public Utility Lot.

6.2. These regulations are in addition to those established in Subsection 5. Site Regulations.

Outdoor Storage

6.3. Outdoor Storage areas must not be located between the Principal Building and a Provincial Highway except where, in the opinion of the Development Authority:

6.3.1. The location of Outdoor Storage is not possible or practical for the Development of the Site due to Site constraints;

6.4. Outdoor Display Areas may be located Between the Principal Building and Provincial Highway if in accordance with the regulations for Outdoor Display Areas in Subsection 6.6.

6.5. Outdoor Storage must be Screened from Adjacent streets and Residential Sites.

Outdoor Display Area

6.6. Outdoor Display Areas must:

6.6.1. Be identified on an approved Site Plan;

6.6.2. Be related to the Principal Use of the subject Site;

6.6.3. Be limited to commodities manufactured, sold, or leased on the subject Site; and

6.6.4. Be intended to allow for the orderly showcase of equipment and materials.

Building Design

6.7. All Buildings must:

6.7.1. Be designed to be compatible with the surrounding area; and

6.7.2. Be constructed of durable materials designed to maintain their quality through the life of the project.

6.8. Building façades nearest to the Highways may be required to incorporate the following to add visual interest:

6.8.1. Façade articulation;

6.8.2. Colour;

6.8.3. Material; or

6.8.4. Texture.

6.9. Building entrances may be required to be clearly visible using architectural detailing or differentiating colours.

2.160. MI – Medium Industrial District

1. Purpose

1.1. To allow for a range of light and medium industrial Development that is fully serviced and may include outdoor operations and storage. Nuisances should be minimal and contained within the Site boundary.

2. Uses

Permitted	Discretionary
Agricultural Uses	
Agriculture, Minor, limited to Horticultural Uses Agricultural Support Services	Agricultural Processing, Regulated
Commercial Uses	
Animal Boarding and Training Commercial Services, Indoor Commercial Services, Outdoor Food and Drink Service Office Regulated Retail Specialty Manufacturing and Sale Vehicle Service Station Vehicle Services, Maintenance, and Sales, Heavy Vehicle Services, Maintenance, and Sales, Light	
Industrial Uses	
Crematorium Data Processing Facility Industrial, Major Industrial, Minor Security Suite Storage, Indoor Storage, Outdoor	
Public Service and Infrastructure Uses	
Renewable Energy Generation, Minor Utility, Minor	Emergency Service

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
3.1.1. Minimum Site Area	Discretion of the Subdivision Authority.
3.1.2. Minimum Site Depth	
3.1.3. Minimum Site Width	
3.1.4. Density	

4. Building Regulations

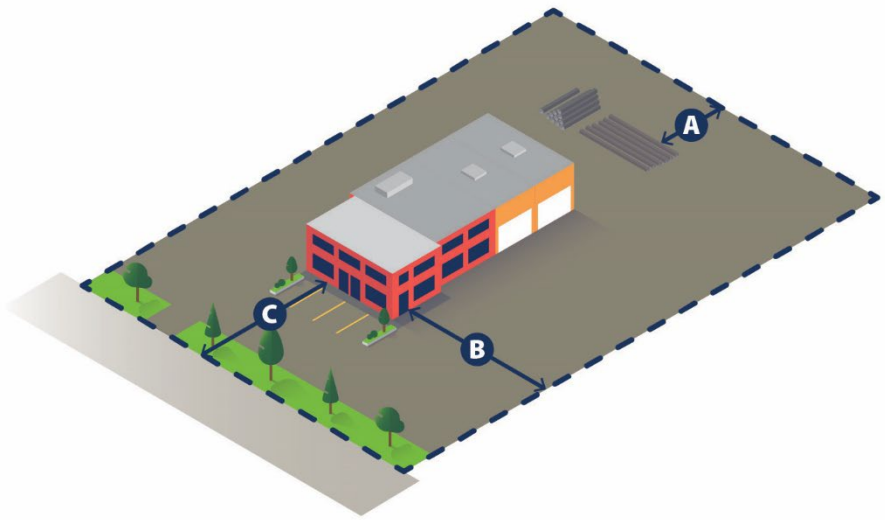
4.1. Development must comply with the following Building regulations:

Building Form

Regulation		Value
Maximum Height		
4.1.1.	Principal Building	None
4.1.2.	Accessory Building	None
Footprint		
4.1.3.	Maximum Lot Coverage	60%
4.1.4.	Maximum Building Area	None

Building Placement

Regulation		Value	Symbol
Setbacks Abutting Sites			
4.1.5.	Minimum Rear Setback	9.0 m (29.5 ft.)	A
4.1.6.	Minimum Side Setback	12.0 m (39.4 ft.) total with a minimum of 3.0 m (9.8 ft.) on each side.	B
4.1.7.	Minimum Setback Abutting a Residential Parcel	15.0 m (49.2 ft.)	-
Setbacks Abutting Roadways			
4.1.8.	Minimum Front and Flanking Setback	8.0 m (26.2 ft.) from an internal subdivision road 23.0 m (75.4 ft.) from a Municipal Road	C
4.1.9.	Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. General Regulations

Parking and Loading

5.1. Vehicular and on-site pedestrian routes must be designed to provide safe and clearly defined circulation.

5.2. Loading, storage, and waste collection areas must:

5.2.1. Be located to the rear or sides of the Principal Building; and

5.2.2. Be screened from view from Adjacent Sites and Roads.

5.3. Parking areas must not be located in the first 6.0 m (19.7 ft.) of the front Yard Setback.

Outdoor Storage

5.4. Outdoor Storage must meet the requirements of Subsection 4.40.3.6.

Outdoor Display Area

5.5. Outdoor Display Areas must:

5.5.1. Be identified on an approved Site Plan;

5.5.2. Be related to the Principal Use of the subject Site; and

5.5.3. Be limited to commodities manufactured, sold, or leased on the subject Site.

Landscaping

5.6. Landscaping must meet the requirements of Section 4.40, and be landscaped in accordance with the approved landscape plan.

Impact Mitigation

5.7. To mitigate off-site impacts and Nuisances, the Development Authority may:

5.7.1. Require Screening in accordance with Section 4.40.3.6;

5.7.2. Limit hours of operation; and

5.7.3. Require mitigation measures to improve air and water quality based on the results of impact assessment undertaken by a Qualified Professional.

2.170. HI - Heavy Industrial District

1. Purpose

1.1. To allow for a range of medium and heavy industrial Development that has the potential to create Nuisances that extend beyond the boundaries of the Site and where operations typically require large tracts of land. Uses within this area require mitigation and appropriate land to ensure Nuisances do not impact the healthy, safety, and enjoyment of Adjacent Parcels.

2. Uses

Permitted	Discretionary
Commercial Uses	
Commercial Services, Indoor Commercial Services, Outdoor Indoor Entertainment and Recreation, Major Vehicle Services, Maintenance, and Sales, Heavy Vehicle Services, Maintenance, and Sales, Light	
Industrial Uses	
Data Processing Facility Industrial, Major, except concrete and asphalt plants and Recycling Depots Industrial, Minor	Industrial, Major, limited to concrete and asphalt plants and recycling depots Natural Resource Development
Public Service and Infrastructure Uses	
Renewable Energy Generation, Minor Utility, Minor	Renewable Energy Generation, Major Utility, Major

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
3.1.1. Minimum Site Area	Discretion of the Subdivision Authority.
3.1.2. Minimum Site Depth	
3.1.3. Minimum Site Width	50.0 m (164.0 ft.)
3.1.4. Density	Discretion of the Subdivision Authority.

4. Building Regulations

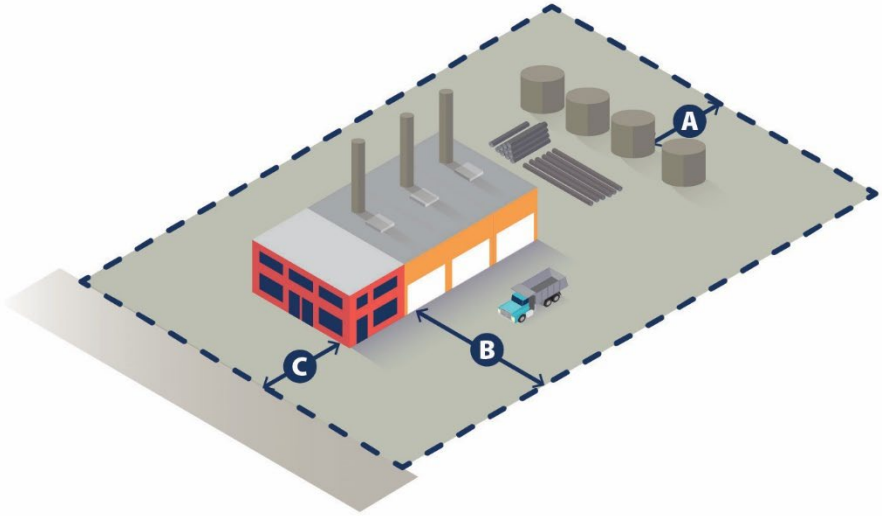
4.1. Development must comply with the follow Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	None
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.5. Minimum Rear Setback	15.0 m (49.2 ft.)	A
4.1.6. Minimum Side Setback		B
Setbacks Abutting Roadways		
4.1.7. Minimum Front and Flanking Setback	15.0 m (49.2 ft.) from an internal subdivision road 23.0 m (75.4 ft.) from a Municipal Road	C
4.1.8. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. General Regulations

Impact Mitigation

5.1. To mitigate off-site impacts and Nuisances, the Development Authority may:

5.1.1. Require Screening in accordance with Section 4.40.3.6;

5.1.2. Limit hours of operation; and

5.1.3. Require mitigation measures to improve air and water quality based on the results of an impact assessment undertaken by a Qualified Professional.

2.180. RI - Resource Industry District

1. Purpose

1.1. To allow for agricultural and farming-related Uses while permitting resource extraction Development that may have the potential to create Nuisance factors that extend beyond the boundaries of the Site.

2. Uses

Permitted	Discretionary
Agricultural Uses	
Agriculture, Major Agriculture, Minor	
Residential Uses	
	Residential, Manufactured Housing Residential, Single Detached Short-term Accommodation
Commercial Uses	
Animal Boarding and Training Commercial Services, Indoor, limited to Auctioneering Services Home-Based Business, Minor	Commercial Services, Outdoor Home-Based Business, Major Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Shooting Range
Industrial Uses	
Natural Resource Development	Industrial, Major Industrial, Minor Storage, Indoor Storage, Outdoor Work Camp
Public Service and Infrastructure Uses	
Renewable Energy Generation, Minor	Renewable Energy Generation, Major
Community Uses	
	Outdoor Recreation Service

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
Residential Uses	
3.1.1. Minimum Site Area	0.8 ha (1.9 ac)
3.1.2. Maximum Site Area	4.0 ha (9.9 ac)
Agricultural Uses	
3.1.3. Minimum Site Area	64.8 ha (160.0 ac)
All Other Uses	
3.1.4. The minimum and maximum Parcel requirements must be at the discretion of the Subdivision Authority.	
3.1.5. The Parcel density requirements must be at the discretion of the Subdivision Authority.	

3.2. For Residential Parcels, the Site Area must include 0.8 ha (2.0 ac) of Contiguous and Developable Land.

4. Building Regulations

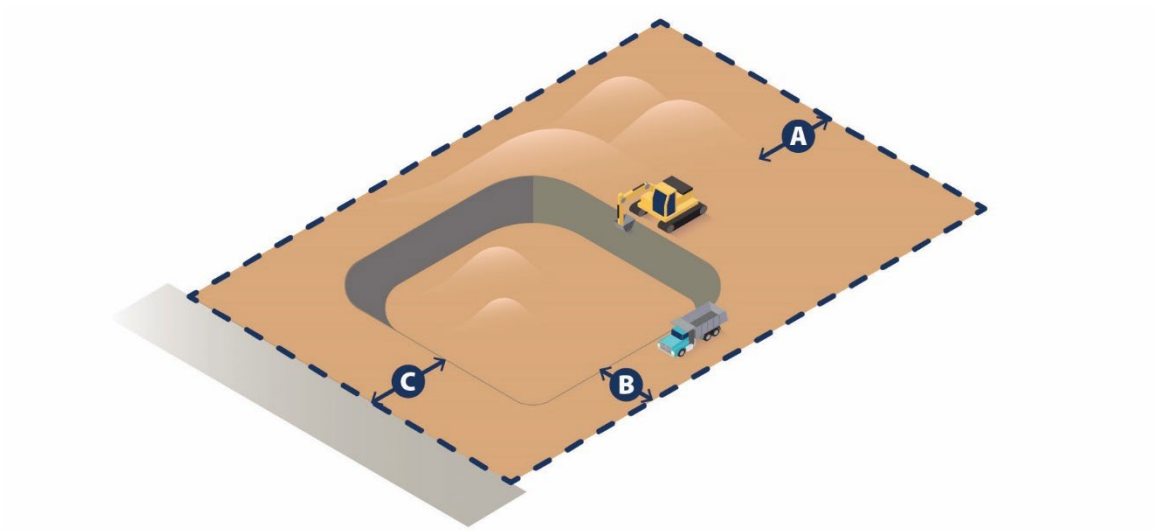
4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	None
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.5. Minimum Rear Setback	3.0 m (9.8 ft.)	A
4.1.6. Minimum Side Setback	3.0 m (9.8 ft.)	B
Setbacks Abutting Roadways		
4.1.7. Minimum Front and Flanking Setback	7.5 m (24.6 ft.) from an internal subdivision road 13.0 m (42.6 ft.) from a Municipal Road	C
4.1.8. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. General Regulations

5.1. Residential Uses will only be allowed in locations outside of a mine license area as designated by the Alberta Energy Regulator and Alberta Utilities Commission.

2.190. C - Commercial District

1. Purpose

1.1. To allow for a variety of high-quality commercial, tourism, recreational, and business industrial Uses that provide services to surrounding communities and the travelling public. This District is generally located along major roadways.

2. Uses

Permitted	Discretionary
Agriculture Uses	
Agricultural Support Services Agriculture, Value-Added Agri-tourism	Agriculture, Minor
Residential Uses	
	Residential, Single Detached limited to those existing before May 27, 2025
Commercial Uses	
Commercial Services, Indoor Community Service Food and Drink Service Health Care Service, Minor Office Specialty Manufacturing and Sale Vehicle Service Station Vehicle Services, Maintenance, and Sales, Light	Commercial Services, Outdoor Event Venue Hotel Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Outdoor Entertainment Regulated Retail Vehicle Services, Maintenance, and Sales, Heavy
Industrial Uses	
	Crematorium Data Processing Facility Industrial, Major, limited to Bulk Fuel Depots Industrial, Minor Security Suite Storage, Indoor Storage, Outdoor, limited to Recreational Vehicle Storage
Public Service and Infrastructure Uses	
Emergency Service Health Care Service, Major Renewable Energy Generation, Minor	Cemetery Utility, Major Utility, Minor
Community Uses	
School	Campground Child Care Services Outdoor Recreation Service

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
3.1.1. Minimum Site Area	900.0 m^2 (9687.5 ft^2)
3.1.2. Minimum Site Depth	30.0 m (98.4 ft.)
3.1.3. Minimum Site Width	30.0 m (98.4 ft.)
3.1.4. Density	Discretion of the Subdivision Authority.

4. Building Regulations

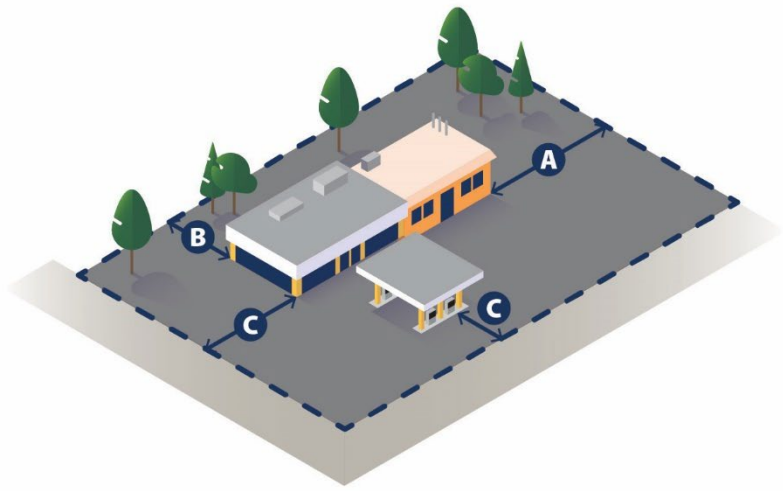
4.1. Development must comply with the following Building regulations:

Building Form

Regulation		Value
Maximum Height		
4.1.1.	Principal Building	None
4.1.2.	Accessory Building	None
Footprint		
4.1.3.	Maximum Lot Coverage	50%
4.1.4.	Maximum Building Area	None

Building Placement

Regulation		Value	Symbol
Setbacks Abutting Sites			
4.1.5.	Minimum Rear Setback	6.0 m (19.6 ft.)	A
4.1.6.	Minimum Side Setback	6.0 m (19.6 ft.)	B
4.1.7.	Minimum Setback adjacent to a Residential Development	7.5 m (24.6 ft.)	-
Setbacks Abutting Roadways			
4.1.8.	Minimum Internal Subdivision Road Setback	7.5 m (24.6 ft.) from an internal subdivision road 23.0 m (75.4 ft.) from a Municipal Road	C
4.1.9.	Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. Additional Regulations for Specific Uses

Local Commercial Uses Adjacent to a Residential Parcel

5.1. Rear Yard Setbacks must be increased by 1.0 m (3.2 ft) for each Storey above the first Storey.

Industrial Uses

5.2. Industrial Uses must be Setback 15.0 m (42.2 ft) from the Property Line of a residential Parcel.

6. General Regulations

Outdoor Storage

6.1. Outdoor Storage must meet the Screening requirements of Subsection 4.40.3.6.

Landscaping

6.2. Landscaping must meet the requirements of Section 4.40, and be landscaped in accordance with the approved landscaping plan.

Outdoor Display Areas

6.3. Outdoor Display Areas must:

6.3.1. Be identified on an approved Site Plan;

6.3.2. Be related to the Principal Use of the subject Site; and

6.3.3. Be limited to commodities manufactured, sold, or leased on the subject Site.

3

Part 3.

OVERLAYS AND DIRECT CONTROL DISTRICTS

3.10. Acheson Residential Protection Overlay

1. Purpose

1.1. To mitigate the potential negative impacts of industrial Development on residential Development within the Acheson Area.

2. Area of Application

2.1. This Overlay applies to those lands identified in Section 10.20 of this Bylaw.

3. Additional Application Submission Requirements

3.1. For any Development on a Site that is partially or wholly contained within the boundaries of this Overlay, the Applicant must:

3.1.1. Demonstrate that any outdoor lighting is Dark Sky compliant;

3.1.2. Ensure the Development does not generate off-site impacts considered offensive or excessive by the Development Authority; and

3.1.3. Within 200.0 m (656.2 ft.) of the boundary of the Osborne Acres Residential Subdivision:

3.1.3.1. Construct a berm with a height of 2.0 m (6.5 ft.) minimum;

3.1.3.2. Construct a Screening Fence of 2.0 m (6.5 ft.) minimum;

3.1.3.3. Incorporate noise attenuation; and

3.1.3.4. Incorporate on-site visual buffering and Landscaping, described by a Landscaping plan, to the satisfaction of the Development Authority.

4. Development Regulations

4.1. The provisions of this Overlay must take precedence and be applied in addition to the Uses and regulations of the underlying District and other sections of this Bylaw.

4.2. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.2.1. All Buildings	18.0 m (59.0 ft.)

Building Placement

Regulation	Value
Setbacks Abutting Sites	
4.2.2. Minimum Front Setback	12.0 m (39.3 ft.)
4.2.3. Minimum Setback Adjacent to a Multi-Parcel Residential Subdivision	9.0 m (29.5 ft.)
Setbacks Abutting Roadways	
4.2.4. Minimum Internal Subdivision Road Setback	23.0 m (75.4 ft.)
4.2.5. Minimum Arterial Road Setback	45.0 m (147.6 ft.)
4.2.6. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation.

5. Landscaping Standards

5.1. Development must comply with the following landscaping requirements:

Business Industrial District

Parcel Size	Landscaping Requirement
5.1.1. Sites less than or equal to 0.8 ha (1.97 ac.)	10% of the Site Area.
5.1.2. Sites greater than 0.8 ha (1.97 ac.)	60% of the required front and side Setback area.

Medium Industrial District

Parcel Size	Landscaping Requirement
5.1.3. Sites less than 0.8 ha (1.97 ac.)	5% of the Site Area.
5.1.4. Sites greater than 0.8 ha (1.97 ac.)	30% of the required front and side Setback area.

6. Development Permit Conditions

6.1. The Development Authority must impose conditions:

6.1.1. Requiring securities for 100% the amount of the cost of Landscaping and berms; and

6.1.2. Requiring Landscaping and berms, to the satisfaction of the Development Authority, be completed within one growing season of the issuance of the Development Permit.

3.20. Reserved Development Overlay

1. Purpose

1.1. The purpose of this Overlay is to dedicate lands as reserved for future Development and subdivision while accommodating existing Development and other limited Uses.

2. Application

2.1. This Overlay applies to those lands identified in Section 10.20 of this Bylaw.

2.2. Those lands affected by this Overlay must have this Overlay removed by a technical amendment to align with an approved Area Structure Plan or Conceptual Scheme.

3. Uses

3.1. Development must not be permitted within the Overlay areas except for the following on a Discretionary basis:

3.1.1. Agriculture, Major Uses;

3.1.2. Agriculture, Minor Uses;

3.1.3. Industrial, Minor, and Industrial, Major limited to existing approved developments as of May 27, 2025

3.1.4. Natural Resource Development;

3.1.5. Residential, Single Detached; or

3.1.6. Accessory Buildings for the Uses listed in 3.1.

4. Development Regulations

4.1. No subdivision will be permitted except in accordance with the following, at the discretion of the Subdivision Authority:

4.1.1. For Agricultural, Major, and Agricultural, Minor Uses;

4.1.2. As required in the Act or for municipal purposes; or

4.1.3. In accordance with an approved Area Structure Plan or Conceptual Scheme.

4.2. For all proposed developments, the minimum Setback requirements must be determined in consultation with the Development Authority, based on Site characteristics.

3.30. Floodplain Protection Overlay

1. Purpose

1.1. To mitigate the potential negative impacts of a flood event and ensure the safe and efficient Use of lands partially or wholly contained within the defined boundaries of this Overlay.

2. Application

2.1. This Overlay applies to those lands identified in Section 10.20 of this Bylaw, described as:

2.1.1. Atim Creek, defined as the 1:100-year Flood Plain plus 0.5m in elevation;

2.1.2. Big Lake, defined as the 1:100-year Flood Plain (653.30 m ASL) plus 0.5 m (653.8m ASL) in elevation; and

2.1.3. Lake Wabamun, defined as the 1:100-year Flood Plain (725.17m ASL) plus 0.5 m (725.67m ASL) in elevation.

2.2. Application of the floodplains described above must be consistent with the following:

2.2.1. Big Lake Basin Task Force: Floodplain Delineation for Atim Creek from Campsite Road to Big Lake Study (Sameng, March 2007); or

2.2.2. Verified at the time of subdivision or Development through a survey conducted by a Qualified Professional.

3. Uses

3.1. Floodplain boundaries and flood construction levels must be determined for any application by a Qualified Professional who certifies, subject to conditions contained within the report, that the land may be used safely for the intended use.

3.2. Development must not be permitted within the Overlay areas, except for the following on a Discretionary basis:

3.2.1. Private open spaces;

3.2.2. Environmental reserve or other natural areas;

3.2.3. Alterations or the reconstruction of a Building or Structure within the same Building permit, limited to those existing before May 27, 2025;

3.2.4. Utility, Major or Utility, Minor;

3.2.5. Park, limited to Passive Recreation;

3.2.6. Outdoor Recreation Service;

3.2.6.1. limited to golf courses with an environmental protection plan; and

3.2.6.2. excluding a clubhouse.

3.2.7. Residential, Single Detached and Accessory Buildings in the Lake Wabamun Flood Plain, provided such Uses and Buildings are located 1.0m above the 1:100-year floodplain and mitigation measures are incorporated to the satisfaction of the Development Authority.

3.3. Exceptions to the Uses listed in Subsection 3.2 include the following:

3.3.1. The golf course located at SE-20-53-26-W4M and NW-17-53-26-W4M which must ensure:

3.3.1.1. Additions, alterations, or reconstruction of the existing clubhouse on the 2.47 ac (6.1 ac.) area of land above the floodplain plus a 0.5 m factor of safety (653.8 ASL);

3.3.1.2. At the completion of an Addition, alteration, or reconstruction of the existing clubhouse, municipal services are connected and designed to eliminate infiltration or discharge into flood waters and the on-site well and sewage system be reclaimed; and

3.3.1.3. The following must be above the 1:100-year Flood Plain plus a 0.5 m factor of safety:

3.3.1.3.1. All openings of the clubhouse, verified by a surveyor, unless floodproofing techniques are included;

3.3.1.3.2. The private access driveway;

3.3.1.3.3. The private parking lot constructed within the 3.07 ha clubhouse, parking, and access road area; and

3.3.1.3.4. Grading and landscaping within the 3.07 ha clubhouse parking and access road area, provided the grading and landscaping have a negligible impact on water quality and natural drainage characteristics.

3.3.2. The inland Marina located at NW-2-53-4 W5M, which must follow the regulations of the underlying Land Use District.

3.40. Legend Estates Overlay

1. Purpose

1.1. To ensure the safe and efficient Use of lands within the Legend Estates subdivision area.

2. Application

2.1. This Overlay applies to the lands identified in Section 10.20 of this Bylaw.

2.2. The provisions of this Overlay apply in cases where there is a conflict with the underlying District or any other section of this Bylaw.

3. Uses

3.1. All Uses in the underlying Land Use District are Discretionary.

4. Subdivision and Development Application Requirements

4.1. The Development Authority may require the Applicant to submit plans respecting the following, from a Qualified Professional, as part of a Development Permit application:

4.1.1. Best practices or guidelines for building in flood susceptible areas;

4.1.2. Floodproofing of Habitable rooms, electrical panels and heating units, and operable windows;

4.1.3. Basement drainage; and

4.1.4. Other requirements respecting the suitability of the Site for the proposed Development.

4.2. The Subdivision or Development Authority may require the Applicant to submit the following information related to Site drainage, from a Qualified Professional, as part of a subdivision or Development Permit application:

4.2.1. Site drainage and grading plan;

4.2.2. Soil compaction and quality report;

4.2.3. Stormwater Management Study; and

4.2.4. Any information, in the opinion of the Subdivision or Development Authority, that is required to determine if the Site is suitable for the proposed Development or subdivision.

5. Conditions of Approval

5.1. The Subdivision or Development Authority may, as a condition of approval, impose requirements relating to Development constraints, including but not limited to, drainage and fill or soil compaction.

3.50. Acheson Industrial Area Direct Control District (DC Area 1)

1. Purpose

1.1. The purpose of this District is to provide Council with control over specific high impact Uses.

2. Application

2.1. This District applies to the following lands as described in Section 10.20 of this Bylaw, which include:

2.1.1. NE-35-52-26-W4M; and

2.1.2. SE-02-53-26-W4M.

3. Development Regulations

3.1. For the purposes of this District, Council delegates its authority to the Subdivision and Development Authority to regulate all Uses in accordance with the underlying District except for:

3.1.1. Utility, Major, limited to waste management facilities; and

3.1.2. The following Uses on reclaimed waste management lands:

3.1.2.1. Outdoor Recreation Service; and

3.1.2.2. Indoor Entertainment, limited to indoor recreation Uses.

3.2. For the exceptions listed in 3.1 Council:

3.2.1. May require all information it deems necessary to make a decision on the application;

3.2.2. Must hold at least 1 public meeting to receive comments from any interested or affected party;

3.2.3. Must decide on the application; and

3.2.4. May add conditions to any approval.

3.60. Highvale End Land Use Direct Control District (DC Area 2)

1. Purpose

1.1. The purpose of this District is to provide Council the flexibility and control to regulate all aspects of Development relative to the requirements of the Highvale End Land Use Area Structure Plan.

2. Application

2.1. This District applies to the lands identified in Section 10.20 of this Bylaw.

3. Development Regulations

3.1. For the purposes of this District, the underlying District regulations must be in accordance with the RI – Resource Industry District.

3.2. As reclamation proceeds, the Land Use Bylaw must be amended to reflect the underlying Land Use Districts in Figure 14 of the Highvale End Land Use Area Structure Plan.

3.3. Subdivision must be determined by Council.

3.4. Council delegates decision regarding Development to the Development Authority.

3.70. Whitewood Direct Control District (DC Area 3)

1. Purpose

1.1. To manage Development and reclamation on previously mined lands.

2. Application

2.1. This District applies to the lands identified in Section 10.20 of this Bylaw.

2.2. Development within this district must be supported by technical studies and align with any relevant Statutory Plan or Conceptual Scheme.

3. Uses

3.1. Prior to the implementation of a Statutory Plan or Conceptual Scheme, Development must not be permitted within the Direct Control areas except for the following on a Discretionary basis:

3.1.1. Agriculture, Major Uses;

3.1.2. Agriculture, Minor Uses;

3.1.3. Natural Resource Development;

3.1.4. Residential, Single Detached if located outside the historic Whitewood Mine Permit Boundary (C200-25), and License No. C2003-6 area; or

3.1.5. Accessory Buildings for the Uses listed in 3.1.

4. Development Regulations

4.1. Subdivision and Development decisions must be made by the Subdivision and Development Authority.

4.2. Applications for subdivision or development on land that has been mined or is to be mined will not be approved until the reclamation process is complete. The County must find that the land can sustainably support the proposed development or uses, and that the integrity of the Whitewood Direct Control District will be maintained.

4.3. For all proposed developments, the minimum Setback and Building requirements are to be aligned with the regulations of the RI – Resource Industry District.

3.80. Keephills Direct Control District (DC Area 4)

1. Purpose

1.1. The purpose of this District is to provide Council with specific control over Uses in the Keephills DC area.

2. Application

2.1. This District applies to the lands identified in Section 10.20 of this Bylaw.

3. Development Regulations

3.1. Subdivision and Development decisions must be made by the Subdivision and Development Authority in accordance with the underlying District except for:

3.1.1. Development related to the construction and operation of a Power Generation Facility; and

3.1.2. Any associated Developments associated with a Power Generation Facility and not otherwise described in the underlying Land Use District which will be decided by Council.

3.2. For the exceptions listed in 3.50.3.1, Council:

3.2.1. May require all information it deems necessary to decide the application;

3.2.2. Must hold at least 1 public meeting to receive comments from any interested or affected party;

3.2.3. Must decide on the application.

3.90. Osprey Bay Direct Control District (DC Area 5)

1. Purpose

1.1. The purpose of this District is to allow for the accommodation, maintenance, alteration, replacement, and repair of the existing 7 Dwelling units as follows:

1.1.1. 3 Dwelling Units on Roll No. 2840000; and

1.1.2. 4 Dwelling Units on Roll No. 2840004.

2. Application

2.1. This District applies to the lands identified in Section 10.20 of this Bylaw.

3. Site Regulations

3.1. For the purposes of this District, Council delegates its authority to the Subdivision and Development Authority to regulate all Uses in accordance with the underlying District.

3.2. Subdivision must be considered by the Subdivision Authority subject to the following:

3.2.1. Parcel Area requirement (for purposes of new Parcel creation only)

3.2.1.1. For all Uses, the minimum and maximum Parcel Area requirements must be determined by the Subdivision Authority.

3.2.2. Parcel Density requirement (for purposes of new Parcel creation only)

3.2.2.1. The maximum Parcel Density requirements must be 1 Dwelling Unit per Parcel.

4. Building Regulations

4.1. Setbacks for Parcels: For all Uses the minimum Building Setback requirement must be determined by the Development Authority.

4.2. Parcel Coverage: Buildings must not cover more than 65% of any subdivided Parcel.

5. Specific Development Regulations

Residential Uses

5.1. Residential, Single Detached may be considered by the Development Authority on a Discretionary basis subject to the following:

5.1.1. The subject Development is confirmed, to be located outside of the Floodplain Protection Overlay;

5.1.2. The subject Development is replacing a demolished Structure or adding over 10% of the Building footprint to an existing Structure; and

5.1.3. Developments which are not replacing a demolished Structure or adding to an existing Structure will be subject to the Parcel density requirement of 1 Dwelling Unit per Parcel.

Accessory Uses

5.2. Accessory Buildings and Additions may be considered by the Development Authority on a Discretionary basis subject to the following:

5.2.1. The Accessory Building is less than 54.0 m^2 (581.3 ft^2); and

5.2.2. The subject Development is an Addition to an existing Dwelling Unit that is less than 10% of the Floor Area of the Structure.

5.3. Accessory Buildings must have a Floor Area that is less than 175.0 m^2 (1883.7 ft^2).

General Regulations

5.4. Development may be required to provide the following mitigative measures to render them suitable to the Development Authority:

5.4.1. Setbacks from steep slopes should be adequate to ensure avoidance of subsidence;

5.4.2. Tree cover should be maintained, although "view windows" may be cut at strategic locations to afford views of Lake Wabamun; and

5.4.3. Geotechnical reports and other data to ensure that any proposed Development can be adequately serviced.

5.5. Development within a Parcel must be subject to all the provisions of this District unless otherwise determined through a negotiated Development Agreement with the County.

5.6. As this District is located within an area defined as Environmentally Significant in the Environmental Conservation Plan a biophysical assessment must be required for any proposed subdivision.

5.6.1. The biophysical assessment must identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and must recommend appropriate measures for protecting significant features.

3.100. Trestle Creek Recreational Resort Direct Control District (DC Area 6)

1. Purpose

1.1. This District is intended to accommodate the development of a four-season, fully serviced Condominium recreational resort community in a golf course setting. The development will offer various forms of non-permanent resort-style accommodations accompanied by complementary recreational, commercial, and tourist services.

2. Application

2.1. This District applies to the lands legally described as Section 12-53-7-W5M, excepting Plan 892 2182, Block 1. The area designated as TCRR – Trestle Creek Recreational Resort District includes the following Subdistricts as shown in Section 10.20 of this Bylaw.

2.1.1. R – Recreational;

2.1.2. RRA – Resort Residential Accommodation; and

2.1.3. C - Commercial.

3. Uses

3.1. Uses in Subdistrict R – Recreational are as follows:

Permitted	Discretionary
Commercial Uses	
	Food and Drink Service Health Care Service, Minor Indoor Commercial Service Indoor Entertainment, Major Indoor Entertainment, Minor Vehicle Service Station
Industrial Uses	
	Storage, Outdoor
Public Service and Infrastructure Uses	
Utility, Minor	Renewable Energy Generation, Minor Utility, Major
Community Uses	
Campground Outdoor Recreation Service Recreational vehicle, Park Model	Community Service Child Care Services

3.2. Uses in Subdistrict RAA – Resort Residential Accommodation are as follows:

Permitted	Discretionary
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Row Housing Residential, Multi-unit	Residential, Secondary Suite Residential, Accessory Suite
Commercial Uses	
	Hotel Short-Term Accommodation
Public Service and Infrastructure Uses	
Outdoor Recreation Service Utility, Minor	Utility, Major
Community Uses	
	Child Care Services Community Service

3.3. Uses in Subdistrict C – Commercial are as follows:

Permitted	Discretionary
Commercial Uses	
Hotel Indoor Commercial Service Food and Drink Service Regulated Retail Health Care Service, Minor Vehicle Service Station	Indoor Entertainment, Major Indoor Entertainment, Minor
Industrial Uses	
Security Suite	Storage, Outdoor Industrial, Minor
Public Service and Infrastructure Uses	
Utility, Minor	Utility, Major Renewable Energy Generation, Minor
Community Uses	
Community Service Child Care Service Outdoor Recreation Service	

4. Site Regulations

4.1. Subdivision and Development decisions must be made by the Subdivision and Development Authority.

Subdivision Requirements

4.2. All subdivisions within Section 12-53-7-W5M, except for Plan 892 2182, Block 1, must:

4.2.1. Be registered as a Bareland Condominium; and

4.2.2. Align with the Trestle Creek Golf Resort Conceptual Scheme.

4.3. A Bareland Condominium plan must:

4.3.1. Be treated in all respects as though it were a plan of subdivision;

4.3.2. Comply with all requirements for subdivision;

4.3.3. Provide adequate pedestrian and vehicle access; and

4.3.4. Provide potable water, sanitary sewer, storm drainage, electrical power, and natural gas service.

4.4. Subdivision applications may be subject to a Development Agreement as a condition of subdivision.

4.5. A minimum of 10% of the gross condominium area must be set aside for common recreation space and no portion of any condominium unit must be included in the common recreation space.

Servicing Requirements

4.6. Sanitary sewer must be provided in compliance with applicable provincial requirements to the satisfaction of the Subdivision and Development Authority.

4.7. For all Developments:

4.7.1. The availability and suitability of on-site water must be confirmed and be licensed pursuant to the provisions of the Water Act;

4.7.2. Surface stormwater must be retained, managed, and released in accordance with provincial requirements;

4.7.3. Adjacent land must not be adversely affected by surface drainage;

4.7.4. Communal servicing systems must be operated and maintained by a condominium corporation or other private entity and follow provincial and federal standards;

4.7.5. A fire safety program must be developed in consultation with the Fire Department and applicable provincial requirements.

Environmental Regulations

4.8. Development must encourage the preservation of on-site trees.

4.9. Environmental Setbacks from Water Bodies and sensitive natural areas including slopes must be maintained in accordance with biophysical studies and the provincial regulations for private and common properties. Vegetation and trees along slope areas must be retained to the greatest extent possible.

4.10. All environmental reserve easements, common areas and open spaces must retain on-site vegetation and trees to the greatest extent possible unless required to be removed in accordance with a fire safety program.

Subdivision Standards

4.11. Development must comply with the following Site regulations:

R – Recreational Subdistrict

Regulation	Value
Recreational Vehicle, Park Model	
4.11.1. Minimum Site Area	235.0 m^2 (2529.5 ft^2)
All Other Uses	
4.11.2. Site Area	At the discretion of the Development Authority.

RAA – Resort Residential Accommodation Subdistrict

Regulation	Value
Residential, Single Detached	
4.11.3. Minimum Site Area	294.0 m^2 (3164.6 ft^2)
4.11.4. Minimum Site Width	10.4 m (34.1 ft.)
4.11.5. Minimum Site Depth	27.0 m (88.5 ft.)
4.11.6. Maximum Density	20 units per hectare
Residential, Duplex	
4.11.7. Minimum Site Area	197.0 m^2 (2120.5 ft^2)
4.11.8. Minimum Site Width	7.3 m (23.9 ft.)
4.11.9. Minimum Site Depth	27.0 m (88.6 ft.)
4.11.10. Maximum density	20 units per hectare
Residential, Row Housing	
4.11.11. Minimum Site Area	197.0 m^2 (2120.5 ft^2)
4.11.12. Minimum Site Width (Interior Parcel)	6.0 m (19.7 ft.)
4.11.13. Minimum Site Width (Exterior Parcel)	7.3 m (23.9 ft.)
4.11.14. Minimum Site Depth	27.0 m (88.6 ft.)
4.11.15. Maximum Density	40 units per hectare
Residential, Multi-Unit	
4.11.16. Minimum Site Area	640.0 m^2 (6888.9 ft^2)
4.11.17. Minimum Site Width	20.0 m (65.6 ft.)
4.11.18. Minimum Site Depth	32.0 m (104.9 ft.)
4.11.19. Maximum Density	85 units per hectare

C – Commercial Condominium Subdistrict

Regulation	Value
4.11.20. Minimum Site Width	6.0 m (19.7 ft.)
4.11.21. Minimum Site Depth	30.0 m (98.4 ft.)

5. Building Regulations

5.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
R – Recreational Subdistrict	
5.1.1. Maximum Height for all Uses, excluding Accessory Buildings	At the discretion of the Development Authority.
RRA – Resort Residential Accommodation Subdistrict	
5.1.2. Maximum Height for Residential, Single Detached, Duplex, Row Housing	12.0 m (39.4 ft.)
5.1.3. Maximum Height for Residential, Multi-unit	19.0 m (62.3 ft.)
C – Commercial Subdistrict	
5.1.4. Maximum Hotel Height	19.0 m (62.3 ft.)
5.1.5. All other commercial Uses	10.6 m (34.8 ft.)
All Subdistricts	
5.1.6. Maximum Accessory Building Height	4.0 m (13.1 ft.)
Maximum Lot Coverage	
5.1.7. R - Recreational Subdistrict	65%
5.1.8. Residential, Single Detached	50%
5.1.9. Residential, Duplex	
5.1.10. Residential, Row Housing	60%
5.1.11. Residential, Multi-unit	
5.1.12. All other Uses	At the discretion of the Development Authority.

Building Placement

Regulation	Value
R – Recreational Subdistrict	
5.1.13. Minimum Front Setback	3.5 m (11.5 ft.)
5.1.14. Minimum Rear Setback	1.0 m (3.3 ft.)
5.1.15. Minimum Side Setback	1.0 m (3.3 ft.)
5.1.16. Setbacks for Discretionary Uses	At the discretion of the Development Authority.
RRA – Resort Residential Accommodation Subdistrict	
Residential, Single Detached	
5.1.17. Minimum Front Setback	3.5 m (11.5 ft.)
5.1.18. Minimum Rear Setback	7.5 m (24.6 ft.)
5.1.19. Minimum Side Setback	2.4 m (7.9 ft.)
Residential, Duplex and Row Housing	
5.1.20. Minimum Front Setback	3.0 m (9.8 ft.)
5.1.21. Minimum Rear Setback	7.5 m (24.6 ft.)
5.1.22. Minimum Side Setback	1.2 m (3.9 ft.)
5.1.23. Minimum Flanking Setback	3.0 m (9.8 ft.)

Residential, Multi-unit		
5.1.24.	Minimum Front Setback (2 storeys or less)	3.0 m (9.8 ft.)
5.1.25.	Minimum Front Setback (3 storeys or greater)	5.5 m (18.0 ft.)
5.1.26.	Minimum Rear Setback	7.5 m (24.6 ft.)
5.1.27.	Minimum Side Setback	1.5 m (4.9 ft.) or 40% of the Building height, whichever is greater.
Accessory Buildings		
5.1.28.	Minimum Front Setback	3.0 m (9.8 ft.)
5.1.29.	Minimum Rear Setback	1.0 m (3.3 ft.)
5.1.30.	Minimum Side Setback	1.0 m (3.3 ft.)
5.1.31.	Minimum Flanking Setback	1.0 m (3.3 ft.)
C- Commercial Subdistrict		
5.1.32.	No minimum yard Setbacks are required, except where Development abuts a Residential use, park, open space, or an environmental reserve easement. There must be no minimum Setback requirements between the individual Buildings and the condominium unit boundaries, except as required by Alberta Safety Codes.	
5.1.33.	When abutting a Resort Residential Accommodation use, park, open space, or environmental reserve easement area a minimum side Yard Setback must be 1.5 m (4.9 ft.) or 40% of the height of the Building, whichever is greater.	

Setbacks Abutting Roadways

Regulation		Value
5.1.34.	Minimum Municipal Road Setback	6.0 m (19.7 ft.)
5.1.35.	Minimum Township Road 532 and Range Road 71 Setback	20.0 m (65.6 ft.)
5.1.36.	Minimum Range Road 70 Setback	45.0 m (147.6 ft.)

6. Additional Regulations for Specific Uses and Subdistricts

Accessory Buildings

6.1. Accessory Buildings must:

6.1.1. Not be used for accommodation purposes;

6.1.2. Not exceed a Floor Area of 50 m^2 (538.2 ft^2); and

6.1.3. Be located within the rear or side Yard.

6.2. A maximum of 2 Accessory Buildings per Parcel is permitted in the R – Recreational Subdistrict.

C – Commercial Subdistrict

6.3. All Yards must be landscaped in accordance with the approved landscaping plan.

6.4. Landscaping must be in accordance with Section 4.40.

6.5. The location of rooftop mechanical equipment, exhaust fans, and other sources of noise and odour must be oriented to reduce adverse effects on surrounding properties and amenity areas.

6.6. Garbage must be located in a storage bay within, or attached to, the Principal Building; or within a freestanding wildlife-proof enclosure to the satisfaction of the Development Authority.

7. General Regulations

7.1. Development of land within a Bareland Condominium must be considered the same as the Development of land within a fee simple subdivision, with each unit of land treated as an individual Parcel.

7.2. Buildings must not encroach on a Property Line, Easement, or right-of-way, except for Development that necessitates a common party wall.

7.3. Development must meet the standards set out in Section 4.20.

7.4. A central waste disposal area must be provided. No individual waste pickup or Outdoor Storage areas are permitted to be developed within 3.0 m (9.8 ft.) of any Dwelling.

Emergency Services

7.5. The Development Authority may request an emergency response plan as a condition of a Development Permit to ensure that emergency service requirements for fire, rescue, and ambulance are met due to the Development's remote location.

7.6. Fire protection measures are to be provided to the satisfaction of the Development Authority and may be included as a condition of a Development Permit as deemed necessary by the Development Authority.

Special Information Requests

7.7. The Development Authority may, in consultation with the appropriate County Department, require the submission of additional information as per Section 9.40 Special Information Requirements.

Parking Requirements

7.8. Residential Uses must provide parking spaces at a rate of 2 spaces per Dwelling Unit.

7.9. All other Uses must meet the requirements of Section 4.50.

Signage

7.10. Signage must meet the requirements of Section 4.100.

8. Variances

8.1. At the discretion of the Subdivision and Development Authority, any regulation within the Trestle Creek Recreational Resort Direct Control District may be varied by a maximum of 15%.

8.2. Variances are subject to the regulations in Section 6.40.

Part 4.

GENERAL DEVELOPMENT REGULATIONS

4.10. Accessory Uses, Buildings, and Structures

1. General Regulations

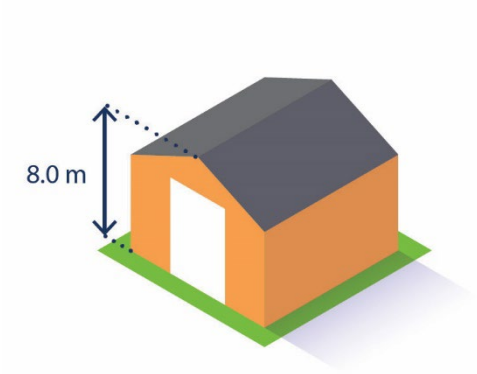
1.1. An Accessory Development falls under the Use class of its Principal Use.

1.2. Where a Building or Structure is attached to a Principal Building, by a roof, by a floor, or foundation greater than 1.0 m (3.2 ft.) above Grade it is considered part of the Principal Building and is not an Accessory Building.

1.3. Maximum Height of an Accessory Building must not exceed 8.0 m (26.2 ft.) when:

1.3.1. Located within a Multi-Parcel Residential Subdivision; or

1.3.2. Located on a Parcel Abutting a Multi-Parcel Residential Subdivision.



2. Accessory Buildings in Residential Districts

2.1. When located in a Residential District, the maximum Lot Coverage for all Accessory Buildings must be as follows:

Parcel Size	Lot Coverage
2.1.1. Up to 0.40 ha (0.9 ac.)	180.0 m^2 (1937.5 ft^2)
2.1.2. Up to 1.21 ha (2.9 ac.)	280.0 m^2 (3013.9 ft^2)
2.1.3. Up to 2.02 ha (4.9 ac.)	326.0 m^2 (3509.0 ft^2)
2.1.4. Up to 4.04 ha (9.9 ac.)	375.0 m^2 (4036.5 ft^2)
2.1.5. Up to 16.19 ha (40.0 ac.)	425.0 m^2 (4574.7 ft^2)
2.1.6. Greater than 16.19 ha (40.0 ac.)	650.0 m^2 (6996.5 ft^2)

3. Outbuildings

Outbuildings located in Agricultural Areas

3.1. Outbuildings located in Agricultural Districts must:

3.1.1. Have a maximum Floor Area of 80.0 m^2 (861.1 ft^2);

3.1.2. Be finished in a durable, high-quality exterior finish; and

3.1.3. Be screened to the satisfaction of the Development Authority.

Outbuildings located in Residential Areas

3.2. Outbuildings located in Residential Districts must:

3.2.1. Have a maximum Floor Area of 53.5 m^2 (575.9 ft^2);

3.2.2. Be finished in a durable, high-quality exterior finish;

3.2.3. Be located within the rear 30% of the Parcel when located in a Multi-Parcel Residential Subdivision; and

3.2.4. Be Screened to the satisfaction of the Development Authority.

4. Security Suites

4.1. A Security Suite must be no larger than 56.0m^2 (607.8 ft^2) and must not be used as a permanent residence.

5. Retaining Walls

5.1. Retaining walls over 1.2 m (3.9 ft.) in height must be designed and inspected by a Qualified Professional.

5.2. The design and inspection report must be submitted to the County upon completion.

4.20. Building and Structure Design

1. General Requirements

1.1. The design, siting, and external finish, of any Building or Structure requiring a Development Permit must be to the satisfaction of the Development Authority.

1.2. The Development Authority must consider the following:

1.2.1. The purpose of the applicable Land Use District;

1.2.2. The effect and compatibility of Development on Adjacent Land Use Districts and Parcels;

1.2.3. The character of existing Development on the same Parcel;

1.2.4. The effect on natural features and their functions; and

1.2.5. The material finish and durability of Structures.

2. Commercial and Industrial Uses

2.1. Pursuant to Subsection 1, the Development Authority may consider the following:

2.1.1. The effect of exposed projections and equipment on Adjacent Development;

2.1.2. Appropriate measures to mitigate off-site impacts such as Screening;

2.1.3. Material finish and durability; and

2.1.4. Appearance and characteristics of the proposed Development with the surrounding Development.

4.30. Stripping, Filling, Excavation and Grading

1. Applicability

1.1. For the purposes of this subsection, Excavation means activities, other than for the construction of a Building or Structure, which include but are not limited to:

1.1.1. Natural Resource Development,

1.1.2. Stripping of Soil;

1.1.3. Filling;

1.1.4. Grading or re-contouring;

1.1.5. Excavation; or

1.1.6. Construction of artificial bodies of water or dugouts.

2. Development Permit Requirements

General Requirements

2.1. Excavation is a Discretionary Use and must require a Development Permit unless otherwise exempt under this Bylaw.

2.2. A Development Permit application under this Section must include:

2.2.1. The location and area of the Site where the Development is proposed and a description of the proposed operation;

2.2.2. The existing Land Use, vegetation, Water Bodies, and other natural features and functions;

2.2.3. The type, depth, and dimensions of the Development, including pre-and post-elevations and cross-sections of the proposed Development area;

2.2.4. The expected effect on existing drainage patterns;

2.2.5. A land reclamation plan identifying the condition in which the Development is to be left when the operations are complete, or the Use of the area from which the topsoil is removed. This may include, at the discretion of the Development Authority:

2.2.5.1. a Site Grading and Drainage plan; or

2.2.5.2. an Erosion and Sedimentation Control plan.

2.2.6. A Dust Control Plan;

2.2.7. Proposed timing and phasing program;

2.2.8. Proposed access and hauling activities and schedule; and

2.2.9. A Weed Control Plan.

2.3. Topsoil must be removed and stockpiled before work commences and replaced following the completion of the work.

3. Decisions on Applications

Development Permits for Excavation

3.1. For every Development Permit application for Excavation, the Development Authority may consider:

3.1.1. The future Use of the Site as proposed in the reclamation plan;

3.1.2. Statement on the impact on Water Bodies and drainage patterns;

3.1.3. A geotechnical report;

3.1.4. Conservation of designated historical resources;

3.1.5. Conservation of Environmentally Significant Areas;

3.1.6. Whether the soil brought on-site is known to be contaminated;

3.1.7. Conservation of Prime Agricultural Areas;

3.1.8. Conditions related to dust control and weed control;

3.1.9. Conservation of Water Bodies, maintenance of positive drainage, and potential drainage effects on Adjacent or nearby properties; and

3.1.10. Safety and the potential Nuisance effect on Adjacent properties.

3.2. Proposed Building Grade must:

3.2.1. Retain the natural contour of the land, where possible;

3.2.2. Minimize the Use of retaining walls; and

3.2.3. Ensure positive drainage to receiving Water Bodies.

4. Mitigating Impacts

4.1. Where Lot drainage is altered by an activity and water drains onto an Adjacent property, the Applicant must provide corrective drainage Structures to mitigate impacts.

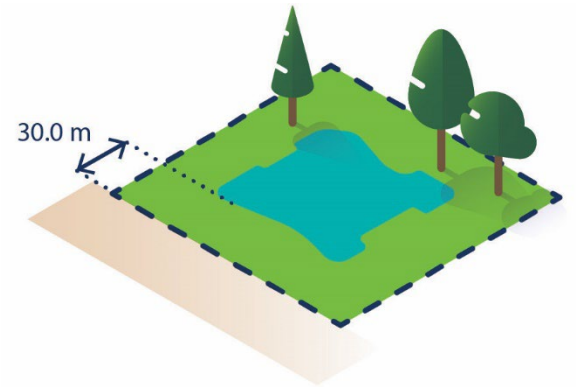
5. Dugouts

5.1. Dugouts must:

5.1.1. Not be located within 30.0 m (98.4 ft.) of any public Road;

5.1.2. Not encroach upon or affect any watercourse or drainage Easement; and

5.1.3. Meet the minimum Building Setbacks of the underlying District.



5.2. Dugouts and artificial Water Bodies may be subject to the following conditions of approval:

5.2.1. Requirements to install Fencing, signage, and boarding to protect the public from any danger resulting from the Development.

4.40. Landscaping

1. General Requirements

1.1. The Development Authority may require Landscaping or Screening for any Development Permit application if, in their opinion, it would contribute to the improved compatibility with Adjacent properties, improve environmental stewardship, or mitigate the impacts of the Development or Use.

1.2. All required Landscaping must be completed within one (1) year of the issuance of an approved Development Permit.

Landscaping Not Required

1.3. Landscaping is not required for the following:

1.3.1. Residential Development, except Row Housing and Multi-unit Developments;

1.3.2. Institutional Development;

1.3.3. Change of tenancy that does not increase the size of the existing Building or parking requirements;

1.3.4. Along a Setback that is a zero-lot line; or

1.3.5. Agricultural Uses.

Development Permit Conditions

1.4. Where Landscaping is required as a condition of approval, the Applicant is responsible for avoiding using noxious plants as designated by the province and may require a weed management plan.

Variance to Landscaping Requirements

1.5. The Development Authority may consider a Variance to Landscaping regulations subject to the submission of a landscape plan prepared by a certified landscape architect that demonstrates how the landscape plan will mitigate the hardscape (both surface and Building(s)) when viewed from the public realm.

2. Landscaping Plan

General Requirements

2.1. The Development Authority may require that a landscaping plan be prepared by a Qualified Professional as part of a Development Permit application or as a condition of approval.

Landscape Plan Requirements

2.2. The landscaping plan must provide a Site Plan with the following information:

2.2.1. Proposed Site Area, in hectares, and percentage of the Parcel to be landscaped;

2.2.2. Number, location, type, and size of proposed trees, grasses, or other plant types;

2.2.3. Utility Structures;

2.2.4. Location and type of existing vegetation to be retained; and

2.2.5. Proposed ground cover, soft Landscaping or Xeriscaping, and hard surfacing areas.

2.3. The Development Authority may require the following information to be included on the landscaping plan:

2.3.1. Existing and proposed Site grading, including Site drainage;

2.3.2. Location of existing and proposed utilities and Easements;

2.3.3. Location of outdoor lighting; and

2.3.4. Any other existing or proposed physical features or similar information such as berms, Fences, or walls.

2.4. Where Naturalization or an enhanced natural area is required by the County, a landscaping plan must be submitted.

2.5. The proposed Landscaping Plan must align with the County's Engineering Design Standards for Landscaping.

2.6. Any changes to an approved landscape plan must be approved by the Development Authority before Landscaping is installed.

3. Landscaping for Industrial and Commercial Development

3.1. Landscaping must be provided for in an Industrial or Commercial Development where:

3.1.1. A Setback is required along an Adjacent to a public right-of-way, residential, or institutional land Use.

3.2. Landscaping under this Subsection must be provided in accordance with the following table:

Regulation	Value
3.2.1. Property Lines Adjacent to a public right-of-way, public land, reserve land, or residential Uses.	Minimum 4.0 m (13.1 ft.) Landscaped Strip, spanning the Front and Flanking Property Line.
3.2.2. Landscaping within a Parking Facility.	1.0 m^2 (10.7 ft^2) of landscaped area per parking space when over 40 parking spaces.

Landscape Strip Requirements

3.3. The Landscape Strip must include the following:

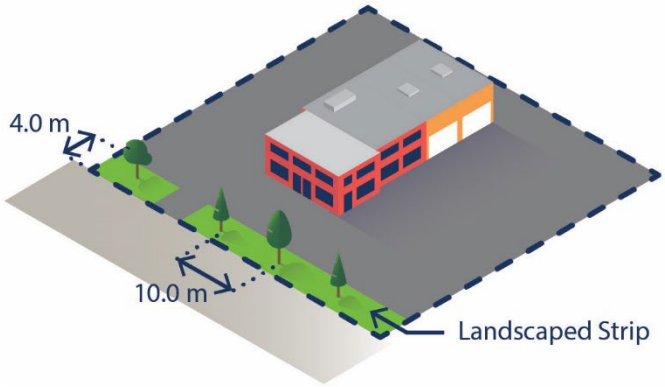
3.3.1. 1 tree planted at each 10.0 m (32.8 ft.) interval, measured between the trunk of the tree along the Front or Flanking Property Line; and

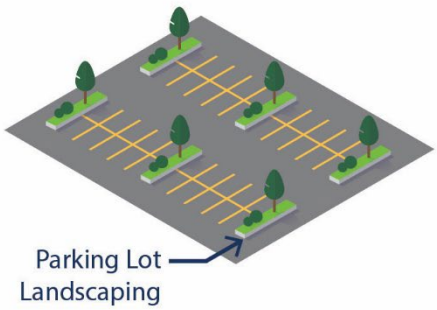
3.3.2. A combination of native and ornamental tree species at a minimum 1:1 ratio to avoid creating one predominant species.

3.4. The area surrounding the trees in the Landscape Strip must be 100% encompassed by the following:

3.4.1. Permeable landscaping materials including some or all of the following sod: native grasses, mulch, or other plants to support xeriscaping.

3.5. Exceptions to Subsection 3.4 include areas where visibility creates a safety issue, such as at access points or within a sight triangle.





Commercial and Industrial Screening Requirements

3.6. When Adjacent to Residential Development, Screening, including Fence, berm, trees, or combination must be:

3.6.1. Provided to screen any Outdoor Storage areas; and

3.6.2. Sufficient to block the view of the Development from Adjacent Residential Uses.

3.7. For Uses with off-site impacts, not Adjacent to Residential Development, Screening may be required.

Stormwater Management

3.8. The Landscape Strip may be used as part of stormwater conveyance or retention subject to all landscape features being contained within the Setback area.

4. Landscaping for Residential Development

4.1. Landscaping in this Subsection must be provided in accordance with the following table:

Regulation	Value
Residential, Row Housing	
4.1.1. Number of Trees	1 tree per Dwelling unit of the Development, located within the Front Yard.
Residential, Multi-unit	
4.1.2. Number of Trees	1 tree for every 6.0m along the Front or Flanking Property Line.

5. Plant Requirements

5.1. Plants must meet the following minimum requirements:

Regulation	Value
5.1.1. Tree Species	Tree Species should be listed as Alberta Native Species.
5.1.2. Tree Ratio	1:1 deciduous and coniferous trees.
5.1.3. Deciduous trees	Minimum 60.0 mm (2.4 in.) caliper and 1800.0 mm (6.0 ft.) in height.
5.1.4. Coniferous trees	Minimum 1.8 m (5.9 ft.) height.
5.1.5. All plants	Be suitable to the Edmonton region plant hardiness zones.

6. Landscape Securities

Landscape Security Requirements

6.1. As a condition of Development Permit approval, a landscape security in the form of an irrevocable letter of credit or cheque must be provided.

6.2. The amount of landscape security must be 100% of the estimated landscaping cost as calculated by the Applicant and indicated on the landscape plan.

6.3. If, in the opinion of the Development Authority, the estimated costs are inadequate, the Development Authority may establish the appropriate cost to determine the value of the landscape security.

Landscape Inspections

6.4. The Applicant must complete Landscaping within one year and notify the Development Authority to conduct an inspection after 1 full growing season.

6.5. The County may utilize the landscape security to install, maintain, or replace Landscaping if the property owner does not complete the required Landscaping within 12 months of the issuance of a Development Permit.

6.6. Landscape inspections must:

6.6.1. Occur from May 15 to October 15, unless otherwise stated at the discretion of the Development Authority; and

6.6.2. Commence within 30 days of the receipt of an inspection request.

Use of the Landscape Security

6.7. In the event the County uses funds from the landscape security to install, maintain, or replace required landscaping, the County must provide a report to the property owner indicating how the funds from the landscape security were applied within 60 days of completing or maintaining the landscaping.

6.8. If the landscape security is insufficient, the property owner must pay the deficiency to the County immediately upon being invoiced.

6.9. Upon approval of the Landscaping by the Development Authority, the landscape security must be fully released, unless drawn upon.

4.50. Parking and Loading

1. General Regulations

Site Access

1.1. Site access from municipal Roads must be at locations approved by the Development Authority.

1.2. Site access should avoid crossing identified environmental reserve or Hazard Land features.

1.3. A permit must be obtained from Alberta Transportation for access to Highways.

1.4. Access to a parking or loading area must be hard surfaced in accordance with Engineering Standards.

General Design Regulations

1.5. Parking and loading areas must be designed, to the satisfaction of the Development Authority, to include:

1.5.1. Adequate and safe vehicle access and maneuvering aisles;

1.5.2. Curb cuts where required;

1.5.3. Stormwater drainage facilities and grading in accordance with County policy and regulation; and

1.5.4. Clear markings or designations.

Parking Stall Regulations

1.6. Parking Stalls must be designed in accordance with the following:

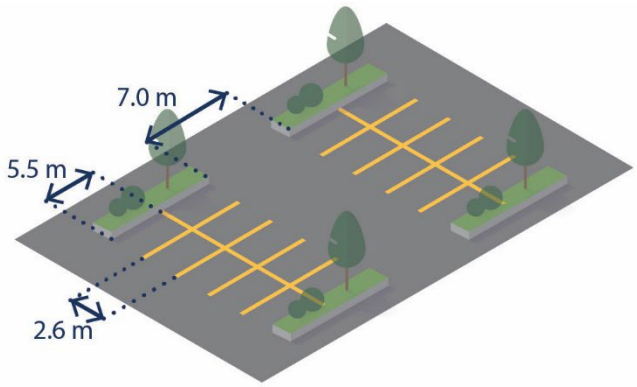
Regulation	Minimum Stall Width	Minimum Stall Length	Minimum Aisle Width
1.6.1. Parallel parking	2.6 m (8.5 ft.)	7.0 m (23.0 ft.)	3.7 m (12.1 ft.)
1.6.2. 45° parking		5.5 m (18.0 ft.)	
1.6.3. 60° parking			5.5m (18.0 ft.)
1.6.4. 90° parking			7.0 m (23.0 ft.)

1.7. Parking Stalls must provide a 2.0 m (6.5 ft.) minimum vertical clearance.

1.8. A maximum of 15% of Parking Stalls, except for parallel Parking Stalls, may be a minimum of 4.6 m (15.1 ft.) in stall length.

1.9. Parallel parking end spaces must be a minimum of 5.5 m (18.0 ft.) in length.

1.10. The Development Authority may increase the requirements for Parking Stalls if, in their opinion, a proposed Development warrants larger spaces or drive aisles.



Barrier-Free Parking

1.11. Barrier-free parking must:

1.11.1. Be located as close as possible to ramps, walkways, and Building entrances;

1.11.2. Be sited so users are not required to pass behind parked vehicles;

1.11.3. Be included as part of and not in addition to minimum parking requirements;

1.11.4. Conform to the requirements of the Alberta Building Code; and

1.11.5. Be arranged so that there are no more than 2 Parking Stalls Adjacent to one another.

2. Parking Quantities

General Requirements

2.1. Parking must be provided in accordance with the following minimum requirements:

Regulation	Value
Industrial Districts and Office Uses	
2.1.1. Employee parking	1 stall per employee. Employee parking must be calculated based on the number of employees that will occupy the Building at peak time.
2.1.2. Visitor parking	3 stalls
Commercial Districts	
2.1.3. Employee parking	1 stall per 30.0 m^2 (322.9 ft^2) of Gross Floor Area.
Residential, Multi-unit and Residential, Row Housing Uses	
2.1.4. Dwelling Unit	1 stall per Dwelling unit.
2.1.5. Visitor parking	1 stall per 7 Dwelling units.
Schools and Institutional Uses	
2.1.6. Commercial Schools	2.2 stalls per 100.0 m^2 of Gross Floor Area.
2.1.7. Child Care Service	1 stall per 2 employees.
2.1.8. Elementary School	2.5 stalls per classroom.
2.1.9. Middle School	2.5 stalls per classroom.
2.1.10. High School	5 stalls per classroom.
2.1.11. Community Service	10 stalls per 100.0 m^2 of Gross Floor Area.
Other Uses	
2.1.12. Temporary or Seasonal Uses and Events	Refer to Subsection 4.
2.1.13. Agri-tourism Uses	
2.1.14. Agriculture, Value-Added Uses	

2.2. Where a fractional number of spaces is required, the next highest round number must be provided.

2.3. Where a Use or District is not listed in the table above, parking requirements must be the same for a similar Use as determined by the Development Authority.

2.4. A change in tenancy that does not result in in an increase in the size of a Building or the addition of more employees, does not require a Development Permit provided that it continues to meet the conditions of the previously approved Development Permit.

2.5. No employee or staff parking is allowed within a public right-of-way, unless, in Commercial Districts only, it can be demonstrated that the public right-of-way can accommodate overflow parking.

Requirements for Industrial Districts

2.6. Development Permit applications must include an estimate of the total expected number of employees anticipated to occupy the Building at peak times, on any given day.

Requirements for Commercial Districts

2.7. A change in Use of the Building from a commercial Use, or any form of sales or the increase in the scale of the Building must obtain a new Development Permit to demonstrate compliance in providing on-site parking.

2.8. Any increase to the intensity of the Use of the Building, such as an increase in Building footprint, must require a new Development Permit if the additional parking required to accommodate the increase cannot be met by the parking provided through the original Development Permit, based on the provisions of the Land Use Bylaw. The Development Permit must be accompanied by a Traffic or Parking Study.

2.9. No employee parking is allowed within a public right-of-way unless the public right-of-way (Road) can accommodate overflow Parking.

3. Parking for Home-Based Businesses

Home-Based Business Parking Requirements

3.1. All parking related to a Home-Based Business must be provided on-site.

3.2. A maximum of 1 business vehicle related to a Home-Based Business over 10,000 lbs gross vehicle weight is allowed, to a maximum of 16,000 lbs, and may include walk-in vans, and box trucks.

3.3. A business vehicle related to a Home-Based Business over 10,000 lb gross vehicle weight must not be parked in the Front or Side Yards.

3.4. No more than 10 delivery/client visit vehicles per day on the property of a Home-Based Business.

3.5. Delivery and client visits must be between the hours of 7 am – 7 pm for Home-Based Businesses.

4. Parking for Seasonal or Temporary Events and Agriculture-Related Uses

4.1. The regulations of this Subsection apply to the following Developments:

4.1.1. Temporary or Seasonal Uses and Events;

4.1.2. Agri-tourism Uses; and

4.1.3. Agriculture, Value-Added Uses.

4.2. All parking required under this Subsection must be provided on-site.

4.3. The Applicant must estimate the number of anticipated Parking Stalls based on visitor numbers during peak hours, and demonstrate, through the provision of an accompanied Site Plan, how the parking will be accommodated on the Site along with providing a safe access management plan.

4.4. In addition to the requirements above, the Development Authority may require the Applicant to provide additional rationale on how the anticipated parking needs were calculated.

4.5. No parking of traffic is allowed within the public right-of-way (Road) unless it can be demonstrated that parking can be accommodated safely.

4.6. As conditions of approval, the Development Authority may require traffic personnel to be provided during the event to manage traffic to and from the Site.

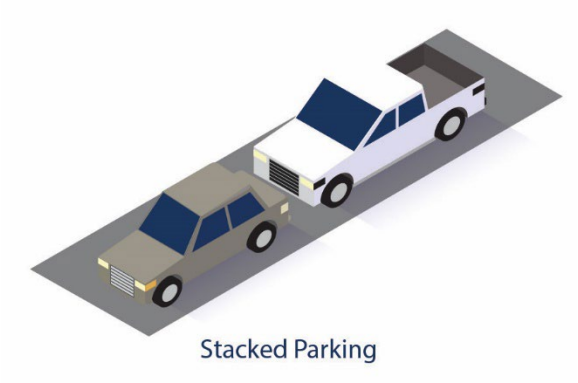
5. Stacked and Shared Parking Requirements

Applicability

5.1. The regulations of this Subsection apply to Industrial and Commercial Districts.

Stacked Parking

5.2. Stacked parking, as per Figure 1, must be accepted for employee parking spaces. Stacked parking is not permitted for visitor parking.


Stacked Parking

Shared Parking

5.3. The Development Authority may accept parking on an Abutting Property, where:

5.3.1. The Property Line Abuts the subject Parcel of the Development Permit application;

5.3.2. A formal lease agreement has been established and provided to the Development Authority;

5.3.3. A Site Plan demonstrates the location of a clearly marked pedestrian connection between the parking area and the Building occupied by the Use; and

5.3.4. Sufficient on-site parking is maintained on the Parcel(s) named in the lease.

5.4. If the Development Authority accepts the shared parking plan, the lease agreement must be registered on the title of all Parcels of land to which the lease applies.

6. Variances to Parking Requirements

Industrial and Commercial Variances

6.1. Variances to parking regulations will be assessed based on the following criteria:

6.1.1. Impact of reduced on-site parking within the public right-of-way; and

6.1.2. Ability of the public right-of-way to accommodate additional parking and have sufficient capacity to do so safely.

6.2. A Variance to parking requirements must be accompanied by a Traffic and Parking Study.

Home-Based Business Variances

6.3. Variances to parking regulations will be assessed on the following:

6.3.1. Where parking for the Home-Based Business is within the public right-of-way (Road), it must be demonstrated that capacity exists to accommodate parking safely; and

6.3.2. Should parking be accommodated within the public right-of-way the County may impose a condition of an annual fee for accommodating the parking.

6.4. Where additional on-site parking is sought, the Applicant must demonstrate there is no:

6.4.1. Visual impact; and

6.4.2. Noise impact on nearby residents and/or the public realm.

6.5. Where such impacts are identified, the Applicant must demonstrate what measures are proposed to mitigate the impacts arising.

6.6. When assessing a Variance, the assessment must consider the potential impact that could be generated based on what is permitted for a standard residential Development and to what level the impact is likely to arise from the Use.

7. Loading Requirements

Design Requirements

7.1. Loading spaces must:

7.1.1. Be wholly contained within the Site; and

7.1.2. Be situated so that maneuvering does not interfere with access and traffic on Abutting Roads.

7.2. The Development Authority may adjust minimum loading space dimensions based on the types of vehicles.

4.60. Fencing

1. General Requirements

1.1. Fencing must complement the character and quality of the Principal Building.

1.2. The Development Authority may require an alternate siting of a Fence to provide unimpeded traffic sightlines.

1.3. The Development Authority may require a Site to be Fenced and secured if, in the opinion of the Development Authority, the Development poses a potential safety hazard.

2. Fence Height

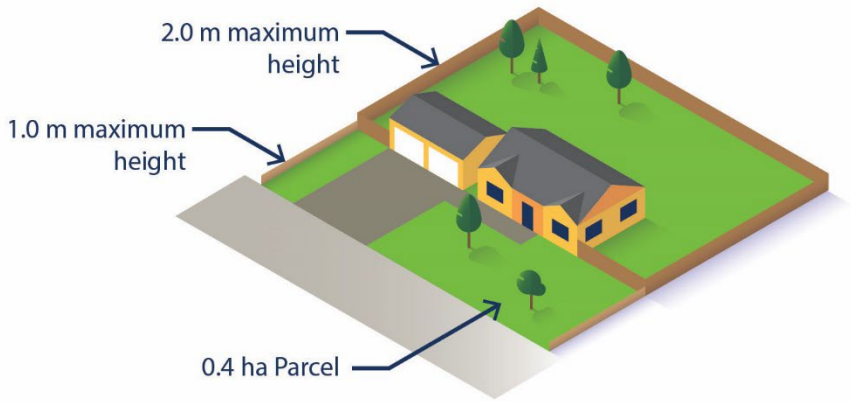
2.1. The height of a Fence is measured from the finished Grade to the highest part of the Fence, excluding structural posts.

2.2. In a Multi-Parcel Residential Subdivision, the maximum height of a Fence must be:

2.2.1. 2.0 m (6.5 ft.) above Grade in the side, rear, and front Yards for Parcels greater than 0.4 ha (0.98 ac.) in area; and

2.2.2. 2.0m (6.5 ft.) above Grade in the side and rear Yards and 1.0 m (3.3 ft.) in the Front Yard for Parcels 0.4 ha (0.98 ac.) or less in area.

2.3. In Commercial and Industrial Districts, the maximum height of a Fence must be 2.0m (6.5 ft.)



4.70. Protecting Natural Areas

1. Water Bodies

1.1. Development must avoid the floodway of any Water Body unless specified in this Bylaw.

1.2. Development within the 1:200-year Flood Plain must address flood risk. A Flood Hazard Study may be required as part of a Development Permit Application.

1.3. In accordance with the County's Wetland Inventory, Development must:

1.3.1. Avoid and retain high-value wetlands; and

1.3.2. Avoid or mitigate impacts on moderate-value wetlands.

2. Development Setbacks

Setbacks from Hazard Lands

2.1. Development must be Setback from Hazard Lands and the top-of-bank of any waterbody in accordance with the following:

Regulation	Value
2.1.1. Industrial Uses	50.0 m (164.0 ft.)
2.1.2. All other Uses	30.0 m (98.4 ft.)

2.2. A Setback distance less than those described in Subsection 2.1 must be specified in a geotechnical analysis or biophysical assessment prepared by a Qualified Professional as described in Section 7.40.

2.3. Development must address ground stability risks when located on unstable terrain with steep slopes greater than 15%. Geotechnical Assessments may be required at the discretion of the Development Authority.

Environmentally Significant Areas

2.4. Development may be required to be Setback from Natural Features when located within an Environmentally Significant Area.

2.5. Development within 30.0 m (98.4 ft.) of the shoreline of a Water Body may require the submission of appropriate reports, as determined by the Development Authority to assess:

2.5.1. Impacts to local flora and fauna;

2.5.2. Management of sediment run-off;

2.5.3. Mitigation of stormwater run-off; and

2.5.4. Impacts on Water Body health.

2.6. The Development Authority may refer an application to external agencies for comments prior to a decision on a Development proposed within an Environmentally Significant Area.

3. Application Requirements

3.1. An application for a Development Permit or Bylaw amendment must identify the top-of-bank by:

3.1.1. The survey of a geotechnical engineer; or

3.1.2. Any other method deemed satisfactory to the Development Authority.

3.2. A Development Permit application may be subject to additional requirements identified in Section 7.40.

4.80. Number of Dwelling Units on a Parcel

1. The maximum number of Principal Dwelling units must be in accordance with the following:

Lot Size	Value
1.1.1. Less than 8.0 ha (19.7 ac.)	1
1.1.2. 8.0 ha (19.7 ac.) to less than 28.0 ha (69.1 ac.)	2 at the discretion of the Development Authority
1.1.3. 28.0 ha (69.1 ac.) or greater	3

2. Additional Dwelling units must:

   2.1. Be located on Parcels districted Agricultural;

   2.2. Not be located within a Multi-Parcel Residential Subdivision;

   2.3. Meet all applicable Setbacks; and

   2.4. Be compatible with the character of the surrounding Residential Development.

3. The Development Authority may vary the requirements in this Section if, in their opinion, the Development is reasonably compatible with Adjacent Development.

4.90. Relocating Buildings or Structures

1. General Design Requirements

1.1. Relocated Buildings are a Discretionary Use and must be finished to the satisfaction of the Development Authority with consideration for durable, high-quality materials that are compatible with a residential context.

2. Development Permit Requirements

2.1. Unless specified in Section 7.20, a Development Permit application must be obtained for the relocation of any Building.

2.2. In addition to the requirements of Section 7.30, a Development Permit application for a relocated Building must include the following:

   2.2.1. Colour photographs of all sides of the Building;

   2.2.2. Statement of the age, size, and structural condition of the Building;

   2.2.3. Statement of any proposed improvements; and

   2.2.4. Description of the exterior surface materials.

3. Development Permit Conditions

3.1. A Development Permit for a relocated Building may include the following conditions:

   3.1.1. Any modifications, renovations, or improvements required; or

   3.1.2. That the Building be renovated to a satisfactory condition within 120 days or as determined by the Development Authority.

4.100. Signs

1. Purpose

1.1. Signs are a highly visible component of Building design and the overall appearance of a Site. They are important for the identification of all Buildings and Developments in Parkland County and serve an advertising role for businesses. The design, size and location of Signs can create a powerful image of the County for both residents and visitors. The County regulates signage standards to balance the visibility of signage with an attractive and orderly appearance of the community. The overall intent of these regulations is to assist in making a positive contribution.

2. General Sign Regulations

2.1. In considering a Development Permit application for Signs, or advertising material, the Development Authority may consider such factors as:

2.1.1. Aesthetic compatibility;

2.1.2. Location of the proposed Sign;

2.1.3. Distance from the Road;

2.1.4. Size;

2.1.5. Height;

2.1.6. Method of illumination; or

2.1.7. Other considerations the Development Authority deems to be relevant.

2.2. All Signs must comply with the regulations of the Bylaw, whether or not a Development Permit is required.

2.3. Signs must not be erected on, affixed to, or otherwise located on private property without the consent of the owner.

Sign Safety and Hazards

2.4. Signs must not be located or placed in a manner that will create a potential hazard or conflict with:

2.4.1. Rights-of-way or Easements;

2.4.2. The routing of any public utility,

2.4.3. Traffic and roadway operations; or

2.4.4. The public's view of any other Signs.

2.5. All Signs must be located or mounted such that there are no safety or visibility concerns to both Road and pedestrian traffic.

2.6. All Signs must be kept in a safe, clean, and tidy condition and may be required to be renovated or removed if not properly maintained.

Development Authority Discretion

2.7. The Development Authority may require the removal of any Sign which, in their opinion is, or has become unsightly, abandoned, is in such a state of disrepair as to constitute a hazard, or contravenes the provisions of this Bylaw.

Sign Illumination

2.8. Signs must not be illuminated in a manner that causes visual distraction to motorists.

3. General Design Regulations

3.1. Signs must:

3.1.1. Be of a quality construction and a design suitable for public display;

3.1.2. Be of a size that is compatible with legal Signs in the immediate area; and

3.1.3. Be of a size that the Sign does not adversely impact the architectural character of the Building or Adjacent Buildings;

3.2. Signs must not:

3.2.1. Obstruct sight lines for vehicular traffic;

3.2.2. Project onto a right-of-way or Adjacent lands; and

3.2.3. Obstruct the ability of pedestrians to move freely along a sidewalk.

4. Specific Sign Regulations

Digital Display Signs

4.1. Copy must be static and remain in place for six seconds before switching to the next copy.

4.2. In addition to the regulations in Subsection 2, Digital Signs must:

4.2.1. Be Setback a minimum of 300.0 m (984.3 ft.) from another Digital Sign;

4.2.2. Be Setback a minimum of 25.0 m (82.0 ft.) from a non-digital, freestanding Sign; and

4.2.3. Automatically dim to adjust to ambient light conditions.

Home-based Business Signs

4.3. Home-Based Business, Minor:

4.3.1. One on-site, commercially produced identification Sign.

4.3.2. Maximum Sign dimension must be:

4.3.2.1. 1.07 m (3.5 ft.) in length; and

4.3.2.2. 0.61 m (2.0 ft.) in height.

4.4. Home-Based Business, Major:

4.4.1. One on-site, commercially produced identification Sign; and

4.4.2. Maximum Sign dimensions must be at the Discretion of the Development Authority.

4.5. All Home-Based Business Uses:

4.5.1. Off-site Signs are not permitted; and

4.5.2. No contact information, logos, or other forms of advertising are permitted.

5. Signs Not Permitted

5.1. Signs must not:

5.1.1. Use revolving, flashing or intermittent lights, or lights resembling emergency services, traffic signals, railway crossing signals, hazard warning devices, or similar lighting;

5.1.2. Emit amplified sounds or music;

5.1.3. Be located within the public right-of-way or on public property, except for Signs approved by the County or the Provincial or Federal Government; and

5.1.4. Be permitted without a Development Permit, except in accordance with Section 7.20.

4.110. Tree Clearing

1. General Regulations

1.1. Tree clearing is a Discretionary Use and requires a Development Permit unless otherwise exempt by this Bylaw.

1.2. Exemptions from a Development Permit for tree clearing, unless the activities occur within 30.0 m (98.4 ft.) of a Water Body, include:

1.2.1. Agriculture, Major Uses;

1.2.2. Tree farms;

1.2.3. Establishing a portion of land on a Parcel for a Building or Structure, and access to, with an approved Development Permit;

1.2.4. Landscape provisions of an existing Development Permit;

1.2.5. Public utilities and Roads; and

1.2.6. Natural Resource Development

1.3. Tree clearing does not include commercial logging operations which are a Natural Resource Development.

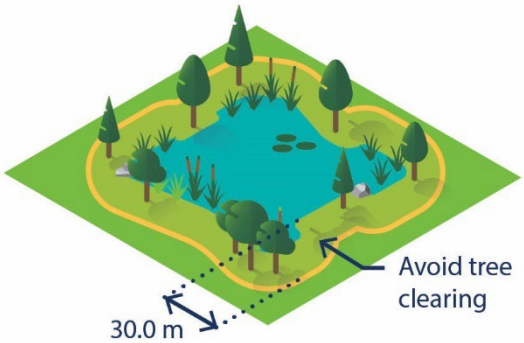
2. Specific Regulations

Water Bodies and Steep Slopes

2.1. Tree clearing must not occur within 30.0 m (98.4 ft.) of:

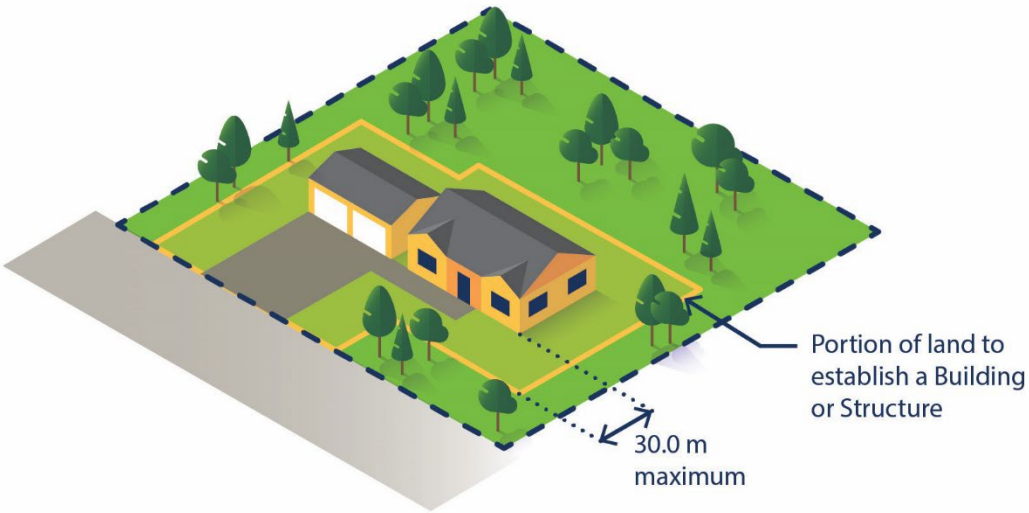
2.1.1. The top of bank of a Water Body; and

2.1.2. A steep or unstable slope of 15% Grade or greater.



Establishing a portion of land for a Building or Structure

2.2. Tree clearing for a portion of land to establish a Building or Structure, including the access, must not exceed 30.0 m (98.4. ft.) from the edge of the Development.



3. Development Permit Requirements

3.1. A Development Permit application for tree clearing must include:

3.1.1. Reasons for the proposed tree clearing;

3.1.2. A description of the vegetation to be cleared;

3.1.3. 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;

3.1.4. The proposed schedule for tree clearing and hauling;

3.1.5. The proposed access and haul routes for removing timber; and

3.1.6. Plans for Site restoration.

3.2. Development Authority must consider the following for any tree clearing application:

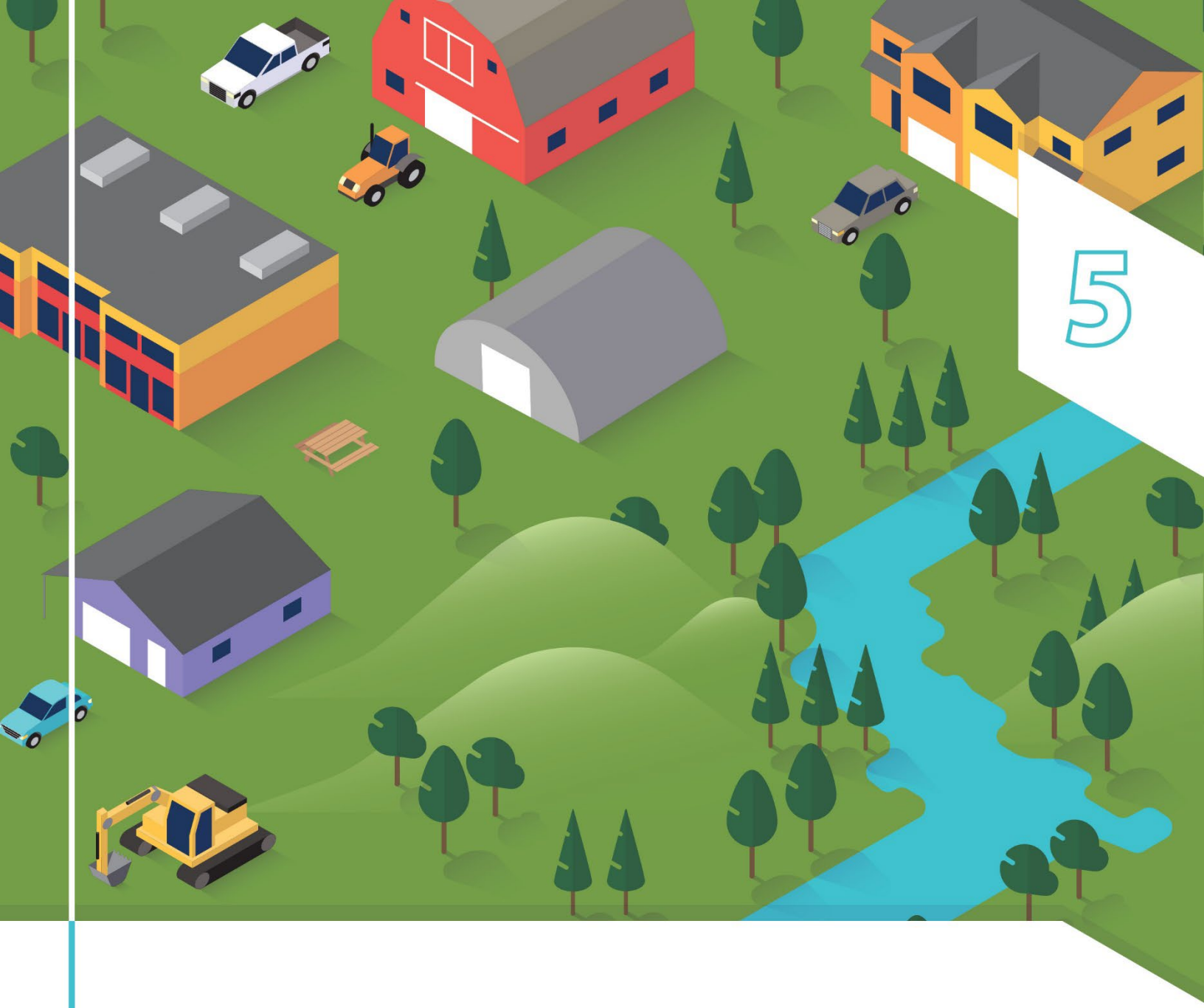
3.2.1. The environmental significance of the area to be cleared and the potential impacts on Adjacent lands;

3.2.2. Visual and geotechnical impacts along the North Saskatchewan River Valley and the Pembina River Valley; and

3.2.3. Areas with slopes or potential slope stability risks.

3.3. A Biophysical Assessment may be requested, at the discretion of the Development Authority, to identify, mitigate, and offset the impacts of tree clearing.

3.4. For any tree clearing application that includes regrading, the requirements of Section 4.30 must apply.



Part 5.

SPECIFIC DEVELOPMENT REGULATIONS

5.10. Agriculture, Minor

1. Beekeeping and Aquaculture Development

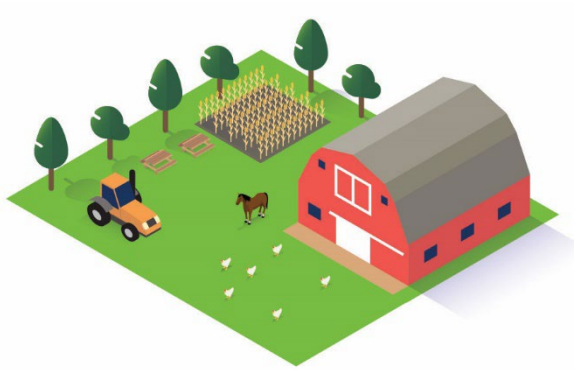
1.1. A Beekeeping or Aquaculture Development in a Residential District must meet the minimum Setback requirements:

Regulation	Value
1.1.1. Minimum Setback from a School or public meeting place	150.0 m (492.1 ft)
1.1.2. Minimum Setback from a Multi-Parcel Residential, commercial, or industrial Subdivision	30.0 m (98.4 ft.)

1.2. The Development Authority may vary Setback requirements if the Development is compatible with the surrounding Development and off-site impacts are mitigated by Screening or Site design.

5.20. Agriculture, Value-Added & Agri-Tourism

1. General Development Regulations



Mitigating Impacts

1.1. When deciding on an application for an Agriculture, Value-Added or Agri-Tourism Use, the Development Authority must consider the following:

1.1.1. Details of Building size;

1.1.2. Use and type of Agriculture, Value-Added;

1.1.3. Number of commercial vehicles;

1.1.4. Number of employees; and

1.1.5. Impact on the characteristics of the surrounding landscape.

1.2. Agriculture, Value-Added and Agri-Tourism Uses must incorporate measures to reduce impacts from noise, dust, and vibrations to any Adjacent Residential Parcels.

1.3. All Outdoor Storage related to the Value-Added Agricultural or Agri-Tourism Use that may have a visual impact must be screened by fencing, Landscaping, or located in areas not visible to Adjacent Residential Dwellings.

1.4. Agriculture, Value-Added or Agri-Tourism Uses must provide adequate on-site parking for clients and employees based on expected daily trips and number of employees.

Development Permit Requirements

1.5. Before submitting a Development Permit application for Agriculture, Value-Added or Agri-Tourism Use, the Development Authority may ask the Applicant to undertake public engagement in accordance with County Policy.

5.30. Animal Boarding and Training

1. General Development Regulations

Development Requirements

1.1. Development must comply with the following Site and Building regulations:

Regulation	Value
1.1.1. Minimum Setback Adjacent to a Multi-Parcel Residential Subdivision	300.0 m (984.2 ft.) This Setback may be reduced, at the discretion of the Development Authority, where off-site impacts are reduced by mitigation measures.
1.1.2. Minimum Front Setback	25.0 m (82.0 ft.)
1.1.3. Minimum Rear Setback	
1.1.4. Minimum Side Setback	
1.1.5. Minimum Fence Height for All Exterior Exercise Areas	1.8 m (5.9 ft.)
1.1.6. Location of all facilities, Buildings, and exercise areas	Behind the Principal Building.

Mitigating Impacts

1.2. The following will be required to the satisfaction of the Development Authority:

1.2.1. Noise mitigation and soundproofing of indoor areas where animals are kept;

1.2.2. Visual Screening for all facilities from existing Dwellings; and

1.2.3. Enclosure of exterior exercise areas with a minimum 1.8 m (5.9 ft.) high Fence.

1.3. The Development Authority may regulate the hours that animals are allowed in outdoor exercise areas.

5.40. Campground

1. General Development Regulations

Suitability of Land for a Campground

1.1. The Development Authority must consider the following when determining the suitability of a Site for a Campground:

1.1.1. Compatibility with Adjacent land Uses;

1.1.2. Environmental impacts; and

1.1.3. Provision of services to the Site.

Density of Development

1.2. Campground Uses should be developed at a lower density where:

1.2.1. Areas with natural amenities (i.e. wilderness, Water Bodies, vegetation) are present;

1.2.2. Terrain is sensitive to Development; or

1.2.3. Longer-term occupancy of a campsite is expected.

Setbacks to Adjacent Uses

1.3. Campground Uses must be Setback from Adjacent Uses in accordance with the following:

Adjacent Use or Parcel	Value
1.3.1. Multi-Parcel Residential Subdivision	300.0 m (984.3 ft.)
1.3.2. Confined Feeding Operation	

Other Site Requirements

1.4. Fires must only be located in designated fire pits or other suitable facilities.

2. Campsite Regulations

2.1. Individual campsites must:

2.1.1. Be a minimum of 100.0 m^2 (1076.4 ft^2) in area;

2.1.2. Have a minimum of 1 Parking Stall;

2.1.3. Permit a clearance of 4.5 m (14.7 ft.) between the sides and 3.0 m (9.8 ft.) between the ends of an Adjacent Recreational Vehicle; and

2.1.4. Be accessible by a 3.0 m (9.8 ft.) driveway for one-way traffic or a 6.0 m (19.7 ft.) driveway for two-way traffic.

3. Access and Parking Requirements

Access

3.1. Access to a Campground must not route traffic through residential areas.

3.2. The number of entrances to a Campground must be limited to control access and minimize interference with neighbouring Uses. Additional accesses may be required in accordance with County Engineering Standards

3.3. All Sites must have clear access and identification for emergency services.

Roadways

3.4. Year-round Campgrounds must include appropriate road design for snow removal and on-site snow storage.

3.5. Roadways should be designed as a circular one-way system.

3.6. Roadways must have directional signage for users and emergency response vehicles.

Parking

3.7. Campgrounds should include parking areas for visitors.

4. Impact Mitigation

4.1. Recreational facilities must be located to maximize the privacy of Adjacent Uses.

4.2. Campground may be required to manage noise through mitigation measures such as the Use of berms, natural barriers, and Screening.

4.3. A Campground must provide adequate waste receptacles and resources to remove all waste from the Parcel.

5. Site Plan Requirements

5.1. As part of a Development Permit application for a Campground, the Site Plan must include, but is not limited to the following:

5.1.1. Detailed internal circulation requirements;

5.1.2. Road widths;

5.1.3. Pedestrian circulation, if applicable;

5.1.4. Site access and egress;

5.1.5. Emergency access;

5.1.6. Parking areas and dimensions, if applicable;

5.1.7. Storage and waste collection areas;

5.1.8. Toilet and laundry facilities, if applicable;

5.1.9. Recreational areas, if applicable;

5.1.10. Individual and group campsite areas;

5.1.11. Site numbers;

5.1.12. Road identification;

5.1.13. All proposed Buildings and Structures; and

5.1.14. Setback distances from Natural Features.

5.50. Cannabis Cultivation

1. General Development Regulations

1.1. The scale and intensity of the Cannabis Cultivation Development may be approved at the discretion of the Development Authority considering;

1.1.1. The size of the property;

1.1.2. Site servicing;

1.1.3. The number of expected daily trips;

1.1.4. Hours of operations;

1.1.5. Access to transportation networks;

1.1.6. Agricultural soil capacity;

1.1.7. Environmentally Significant Areas; and

1.1.8. Other unique Site conditions.

Location of Development

1.2. Cannabis Cultivation Developments should be located outside of Prime Agricultural Areas.

1.3. Cannabis Cultivation Uses must not be located in a Dwelling.

Mitigating Impacts

1.4. The Development must be sufficiently Screened from neighbouring Residential Uses and public Roads to the satisfaction of the Development Authority.

1.5. The Development must incorporate Dark Sky compliant practices to minimize light pollution to neighbouring properties.

Access and Storage

1.6. Loading, storage, and trash collection must be located at the rear or sides of the Principal Building.

1.7. Vehicle entrances, exits, and internal routes must be designed to provide a safe and clearly defined circulation pattern.

Hours of Operation

1.8. Hours of operation for heavy equipment may be restricted at the discretion of the Development Authority;

Setbacks

1.9. Cannabis Cultivation Uses must be Setback 150.0 m (492.1 ft.) from the following:

1.9.1. Boundary of the Development area to a Multi-Parcel Residential Subdivision; and

1.9.2. Provincial healthcare facility, a School, a School reserve, or a municipal reserve.

2. Development Permit Application Requirements

2.1. As a part of a Development Permit Application, the Development Authority may:

2.1.1. Require the Applicant to undertake public engagement in accordance with County Policy if the proposal alters the current intensity of land Use or has negative off-site impacts on neighbouring properties; or

2.1.2. Require the Applicant to submit all necessary provincial and federal approvals.

5.60. Communications Equipment

1. General Development Regulations

1.1. The placement of telecommunication towers and equipment is federally regulated and exempt from municipal control and approval. Parkland County may review applications for telecommunications towers and may issue a letter of support (concurrence) or non-support (non-concurrence) to the service provider.

1.2. When deciding on issuing a letter of support (concurrence) or non-support (non-concurrence) for a telecommunication Development, the Development Authority may consider the following:

1.2.1. Impact to Adjacent Development;

1.2.2. Opportunities for co-location;

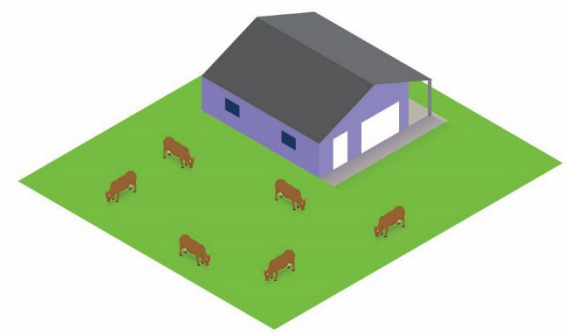
1.2.3. Consultation with affected landowners;

1.2.4. The future Land Use designation of the subject area; and

1.2.5. Location and details of lighting and signage.

5.70. Confined Feeding Operations

1. General Development Regulations



1.1. Confined Feeding Operations are regulated by the Agricultural Operations Practices Act (AOPA) through the Natural Resources Conservation Board (NRCB) and are exempt from municipal approval.

1.2. Confined Feeding Operations must be consistent with applicable policies in the County's Municipal Development Plan and the Minimum Distance Separation (MDS) under provincial regulations.

1.3. A Multi-Parcel Residential Subdivision is a Discretionary Use when located within the Minimum Distance Separation (MDS).

5.80. Data Processing Facility

1. General Development Regulations

Minimum Setback Distance

1.1. Minimum Setback distances are measured in accordance with the following:

1.1.1. For facilities with a Power Generation Facility, from the outer edge of the Development to the nearest residential Dwelling wall.

1.1.2. For facilities without a Power Generation Facility, from the development area to the title Parcel boundary.

Setbacks

1.2. A Data Processing Facility must be set back from Residential Uses according to the following minimum requirements:

Regulation	Value
1.2.1. The facility includes on-site power generation.	At the Discretion of the Development Authority in consultation with the Alberta Utilities Commission.
1.2.2. The facility does not include on-site power generation.	Setback must align with the Building regulations of the district.

2. Impact Mitigation

2.1. A noise impact assessment may be required by the Development Authority. If deemed necessary by the Development Authority, a noise mitigation plan that includes a noise monitoring system will be required.

5.90. Event Venue

1. General Development Regulations

1.1. When deciding on an application for an Event Venue, the Development Authority must consider:

1.1.1. Details of Building size and siting;

1.1.2. Expected trip generation;

1.1.3. Number of commercial vehicles;

1.1.4. Number of employees;

1.1.5. Hours of operation; and

1.1.6. Impact on the characteristics of the surrounding landscape.

1.2. An Event Venue Use must:

1.2.1. Incorporate measures to reduce impacts from noise, dust, and vibrations to any Adjacent Residential Uses;

1.2.2. Maintain the privacy of any neighbouring Residential Uses and the use or enjoyment of Adjacent Parcels;

1.2.3. Be Setback a minimum of 150.0 m (492.1 ft.) from a Multi-Parcel Residential Subdivision; and

1.2.4. Provide adequate waste receptacles and resources to remove all waste from the Parcel.

Development Permit Requirements and Conditions

1.3. Before submitting a Development Permit application for an Event Venue, the Development Authority may ask the Applicant to undertake public engagement in accordance with County Policy.

1.4. The Development Authority may regulate the Event Venue's operational hours to mitigate the noise impact of the Development.

5.100. Home-Based Business

1. General Development Regulations

1.1. Home-Based Businesses must:

1.1.1. Be located in the Principal Building or Accessory Building;

1.1.2. Not alter the external appearance and residential character of land or Buildings;

1.1.3. Not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area;

1.1.4. Not generate Nuisances, including but not limited to, noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter that is considered offensive or excessive by the Development Authority;

1.1.5. Always maintain the privacy of Adjacent Dwellings;

1.1.6. Not impact Adjacent Dwellings by excessive lighting, late calling of clients, unreasonable number of clients, traffic congestion, or excessive on-street or off-street parking; and

1.1.7. Provide adequate parking for all on-site employees.

1.2. The display or placement of Signs on the premises of a Home-Based Business must be in accordance with Section 4.100.

2. Home-Based Business, Home Office

2.1. Only the residents of the Parcel may work on-site in the business.

2.2. Home-Based Business, Home Office must not:

2.2.1. Include any outside storage of goods, materials, commodities or finished products; and

2.2.2. Include any on-site attendance of clients or customers.

3. Home-Based Business, Minor

3.1. Home-Based Business, Minor may include:

3.1.1. One additional employee, in addition to the residents of the Parcel, who may work on-site in the business;

3.1.2. On-site client attendance, where one client visit may be allowed at one time, and one on-site Parking Stall must be available as per the specifications of Section 4.50; and

3.1.3. Parking of up to two commercial vehicles with up to two accessory trailers, such as a dual axle gravel truck with pup, a trailer carrying a small backhoe, bobcat, or similar, tractor unit only (no trailer), or a three-ton truck or similar vehicle, at the discretion of the Development Authority.

3.2. Outdoor Storage of goods, materials, commodities, or finished products must not be permitted.

4. Home-Based Business, Major

4.1. Home-Based Business, Major may include:

4.1.1. Up to 4 additional employees, in addition to the residents of the Parcel, who may work on-site in the business.

4.2. At the discretion of the Development Authority, the following may be permitted:

4.2.1. Outdoor Storage of goods, materials, commodities or finished products; and

4.2.2. Parking of any commercial or off-site employee vehicles, including the number and location of Parking Stalls.

4.3. Home-Based Business, Major Uses must be Setback a minimum of 150.0 m (492.1 ft.) from a Multi-Parcel Residential Subdivision.

5.110. Industrial, Minor and Major

1. Development Permit Application Requirements

1.1. A Development Permit application for an Industrial, Minor, or Industrial, Major Use may require the following information to be provided:

1.1.1. Estimated water demand and anticipated source;

1.1.2. Wastewater and effluent treatment and disposal;

1.1.3. Reclamation information;

1.1.4. Traffic impact; and

1.1.5. Requirements for off-site improvements.

2. Recycling Facility

2.1. The following regulations must apply to a Recycling Facility as part of an Industrial, Major Use.

2.2. The development must include a Principal Building used for the indoor receiving, sorting, and processing of materials.

2.3. All Outdoor Storage areas must:

2.3.1. Be Screened from Adjacent properties and Roads;

2.3.2. Not be vertically higher than the approved Screening height; and

2.3.3. Not include household waste or organic material.

2.4. As part of a Development Permit Application a Debris and Dust Control Plan may be required.

2.5. A Recycling Facility Use may be required to mitigate odours to the satisfaction of the Development Authority.

5.120. Natural Resource Development

1. Development Permit Application Requirements

1.1. A Development Permit application for a Natural Resource Development must include:

1.1.1. Location and area of the Excavation;

1.1.2. Existing land Uses;

1.1.3. Site analysis of the geology, groundwater, surface water, natural vegetation, and wildlife features;

1.1.4. The proposed extraction, operation, and staging plan;

1.1.5. Proposed access and hauling activities;

1.1.6. A copy of the development and reclamation plans approved by the province; and

1.1.7. Details of public engagement in accordance with County Policy

Conditions of Approval

1.2. The Development Authority, as a condition of Development Permit approval, must require the Applicant to submit all necessary provincial and federal approvals.

2. Gravel Pits

Development Considerations

2.1. When deciding on an application for a new, expanded or renewal of a Gravel Pit, the Development Authority may consider the following:

2.1.1. The general purpose and regulations of the underlying Land Use District;

2.1.2. Provincial guidelines and requirements;

2.1.3. Desirability of aggregate extraction as a regional benefit;

2.1.4. Conservation of topsoil for agricultural use on-site or another site;

2.1.5. Conservation of designated historical resources;

2.1.6. Conservation of trees and maintenance of habitat;

2.1.7. Conservation of environmentally significant and sensitive areas and Water Bodies; and

2.1.8. Safety and potential Nuisance effects on Adjacent properties.

Minimum Setback Distance

2.2. Minimum setback distances must be measured from the following:

Activity Type	Multi-Parcel Residential Subdivisions	All Other Residential Uses
2.2.1. Extraction Activities	Maximum extent of the operation area to the boundary of a Multi-Parcel Residential Subdivision	Location of the Aggregate Extraction use to the nearest wall of an approved Dwelling
2.2.2. Secondary Processing Activities		

Setbacks

2.3. A Gravel Pit must be Setback from Residential Uses in accordance with the following minimum requirements:

2.3.1. Extraction activities: 300.0 m (984.2 ft.)

2.3.2. Secondary processing activities: 400.0 m (1312.3 ft.)

2.4. The Development Authority may vary the Setback requirement if:

2.4.1. Extraction and reclamation activities within the 300.0 m (984.2 ft.) requirement only take place between 8:00 am and 5:00 pm Monday to Friday;

2.4.2. The Development Authority is satisfied that the proposed Development, is sited and designed to mitigate potential Nuisances to adjacent Residential Uses; and

2.4.3. Reclamation activities occur expeditiously and in a manner that poses minimum effect to residents within a Multi-Parcel Residential Subdivision.

2.5. The Development Authority may consider a variance to setback requirements if a letter of support from surrounding landowners is provided as part of a Development Permit application.

2.6. A Gravel Pit must be Setback 20.0 m (65.6 ft.) from any public right-of-way.

Hours of Operation

2.7. Hours of operation must be in accordance with the following:

Activity	Hours of Operation
2.7.1. Pit Extraction and reclamation activities	Monday at 6:00 a.m. to Saturday at 6:00 p.m.
2.7.2. Secondary processing activities	
2.7.3. Hauling of materials and products	Monday to Friday: 6:00 a.m. to 6:00 p.m. Saturday: 8:00 a.m. to 4:00 p.m. Sunday: No hauling

3. Impact Mitigation

Dust, Water, and Noise

3.1. Gravel Pit must:

3.1.1. Prevent noise from impacting Adjacent property to the satisfaction of the Development Authority;

3.1.2. Incorporate sound barriers and install noise monitors to that complies with County Bylaws; and

3.1.3. Ensure compliance with provincial legislation regarding dust, water, and air quality.

Access and Roadways

3.2. Safety and traffic Signs must be appropriately located to the satisfaction of the Development Authority.

5.130. Outdoor Recreation Service and Outdoor Entertainment

1. General Development Regulations

1.1. Outdoor Recreation Service Uses must not be located within:

1.1.1. The boundary of the Jackfish Lake Area Structure Plan; or

1.1.2. 200.0 m (656.2 ft.) of the Osborne Acres Residential Subdivision.

1.2. Outdoor Recreation Service or Outdoor Entertainment Uses must incorporate measures to reduce impacts from noise, dust, vibrations, or any other off-site impact to any Adjacent Residential Uses.

5.140. Regulated Retail

1. General Development Regulations

1.1. When evaluating Development Permit applications for Regulated Retail Uses, the Development Authority will consider factors such as:

1.1.1. Compatibility of the proposed Use with Adjacent and neighbouring Land Uses;

1.1.2. Impact of the proposed Use on existing traffic volumes and patterns of flow;

1.1.3. Appropriate vehicle parking and Site access/egress requirements (ensuring that access/egress points do not route traffic through residential areas); and

1.1.4. Appropriate Site security and Fencing requirements.

1.2. All necessary provincial and federal approvals must be provided as part of a Development Permit application.

2. Cannabis Retail Sales

Setbacks

2.1. Cannabis Retail Sales must not be located within 100.0 m (328.0 ft.) of any Parcel that contains:

2.1.1. Provincial healthcare facilities;

2.1.2. Schools or Buildings containing educational services; or,

2.1.3. School reserve or municipal and School reserves.

2.2. The separation distance is measured from the exterior wall of the Cannabis Retail Sales Development to the nearest point of the Parcel boundary containing the above facilities, Buildings, or reserves.

5.150. Renewable Energy Generation, Major

1. General Development Regulations

Letter of Concurrence and Non-Concurrence

1.1. The placement of facilities for renewable energy production and equipment is provincially regulated and exempt from municipal regulations and approval. Parkland County may review applications for a Renewable Energy Generation, Major and may issue a letter of support (concurrence) or non-support (non-concurrence) to the service provider.

1.2. When deciding on issuing a letter of support (concurrence) or non-support (non-concurrence) for a Renewable Energy Generation, Major, the Development Authority may consider the following:

1.2.1. The general purpose and regulations of the underlying Land Use District;

1.2.2. Provisions of the Municipal Development Plan and any relevant statutory plan;

1.2.3. Provincial guidelines and requirements;

1.2.4. Proximity to Adjacent Land Uses;

1.2.5. Impact on Prime Agricultural Areas and conservation of topsoil for agricultural use on-site or off-site;

1.2.6. Co-location of the Development with agricultural operations;

1.2.7. Density of the proposed Structures of the Development;

1.2.8. Consultation with Adjacent landowners;

1.2.9. Conservation of designated historical resources

1.2.10. Conservation of trees and maintenance of habitat;

1.2.11. Conservation of Environmentally Significant Areas, sensitive Natural Features and Water Bodies;

1.2.12. Safety and potential Nuisance effects on Adjacent Parcels; and

1.2.13. Information received through the circulation process including comments from applicable provincial and federal agencies.

2. Wind Energy Systems

Setback Requirements

2.1. Wind Energy Systems must meet the following Setback and separation requirements:

Regulation	Value
2.1.1. Dwelling	Minimum distance of twice the height of the Wind Energy System.
2.1.2. Property Line	Minimum distance of the height of the Wind Energy System plus 10%.
2.1.3. Minimum vertical blade clearance from Grade.	7.5 m (24.6 ft.)

2.2. For the purposes of this Subsection, the height of the Wind Energy Systems must be measured from Grade to the highest point of the rotor's arc.

2.3. The Development Authority may require increased Setback distances:

2.3.1. To reduce impacts on public Roads; and

2.3.2. To reduce impacts of multiple Wind Energy Systems.

Safety

2.4. The Development Authority may require:

2.4.1. A minimum 1.8 m (5.9 ft.) security Fence with a lockable gate to be installed around the Wind Energy System tower;

2.4.2. Tower access devices and ladders be located a minimum of 3.6 m (11.8 ft.) from Grade;

2.4.3. Locked tower access from the top of the tower; and

2.4.4. Additional safety measures as required by the Development Authority.

2.5. All power lines should be underground.

Impact Mitigation

2.6. Wind Energy Systems must be finished in a non-reflective matte colour that minimizes visual impacts to the satisfaction of the Development Authority.

2.7. Towers or blades must not contain lettering or advertising. Other Structures may contain the manufacturer's identification or municipal symbol.

3. Solar Utility

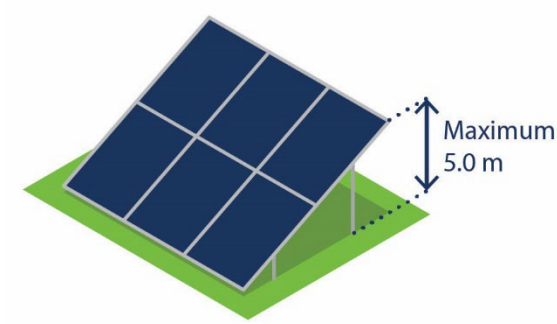
Setbacks

3.1. Setbacks for Solar Energy Systems must meet the following requirements:

Regulation	Value
3.1.1. Property Line not Adjacent to a road right-of-way.	Minimum 10.0 m (32.8 ft.).
3.1.2. Property line Adjacent to a road right-of-way.	Accessory Building Setback of the underlying District.
3.1.3. Multi-Parcel Residential Subdivision.	Minimum 300.0 m (984.2 ft.).

Height

3.2. The maximum Height must not exceed 5.0 m (16.4 ft.).



Development Requirements

3.3. The Development Authority must consider the following when evaluating the appropriateness of a Site for a Solar Utility Use:

3.3.1. Surface drainage must be contained on-site, and Water Bodies must be protected from run-off;

3.3.2. Site grading must, to the extent practical, retain the natural contour of the land, minimize retaining walls, and ensure positive drainage;

3.3.3. Fencing must be installed to a minimum height of 1.8 m (5.9 ft.) to provide security and discourage trespassing;

3.3.4. Spacing for equipment must provide access to firefighting;

3.3.5. Information on solar glare on surrounding land Uses and roadways within 800 m (0.49 mi.) of the boundary of the Site must be provided;

3.3.6. Landscaping and Screening measures may be required to minimize visual impact to the satisfaction of the Development Authority;

3.3.7. Solar utility Uses located in Prime Agricultural Areas, as identified in the Municipal Development Plan, must not be located on high-quality soils;

3.3.8. When a solar utility is proposed to be located in a Prime Agricultural Area, the Development must be designed to maintain the agricultural productivity of the land to the satisfaction of the Development Authority;

3.3.9. A weed control plan must be submitted to the satisfaction of the Development Authority;

3.3.10. A decommissioning and reclamation plan must outline how sites will be returned to their pre-development state as required by the Alberta Utilities Commission, demonstrating sufficient funds are available at the end of life to cover the costs of decommissioning and reclamation; and

3.3.11. Public engagement may be required before submitting a Development Permit Application at the discretion of the Development Authority if the Development presents significant adverse impacts to nearby properties.

3.4. For applications involving Land Excavation, the Development Authority may request additional information as outlined under Section 7.40.

5.160. Renewable Energy Generation, Minor

1. Wind Energy Systems

Setbacks

1.1. Setbacks from the Property Line must be the distance of the tower height plus 10%.

1.2. For the purposes of this Subsection, the height of the Wind Energy Systems must be measured from Grade to the highest point of the rotor's arc.

Height

1.3. The maximum height must not exceed 15.0 m (49.2 ft.).

Illumination

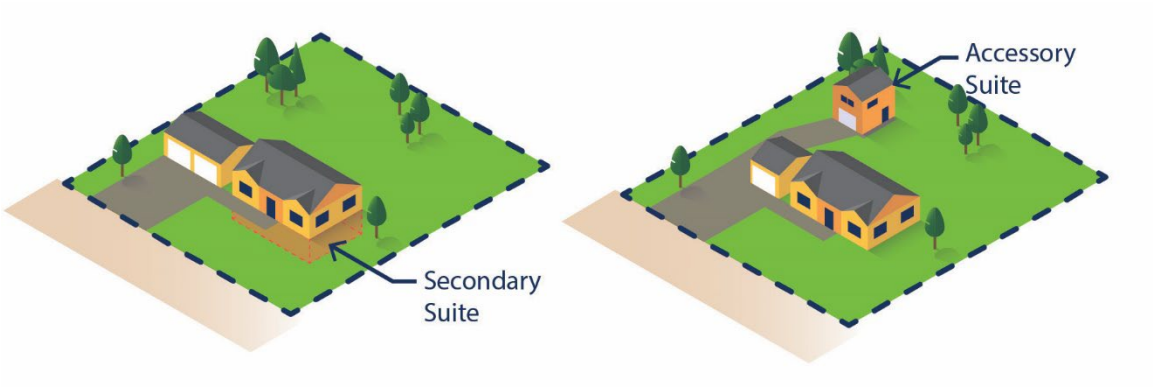
1.4. Wind Energy Systems must not be illuminated unless required by Navigation Canada.

5.170. Residential Accessory and Secondary Suite

1. General Development Regulations

Number of Units

1.1. A maximum of one Residential, Secondary or Residential, Accessory Suite may be developed on a Parcel where it is allowed by this Bylaw.



Size

1.2. The Floor Area for a Residential, Secondary or Residential, Accessory Suite must meet the following requirements:

1.2.1. Minimum Floor Area: 30.0 m^2 (323.0 ft^2.);

1.2.2. Maximum Floor Area: 102.2 m^2 (1100.0 ft^2.); and

1.2.3. Floor Area does not include attached garages.

Servicing Requirements

1.3. Residential, Secondary or Residential, Accessory Suite must, where possible, be connected to gas, power, water, and sewage services without disrupting existing services for the Principal Use or Adjacent Parcels.

Design, Character, and Appearance of Structures

1.4. Residential, Secondary or Residential, Accessory Suite must, in the opinion of the Development Authority, be visually compatible with the residential character of Adjacent lands and the surrounding neighbourhood. The following may be considered by the Development Authority:

1.4.1. The suite should be placed behind the Principal Residential Use;

1.4.2. The suite should be sited in a manner that limits the obstruction of views from Dwellings on Adjacent properties;

1.4.3. The suite must not be placed on any Easements or gas lines;

1.4.4. A suite must be developed so that the exterior of the Principal Building, where the suite is located, appears as a single Dwelling; and

1.4.5. The Building pocket of the suite must be Graded to ensure positive drainage.

Unit Access

1.5. A Residential, Secondary Suite must:

1.5.1. Have a separate entrance to the Principal Building, or

1.5.2. Be accessed from either a common indoor landing or from the side or rear of the Principal Building.

Use Limitations

1.6. A Residential, Secondary Suite must not be developed:

1.6.1. Within the same Principal Building containing a Supportive Housing Use;

1.6.2. Within an additional Dwelling located on the same Parcel; or

1.6.3. As a separate Building from the Principal Building through a condominium conversion or subdivision.

Setbacks

1.7. Residential, Secondary or Residential, Accessory Suites are to be considered as Principal Buildings for the purposes of applying Development regulations.

1.8. A Residential, Accessory Suite must be separated from any other Dwelling by a minimum of 5.0 m (16.4 ft.)

5.180. Residential, Manufactured Housing

1. General Development Regulations

1.1. Residential, Manufactured Housing:

1.1.1. Must have Canadian Standard Association Certification;

1.1.2. Is considered a Residential, Single Detached Use;

1.1.3. Being relocated from one Parcel to another will be subject to the regulations of Section 4.90.

5.190. Residential, Manufactured Housing Community

1. General Development Regulations

1.1. All Parcels must have clear access and identification for emergency services.

2. Parking

2.1. Visitor parking must be included at one space for every four Parcels.

2.2. Each Parcel must include two off-street Parking Stalls.

3. Access and Recreation

3.1. 10% of the total Parcel Area must be allocated as recreational space.

3.2. Year-round pedestrian access may be required throughout the Manufacturing Housing Community.

3.3. Interior roads must be hard-surfaced, well-drained, and maintained.

3.4. Roads must be constructed to County engineering and design standards.

4. Impact Mitigation

4.1. Landscaping must be used as Screening to minimize visual impacts from waste areas and playgrounds.

4.2. A landscaping strip around the perimeter of the park must:

4.2.1. Be 15.0 m (49.2 ft.) in width; and

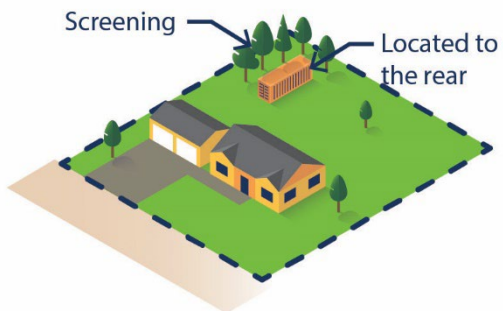
4.2.2. Landscaped or Fenced to reduce visual impacts of the Development.

4.3. Lighting must:

4.3.1. Utilize Dark Sky lighting to reduce impacts on surrounding Parcels; and

4.3.2. Ensure the safe movement and visibility of people and vehicles at night.

5.200. Shipping Container



1. General Development Regulations

1.1. A Shipping Container may be used for storage as an Accessory Building.

1.2. A Shipping Container must:

1.2.1. Be located to the side or rear of existing Buildings on the same Parcel;

1.2.2. Comply with the Setbacks of the underlying District; and

1.2.3. Not be stacked.

1.3. In Residential Districts:

1.3.1. Shipping Containers must be visually Screened from public Roads and neighbouring Parcels to the satisfaction of the Development Authority; and

1.3.2. Shipping Containers should be finished to match the character of the Principal Building.

5.210. Shooting Range

1. General Development Regulations

1.1. When deciding on an application for a Shooting Range, the Development Authority must consider the following:

1.1.1. Potential Nuisance effects that the proposed Development may have on neighbouring Parcels;

1.1.2. Proximity to and impact on Environmentally Significant Areas; and

1.1.3. Design features of the Development, including Setbacks, sound attenuation walls, trenches, berms, partial enclosures, direction of fire, and similar design features.

1.2. Any Buildings and areas for shooting must be at least 30.0 m (98.4 ft.) from any Parcel Boundary.

2. Development Permit Requirements

2.1. Before submitting a Development Permit application for a Shooting Range, the Development Authority may ask the Applicant to undertake public engagement in accordance with County Policy.

2.2. The Development Authority may require the submission of documentation that the proposed Development meets all applicable provincial and federal legislation, as part of an application.

Site Plan Requirements

2.3. As part of a Development Permit application, the Site Plan must include, but is not limited to the following:

2.3.1. Location of the range and direction of fire;

2.3.2. Buildings on the Parcel;

2.3.3. Landscaping, berms, noise attenuation;

2.3.4. Parking;

2.3.5. An area plan that identifies lands with 3.0 km (1.8 mi.) radius illustrating all land Uses, and existing Buildings; and

2.3.6. Any other information deemed necessary by the Development Authority.

5.220. Short-Term Accommodation

1. General Development Regulations

Design, Character and Appearance of Structures

1.1. Short-Term Accommodations must not:

1.1.1. Alter the external appearance and residential character of land or Buildings;

1.1.2. Operate from an approved Dwelling unit, Residential, Accessory Suite, or Residential, Secondary Suite;

1.1.3. Operate from temporary Structures and Recreational Vehicles; and

1.1.4. Be the Principal Use on a Parcel.

Number of Units

1.2. A Parcel is limited to one Short-Term Accommodation as an Accessory Use to a Principal Residential Use.

1.3. A Short-Term Accommodation must not exceed 10 sleeping accommodations.

Mitigating Impacts

1.4. Short-Term Accommodations must not:

1.4.1. Generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area; and

1.4.2. Contravene the provisions for Nuisances as covered by the County's Bylaws.

1.5. A Short-Term Accommodation must not be approved if, in the opinion of the Development Authority, the proposed Development is better categorized as an Event Venue.

2. Short-Term Accommodations with Food and Drink Services

2.1. Short-Term Accommodations that also provide Food and Drink Services must meet the following regulations:

2.1.1. Food preparation and cooking for guests must be conducted outside of any bedroom;

2.1.2. Food preparation and cooking areas must meet relevant public health standards and regulations;

2.1.3. A maximum of 3 guest rooms are permitted; and

2.1.4. Be subordinate and incidental to the Principal Use of the Dwelling.

5.230. Show Home

1. General Development Regulations

1.1. A Development Permit for a Show Home may be issued before a phase of a subdivision is registered providing that:

1.1.1. The phase has received approvals from the Subdivision Authority;

1.1.2. There is a development agreement in place; and

1.1.3. A gravel surface road is constructed from the municipal Road to the Show Home Parcel in accordance with the development agreement.

1.2. A Show Home must adhere to all regulations of the Land Use District in which it is located.

1.3. The appearance of the Show Home must, in the opinion of the Development Officer, be compatible with the character of other Buildings in the vicinity and include hard surface access for pedestrians.

1.4. A Show Home must be near the entrance to the subdivision, not within a cul-de-sac, or the terminal end to the internal subdivision road.

1.5. Advertising materials for the Show Home must be submitted as part of the application. Material must include Signs posted at Adjacent private Dwellings indicating private Dwellings are not for viewing.

1.6. All advertising materials must be removed immediately upon cessation of the Use of the Building as a Show Home.

1.7. The Show Home may only be operated as a Show Home or sales office for a maximum of 12 months unless the Development Permit is renewed at the discretion of the Development Authority.

5.240. Storage, Indoor

1. General Development Regulations

Site Suitability

1.1. The Development Authority must consider the following where Storage, Indoor is a Discretionary Use:

1.1.1. The Site must be suitable and appropriate for the scale and intensity of the proposed Use. The Development Authority may consider the following factors;

1.1.1.1. Size of the Parcel;

1.1.1.2. Site security measures;

1.1.1.3. Site servicing;

1.1.1.4. Distance to nearby Dwellings;

1.1.1.5. On-site parking;

1.1.1.6. Access to transportation networks;

1.1.1.7. Agricultural soil capacity;

1.1.1.8. Environmentally Significant Areas; and

1.1.1.9. Other unique Site features.

1.1.2. Storage, Indoor should be located outside of Prime Agricultural Areas as identified in the County Municipal Development Plan.

Setbacks

1.2. Storage, Indoor must meet the following Setback requirements:

Regulation	Value
Setbacks Abutting Site	
1.2.1. Minimum Side Setback	6.0 m (19.6 ft.)
1.2.2. Minimum Rear Setback	6.0 m (19.6 ft.)
Setbacks Abutting Roadways	
1.2.3. Minimum Front and Flanking Setbacks	20.0 m (65.6 ft.) from Municipal Roads 45.0 m (147.6 ft.) from Arterial and Collector Roads
1.2.4. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation.

2. Impact Mitigation

2.1. Storage, Indoor must:

2.1.1. Incorporate Dark Sky compliance practices and measures to minimize light pollution;

2.1.2. Not generate off-site Nuisances including noise, dust, odour, heat, glare, or refuse matter considered excessive by the Development Authority;

2.1.3. Not include the storage of hazardous materials or goods; and

2.1.4. Not include overnight accommodations.

3. Access

3.1. Roads, parking and loading areas, and storage areas must:

3.1.1. Be finished in a durable hard surface of asphalt or similar material;

3.1.2. Be drained and developed to the satisfaction of the Development Authority in consultation with Engineering Services; and

3.1.3. Be designed to provide safe and clearly defined vehicle entrances and exits.

3.1.4. Road and road networks leading to a proposed Storage, Indoor Use may be required as a condition of Development Permit Approval to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed Development.

5.250. Storage, Outdoor

1. General Development Regulations

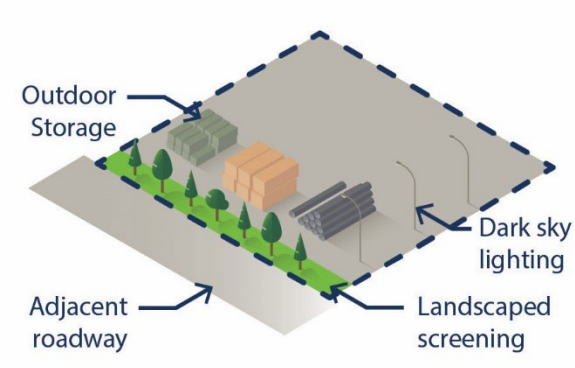
1.1. Storage, Outdoor Uses must not be located within 150.0 m (492.1 ft.) of a Multi-Parcel Residential Subdivision.

2. Impact Mitigation

2.1. All Storage, Outdoor Uses must

2.1.1. Be Screened with Fencing or Landscaping when Adjacent to Roads or Residential Uses; and

2.1.2. Incorporate Dark Sky compliance practices and measures to minimize light pollution.



3. Recreational Vehicle Storage

Setbacks

3.1. Recreational Vehicle storage must be Setback a minimum of 6.0 m (19.6 ft.) from the Property Line.

Access

3.2. Site access, internal Roads, parking, and loading areas must be:

3.2.1. Designed to provide a safe and clearly defined circulation pattern;

3.2.2. Be constructed of a durable hard surface of asphalt, gravel or similar material; and

3.2.3. Be drained and Graded to the satisfaction of the Development Authority.

Storage Limitations

3.3. Recreational Vehicle storage must not allow the following to be located on-site:

3.3.1. Storage of hazardous materials;

3.3.2. Day Use or over-night accommodation; and

3.3.3. Salvage or storage of derelict Recreational Vehicles.

Impact Mitigation

3.4. The perimeter of the storage area must be Fenced with a minimum 1.8 m (5.9 ft.) high chain link Fence.

5.260. Utility, Major

1. Waste Management Facilities

Development Permit Conditions

1.1. The Development Authority may regulate the scale and intensity of the Waste Management Facility Development by issuing conditions of approval, including but not limited to the following:

1.1.1. A requirement for a haul agreement with the County;

1.1.2. A requirement to identify or number equipment involved in the hauling operations of the Development;

1.1.3. Limitations on the years, months, weeks, days, and/or hours of operation;

1.1.4. The implementation of dust abatement measures for the operational activities of the Development;

1.1.5. The posting of adequate Signs for public safety including emergency phone numbers and identification of possible hazards; and

1.1.6. Limitations on the height of the Development.

1.2. The Waste Management Facility must be constructed and operated in accordance with all provincial requirements and approvals.

Setbacks

1.3. A Waste Management Facility must be Setback at least 450.0 m (1476.4 ft.) from any School, Health Care Service, Major Use, Residential Use, or Food and Drink Service Use.

1.4. Multi-Parcel Residential Development is a Discretionary Use when located within the minimum Setback distance of a Waste Management Facility.

2. Power Generation Facilities

2.1. The Applicant must obtain and comply with all applicable Alberta Utility Commission and other provincial and federal legislation, permits, approvals, and licensing.

2.2. The Development Authority must not approve a Development Permit application until appropriate provincial and federal approvals have been received.

2.3. Development associated with Power Generation Facilities must comply with the Development regulations of the underlying Land Use District.

5.270. Wellness Centre

1. General Development Regulations

Setbacks

1.1. A Wellness Centre must be Setback a minimum of 150.0 m (492 ft.) from a Multi-Parcel Residential Subdivision.

Site Suitability

1.2. The Development Authority must consider the following when determining the suitability of a Site for a Wellness Centre:

1.2.1. Accessibility;

1.2.2. Compatibility with Adjacent Uses;

1.2.3. Environmental features or sensitivities;

1.2.4. Physical suitability; and

1.2.5. Provision of services to the Site.

1.3. Wellness Centres should be located in areas outside of Prime Agricultural Areas to protect the viability of productive agricultural land.

Access

1.4. Adequate on-site parking must be provided in accordance with Section 4.50.

1.5. Roads, parking, and pedestrian routes must be designed to provide safe and clearly defined circulation patterns.

Landscaping

1.6. Wellness Centres should:

1.6.1. Incorporate Building design, Site design, and Landscaping that are designed to be both attractive and in balance with the surrounding natural landscape and require minimal resource inputs; and

1.6.2. Incorporate Low-Impact Development principles for stormwater management.

2. Impact Mitigation

2.1. Wellness Centres must:

2.1.1. Incorporate Dark Sky compliance practices and measures to minimize light pollution;

2.1.2. Not generate off-site Nuisances considered excessive by the Development Authority; and

2.1.3. Maintain the privacy of any neighbouring residential properties and the Use or enjoyment of Adjacent Parcels.

3. Development Permits

Permit Requirements

3.1. A Master Site Development Plan:

3.1.1. Must be completed before submitting a Development Permit on agricultural land; and

3.1.2. May be required for a multi-phased Wellness Centre Development.

3.2. A Development Permit for a Wellness Centre may be required to provide the following:

3.2.1. A detailed business description, including:

3.2.1.1. Types of activities that will take place on the Site;

3.2.1.2. Estimated occupancy;

3.2.1.3. Hours of operation; and

3.2.1.4. Number of employees.

3.2.2. How outdoor Uses are screened from Adjacent Parcels;

3.2.3. Measures to avoid Nuisances;

3.2.4. How the Development incorporates Low Impact Development and surrounding Natural Features as part of the Building and Site design;

3.2.5. Type, volume, frequency, and circulation of vehicle movements within the Site;

3.2.6. Availability and adequacy of emergency management services to the Site; or

3.2.7. The need for any off-site infrastructure improvements, including water, sanitary, stormwater, and transportation upgrades.

3.3. Before submitting a Development Permit application for a Wellness Centre, the Development Authority may ask the Applicant to undertake public engagement in accordance with County Policy.

Permit Conditions

3.4. As a condition of approval, the Development Authority may include conditions to upgrade County Roads or enter into a road use agreement with the County.

5.280. Work Camp

1. General Development Regulations

Development Permits

1.1. A Development Permit for a Work Camp may:

1.1.1. Be issued for a period of no more than 2 years; and

1.1.2. Be continued beyond the 2-year period only at the sole discretion of the Development Authority.

1.2. Federal, Provincial, or municipal Work Camps do not require a Development Permit.

1.3. The scale and intensity of the Work Camp Development will be approved at the discretion of the Development Authority with consideration of the following:

1.3.1. The location, type, and purpose of the Work Camp;

1.3.2. Adjacent Uses;

1.3.3. Site servicing;

1.3.4. Number of occupancies;

1.3.5. The timeline for the Work Camp's construction and dismantling;

1.3.6. Support from Adjacent landowners or relevant governmental agencies; and

1.3.7. Federal and provincial approvals.

2. Impact Mitigation

2.1. As a condition of approval, the Development Authority may include conditions to:

2.1.1. Upgrade County Roads or enter into a road use agreement with the County;

2.1.2. Limit noise to daytime hours, as per County Bylaw with exceptions to generator noise where appropriate;

2.1.3. Maintain any existing natural buffers (trees); and

2.1.4. Mitigate traffic impact by using communal vehicles for transporting workers to and from the job site.

6

Part 6.

GENERAL PROCESS

6.10. Repeal, Enactment, and Transition Procedures

Bylaw Procedures

1. The Parkland County Land Use Bylaw 2017-18 and the Village of Wabamun Land Use Bylaw No. 07-2010, as amended, are repealed.

2. The regulations of this Bylaw come into effect on May 27, 2025 (the "effective date").

Application Processing

3. Subdivision and Development applications submitted prior to the effective date must be evaluated under Land Use Bylaw 2017-18, as amended.

4. Applications to amend Land Use Bylaw 2017-18 must not be accepted after the effective date of this Bylaw.

Severability

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

6.20. General Rules of Interpretation

1. General Interpretation

General References

1.1. District is to be interpreted the same as Zone and Redistricting Amendment is to be interpreted the same as Rezoning Amendment.

1.2. "Section" means a reference to a contained set of regulations within a Part of this Bylaw.

1.3. "Subsection" means a reference to a specific regulation or set of regulations within a Section.

Language References

1.4. Regulations must be interpreted as follows:

1.4.1. "must" or "are," where used as a qualifier, means mandatory compliance, except where a Variance has been granted;

1.4.2. "should" means compliance in principle, but is subject to the discretion of the Development Authority; and

1.4.3. "may" means the action is Discretionary and can be implemented at the discretion of the County.

1.5. Words used in this Bylaw must have the same meaning as given to them in the Act unless otherwise defined in Part 9.

1.6. Words used in the singular include the plural and vice-versa. Words used in the masculine gender must also mean the feminine gender and the neutral.

1.7. Where a regulation involves two or more conditions or provisions connected by a conjunction, the following must apply:

1.7.1. "and" means all the connected items must apply in combination; and

1.7.2. "or" indicates that the connected items may apply singly or in combination.

1.8. Capitalization, or lack thereof, must not alter the meaning of words or alter the meaning of words or phrases for which a definition has been provided in this Bylaw.

Measurement References

1.9. Measurements listed must adhere to the stated metric measurements. Imperial measurements are included for reference only. If there is a discrepancy in this Bylaw between the two measurements, the metric measurements must be adhered to.

1.10. Where there is a conflict between the number written in numerals and the number written in letters, the number written in numerals must be adhered to.

1.11. Unless specified elsewhere in this Bylaw, units must be rounded to the tenth decimal place.

Illustration References

1.12. Drawings and graphic illustrations used in this Bylaw are for context and to aid in interpreting and understanding the intent of regulations and provisions. If there is conflict or inconsistency between a drawing or graphic illustration and the text of this Bylaw, the text prevails.

Land Use District and Overlay Boundary References

1.13. The boundaries of the land use district map(s) must be interpreted as follows:

1.13.1. Where a Parcel contains more than one land use district, each districted area must be treated as a separate entity;

1.13.2. When the boundary is a public Road, railway, pipeline, powerline, or utility right-of-way or Easement, it follows the centre line, unless otherwise indicated;

1.13.3. When the boundary is shown as approximately following the County boundary, it follows the County boundary;

1.13.4. When the boundary is shown as approximately following the edge of any Water Body, including rivers, lakes, creeks, streams, etc., it follows the edge or shoreline;

1.13.5. When a boundary is shown as approximately following a Lot or Property Line, it follows the Lot or Property Line; and

1.13.6. Land use districts associated with a proposed subdivision must conform to the registered land title.

1.14. District provisions do not apply to Roads.

1.15. If a Road loses its designation through a road closure Bylaw, the lands must be districted to the most restrictive of the Abutting lands. Except in cases where there is a consolidation with an adjoining Parcel, in which case the adjoining Parcel district must apply.

1.16. Where the boundary cannot be determined by 6.20.1.13, the Development Authority must determine the location of the boundary.

1.17. The Development Authority must consider the purpose statement of each land use district and subdistrict when interpreting regulations and determining its planning objective.

Definitions

1.18. Use class definitions must be interpreted in accordance with the following:

1.18.1. Where typical Uses have been listed as examples, they are not intended to be exclusive or restrictive;

1.18.2. Where a specific Use does not conform to any Use class, the Development Authority will determine the most appropriate Use class based on the purpose and character of the proposed Use.

6.30. Authorities and Responsibilities

1. Approving Authorities

Development Authority

1.1. The Development Authority of the County is the Director, Acting Director, Manager of Development Planning, or another person(s) as appointed by the Director. The Development Authority is responsible for exercising the powers and duties set out in this Bylaw and under the Act.

Subdivision and Development Appeal Board

1.2. The Subdivision and Development Appeal Board must perform such duties as are specified in the Subdivision and Development Appeal Board Bylaw and the Act.

1.3. The Land and Property Rights Tribunal hears subdivision and Development appeals where there is a provincial interest, as outlined in the Act. Otherwise, appeals are heard by the Subdivision and Development Appeal Board.

2. Duties Related to Development Permit Applications

2.1. The Development Authority must:

Receipt and Review of Applications

2.1.1. Receive all applications and determine whether they are complete;

2.1.2. Review each application to determine the appropriate Use and may require the Applicant to apply for a different Use. The Development Authority must make this determination based on:

2.1.2.1. The merits of the application submission regardless of the Use applied for by the Applicant;

2.1.2.2. The definition of the Use as expressed by Part 9 of this Bylaw; and

2.1.2.3. The spirit and intent of the proposed Use.

2.1.3. Refer all applications, in whole or in part, to any County Department or outside agency, for review and comment as deemed necessary.

Decisions on Applications

2.1.4. Refuse an application if the Development does not comply with the regulations of this Bylaw;

2.1.5. Approve an application for a Permitted Use, with or without conditions, if the Development complies with this Bylaw and conforms to the purpose of the district or Overlay; and

2.1.6. Make decisions on all applications within Direct Control Districts or refer the application for decision to Council if required by this Bylaw.

2.2. The Development Authority may:

2.2.1. Approve an application for a Discretionary Use, with or without conditions, if the Development complies with the regulations of this Bylaw;

2.2.2. Refuse an application for a Discretionary Use even if it meets the requirements of this Bylaw; or

2.2.3. Approve an application, with or without conditions, that does not comply with this Bylaw by granting a Variance in accordance with Section 6.40.

2.3. In the event of an application refusal, the Development Authority must provide a decision in writing that contains reasons for the refusal.

3. Acknowledgment of Complete Development Permit Applications

3.1. The Development Authority must within 20 days after the receipt of an application, unless extended by an agreement in writing between the Applicant and the Development Authority, determine if the application is complete, and:

3.1.1. Issue a written acknowledgement, in accordance with Section 6.60, to the Applicant advising that the application is complete; or

3.1.2. Issue a written notice, in accordance with Section 6.60, to the Applicant advising that the application is incomplete, listing the documentation and information required, and setting a date that the required documentation must be submitted.

3.2. If the Development Authority determines that the documentation and information under Subsection 3.1.2 is complete, the Development Authority must issue a written acknowledgement to the Applicant advising that the application is complete.

3.3. Despite Subsection 3.1.2 or 3.2, the Development Authority may request additional documentation and information from the Applicant that the Development Authority considers necessary to review the application.

3.4. If the Applicant does not submit the information requested on or before the date required under Subsection 3.1.2, the application is deemed refused.

3.5. An application is complete where:

3.5.1. In the opinion of the Development Authority, the application contains the documentation and information required to review the application; or

3.5.2. The Development Authority does not make a determination within the time period in Subsection 3.1.

3.6. If no decision is made on an application within 40 days of the Applicant receiving notice that the application is complete, the application is deemed to be refused.

3.7. The Development Authority and the Applicant may extend the 40-day period by entering into a written agreement.

4. Incomplete Development and Subdivision Applications

4.1. An application for a Development Permit or subdivision must not be considered complete until the Development or Subdivision Authority is satisfied the documentation and information are sufficient and of the quality necessary to adequately review the merits of the application. The quality of the information and documentation must be at the discretion of the Development or Subdivision Authority, as the case may be, taking into consideration the nature, characteristics, and complexity of the application.

4.2. Application fees are required to process a Development Permit or subdivision application. If an application is deemed incomplete or refused, the fees may not be returned to the Applicant.

4.3. An application for a Development Permit or subdivision must not be deemed complete until all applicable fees have been paid in full.

6.40. Variances to Regulations

1. Application of Variances

1.1. Before the Development Authority considers a Variance, the Applicant must submit, in writing, the following information:

1.1.1. The reason for the Variance request; and

1.1.2. Any other justification as requested by the Development Authority as per Subsection 2.

2. Granting a Variance

2.1. To grant a Variance, the Development Authority must be satisfied that the proposed Development:

2.1.1. Would not unduly interfere with the amenities of the neighbourhood; or

2.1.2. Would not materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and

2.1.3. Conforms with the Use prescribed for that Land or Building under this Bylaw.

2.2. The Development Authority may also request that the Applicant provide additional information as directed by the Development Authority to ensure the proposed Development:

2.2.1. Complies with the Municipal Development Plan and any other applicable Statutory Plan;

2.2.2. Conforms to the purpose of the district or Overlay; and

2.2.3. Is consistent with sound land use planning principles.

2.3. When deciding on a request for a Variance, the Development Authority may consider the conditions of the land where the Development is sited that would make it unreasonable for the Development to comply with this Bylaw. This may include but is not limited to:

2.3.1. Slope;

2.3.2. Grade;

2.3.3. Shape of the Parcel; or

2.3.4. Natural Features.

Development Permit Requirements

2.4. Where a Variance is granted, the Development Authority must specify the nature of the approved Variance in the Development Permit Approval.

3. Exemptions to Variances

3.1. Variances must not be considered for the following:

3.1.1. Purpose of the district;

3.1.2. Definitions defined in this Bylaw; or

3.1.3. Uses not listed as Permitted or Discretionary in a land use district.

6.50. Enforcement

1. Offences

1.1. It is an offence for any person or Development to:

1.1.1. Contravene; or

1.1.2. Cause, allow, or permit a contravention of any provision of this Bylaw.

1.2. If a Development Permit is required, but has not been issued or is not valid under this Bylaw, it is an offence for any person to:

1.2.1. Construct a Building or Structure;

1.2.2. Commence a Use or change of intensity of a Use;

1.2.3. Make an Addition or alteration to a Building or Structure;

1.2.4. Place a Sign on land, on a Building or Structure; or

1.2.5. Not comply with the direction of an order.

1.3. It is an offence to undertake a Development in contravention of a Development Permit, including any conditions of approval.

1.4. It is an offence for any person not to take the corrective measures specified in a violation notice issued under this section.

1.5. It is an offence for any person to continue to develop after a Development Permit has expired or been cancelled or suspended.

2. Enforcement, Inspections, and Violation Notices

Enforcement Authority

2.1. For the purposes of this Subsection, "Officer" is the Development Authority, Subdivision Authority, Bylaw Officer, Designated Officer, or other person designated by the County.

2.2. An Officer of the County may issue warnings, orders, or take actions or measures as per the Act, to enforce this Bylaw.

Violation Notices

2.3. In accordance with the Provincial Offences Procedure Act, an Officer may issue a violation ticket where there is a contravention of this Bylaw.

2.4. A violation ticket may be issued for a non-compliant Development or Development without approval.

3. General Penalties

3.1. A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable, upon summary conviction, to a fine not exceeding $10,000 in accordance with the Act.

3.2. A person who is guilty of an offence must pay the penalty amount specified in County Bylaw. Where there is no penalty listed, the minimum penalty for an offence is $100.00.

3.3. Penalty amounts for the same provisions of the Bylaw that occur within 12 months must:

3.3.1. Double for a second offence; and

3.3.2. Triple for third and subsequent offences.

3.4. Payment of penalties will not relieve any person from the requirement to remedy the conditions of the original offence.

6.60. Forms, Notices, or Acknowledgements

1. General Requirements

1.1. Any form, notice, or acknowledgement issued by the County as required by this Bylaw must include:

1.1.1. The date of issuance of the notice or acknowledgement;

1.1.2. Contact information for the County;

1.1.3. The municipal address of the property subject to the application or contravention;

1.1.4. The municipal file number for the application; and

1.1.5. Any other information at the discretion of the County.

1.2. Any form, notice, or acknowledgement may be sent by electronic means pursuant to the Act unless otherwise described in this Bylaw.

6.70. Non-Conforming Uses and Buildings

1. General

1.1. To the extent of any inconsistencies between this part and Section 643 of the Municipal Government Act, Section 643 will govern.

1.2. A non-conforming Use of land or a Building may be continued unless that Use is discontinued for a period of six (6) consecutive months or more, or if there are substantial structural changes, or a change in the intensity of the use. Any future Use of the land or Building must conform to this Bylaw.

1.3. If a Use, Building, or portion of a Building ceases for a period of less than 6 months, a Development Permit is not required to re-establish the same or similar Use unless:

1.3.1. Structural changes are made or proposed; or

1.3.2. There is a change in the intensity of Use.

1.4. If a Use, Building, or portion of a Building ceases for a period of 6 months or more, a Development Permit is required to re-establish the Use.

1.5. Dwelling units for residential purposes are exempt from Subsection 1.3 and 1.4.

1.6. Use Classes identified as “limited to those existing as of May 27, 2025” only apply to Development approved prior to the adoption of this Bylaw. These Uses must:

1.6.1. Be considered a discretionary use;

1.6.2. Follow the regulations of the underlying Land Use District of this Bylaw; and

1.6.3. Not apply to any other Parcel of land, except for where the Use has been approved prior to the adoption of this Bylaw.

2. Uses

2.1. A non-conforming Use of part of a Building may be extended throughout the Building but the Building, whether or not it is a non-conforming Building, may not be enlarged or added to and no structural alterations may be made to it or in it.

2.2. A non-conforming Use of part of a Lot may not be extended or transferred in whole or in part to any other part of the Lot and no additional Buildings may be constructed on the Lot while the non-conforming Use continues.

2.3. The Use is not affected by a change in ownership or tenancy of the Land or Building.

3. Buildings

3.1. A non-conforming Building may continue to be used but the Building may not be enlarged, added to, rebuilt, or structurally altered except:

3.1.1. To make it a conforming Building;

3.1.2. For routine maintenance of the Building, if the Development Authority considers it necessary; or

3.1.3. In accordance with this Bylaw.

3.2. If a non-conforming Building is damaged or destroyed to the extent of more than 75% of the value of the Building above its foundation, the Building may not be repaired or rebuilt except in accordance with this Bylaw.

6.80. Subdivision Application Requirements

1. Acknowledgment of Complete Subdivision Applications

1.1. The Subdivision Authority, within 20 days after receipt of an application for the subdivision of land, unless extended by an agreement in writing between the Applicant and the Development Authority, must issue a written notice to the Applicant:

1.1.1. Advising that the application is complete; or

1.1.2. Advising the application is incomplete, listing the documentation and information that is still required and set a date that the required documentation and information must be submitted.

1.2. A written agreement, between the Applicant and Subdivision Authority, may be granted to extend the 20-day period to determine if the application is complete.

1.3. If the Subdivision Authority determines that the information and documentation submitted under Subsection 1.1.2 is complete, the Subdivision Authority must issue a written acknowledgement to the Applicant that the application is complete.

1.4. If the required information and documentation is not provided as set out in the notice under Subsection 1.1.2, the Subdivision Authority must issue a written notice to the Applicant stating the application has been refused, the date of refusal, and the reasons for refusal.

1.5. Despite the written notice under Subsection 1.1.1 and 1.2, the Subdivision Authority may request additional information or documentation from the Applicant that the Subdivision Authority considers necessary to review the application.

6.90. Notification of Subdivision Application Decisions

1. Notification of Subdivision Application

1.1. An acknowledgement or written notice under Subsection 6.80.1 must be issued within five (5) days of the Subdivision Authority deeming an application complete. The acknowledgement or written notice must include:

1.1.1. The date on which the application is deemed complete;

1.1.2. The legal land description of the property subject to the application;

1.1.3. The date the Subdivision Authority is required to render a decision; and

1.1.4. Any other information at the discretion of the Subdivision Authority.

Part 7.

DEVELOPMENT PERMITS

7.10. Approvals Required and Permit Issuance

1. Development Permit Process

1.1. The following table provides a reference to the Development Permit process and where to find regulations for each step. In the event of an inconsistency between this table and the regulations in this Bylaw, the regulations in this Bylaw must prevail:

Process	Regulations	Notes
1. Is a Development Permit Required?	Section 7.20	The Applicant should confirm if a Development Permit is not required.
2. Application Requirements	Section 7.30 - 7.40	The Applicant must provide all information and pay the associated fees
3. Circulation and Review	Section 6.300	The application may be referred to other County departments and external agencies for comment
4. Decision	Section 6.30 & 7.60	Within 40 days, the Development Authority will notify the Applicant of the decision
5. Conditions	Section 7.50	The Applicant must complete any conditions of the Development Permit
6. Appeal	Section 7.70 and the Act	Appeal of the decision or conditions may be undertaken as provided in the Act
7. Development Approval	Section 7.80	The approved Development Permit is only valid for 12 months after the decision date
8. Permit Validity	Section 7.80	A Development Permit becomes valid only after all conditions have been fulfilled, and the appeal period has passed.

2. Development Requiring Approval

2.1. All Development requires a Development Permit, except for those listed in Section 7.20.

2.2. Development permits are required on environmental reserves unless:

2.2.1. Exempted in this Bylaw; or

2.2.2. For Water Body access in accordance with County requirements.

3. Development Permit Issuance

3.1. An issued Development Permit means that a proposed Development meets the provisions of this Bylaw, subject to granting Variances. It is the responsibility of the Applicant to confirm it is compliant with other legislation such as:

3.1.1. The Safety Codes Act and any approvals;

3.1.2. The Municipal Government Act;

3.1.3. The Alberta Building Code; and

3.1.4. Any Easement, covenant, agreement, or contract that may be attached to the Site.

7.20. No Development Permit Required

1. General Regulations

1.1. Development designated as 'Deemed Approved' and therefore not requiring a Development Permit are described in the following Subsections.

2. General Exemptions

Maintenance and Demolition

2.1. Interior alterations and routine maintenance of a Building provided that such alterations and maintenance do not result in:

2.1.1. A structural alteration;

2.1.2. An increase in the number of Dwellings;

2.1.3. A change in or intensity of Use; or

2.1.4. Additional Floor Area to the Building.

2.2. Works of maintenance, repair, and installation of public works, services, and utilities on land that is publicly owned or controlled.

2.3. Demolition of a Development, the removal of a Building, or a portion of a Building as long as it follows the requirements of the Alberta Safety Codes Act and any other municipal, provincial, and federal legislation.

Small-Scale Commercial Uses

2.4. The temporary sale of food products (fruit, vegetables, meat, or fish), Christmas trees, flowers, or other miscellaneous items, including food trucks.

2.5. A Home-Based Business, Home Office.

Provincial Exemptions

2.6. Exceptions under Section 618 of the Act.

Completion of a Development

2.7. The completion of any Development that:

2.7.1. Has lawfully commenced before the effective date of this Bylaw or any amendment to this Bylaw; and

2.7.2. Is completed in accordance with the terms and conditions of that permit.

3. Accessory Buildings and Structures Exemptions

Accessory Buildings and Structures

3.1. The personal use of an outdoor sports court or swimming pool that is Accessory to an existing permitted Residential Use and meets the regulations of this Bylaw.

3.2. An Accessory Building less than or equal to 25.0 m^2 (269.1 ft^2) in area, provided it:

3.2.1. Complies with the regulations of this Bylaw; and

3.2.2. Is not located on a registered Easement or right-of-way.

3.3. Minor Structures less than or equal to 2.0 m (6.5 ft.) in height that are Accessory to a Residential Use, such as a barbecue, bird feeder, composting bin, or lawn sculpture.

3.4. An Accessory Structure, such as a satellite dish, light standard, or flagpole, provided it:

3.4.1. Is less than 4.5 m (14.7 ft.) in height;

3.4.2. Is located on a Residential Parcel; and

3.4.3. Meets the Setback regulations of the underlying District.

Decks and Similar Structures

3.5. A Platform Structure that does not contain a roof or walls provided it:

3.5.1. Complies with the regulations of this Bylaw; and

3.5.2. Is less than or equal to 0.6 m (2.0 ft.) in height above Grade.

Temporary Structures

3.6. A Temporary Structure, including:

3.6.1. Accessory Structures, that are temporary in nature, with a Floor Area less than or equal to 55.0 m^2 (592.0 ft^2); or

3.6.2. Farm stands with a Floor Area less than or equal to 10.0 m^2 (107.6 ft^2) as long as one Parking Stall is provided in accordance with Section 4.50.

Fences

3.7. The erection, construction, maintenance, or alteration of a gate, Fence, wall, or other structural means of enclosure provided the regulations of Section 4.60 are met.

4. Agricultural Exemptions

4.1. Agriculture, Major, and Agriculture, Minor if:

4.1.1. Located in an Agricultural district; or

4.1.2. Located in a Residential district on a Parcel 8.09 ha (20.0 ac) or larger.

4.2. An Agricultural Building provided it complies with the regulations of this Bylaw.

4.3. Landscaping features for agricultural purposes on a Parcel 15.0 ha (37.0 ac.) in area or greater, including:

4.3.1. Dugouts or ponds; or

4.3.2. Placement of clean topsoil outside of a Water Body, that follows the natural contours of the land.

4.4. In Agricultural Districts over 40 acres:

4.4.1. One standard 12.19m x 2.90m (40’ x 9’6”, or smaller) Shipping Container or less, does not require a Development Permit if it complies with the regulations of this Bylaw and is not located on a registered right-of-way.

4.5. Agriculture, Minor, limited to Beekeeping as a personal use if:

4.5.1. Located in an Agricultural District; or

4.5.2. Located in a Residential District.

5. Residential Exemptions

5.1. A Home-Based Business, Home Office if:

5.1.1. It is a Permitted Use in the District;

5.1.2. It complies with the regulations of this Bylaw;

5.1.3. The only on-site employees of the Home-Based Business, Home Office live in the associated Dwelling; and

5.1.4. The external appearance of the associated Dwelling and any Accessory Buildings are unchanged.

6. Non-Residential Exemptions

6.1. The use of a Building or part of a Building as a temporary Use in connection with a federal, provincial, or municipal election, referendum, or census.

6.2. Alteration, maintenance, construction or repair of a Road, land or utility when undertaken:

6.2.1. On a public thoroughfare;

6.2.2. On a utility Easement; or

6.2.3. To connect a public thoroughfare or utility Easement with the Permitted Use of Buildings or Land.

6.3. Erection, assembly, or maintenance of a Temporary Structure.

6.4. A telecommunication and transmitting Structure provided it is:

6.4.1. Not used for commercial purposes;

6.4.2. Less than 15.0 m (49.2 ft.) in height; and

6.4.3. On a Parcel with a minimum area of 0.4 ha (0.9 ac.)

6.5. A satellite dish, light standard, or flagpole less than 4.5 m (14.7 ft.) in height.

6.6. Work Camps associated with federal, provincial, or municipal activities.

7. Industrial Exemptions

7.1. The Extraction and processing of sand, gravel, or other earth materials when undertaken:

7.1.1. By Parkland County or its authorized agents for County purposes; or

7.1.2. By the Province of Alberta or its authorized agents, for Provincial or County purposes.

8. Change of Use Exemptions

8.1. A change of tenancy that does not result in an increase in the size of the Building or the addition of more employees.

8.2. A change of tenancy under this Subsection must meet the conditions of the previously approved Development permit.

9. Sign and Related Exemptions

9.1. A Development Permit is not required for the following:

9.1.1. A Sign on or Adjacent to a Highway, provided a permit has been issued by Alberta Transportation;

9.1.2. Temporary, non-illuminated Signs provided that the sign is removed within 14 days of the event which they are advertising.

9.1.3. Identification Signs;

9.1.4. Election Signs, displayed in accordance with federal, provincial, or municipal legislation provided that the Sign is removed within 14 days of the event which they are advertising for.

9.1.5. Field Crop Agricultural Services Sign;

9.1.6. On-premises direction and identification Signs, up to a maximum of 0.37 m^2 (4.0 ft^2) in area;

9.1.7. A-frame Signs where the Sign is removed from the location daily;

9.1.8. Flags with a maximum height of 12.2 m (40.0 ft.);

9.1.9. The alteration of a Sign which only includes routine maintenance, painting, or change in face, content, or lettering and does not include modification to the Sign Structure or projection style;

9.1.10. Any sign on street furniture, such as benches or garbage containers, that are located on private property;

9.1.11. Signs, notices, placards, or bulletins required to be displayed in accordance with the provisions of federal, provincial, or municipal regulations;

9.1.12. Signs related to the functions or work of the County or other public authority;

9.1.13. Provincial or County Road Signs and other government Signs related to providing the public and motorists information or directions; or

9.1.14. Seasonal or holiday directions.

10. Landscaping Exemptions

10.1. Landscaping, where:

10.1.1. The existing Grade and natural surface drainage pattern is not materially altered;

10.1.2. The Landscaping complies with Section 4.40; and

10.1.3. The Landscaping forms part of a Development that requires a Development Permit.

10.2. Landscape features, including:

10.2.1. Ornamental water features, 0.6 m (2.0 ft.) in depth or less;

10.2.2. Retaining walls, 1.2 m (3.9 ft.) in height or less, where the existing Lot drainage and natural drainage pattern are not significantly altered and will not create off-site impacts

10.2.3. Placement of topsoil, 0.16 m (0.5 ft.) in depth or less outside of a Water Body; and

10.2.4. Driveways, patios, sidewalks, or steps, equal to or less than 0.6 m (2.0 ft.) in height.

11. Provincial Exemptions

11.1. Applications for subdivision and Development as outlined in the Planning Exemption Regulation.

7.30. Development Permit Application Requirements

1. Development Permit Application Requirements

1.1. When applying for a Development Permit, the Applicant must submit:

1.1.1. The appropriate application fees, as established by Council;

1.1.2. The appropriate application form, fully and accurately completed;

1.1.3. Written authorization from the registered owner of the subject lands, as per County requirements;

1.1.4. A current copy of the Certificate of Title for the subject lands, issued within 30 calendar days of the day the application is submitted;

1.1.5. A statement of the proposed Use or Uses;

1.1.6. A Site Plan, drawn to scale, showing the following information clearly labelled:

1.1.6.1. Legal description of the Site with north arrow;

1.1.6.2. Area and dimensions of the Site;

1.1.6.3. Abutting Roads and existing or proposed accesses;

1.1.6.4. Rights-of-way and Easements Abutting and within the Site;

1.1.6.5. Site drainage courses and utility servicing;

1.1.6.6. Location of existing and proposed; Development on the Site including Parcel coverage and Setbacks to all Property Lines;

1.1.6.7. Parking and loading facilities;

1.1.6.8. All Landscaping and outdoor lighting;

1.1.6.9. Signage location and details;

1.1.6.10. Natural Features;

1.1.6.11. Schedule showing the area of the Site, Building Floor Area, number of units, number of parking and Parking Stalls, calculation of Lot Coverage and Floor Area ratio;

1.1.6.12. Removal of trees if applicable;

1.1.6.13. All commercial and industrial development must include the location of Dark Sky compliant outdoor lighting.

1.1.7. Floor plans and elevations of the proposed Development, drawn to scale.

1.2. In addition to the information required under Subsection 1.1, the following information may be required at the discretion of the Development Authority:

1.2.1. A real property report;

1.2.2. Confirmation from the Alberta Energy Regulator on the presence or absence of abandoned wells;

1.2.3. Land topography and soil characteristics;

1.2.4. Site grading;

1.2.5. Flood subsidence or erosion hazard identification;

1.2.6. Studies as described in Section 7.40;

1.2.7. Adequate separation distances from incompatible Uses, including mitigation measures to minimize negative impacts; or

1.2.8. Any other information required by the Development Authority, at their discretion, with respect to the Site or Adjacent lands, including but not limited to environmental impacts, geotechnical information, or traffic impacts prepared by Qualified Professionals.

2. Development on a Parcel that does not meet the minimum Site requirements

2.1. The Development Authority will review an application for a Parcel that does not meet the minimum Site requirements based on whether the proposed:

2.1.1. Use is Permitted or Discretionary in the applicable Land Use District;

2.1.2. Use is compatible with the size of the Parcel; and

2.1.3. Development meets all other applicable regulations in this Bylaw.

7.40. Special Information Requirements

1. General Requirements

1.1. For the purposes of this Section, all special information requests must:

1.1.1. Be completed by a Qualified Professional unless otherwise noted in this Bylaw; and

1.1.2. Be prepared to the satisfaction of the Development Authority in consultation with the appropriate County Department.

1.2. The Development Authority may require the information in this Section to be submitted as part of a Development Permit or Bylaw amendment application.

2. Special Information Requests

2.1. The Development Authority may, in consultation with any other County Bylaw or policy, require information to be submitted as part of a Development Permit or Bylaw amendment application in accordance with the following table:

Requirement	Development Permit	Bylaw Amendment
Agricultural Information		
Agricultural Impact Assessment	x	x
Soil Classification Study	x	x
Agri-voltaic Plan	x	
Environmental Information		
Assessment of impact on Environmentally Significant Areas		x
Phase 1 or 2 Environmental Site Assessment	x	x
Environmental Risk Assessment	x	
Desktop or Comprehensive Biophysical Assessment	x	x
Floodplain Information including a 1:200-year Floodplain Delineation Analysis Study and grade elevations of the proposed development	x	x
Shallow Water Table Assessment	x	x
Hydrological Assessment	x	
Riparian Setback Matrix Model Analysis	x	
Land Development Engineering		
Geotechnical Report	x	x
Site Grading Plan	x	
Slope Stability Study	x	x
Groundwater Supply Study	x	x
Percolation or Near Water Table Testing	x	
Stormwater Management Plan	x	
Impact Mitigation		
Analysis of the Impact on Municipal Services	x	x
Traffic Impact Assessment	x	x
Industrial Development Risk Assessment Report	x	
Noise Attenuation Study	x	x
Other Requirements		
Public Engagement Plan and Engagement Activities per County Policy	x	x
Municipal land, right-of-way, or Easement requirements;	x	x
Development Staging Plan	x	
Emergency Response Plan	x	
Reclamation Plan	x	

2.1.1. Other information as deemed necessary by the Development Authority in alignment with County Policy and Bylaws, federal and provincial requirements, or recommendations from a Qualified Professional.

7.50. Development Permit Conditions and Notes

1. Development Permit Conditions

Scope of Conditions

1.1. The Development Authority may impose conditions on the approved permit for:

1.1.1. A Permitted Use, but only to the extent required to ensure compliance with this Bylaw;

1.1.2. A Discretionary Use where the Development Authority deems the conditions to be appropriate under the circumstances; and

1.1.3. Any Use where an authorization has been granted by the Natural Resource Conservation Board, Alberta Utilities Commission or Alberta Energy Regulator, to ensure the Development aligns with the authorizing agency's approval.

Security

1.2. The Development Authority may, as a condition of a Development Permit:

1.2.1. Require a security to ensure all obligations under the Development Permit are fulfilled, to the amount satisfactory to the Development Authority;

1.2.2. Establish the circumstances in which the County may utilize such securities, including but not limited to:

1.2.2.1. Failure to comply with provisions of the Development Permit or Land Use Bylaw;

1.2.2.2. Development Permit cancellation or suspension; or

1.2.2.3. Work that has not been completed within a reasonable period of time.

Development Agreement

1.3. The Development Authority may, as a condition of issuing a Development Permit, require an Applicant to enter into an agreement to do all or any of the following:

1.3.1. To construct, or pay for the construction of, a public roadway required to give access to the Development;

1.3.2. To construct or pay for the construction of:

1.3.2.1. A pedestrian walkway system to serve the Development; or

1.3.2.2. Pedestrian walkways that 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;

1.3.3. To install or pay for the installation of utilities that are necessary to serve the Development;

1.3.4. To construct or pay for the construction of off-street or other parking facilities, or loading and unloading facilities;

1.3.5. To pay an off-site levy or redevelopment levy; or

1.3.6. Provide guaranteed security to ensure compliance with the requirements of the agreement.

7.60. Notification of Development Permit Decisions

1. Notice Requirements

1.1. The requirements of this Section are in addition to the requirements of Section 6.60.

Approved Development Permit Applications

1.2. On the same day a Development Permit application is approved, the Development Authority must send notice to the Applicant containing:

1.2.1. A description of the Development;

1.2.2. The date of decision; and

1.2.3. The right to appeal any conditions of that decision.

Discretionary Development Permit

1.3. Within seven days of the issuance of a Discretionary Development Permit, the Development Authority must provide notice in accordance with the following table:

Permit Type	Online	By ordinary mail
Agriculture & Residential	Posted on the County's website.	100.0 m (328.0 ft.) from the boundary of the Site at the discretion of the Development Authority.
Commercial & Industrial	Posted on the County's website.	100.0 m (328.0 ft.) from the boundary of the Site.
Public Service & Infrastructure	Posted on the County's website.	100.0 m (328.0 ft.) from the boundary of the Site.
Major Developments	Posted on the County's website.	800.0 m (2624.67 ft.) from the boundary of the Site.

1.3.1. Notices by mail must be sent to the registered owner of the lands identified on the County's tax record.

1.3.2. The municipal office when the Site subject to the Development Permit is located Adjacent to a municipality other than the County.

1.4. In addition to the requirements of 1.3, the Development Authority may notify additional registered property owners that may be affected by a Discretionary Development Permit decision.

Complete Development Permit Applications

1.5. Within five days of determining an application for a Development Permit is complete, the Development Authority must send a notice to the Applicant containing:

1.5.1. The date on which the application is deemed complete;

1.5.2. A description of the Development subject to the application; and

1.5.3. The Applicant's name.

Incomplete Development Permit Applications

1.6. Within five days of determining an application for a Development Permit is incomplete, the Development Authority must send notice, to the Applicant containing:

1.6.1. Reasons why the Development Authority has determined the application to be incomplete;

1.6.2. Any outstanding documentation and information considered necessary to review the application; and

1.6.3. A date for which any outstanding documentation and information must be submitted.

Refused Development Permit Applications

1.7. On the same day a Development Permit application is refused, the Development Authority must send a notice to the Applicant containing:

1.7.1. A description of the Development;

1.7.2. The date of the decision;

1.7.3. The reasons for refusal; and

1.7.4. The right to appeal that decision.

7.70. Development Permit Appeals

1. Appeal Procedure

1.1. The Applicant for a Development Permit may appeal to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, as the case may be, if the Development Authority:

1.1.1. Refuses a Development Permit application;

1.1.2. Issues a stop order in accordance with the Act;

1.1.3. Issues a Development Permit subject to conditions; or

1.1.4. Fails to make a decision on a Development Permit within 40 days of receipt of a completed application or the end of the extension period.

1.2. In addition to the Applicant, any person affected by the Development or a decision on a Development Permit, may appeal to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, as the case may be.

1.3. An appeal must be commenced by filing a written notice of appeal to the Subdivision and Development Appeal Board, or the Land and Property Rights Tribunal, as the case may be, within 21 days after the date on which a notice of the decision is given.

7.80. Validity, Expiry and Cancellation of Development Permits

1. Validity of a Development Permit

1.1. A Development Permit is not valid unless:

1.1.1. It conforms with this Bylaw and the Act;

1.1.2. Any conditions of approval, except those of a continuing nature, have been fulfilled; and

1.1.3. No notice of appeal has been served to the Subdivision and Development Appeal Board, or the Land and Property Rights Tribunal, as the case may be, within the time frame specified in this Bylaw.

2. Suspension of a Development Permit

2.1. The Development Authority must suspend a Development Permit upon receipt of a filed notice of appeal to the Subdivision and Development Appeal Board. The Development Permit remains suspended until:

2.1.1. The Subdivision and Development Appeal Board or Land and Property Rights Tribunal issues a decision and the time for filing a leave to appeal application to the Alberta Court of Appeal has passed without a leave to appeal being filed;

2.1.2. The Alberta Court of Appeal denies leave to appeal and any appeal from that denial has been finally determined;

2.1.3. The Alberta Court of Appeal has granted leave to appeal heard on the merits, made its decision, and any appeal to the Supreme Court of Canada from that decision of the Alberta Court of Appeal has been finally determined;

2.1.4. The appeal is otherwise revoked; and

2.1.5. Any conditions of approval, except those of a continuing nature, have been fulfilled.

3. Time-Limited Development Permits

3.1. A Development Permit remains in effect until:

3.1.1. It expires in cases where it was issued for a limited period of time;

3.1.2. It is suspended as per Subsection 2;

3.1.3. It expires, because of failure to commence Development as per Subsection 4; or

3.1.4. It is cancelled as per Subsection 6.

3.2. The Development Authority must not issue a temporary or time-limiting Development Permit for a permanent Structure.

4. Commencement of Development

4.1. Development authorized by a Development Permit must commence and be diligently pursued within 12 months of the date of issuance of the Development Permit, unless specified otherwise on the Permit. If Development is not commenced and diligently pursued within 12 months of the date of issuance of the Development Permit, the Development Permit will be declared invalid.

5. Resubmission Interval for Development Permits

5.1. If a Development Permit application is refused or cancelled by the Development Authority, the submission of an application must not be accepted for the same or similar Use on the same Site for 6 months after the refusal except where Council has, by resolution, waived the waiting period.

5.2. Determination of what constitutes the same or similar Use must be made by the Development Authority.

5.3. This Subsection does not apply to applications deemed refused under Subsection 6.30.3, where the Applicant has not submitted the information requested to determine if the application is complete.

6. Cancellation, Suspension, or Modification of a Development Permit

6.1. The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the permit holder if, after a Development Permit has been issued, the Development Authority becomes aware that:

6.1.1. The application for the Development Permit contains a misrepresentation;

6.1.2. Facts concerning the application, or the Development were not disclosed at the time the application was considered;

6.1.3. Any condition under which the Development Permit was issued has been contravened

6.1.4. The Development Permit was issued in error; or

6.1.5. The property owner provides a written request for cancellation or withdrawal to the Development Authority.

6.2. The Development Authority must not cancel a Development Permit that has been appealed , until a decision is issued, or the appeal is otherwise resolved.

6.3. Notice of the Development Authority's decision to cancel the Development Permit must be provided to the property owner, and to the Applicant of the Development and must state the reasons for cancellation of the Development Permit.

8

Part 8.

AMENDMENTS TO THE BYLAW AND MAP

8.10. Applications to Amend the Land Use Bylaw

1. Applications

1.1. All amendments to this Bylaw must be made by Council, by Bylaw in accordance with the Act.

1.2. Any person, including the Subdivision or Development Authority, may apply to amend this Bylaw by making an application with the required supporting documentation by submitting it to the Development Authority for processing and referral to Council.

2. Resubmission Interval

2.1. If an application for an amendment to this Bylaw is denied by Council, the submission of another application for the same or substantially the same amendment must not be considered within one year of the date of the defeated Bylaw amendment.

2.2. The resubmission interval in Subsection 8.10.3 may be waived by resolution of Council.

3. Application Fees

3.1. Council must establish fees for amendment applications and may waive or refund fees

8.20. Requirements for Amendment Applications

1. Application Requirements

1.1. All applications to amend the Land Use Bylaw must be made in and include the following:

1.1.1. A complete application submission;

1.1.2. Signed landowner authorization form;

1.1.3. The application fees;

1.1.4. A Certificate of Title issued no more than 30 days prior to the date of the application;

1.1.5. A written statement providing the reasons in support of the application; and

1.1.6. Drawings as required by the County.

2. Additional Information Requirements

2.1. In addition to the requirements listed in Subsection 1, the Development Authority may require other information to properly evaluate the application, which may include:

2.1.1. A statement describing how the Municipal Development Plan or other relevant statutory or non-statutory plans affecting the application and this Bylaw have been considered;

2.1.2. A Comprehensive Master Site Development Plan;

2.1.3. Any technical studies as outlined in Section 7.40;

2.1.4. A Conceptual Scheme; and

2.1.5. A public engagement and consultation plan.

8.30. Amendment Review

1. An application to amend the Bylaw may be referred to:

1.1. Any County Department for review and comment; or

1.2. Any external agency for review and comment.

8.40. Advertising Requirements

1. Notice of Public Hearing

1.1. Prior to Council considering an amendment to this Bylaw, the Development Authority must provide notice in accordance with the Act.

Advertising a Public Hearing

1.2. Notice of a public hearing must be advertised by one of, or any combination of, the below methods

1.2.1. Published at least once a week for two consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed amendment, or in which the meeting or hearing is to be held;

1.2.2. Mailed or delivered to every residence in the area to which the proposed amendment relates, or in which the meeting or hearing is to be held;

1.2.3. Posted on the County's website and social media Sites; or

1.2.4. Given by a method provided for in a Bylaw made under Section 606.1 of the Act.

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

1.4. Notice of a public hearing must be advertised at least 5 days before the public hearing.

Notification to Parties

1.5. The Development Authority must provide notice to:

1.5.1. The Applicant;

1.5.2. The registered owners of the land if not the Applicant;

1.5.3. The registered owners of Adjacent land if the proposed Bylaw provides for a change of District or provisions of a District;

1.5.4. Adjacent municipalities or other external agencies if they are Adjacent to the subject land; and

1.5.5. Any other authorities that may be affected, at the discretion of the Development Authority.

Contents of a Notification

1.6. A notice must contain:

1.6.1. A statement of the general purpose of the proposed bylaw amendment;

1.6.2. The address where a copy of the proposed Bylaw amendment and any related documentation is to be provided;

1.6.3. An outline of the procedure to be followed by anyone wishing to file a petition in respect of it; and

1.6.4. In the case of a public hearing, the date, time, and place where it will be held.

8.50. Decision on Amendments

Considerations for Decisions on Amendments

1. Council will assess amendments to this Bylaw based on alignment with the Municipal Development Plan, Area Structure Plan, Intermunicipal Development, or any other applicable statutory plan.

Decisions on Amendments

2. Council may, after considering any presentation made at the public hearing, affecting the application and provisions of this Bylaw, or any other relevant information or documents before Council:

   2.1. Approve the proposed bylaw amendment as submitted;

   2.2. Defeat the proposed Bylaw amendment as submitted;

   2.3. Make any changes it considers necessary to the proposed Bylaw amendment and then approve it or defeat it during consideration for second and third reading; or

   2.4. Defer the proposed Bylaw amendment for more information or further review and changes and then reschedule the application for further consideration.

3. Prior to third reading of the proposed Bylaw, Council may require the Applicant to enter into a development agreement in respect of the proposed amendment.

8.60. Application to Redistrict to an Area as a Direct Control

1. General Purpose

1.1. To provide Council or the Development Authority the direct control over the Use or Development of a Site or area of land where a standard District is not appropriate or inadequate.

2. Application

2.1. A Direct Control District must only be used where:

   2.1.1. Council wishes to exercise particular control over the Use and Development of land and Buildings;

   2.1.2. Development exceeds the regulations of the closest standard District or Development is of a unique nature not contemplated by this Bylaw;

   2.1.3. Development requires specific regulations to mitigate impacts to existing or future Development; or

   2.1.4. An approved statutory plan could be more effectively implemented through the application of a Direct Control District.

3. Application Requirements

3.1. In addition to the application requirements required by this Bylaw, a Direct Control amendment application must include:

   3.1.1. The rationale explaining why the Direct Control District is desirable for the Site;

   3.1.2. The proposed Direct Control District, which must include:

      3.1.2.1. The purpose of the District;

      3.1.2.2. The area of application;

      3.1.2.3. A list of proposed Uses; and

      3.1.2.4. Proposed development regulations.

3.1.3. Feedback from the pre-application engagement and consultation program, how the proposal responds to those concerns, and if any modifications were made to respond to those concerns;

3.1.4. Plans and elevations that illustrate the proposed Development outcome; and

3.1.5. Any additional information as required by the Development or Subdivision Authority.

Part 9.

DEFINITIONS

9.10. Use Class Definitions

A

Accessory Building	Means a Use, Building or Structure that is naturally or normally incidental, subordinate, and devoted to the Principal Use or Building, and located on the same Parcel
Agricultural Processing, Regulated	Means a Use where the intensity of agricultural operations has significant land or water demands and may include off-site impacts licensed under provincial or federal legislation. Typical Uses include Abattoirs and fertilizer plants. This Use does not include Cannabis Cultivation or Cannabis Processing.
Agricultural Support Services	Means the Use of land or Buildings providing products or services to the agricultural industry. Uses provide for the processing of agricultural products and the support of agricultural activities. Typical Uses include seed-cleaning plants (drying and milling), grain elevators, feed mills, and farm implement dealerships. This Use does not include personal vehicle repair and sales.
Agriculture, Major	Means a Development that supports the science or practice of farming involving the raising of animals or cultivation of crops to produce agricultural products and includes an Agricultural Building associated with the agricultural operation. This Development may produce off-site impacts on neighbouring properties. Typical Uses include farms, breeding and raising of livestock, and horticultural operations. This Use does not include forestry activities and tree clearing, Confined Feeding Operations, Cannabis Cultivation or Cannabis Processing.
Agriculture, Minor	Means a Development that supports the science or practice of farming involving the raising of animals or cultivation of crops to produce agricultural products for primarily off-site sale. This Development operates on an intensive or concentrated basis and due to its nature, can be sustained on smaller tracts of land or is contained within a Building or Structure and produces minimal off-site impacts to neighbouring properties. Typical Uses include Horticultural Uses, nurseries, greenhouses, apiaries, tree farms, aquaculture, small-scale livestock operations, and market gardens. This Use does not include Cannabis Cultivation or Cannabis Processing, Confined Feeding Operations, or Farmers' Markets.
Agriculture, Value-Added	Means a Development consisting of small-scale commercial and manufacturing activities as an extension of an agricultural operation. The purpose of this use is to create opportunities for diversifying farming and agricultural operations by converting a primary product into another that offers an economic benefit. Uses may not create impacts that extend beyond the boundary of its Parcel. Typical Uses include the production, manufacturing, growing, packing and sale of food products for marketing and on-site sale of agricultural products, distilleries, breweries, wineries, and small-scale meat processing facilities. This Use does not include Farmers' Markets or large-scale commercial Abattoirs.
Agri-tourism	Means a tourist-oriented activity, event, service, or facility that is part of an agricultural operation that promotes education and experience of the products grown, raised, or processed. This Use may include activities and services that promote products grown, like pick your own fruit, farm-to-table food services, or dairy farm tours.
Airport Operations	Means any area of land or Buildings intended to be used for the arrival, departure, and servicing of aircraft. This Use may include airstrips, agricultural purposes, maintenance and safety equipment, offices, parking areas, and other related facilities.
Animal Boarding and Training	Means a Development where domestic animals, normally considered household pets, are cared for, bred, trained, or sold. Typical facilities include pet boarding and training facilities which may also provide for the shelter and care of animals.
Automotive Parking Facility	Means a Development dedicated for the sole purpose of temporary vehicle parking. This Use can be at-Grade or within a Structure. Typical Uses include surface parking lots.

C

Campground	Means a Development that provides for the temporary and seasonal accommodation of Recreational Vehicles, tents, and similar vehicles and Structures. This Use may include facilities and amenities subordinate to the Campground Use that provide amenities to users.

Cannabis Lounge	Means a Development that allows Cannabis to be purchased and consumed on-site in a location under provincial and federal legislation.
Cemetery	Means a Development where land is used primarily for burying the deceased and may include Buildings used for on-site funeral services and preparation of the deceased. This Use does not include Crematoriums.
Child Care Services	Means a Development that provides temporary care and supervision of children. This Use may include early learning and childcare programs such as out-of-school care and preschools. This Use does not include Home-Based Child Care.
Commercial Services, Indoor	Means a Development, having a room, indoor area, or enclosed Building used for the purpose of sale or rental of general consumer products, offering of personal care services, or animal care services. This Use includes general and convenience retail stores, indoor Auctioneering Services, personal service, indoor Farmers' Markets, animal health care services, and other similar Uses. This Use does not include the sale of liquor or Cannabis products.
Commercial Services, Outdoor	Means a Development that supports a commercial activity which provides goods or services, either wholesale or retail, where the Site Area is primarily used for the outdoor storage of materials or display of merchandise. This Use may include automotive sales and support services, outdoor Farmers' Markets, outdoor auctioneering, plant nurseries, and equipment rental facilities.
Community Service	Means a Development that provides services to the public for the purposes of recreation, social, cultural, religious, and educational Uses. Typical Uses include recreation centres, community halls, places of worship, libraries, and arenas. This Use does not include Schools.
Crematorium	Means a Development where the Buildings or Structures are used to cremate human or pet remains. This Use includes activities incidental or ancillary to a Crematorium but does not include a Cemetery or burial grounds.

D

Data Processing Facility	Means a Building, or part of a Building, used to house computer systems and associated infrastructure and components for the digital transactions required for processing data. Typical Uses include centres for artificial intelligence or digital currency processing.
Detention Facility	Means a Development that provides correctional services. Typical Uses include corrections facilities, jails, prisons, and remand centres.

E

Emergency Service	Means a Development that provides services for the protection of people and property. Typical Uses include ambulance, fire, and police services and associated training facilities.
Event Venue	Means a Building or part of a Building that can be rented or reserved by individuals, businesses, or groups for private functions such as banquets, weddings, anniversaries, and similar celebrations. This may include access to 1) kitchen facilities for food preparation or catering, 2) the sale of alcoholic beverages for on-site consumption during scheduled events, but not open to the general public, and 3) outdoor gardens or reception facilities.

F

Food and Drink Service	Means a Development used for the purpose of the sale of prepared food and drinks to the public for consumption on-site or off-site. Typical Uses include cafes, bars, restaurants, and breweries. This Use does not include a Cannabis Lounge.

H

Health Care Service, Major	Means a Development where facilities provide health services, treatment, rehabilitation, and accommodation on an in-patient and out-patient basis. Typical Uses include hospitals, continuing care facilities, and detoxification centres.
Health Care Service, Minor	Means a Development where physical and mental health services are provided on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling

	nature. Typical Uses include medical and dental offices, health clinics, counselling, and health services. This Use may include Accessory Uses such as drug stores and pharmacies.
Home-Based Business, Home Office	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling or Accessory Building. This activity does not alter the outward appearance or character of the main Dwelling and does not have any impacts outside of the Building where the Use is located. Typical Uses include office support services.
Home-Based Business, Major	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling, Accessory Building, or in the open. This type of Use should not alter the character or external appearance of the main Dwelling, can involve off-site employees, and may have off-site effects that reach beyond the Parcel boundary. Typical Uses may include small-scale fabrication, general commercial services, and contractor services.
Home-Based Business, Minor	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling or Accessory Building. This activity should not alter the outward appearance or character of the main Dwelling, involves only a limited number of client visits, and has no impact outside of the Parcel. Typical Uses include mobile or off-site services, Bed and Breakfasts, Home-Based Child Care, or small-scale vehicle repair.
Hotel	Means a Development containing multiple guest rooms or suites for temporary sleeping accommodation and is not located within a Dwelling. Units may be equipped with kitchen facilities. This Use may also include commercial or services such as event and convention centres, eating and drinking services, and other similar Uses. This Use includes hotels, motels, hostels, and other similar Uses.

I

Indoor Entertainment and Recreation, Major	Means a Development that provides facilities within an enclosed Building to gather patrons for entertainment or recreation. The nature of Development may produce major impacts extending beyond the Parcel's boundaries. This Use may also include Accessory commercial services such as eating and drinking services, and other similar Uses. The nature of Development may produce major impacts extending beyond the Parcel's boundaries. Typical facilities would include spectator sports complexes, conference halls, concert halls, playhouses, Agri-plexes, and other related Uses.
Indoor Entertainment and Recreation, Minor	Means a Development that provides facilities within an enclosed Building to gather patrons for entertainment or recreation. The Development may have minimal off-site and Nuisances impacts to neighbouring Parcels. This Use may also include Accessory commercial services such as eating and drinking services, and other similar Uses. Typical facilities would include curling rinks, community hockey rinks, bowling alleys, museums or exhibits, and other similar Uses.
Industrial, Major	Means a Development used for the following: • Processing of raw goods and materials • Manufacturing, cleaning, servicing, repair, or testing, and assembling of products and equipment • Storage and shipment of products and equipment • Training, research, and development • Distribution and selling of materials, goods, and equipment This Use may create Nuisances that extend off-site, beyond the boundaries of the Parcel and may be harmful to, or that affect the safety, Use and enjoyment of property of surrounding areas due to noise, light, emissions, dust, traffic, or other effects. Typical Uses include Cannabis Cultivation and Cannabis Processing facilities with a plant canopy over 200.0 m^2 (2,152.8 ft^2), concrete and asphalt plants, oil and gas facilities such as upgraders or petroleum plants, chemical and fertilizer plants, and land treatment facilities.
Industrial, Minor	Means a Development used for the following: • Processing of raw goods and materials • Manufacturing, cleaning, servicing, repair, or testing, and assembling of products and equipment • Storage and shipment of products and equipment • Training, research, and development • Distribution and selling of materials, goods, and equipment • Indoor cultivation of plant products

	This Use limits the off-site impacts to surrounding Parcels with primary activities occurring within an enclosed Structure. Outdoor activities associated with this Use have no significant impacts that extend beyond the boundary of the Parcel. Typical Uses include Cannabis Cultivation and Cannabis Processing facilities with a plant canopy of less than 200.0 m^2 (2,152.8 ft^2), autobody repair and paint shops, recycling depots, welding shops, equipment and vehicle repair, vertical farms, and warehouses.

M

Marina	Means a Development that extends into or over an inland lake and offers service to the public or members of the Marina for docking, loading, sale, or other servicing of recreational watercraft. This Use may also include Accessory commercial services such as eating and drinking services, accommodation, participant recreation and other similar Uses.

N

Natural Resource Development	Means a Development relating to the removal, Extraction, and processing of resources obtained from the earth. Activities associated with this Use include oil and gas, timber and commercial logging operations, sand, gravel, topsoil, peat, coal, clay, gypsum, and other raw materials.

O

Office	Means a Development involving a room, set of rooms, or Building used as a place for commercial, professional, or bureaucratic work. Office space may be used to support business enterprises including, but not limited to, administrative tasks, financial services, consulting, real estate, law, and insurance sales.
Outbuilding	Means a Development that precedes the construction of a Residential Use or an otherwise approved Use. An Outbuilding has the primary purpose of storage and includes but is not limited to, a detached Garage, workshop, garden shed, or storage shed.
Outdoor Entertainment	Means a Development that provides entertainment in open, partially enclosed, or screened facilities to patrons on a commercial fee for admission/services basis. This Use may create Nuisances. This Use may also include Accessory commercial services such as eating and drinking services, and other similar Uses. This Use may include fairgrounds, sports courts, rodeos, go-kart tracks, and concert venues.
Outdoor Recreation Service	Means a Development that requires large areas of land for active recreational purposes. This Use may include Accessory Structures and facilities that provide basic services and amenities to users. Typical Uses include golf courses, ski hills, and sports fields.

P

Park	Means a Development where land is publicly accessible for active or passive recreation. This Use may include Accessory Structures and facilities that serve a recreational purpose to the Park Use. Typical Uses include playing fields, natural or man-made landscaping, pedestrian trails and pathways, playgrounds, picnic areas, and other similar Uses.

R

Recreational Vehicle, Park Model	Means a unit built to the CSA Z-241 or equivalent standard as adopted from time to time, that is designed for seasonal use, generally in just one location. Park Models are designed to be relocated from time to time, with living accommodations for seasonal use, with connections to utilities required for the operation of the fixtures and appliances.
Regulated Retail	Means a Development where a business sells goods that are licensed and restricted by the Alberta provincial or federal government. Typical Uses include the sale of liquor, firearms, and Cannabis for consumption off-site.
Renewable Energy Generation, Major	Means a Development designed for energy generation on a commercial scale from sources that do not deplete when used. Typical Uses include Solar Energy Systems and Wind Energy Systems, geothermal energy, co-generation systems, and related new technologies as they emerge.

Renewable Energy Generation, Minor	Means a Development designed for small-scale energy generation for an individual Parcel, from sources that do not deplete when used. This Use has minimal to no off-site impacts or Nuisances. Typical Uses include ground or roof-mounted solar energy panels, and small-scale wind generation for an individual Parcel.
Residential, Accessory Suite	Means an Accessory Building that contains 1 Dwelling unit that is physically separated and subordinate to the Principal residential Dwelling. This Use is typically located within the rear Yard of a residential Parcel. An Accessory Suite is not a Principal Dwelling.
Residential, Duplex	Means a Building that contains 2 Dwellings that share a common party wall, vertically or horizontally. Each Dwelling has separate direct access to ground level. Typical Uses include Duplex and Semi-detached housing.
Residential, Manufactured Housing	Means a prefabricated, transportable Building constructed to CSA standards, in single or multiple sections, containing 1 Dwelling unit that, when placed on a permanent foundation, is ready for residential Use and occupancy. Typical Uses include manufactured homes, mobile homes, and ready-to-move homes. This Use does not include Single Detached housing, Park Models, Recreational Vehicles, or workforce accommodation Structures.
Residential, Manufactured Housing Community	Means the Development of land which has been divided into Lots and improved for the permanent placement of manufactured homes. This Use includes Dwellings or Lots that are used for rental, long-term leases, Bareland Condominiums, or communal living. Typical Uses include Accessory Uses that provide services to residents. This Use does not include Park Models or Work Camps.
Residential, Multi-unit	Means a Building that contains 3 or more Dwellings that share a common party wall, vertically or horizontally and may include non-residential Uses. Typical Uses include Dwellings with separate or shared access to the ground level. This Use includes apartments, stacked Row Housing, and mixed-use Buildings.
Residential, Row Housing	Means a Building that contains 3 or more Dwellings that share a common party wall with none of the Dwellings being placed one over another. Each Dwelling has separate direct access to the ground level.
Residential, Secondary Suite	Means a Dwelling unit that is located within, or attached to, a Building in the form of a Single Detached house or Semi-detached house. A Secondary Suite is not a Principal Dwelling. This Use contains separate facilities and has separate access, through a common landing or directly from outside of the Building, from the Principal Use. This Use constitutes a single real estate entity within the Principal Dwelling unit. This Use is not separate from the Principal Use by a condominium or subdivision. This use typically includes suites developed in basements.
Residential, Single Detached	Means a Building that contains 1 Dwelling unit, has direct access to the ground level, and is designed for residential Use.
Riding Arena	Means a Building or an area of land used for the purposes of training, exercising, handling, and care of horses.

S

School	Means a Development that educates, trains, or instructs children or adults. This Use may include administration offices, food services, dormitories, and Accessory Buildings. Typical Uses include charter Schools, colleges, universities, public and private Schools, and administrative offices.
Security Suite	Means a Dwelling that provides on-site accommodation for security personnel.
Shooting Range	Means a Development that is used for the purpose of outdoor organized shooting events or practice using any instrument designed for that purpose, including but not limited to archery, rifles, shotguns, and handguns. This Use may include the sale of firearms with the appropriate provincial approvals.
Short-Term Accommodation	Means a Building that contains at least 1 Dwelling unit, or portion thereof, operating as commercial Use that provides temporary lodging and accommodations for guests. This Use may include separate cooking and eating facilities. This Use does not include a Hotel, Supportive Housing, or Bed and Breakfast.

Specialty Manufacturing and Sale	Means a Development that supports the production and assembly of finished products or components parts, typically by hand, and includes design, processing, fabrication, assembly, treatment, packaging, and sale of finished products. Specialty Manufacturing Uses may not create impacts that extend beyond the boundary of its Parcel. Uses may include beverage production, the creation of craft goods, and commercial kitchens.
Storage, Indoor	Means a Development where personal items and goods are stored in fully enclosed Buildings or Structures, each with separate access. This Use may include the storage of personal goods, materials, equipment, vehicles, and recreational equipment.
Storage, Outdoor	Means a Development that is used for the storage and distribution of vehicles, equipment, or goods in an open, partially enclosed, or screened facility. This Use may include Accessory Structures. Typical Uses include storage of Recreational Vehicles, motor vehicles, raw or processed materials, and equipment.
Supportive Housing	Means a Residential Development with on-site or off-site supports to ensure residents' daily needs are met. Typical Uses include seniors' housing, independent or supportive living, long-term care facilities, and group homes. This Use does not include medical treatment services, detention facilities, or housing for persons under the jurisdiction of the provincial or federal justice system.

U

Utility, Major	Means a Development that provides private or public utility infrastructure that has major off-site impacts and Nuisances such as noise, light, emissions, dust, traffic, or other effects. Typical Uses include waste management facilities, compost facilities, incinerators, landfills, waste transfer stations, power generation stations, sewage treatment facilities, and waste recycling plants.
Utility, Minor	Means a Development that provides private or public utility infrastructure that has minimal off-site impacts or no Nuisances. Typical Uses include water and sewer lines, communication towers, local electrical transmission and distribution facilities, water fill stations and water reservoirs, minor waste management facilities with non-hazardous wastes, dry waste, and water treatment plants.

V

Vehicle Service Station	Means a Development primarily used for the fueling and charging of motor vehicles and may include activities related to the servicing and cleaning of these vehicles. This Use may also include Accessory commercial services such as eating and drinking service, and indoor commercial services.
Vehicle Services, Maintenance and Sales, Light	Means a Development that provides the sale or services for any type of personal motor vehicle or Recreational Vehicle, fleet vehicles services and storage, and includes but is not limited to vehicle rehabilitation, cleaning, mechanical repairs, painting, and fueling.
Vehicle Services, Maintenance, and Sales, Heavy	Means a Development that provides the sale of, or services for any type of commercial or heavy equipment vehicles, such as industrial vehicles, farm implement vehicles, semi-trucks & trailers, and buses. Services may include vehicle rehabilitation, cleaning, mechanical repairs, painting, and fueling.

W

Wellness Centre	Means a Development that provides opportunities for recreational and holistic health pursuits. Wellness Centre Uses are typically compatible with the natural landscape and rural environmental features by way of landscaping, Site design, Building design, and incorporation of Low Impact Development principles. Typical Uses may include facilities that accommodate yoga and guided meditation practices, saunas, indoor and outdoor pools, and complementary or supporting activities such as minor eating establishments, spas, fitness rooms or similar Accessory activities. Wellness Centre Uses do not include overnight accommodation, or any Uses associated with medical or rehabilitation treatment.
Work Camp	Means one or more Buildings established to accommodate persons who are typically affiliated with remote work and includes land on which the Building or Buildings are situated. Buildings associated with this Development typically comprise a Workforce Accommodation Structure.

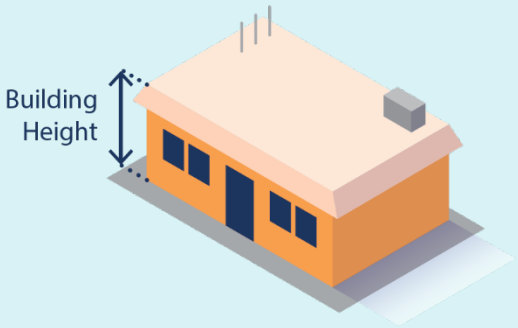
9.20. General Definitions

A

Abattoir	Means the Use of land or Buildings in which animals are slaughtered and may include the packing, treating, storing and sale of the product.
Amenity Area	Means a space provided for active and passive recreation and enjoyment of the occupants or landowners of a Development.
Auctioneering Services	Means those developments specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment. This livestock may include livestock and farm equipment.
Abut	Means immediately Contiguous to or physically touching. When used in reference to a Parcel means that the lot physically touches another lot or shares a Property Line with it.
Accessory	Means a Use, Building or Structure that is naturally or normally incidental, subordinate, and devoted to the Principal Use or Building, and located on the same Parcel
Act	Means the Municipal Government Act being the Revised Statutes of Alberta, 2000, Chapter M-26.1 and amendments thereto.
Adjacent	Means Contiguous or would be Contiguous if not for a river, stream, road, or utility right-of-way or reserve land and another land identified as Adjacent in this Bylaw.
Addition	Means the external construction of a Structure to an existing Building, which increases the Building's Floor Areas or external dimensions and when added to the Principal Building, creates one singular combined Structure. Such Structures must include a roof and walls. This may include, but is not limited to, a sunroom, bedroom storage, or mudroom.
Agricultural Building	Means a freestanding Structure on a Parcel two acres or greater in size, that is used solely to house livestock, storage and repairs of agricultural equipment, storage of farm produce and livestock feed. This does not include a riding arena, detached Garage, or if a Building is partially used for personal, residential Use.
Animation	Means a projection style where action or motion is used to project sign content, including lighting changes, special effects, or pictures, but does not include changeable content.
Applicant	Means the registered owner of the land or his or her representative or agent certified as such
Area Structure Plan	Means a statutory plan adopted by Bylaw pursuant to the Act for the purpose of providing a framework or subsequent subdivision and development of an area of land.
Arterial Road	Means those municipal roads identified in the Transportation Master Plan Bylaw (TMP) as amended.

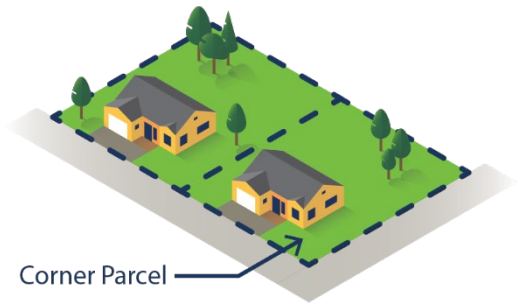
B

Bareland Condominium	Means a condominium Development containing Bareland Condominium Units, created specifically through subdivision, and registered as a condominium plan in accordance with the Condominium Property Act, RSA 2000, c. C-22
Bareland Condominium Unit	Means a bare land unit as defined in the Condominium Property Act, RSA 2000, c. C-22.
Basement	Means the portion of a Building or Structure that is wholly or partially below ground level.
Beekeeping	Means the activity of housing bees to produce honey or to pollinate agricultural crops, in accordance with the Bee Act, as amended. For the purposes of this Bylaw, Beekeeping does not include commercial apiaries.
Bed and Breakfast	Means a Dwelling where temporary sleeping accommodations, with or without meals, are provided to members of the public.
Building	Means anything constructed or placed on, in, over, or under land but does not include a Road or bridge forming part of a Road.

Building Height	Means the vertical distance measured from finished Grade to the highest point of a Building. Building Height does not include Accessory roof Structures such as elevator housing, mechanical housing, ventilation fans, steeples, chimneys, fire walls, parapet walls, flagpoles, or similar features not structurally essential to the Building. 
Bunk House	Means a Building Accessory to a Permitted Use containing kitchen, bathroom facilities, and sleeping accommodation in individual or combination rooms for temporary accommodation. This definition also includes Accessory cabins and cottages.
Bulk Fuel Depots	Means lands, Buildings, and Structure used for the bulk storage and distribution of petroleum products, not including service stations or key lock retail sales
Bylaw	Means the Parkland County Land Use Bylaw, as amended.
Development Compliance Officer	Means a person appointed by the County to enforce the provisions of this Bylaw.

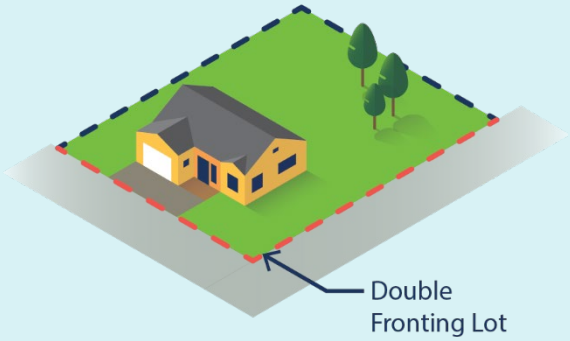
C

Cannabis	Means all or part of a plant from the Cannabis genus, including any products that contain any part thereof. This does not include hemp.
Cannabis Cultivation	Means a Development that is used principally for the production, cultivation, and growth of Cannabis as licensed by Health Canada. Cannabis Cultivation includes the packaging, storage and transporting of products and materials related to the cultivation of Cannabis. This does not include industrial hemp.
Cannabis Processing	Means a Development that is used principally for one or more of the following: making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products of Cannabis as licensed by Health Canada. Cannabis Processing includes the storage and transporting of products and materials related to Cannabis processing. This does not include industrial hemp.
Cannabis Retails Sales	Means a Regualted Retail Use or Development used for the retail sale of Cannabis as licensed by the Province of Alberta. This does not include the cultivation or processing of cannabis products or industrial hemp.
Confined Feeding Operation	As defined by the Agricultural Operation Practices Act as a Fenced or enclosed land or Buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other Building or Structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks or exhibition grounds
Collector Road	Means those municipal Roads identified in the Transportation Master Plan Bylaw (TMP) as amended.
Compliance Certificate	Means a stamped Real Property Report or a letter signed by the Development Authority confirming that all Buildings on the property have met the regulations and provisions under this Bylaw and/or any applicable Development Permit(s).
Conceptual Scheme	A non-statutory planning document that is approved by Council resolution without a Public Hearing (Industrial Conceptual Schemes) or by the Director of Planning and Development Services (Rural Conceptual Schemes). It may contain a range of planning information at the County's discretion. It is

	typically used to: (a) add new information or detail to an area within an existing ASP, or (b) replace the function of an ASP. A Conceptual Scheme typically addresses smaller areas compared to an ASP.
Contiguous	Means areas immediately Adjacent to one another without intervening vacant land or undevelopable land.
Corner Parcel	Means a Parcel that is located at the intersection of two or more Roads. 
Council	Means the Council for Parkland County.
County	Means Parkland County

D

Deemed Approved Development	Means a Development for which a Development Permit is not required.
Developer	Means an owner, Agent, or any person, firm or company required to obtain or having obtained a Development Permit
Developable Land	Means the area of land that is subject to a proposed subdivision less the total of land required to be provided for Roads and public utilities, the land required to be provided as reserve land, and Hazard Lands.
Development	Means: a. an Excavation or stockpile and the creation of them; or b. a Building or an Addition to or replacement or repair of a Building and the construction or placing of any of them in, on, over or under land; or c. a change of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the Use of the land or Building; or d. a change in the intensity of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the intensity of Use of the land or Building.
Development Authority	Means the person or persons delegated by the authority to exercise development powers and duties on behalf of the municipality pursuant to the Act
Development Permit	Means a document, which may include conditions, that is issued under this Bylaw and authorizes a Development.
Discontinued	Means the time at which, in the opinion of the Development Authority, substantial construction activity or a non-conforming Use or conforming Use has ceased.
Discretionary Use	Means the Use of land or Buildings provided for in this Bylaw for which a Development Permit may be issued at the discretion of the Development Authority, with or without conditions.
Double Fronting Lot	Means a corner lot that abuts two public Roads, excluding a lane. A Double Fronting Lot also includes a lot that abuts two public Roads that are parallel or nearly parallel.

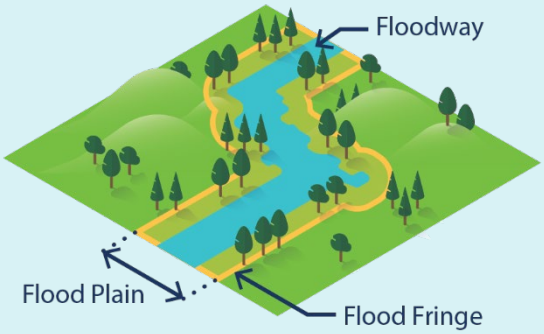
	
Duplex Housing	Means a Building where one Principal Dwelling is placed over another Principal Dwelling, in whole or in part, within a single Building. Each Principal Dwelling has separate and individual access. This does not include Semi-detached housing.
Dwelling	Means a self-contained unit consisting of 1 or more rooms, containing a kitchen, living, sleeping and sanitary facilities.

E

Easement	Means a right to use land, generally for access to other property or as a right-of-way for a public utility.
Eaves	Means the projecting overhang at the lower edge of a roof
Environmentally Significant Area	Means land that because of its sensitivity cannot withstand intensive Use, including steep slopes, unstable soils, certain wildlife habitats, wetlands, and lands which are unique natural environments.
Excavation	Means the removal of earthen materials for the purpose of levelling lands or the digging of a hole or cavity for a dugout or a pond.

F

Farmers' Market	Means a Development used for the sale of goods by multiple vendors renting space in either an enclosed Building or outdoors. This does not include grocery stores or retail stores.
Farmstead	Means the subdivision of a Parcel of land where there is an existing Dwelling and associated improvements associated with a farming operation.
Fence	Means a vertical physical barrier constructed at ground level to provide visual Screening, prevent unauthorized access, or provide noise reduction.
Filling	Means the placement of uncontaminated earth or aggregate materials for the purpose of modifying drainage, Grade, or building up a site for a proposed Development. This does not include the placement of waste and landfill materials.
Flanking Roadway	Means the Road or lane Abutting the side Yard of a Parcel.
Flood Fringe	Means the portion of the Flood Plain area outside of the floodway. Water in the Flood Fringe is generally shallower and flows more slowly than the Floodway.



Flood Plain	Means the area of land bordering a river, other watercourse or Water Body which has been or may be covered by flood waters during a defined regional flooding event. The Flood Plain must be determined by a Qualified Professional to the satisfaction of the Development Authority.
Floodway	Means the portion of the Flood Plain where the water flows are deepest, fastest, and most destructive. Typically, the Floodway includes the main channel of a stream and a portion of the Adjacent overbank area.
Floor Area	Means the area of a Building or Structure, within the outside surface of the exterior walls. Where a wall contains windows, the glass line of the window may be used. Floor Area does not include Basements, unenclosed porches, or breezeways.
Forestry	Means the use of land which includes activities that are involved in silviculture and the harvesting of wood materials.
Foundation	Means the lower portion of a Building, usually concrete or masonry, includes the footings that transfer the weight of, and loads on a Building to the ground
Frontage	Means the total length of land that is Adjacent to a Road.
Funeral Home	Means a Building designed for the purposes of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

G

Garage	Means an Accessory Building or part of the Principal Building, designed, and used primarily for the storage of vehicles, including carports.
Geothermal energy	Means the process of deriving energy and heat from areas beneath the earth's surface.
Grade, Building	Means the ground elevation established for the purpose of regulating the number of Storeys and the height of a Building. The Building Grade will be the level Adjacent to the walls of the Building if the finished Grade is level. If the ground is not entirely level, the Grade will be determined by averaging the elevation of the ground for each face of the Building.
Grade, Drainage	Means the ground elevation established in a Lot on a drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the Parcel
Gravel Pit	Means an open land area where sand, gravel, and rock fragments are mined or excavated for sale or off-site use, and is considered a Natural Resource Development.
Greenhouse	Means a Structure used for growing plants, vegetables, and fruits.
Gross Floor Area	Means the sum of the Floor Area of the Building or Structure, contained within the outside surface of the exterior and Basement walls including all floors, Basements, and other intermediate floor spaces. Gross Floor Area excludes mechanical and utility rooms, public washrooms, stairwells, and elevators.
Government Services	Means a Development providing services directly to the public or the community.

H

Habitable	Means a space, Building or Structure suitable for human occupancy.
Hamlet	Means a community defined by Parkland County to be a Hamlet.
Hazard Lands	Means land identified by Parkland County as being potentially less suitable for Development due to reduced safety or increased liability relating to soils, slopes, groundwater, contamination, shallow water table, flooding, or proximity to resource Extraction and Development.
Highway	Means land used or surveyed for use as a public highway or Road and is controlled and managed by the province.
Home-Based Child Care	Means a Home-Based Business intended to provide temporary care and supervision of six or fewer children.

I

Internal Subdivision Road	Means a Road providing access to Lots within a Multi-Parcel Subdivision which is not designated as a Township or Range Road.
Interior Parcel	Means a Parcel which is bounded by only one Road and a Site that is not a Corner Parcel.

L

Landscaping	Means the preservation or modification of the Natural Features or functions of a Parcel through the following: • Adding topsoil of a depth no more than 0.16m (0.5 ft.); • Soft landscaping elements such as trees, lawns, shrubs, ornamental plantings; • Hard surfacing such as walks and driveways; or • Architectural elements such as fencing, commercial and industrial lighting.
Landscape Strip	Means a designated area of land located within a setback that is required to be landscaped.
Lane	Means a secondary access located to the side or rear of a Parcel and provides access to service areas, parking, Accessory Buildings, and may contain utility Easements.
Livestock	Means livestock as defined by the Agricultural Operations Practices Act. R.S.A. 2000, c. A-07, as amended.
Loading Space	Means an off-street space on the same Parcel as a Building or group of Buildings for the temporary parking of a commercial vehicle while commodities are loaded or unloaded
Lot	Means: • a quarter section; • a river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office; • a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office; • a part of a Parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or • a part of a Parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.
Lot Coverage	Means the portion of land area covered by all Buildings and Structures. This definition includes cantilevers but does not include the following: steps, Eaves, or other similar projections, driveways and drive aisles and at-grade parking that is not part of a Parking Structure or Garage.
Low Impact Development (LID)	Means a land planning and engineering design approach for managing stormwater runoff. LID emphasizes the conservation and use of on-site Natural Features and functions to protect water quality. This approach implements engineered small-scale hydrological controls to replicate the predevelopment hydrologic regime of watersheds through infiltrating, storing, evaporating, and detaining runoff close to its source.

M

Major Development	Means a new commercial, industrial, resource extraction, institutional, recreational, or Multi-unit residential project that, in the opinion of the Development Authority, has an intensity of operations that has significant environmental, transportation, and municipal infrastructure demands or similar effects and may include off-site impacts that are licensed under municipal, provincial or federal policies or regulations.
Master Site Development Plan	Means a non-statutory document providing a comprehensive plan for a large-scale Major Development that provides a framework for future Development, offsite impacts, and provisions for public infrastructure.
Modular Home	Means a Dwelling, built-in modules at a factory, which are transported to, and assembled at the Building Site and have no chassis or running gear.
Multi-Parcel Residential Subdivision	Means a cluster of four (4) or more residential Parcels shown on and registered by a survey or descriptive plan, where each Parcel is predominantly 4.1 ha (10.0 ac.) in size or less.
Municipal Development Plan	Means a statutory plan adopted by Council as a Municipal Development Plan under the Municipal Government Act.
Municipal Government Act	Means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.

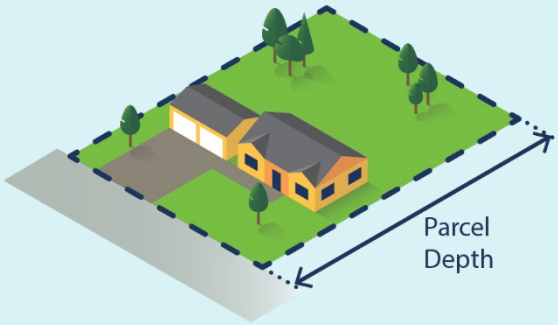
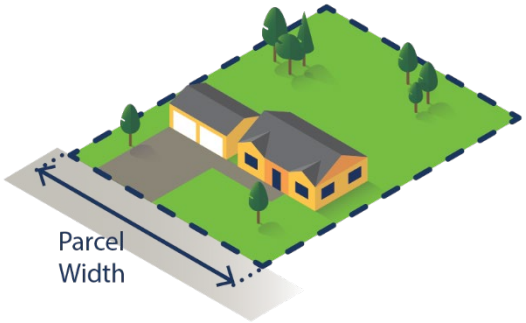
N

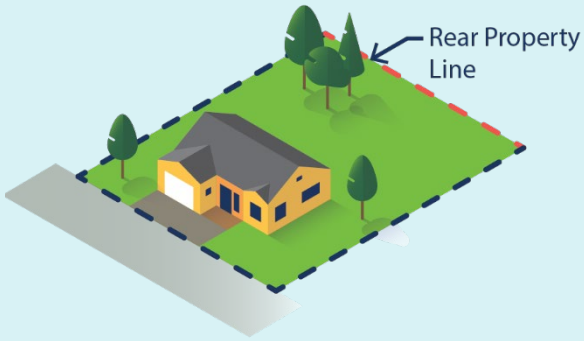
Naturalization	A land maintenance approach that mimics natural ecosystems by incorporating a variety of native plant species into a landscaped area that does not require frequent mowing, watering, or chemical treatments.
Natural Features	A physical characteristic of a natural system. This includes tree stands and forests, lakes and wetlands, drainage paths, and native vegetation.
Nuisance	Means external impacts caused by an activity that unduly interferes with the Use and enjoyment of land or Buildings. Typical examples include unreasonable noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, refuse matter, and storage of hazardous or combustible materials.
Non-Conforming Use	Means, as defined in the Municipal Government Act, a specific Use: • being made or intended to be made of land or a Building under this Bylaw in effect at the time the Use commenced; and • which upon approval of a subsequent Bylaw, fails to meet the Use and/or Development rules of the new Bylaw.
Non-Conforming Building	Means a Building: • which is lawfully constructed or lawfully under construction under the Land Use Bylaw in force at the time of construction; and • that upon approval of a subsequent Bylaw, fails to meet the Use and/or Development rules of the new Bylaw

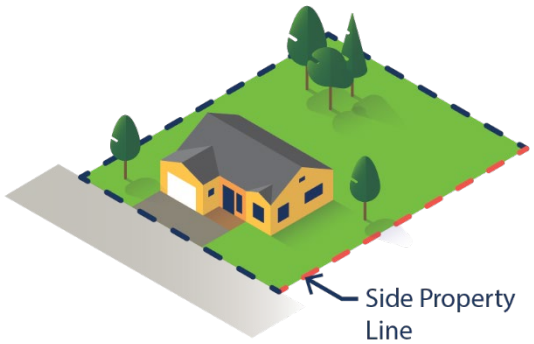
O

Outdoor Display Area	Means outdoor areas used for the display of examples of equipment, vehicles, finished products, or items related to the Principal Use located on the Parcel.
Outdoor Storage	Means the storage of products, equipment, vehicles, or materials in an open area
Overlay	Means additional Development regulations for a specific area applied over an underlying land Use district. An Overlay is utilized to address a unique situation or achieve a specific outcome.

P

Parcel	Means an area of land, described in a certificate of title, or described in a certificate of title by reference to a plan filed or registered in the Alberta Land Titles Office.
Parcel Area	Means the total area of a Parcel.
Parcel Depth	Means the average distance between the front and rear Property Lines. 
Parcel Width	Means the average distance between the side Property Lines. 
Park Model	Means a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. It is built on a single chassis mounted on wheels, which may be removed. It is designed to facilitate occasional relocation, with living quarters for seasonal use, and must be connected to those utilities necessary for the operation of fixtures and appliances.
Parking Facility	Means an area or Structure used for the temporary storage and parking of vehicles. A Parking Facility may include stalls, loading spaces, aisles, entrances, exits, and traffic islands.
Parking Stall	Means a space set aside for the parking of one vehicle
Permeable	Means materials that allow the water to infiltrate into the ground. This may include, but is not limited to, materials such as gravel, river rock, woodchips, bark mulch, permeable pavers, permeable concrete, permeable asphalt, and soil.
Permitted Use	Means the Use of land or Buildings provided for in this Bylaw for which a Development Permit will be issued if the Development meets all applicable regulations
Pit Area	Means an open Excavation or working area for the purpose of extraction as it relates to sand and gravel resources.
Platform Structure	Means a Structure intended for Use as an outdoor amenity area that may project or be recessed from the wall of a Building. It may include guardrails, pergolas, decks, porches, outdoor kitchens, or similar features. This definition does not include a Rooftop Terrace.
Power Generation Facility	Means the use of land, Buildings, or Structures for the generation of electric power.

Prime Agricultural Area	Means Lands that include Class 2 and 3 soils according to the Land Suitability Rating System (LSRS) used by the Government of Alberta
Principal Building or Use	Means the Use or Building on a Parcel that constitutes the main or primary purpose for which the Parcel is used. One or more Principal Uses may occur on a Parcel.
Projection	Means any portion of a Principal or Accessory Building that projects over or onto the required Yards and may include a chimney, balcony, sill, cornice, canopy, bay or bow window, or Sign.
Property Line	Means a line of record bounding a Parcel that divides one Parcel from another Parcel or a public Road or any other public space
Property Line, Flanking	Means a Property Line that abuts the longer public Road on a corner or Double Fronting Lot.
Property Line, Front	Means the Property Line: • Which abuts a Road, or • In the case of a Corner Parcel, the shorter of the 2 Parcel boundaries which abut a Road
Property Line, Rear	Means the Property Line furthest and opposite from the front Property Line. 
Property Line, Side	Means a Property Line other than a front or rear Property Line.



Property Owner	Means the following: • The person as registered on the title at the Land Titles Office; • A person who is recorded as the owner of the property of the County's Tax Assessment rolls; • A person who has purchased or otherwise acquired property, whether purchased or otherwise acquired directly from the owner or from another purchase, and has not become the registered owner thereof; • A person controlling the property under construction; or • A person who is the occupant of the property under a lease, license, or permit.

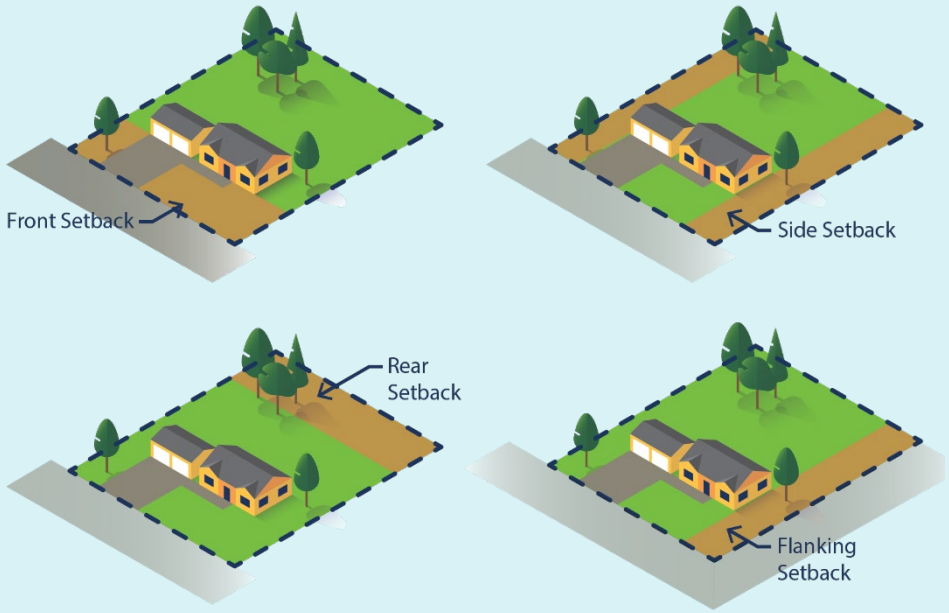
Q

Qualified Professional	Means a person who by possession of a recognized degree, certificate, or professional standing, or who by extensive knowledge, training, and experience, has successfully demonstrated the ability to solve or resolve problems relating to the subject matter, the work, or the project, and assumes responsibility for the results of the work. Without limiting the generality of the foregoing, this will include land surveyors, professional planners, architects, and engineers.

R

Real Property Report	Means a document showing Building location and other Site data prepared by a Registered Alberta Land Surveyor according to the standards of the Alberta Land Surveyors' Association
Recreation, Active	Means recreational activities engaged for the purpose of relaxation, health, well-being, or enjoyment with the primary activity requiring physical exertion.
Recreation, Passive	Means recreational activities in a natural setting which require minimal development of facilities where there is an emphasis on the natural environment or setting rather than developed, active recreation.
Recreational Equipment	Means a utility trailer, boat, boat trailer, snow mobile, all-terrain vehicles, jet skis, motorcross bike and the like, and trailers to carry them, but does not include Recreational Vehicle.
Recreational Vehicle	Means a motorized or non-motorized vehicle or Structure designed for recreation and travel purposes and is not a Dwelling. Typical examples include motor homes, travel trailers, fifth wheels, truck campers, tent trailers, Park Model trailers, and camper van conversions that do not meet the Alberta Building Code for permanent Dwellings.
Recycling Facility	Means development used for the receiving, sorting, and storage of materials for recycling. Materials may include dimension al lumber, drywall, asphalt shingles, concrete, scrap metal, plastics. Materials must not include adhesives or sealants, aerosols, motor vehicles or vehicle parts, tires or petroleum products, or composting.
Residential Use	Means the Use of a Development or area of land for the purpose of a residence by a person or persons.
Road	Means a road right-of-way designed and constructed for public vehicular traffic.
Rooftop Terrace	Means a Structure located on the roof of a Building used as an amenity area. A Rooftop Terrace does not include a Platform Structure.
Rural Centre	Means a historically established and defined residential settlement which may or may not presently have Hamlet status.

S

Screening	Means a structural, landscaping, or combination of features used to physically or visually separate areas or functions
Seasonal	Means a Development used for specific periods of the year based on seasons.
Semi-detached Housing	Means a Building where 2 Principal Dwellings share, in whole or in part, a common vertical party wall. Each Principal Dwelling has separate and individual access. This does not include Duplex Housing.
Separation Distance	Means the horizontal distance between different land Uses, Buildings, or Structures.
Setback	Means the distance that a Development or a portion of a Development, must be from a Property Line. A Setback only applies to Development on or above ground level. A Setback is measured perpendicularly from the nearest point of Development to the Property Line. 
Shallow Water Table	Means an area of land with a water table that is less than 2.13 m below the ground surface.
Shipping Container	Means a shipping container, originally used to transport goods, now used as an Accessory Building for storage.
Shoreline	Means the line or contour depicting the mean high-water mark as identified on a township plan or survey plan.
Show Home	Means a permanent Dwelling used for the temporary purpose of exhibiting the type or character of a dwelling to be constructed or sold in other parts of a Development area. Show Homes may contain Offices for the sale of other Parcels or Dwellings in the area.
Sign	Means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event. Definitions of sign types are found in Section 9.30.
Sign Area	Means the entire area of the sign on which the copy (letters, numerals, or graphics) is intended to be placed.
Single Detached Housing	Means a Building that contains 1 Principal Dwelling and has direct access to ground level.
Site	Means one or more lots for which an application is being made, and may include Roads, lanes, walkways, and any other land surface upon which Development is proposed.
Site Area	Means the total area of a Site.

Site Plan	Means a drawing that describes existing and proposed conditions of a given area, illustrating a Development.
Site Depth	Means the distance between the mid-point of the front Property Line and the mid-point of the rear Property Line
Site Width	Means the horizontal distance between the side Property Lines
Sleeping Accommodation	Means a room that is used for people to live, that is available through an accommodation agreement. Sleeping accommodations have shared access to facilities, such as cooking, dining, and general living facilities in the same Building.
Solar Energy System	Means a device or system of components used to collect and convert sunlight energy into thermal or electrical energy.
Statutory Plan	Means a Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plan or Area Redevelopment Plan adopted in accordance with the Municipal Government Act, applicable regional plans, and other provincial documents.
Storey	Means a space within a Building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above . A Basement or a loft is deemed not to be a Storey.
Stripping of Soil	Means the removal and stockpile of topsoil on a Lot or Parcel, either for future reclamation purposes and/or possible sale under an approved Development Permit.
Structural Alterations	Means any renovation or Addition to a Building or Dwelling that affects a load-bearing wall.
Structure	Means anything constructed or erected on the ground or attached to something located on the ground, not including pavement, curbs, sidewalks, or movable vehicles.
Subdivision and Development Appeal Board	Means an appointed Board that hears subdivision and Development appeals pursuant to the Act.
Subdivision Authority	Means the person(s) appointed by the County that have been authorized to exercise subdivision powers pursuant to the Act.
Supportive Living Limited	Means a Residential Development that is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board to persons who require health care and supportive services. Household of no more than 6 members including resident staff. Supportive Living, Limited must not include substance abuse treatment centres, boarding, lodging houses or temporary shelter services and detention and correction services.
Supportive Living, Major	Means a residential Development that is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board to persons who require health care or supportive services. Household of more than 7 members including resident staff. Supportive Living, Major must not include substance abuse treatment centres, boarding, lodging houses or temporary shelter services and detention and correction services.

T

Tele-communication Tower	Means a Structure for transmitting or receiving television, radio, telephone, internet, or other electronic communications.
Temporary Structure	Means a Structure incidental and subordinate to the Principal Use which at no time will be used as a Dwelling and is not intended to remain as a permanent Structure. Limited to “preassembled” or “ready to assemble” Structures that do not require Building Permit approval under the Alberta Safety Codes Act
Time Limited Permit	Means a Development Permit issued for a specified period of time as specified within the permit, with the ability for the time duration of the permit to be renewed or extended prior to the expiry of the time limit.
Temporary	Means a period of time not to exceed one year or as otherwise specified.

Total Mine Area	Means the extraction areas to be mined and reclaimed including any associated infrastructure and stockpiles
Tree Clearing	Means the cutting down or uprooting of trees other than for commercial logging. Tree clearing does not include the removal or maintenance of any Landscaping required by a Development Permit.
Tree Farm	Means land used for the purpose of cultivating, planting, growing, cutting, harvesting, and otherwise exploiting standing timber for commercial and industrial purposes.

U

Unauthorized	Means a valid Development Permit has not been issued for a Development requiring a Development Permit.
Uninhabitable	Means a Structure which has been constructed or altered to such an extent that it is not suitable for human occupancy, as determined by the Development Officer. Typically, this means that the cooking facilities (i.e., stove) and associated electrical wiring have been removed by a qualified electrician.
Use	Means the purpose or activity for which a Parcel or a Building is designed, arranged, developed, or intended, or for which is occupied or maintained.
Utility	Means the components of a sewage, storm water or solid waste disposal system, or a telecommunication, electrical power, water, gas, or oil distribution system

V

Variance	Means a deviation from a regulation listed in this Bylaw.

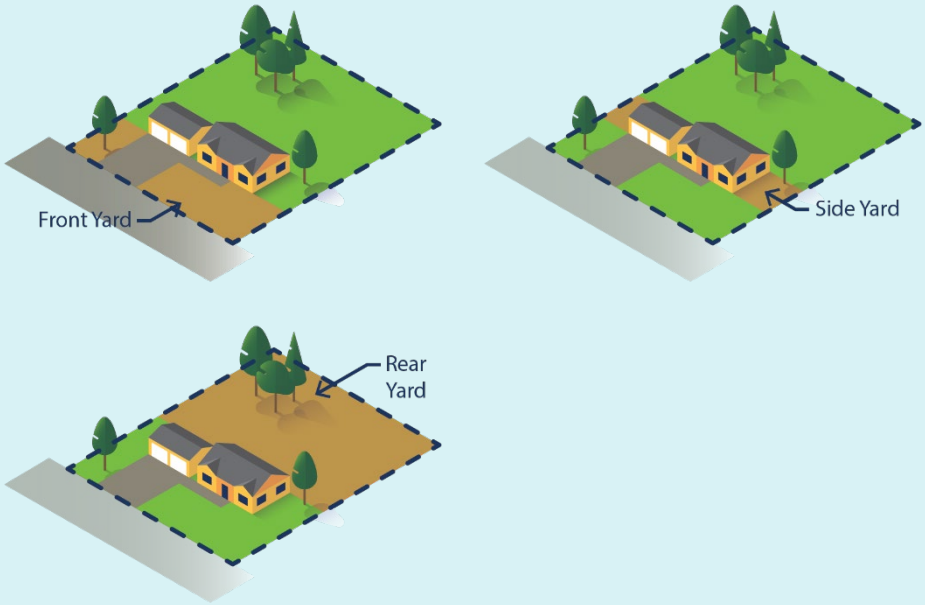
W

Water Body	Means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands, aquifers but does not include certain irrigation features outlined in the Alberta Water Act.
Waste Management Facility	Means a site used for the storage, recycling, disposal, treatment and disposal of solid or liquid waste, disposal and filling of clean clay, waste concrete and paving materials, scrap building materials, and similar hazardous or nonhazardous waste.
Workforce Accommodation Structure	Means one or more prefabricated portable Buildings typically used for the temporary accommodation of a workforce.
Wind Energy System	Means a device or system of components used to collect and convert wind energy into thermal or electrical energy.

X

Xeriscaping	Means landscaping that utilizes native and drought resistant plants and permeable surfaces to eliminate the need for irrigation, reduce maintenance, and works with topography and existing landscape to conserve water and mitigate run-off, such as rain gardens or bioswales.

Y

Yard	Means the part of a Parcel unoccupied by any portion of a Building. A Yard is not a Setback. 

9.30. Sign Definitions

A-Frame Signs	Means an "A" shaped form of freestanding sign, also referred to as a sandwich board, which is not attached to the ground
Awning or Canopy Sign	Means a permanent fixture fitted over windows and doors on the exterior wall of a Building and used for either shelter, advertising, or decoration.
Banner Sign	Means a temporary sign that is made of lightweight material intended to be secured to the flat surface of a Building or Structure, at the top and the bottom on all corners, excluding official flags and emblems
Billboard Signs	Means a sign, primarily self-supporting and permanently affixed to the ground, which advertises goods, products, services, events, or facilities which are at a location other than the property on which the sign is located. A Billboard Sign must only be located within 400m of a provincial road right-of-way.
Construction Sign	Means a temporary sign which is placed on a Site to advertise items such as the provision of labour, services, materials, or financing on a construction project
Election Sign	Means all signs used for an election, by-election, referendum, or plebiscite.
Digital Sign	Means a device intended to display copy using electronic screens, projection, television, computer video monitors liquid crystal displays (LCD), light emitting diode (LED) displays, or similar electronic, computer generated, or digital technology. A Digital Display Sign does not allow for Animation.
Fascia Signs	Means a sign placed flat and parallel to the face of the Building
Field Crop Agricultural Services Sign	Means a sign, small in scale, advertising agricultural services such as crop varieties and/or weed and insect control products. They are typically attached to Fences or on posts on agricultural land in the County and note the proposed service and contact information of the individual advertising the services. The sign may include a company name or logo.
Freestanding Sign	Means a sign 27.9 m^2 (300.0 ft^2) or less, which stands independently of a Building. The sign advertises goods and services which are at the location on which the sign is located.
Functional Sign	Means a sign which is not intended to be used for promotional purposes. It is required by public authorities, utility companies and other companies. Its sole purpose is for the direction and control of traffic, pedestrians, or parking (i.e. identification of service locations and on-site hazards).
Freestanding Signs	Means a sign on a standard base or column permanently fixed to the ground and not attached to any Building or other Structure. A freestanding sign is not a billboard sign.
Mural	Means a sign that is painted or sculpted onto Building walls, generally on the side, and is generally artistic rather than advertisement oriented.
Portable Signs	Means a sign that is mounted to a frame, stand or similar that is easily transported.
Projecting Signs	Means sign which projects from a Structure or a Building face
Rooftop Signs	Means any sign erected upon, against, or directly above a roof or on top of or above the parapet wall of a Building.
Temporary Sign	Means a sign which is not anchored to the ground or any surface and is relocatable or removable and used for short-term advertising. These include garage sale signs, real estate signs, banners, portable signs, event signs, pennants, signs advertising a demonstration of agricultural methods and signs announcing the sale of goods or livestock on land not normally used for commercial purposes.
Identification Sign	Means a sign which contains no advertising, but is limited to the name, address, and/or number of a Building, institution or person, or the activity carried out by that person, or at that location.

Part 10.

SCHEDULES

10.10. Use – District Summary Table

1. The table below is a summary provided for reader convenience. For any discrepancies, the text of the Bylaw will apply.

Land Use	Land Used District																
	N	RS	AG	AGC	CR	ERD	LSR	RR	RC	VR	VRM	VC	BI	MI	HI	RE	C
Agricultural Processing, Regulated			D	D										D			
Agricultural Support Services			P	D					D					P			P
Agriculture, Major			P	P	P											P	
Agriculture, Minor			P	P	P	D			D				P*	P*		P	D
Agriculture, Value-Added			P	D	D												P
Agri-Tourism			P	D	D												P
Airport Operations																	
Animal Boarding And Training			D	D	D								D	P		P	
Automotive Parking Facility												D					
Campground		D	D	D	D		D										D
Cannabis Lounge																	
Cemetery		D		D	D				D				P*				D
Child Care Services			P	P	D	D	D	D	D	D	D		D				D
Commercial Services, Indoor		D	D	D	D	D		D	D			P	P	P	P	P*	P
Commercial Services, Outdoor			D	D	D*				D			D	P	P	P	D	D
Community Service		P		D		D	D	P	P	D	D		D				P
Crematorium									D				D	P			D
Data Processing Facility													P	P	P		
Detention Facility																	
Emergency Service		P	P					D	P			D	P	D			P
Event Venue		D	D		D			D	D			D	P				D
Food And Drink Service		D						D	D			P	P	P			P
Health Care Service, Major			D						D			D					P
Health Care Service, Minor			D*		D	D		D	D			P	P				P
Home-Based Business, Home Office			P	P	P	P	P		P	P	P	P					
Home-Based Business, Major			D	D	D	D			D	D	D					D	

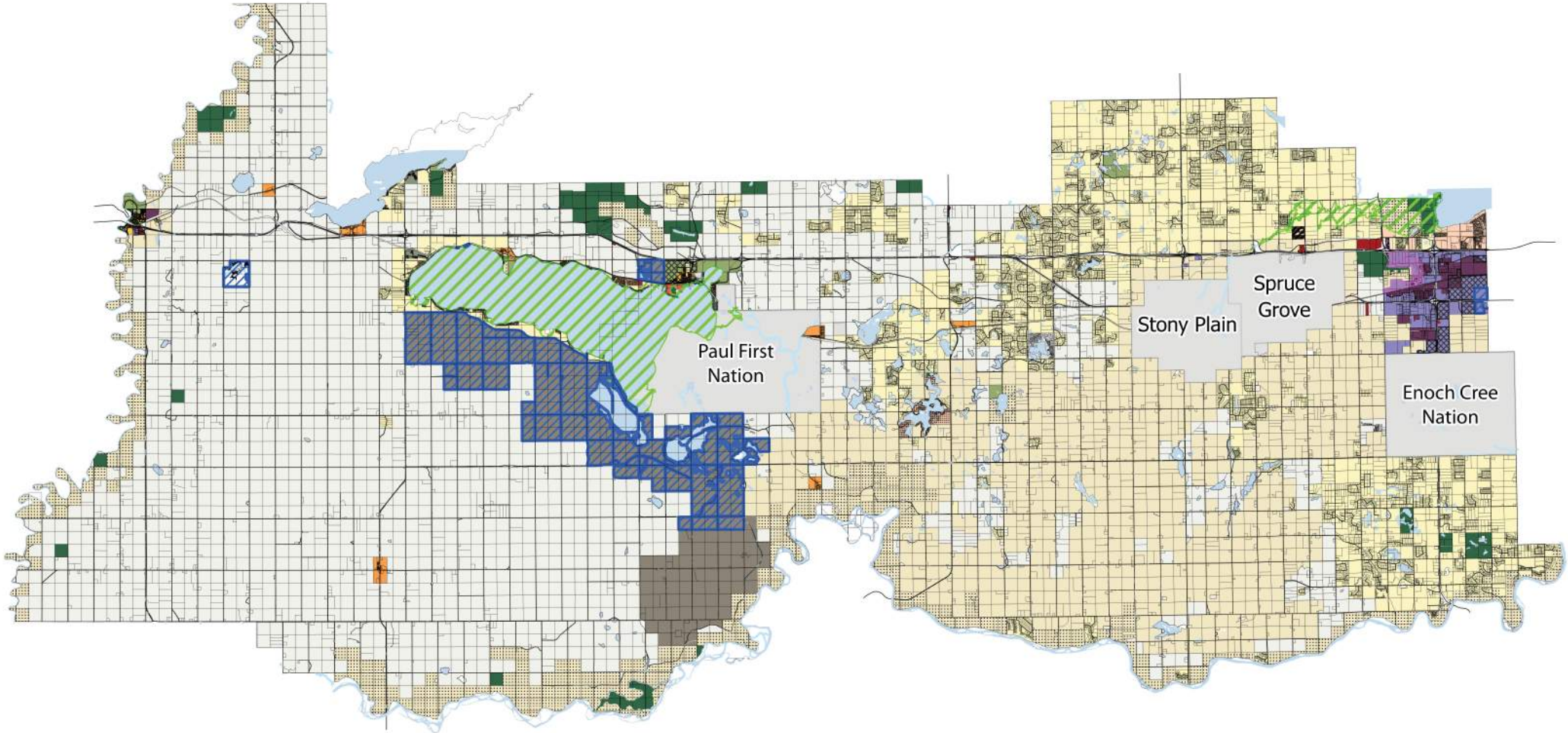
Land Use	Land Used District																
	N	RS	AG	AGC	CR	ERD	LSR	RR	RC	VR	VRM	VC	BI	MI	HI	RE	C
Home-Based Business, Minor			P	P	P	P	P		P	P	P	P				P	
Hotel				D*								P	P				D
Indoor Entertainment And Recreation, Major		D			D				D			D	P		P	D	D
Indoor Entertainment And Recreation, Minor		P			D	D		D	D			P	P			D	D
Industrial, Major			D*	D*					D*					P	P*	D	D*
Industrial, Minor			P*		D*				D			D	P	P	P	D	D
Marina												D					
Natural Resource Development			D	D	D										D	P	
Office			P/D*	P*	D*	D			D			P	P	P			P
Outbuilding			D	D	D	D	D										
Outdoor Entertainment	D	D	D		D				D			D					D
Outdoor Recreation Service	D	P			D	D		P				D				D	D
Park	P	P			P	P	P	P	P	P	P						
Recreational Vehicle, Park Model								P									
Regulated Retail									D			D	P	P			D
Renewable Energy Generation, Major			D	D												D	
Renewable Energy Generation, Minor	D	D	P	P	P	P	P		P	P	P		P	P	P	P	P
Residential, Accessory Suite			P	P	P	P	P		P	P	P	D					
Residential, Duplex			P	P	P	P	P		P	P	P	P					
Residential, Manufactured Housing			P	P	P	P	P		P	P	P					D	
Residential, Manufactured Housing Community						D											
Residential, Multi-Unit						D			D		P	P					
Residential, Row Housing						D			D		P	P					
Residential, Secondary Suite			P	P	P	P	P		P	P	P	P					

Land Use	Land Used District																
	N	RS	AG	AGC	CR	ERD	LSR	RR	RC	VR	VRM	VC	BI	MI	HI	RE	C
Residential, Single Detached			P	P	P	P	P		P	P	P					D	D
Riding Arena			D	D	D												
School		P			D	D			D	D	D	D					P
Security Suite													P	P			D
Shooting Range			D													D	
Short-Term Accommodation			D	D	D	D	D		P	D	D	D				D	
Specialty Manufacturing And Sale			D	D	D	D			D			P	P	P			P
Storage, Indoor													P	P		D	D
Storage, Outdoor			D*	D*	D*				D*				P	P		D	D*
Supportive Housing			D	D	D	D			D	D	D						
Utility, Major		D	D						D	D	D				D		D
Utility, Minor	D	D	D						D	D	D		P	P	P		D
Vehicle Service Station													P	P			P
Vehicle Services, Maintenance, And Sales, Light									D			D	P	P	P		P
Vehicle Services, Maintenance, And Sales, Heavy													P	P	P		D
Wellness Centre		P	D	D	D			P									
Work Camp																D	

*Asterixs indicate that this use is only permitted in a district in unique circumstances explained in the District Regulations

10.20. Land Use Maps

1. The Land Use District Map attached to this Bylaw is part of the Bylaw and shows the different areas, called districts or subdistricts, into which Parkland County is delineated.



Legend

- AGC1 - Agriculture Conservation District 1
- AGC2 - Agriculture Conservation District 2
- AG - Agriculture General District
- N - Natural Areas District
- RS - Recreation and Community Services District
- CR - Country Residential District
- ERD1 - Estate Residential District 1
- ERD2 - Estate Residential District 2
- ERD3 - Estate Residential District 3
- LSR - Lakeshore Residential District
- RC - Rural Centre District
- RR - Recreational Resort District
- VR - Village Residential District
- VRM - Village Residential Multi-Unit
- VC - Village Core District
- C - Commercial District
- RI - Resource Industry District
- BI - Business Industrial District
- MI - Medium Industrial District
- DC - Direct Control District
- ARPO - Acheson Residential Protection Overlay
- FPO - Floodplain Protection Overlay
- LEO - Legend Estates Overlay
- RO - Reserved Development Overlay

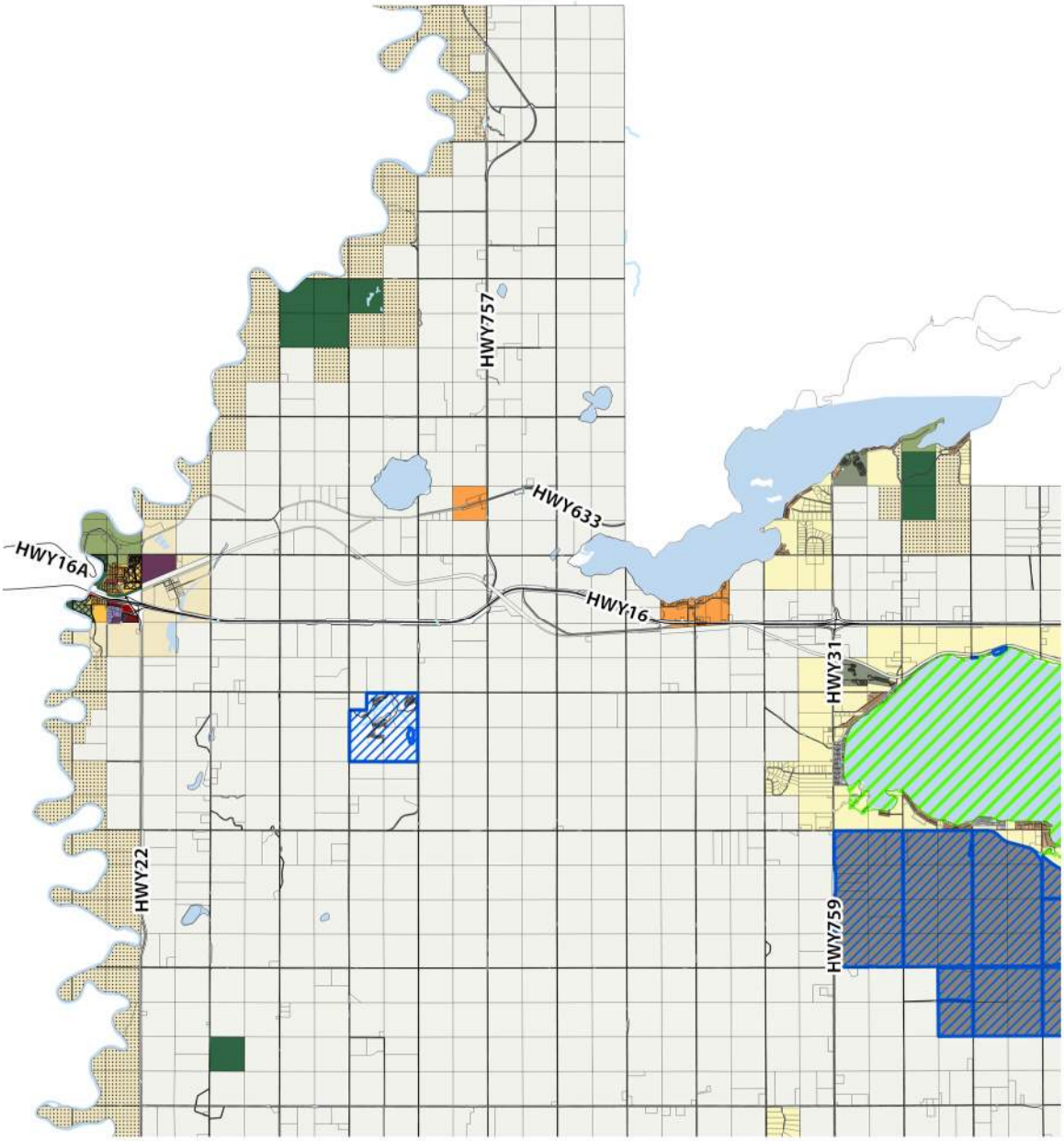
Land Use District Map

0 5 10 20
Kilometers

Cadastral Current to May, 2025

parkland county

Disclaimer: This map is for illustrative purposes only. Parkland County provides no warranty, nor accepts any liability arising from its improper use.



Map 1
2025 Land Use Districts

Legend

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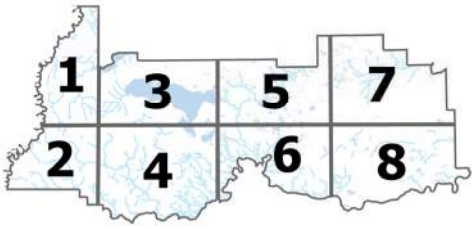

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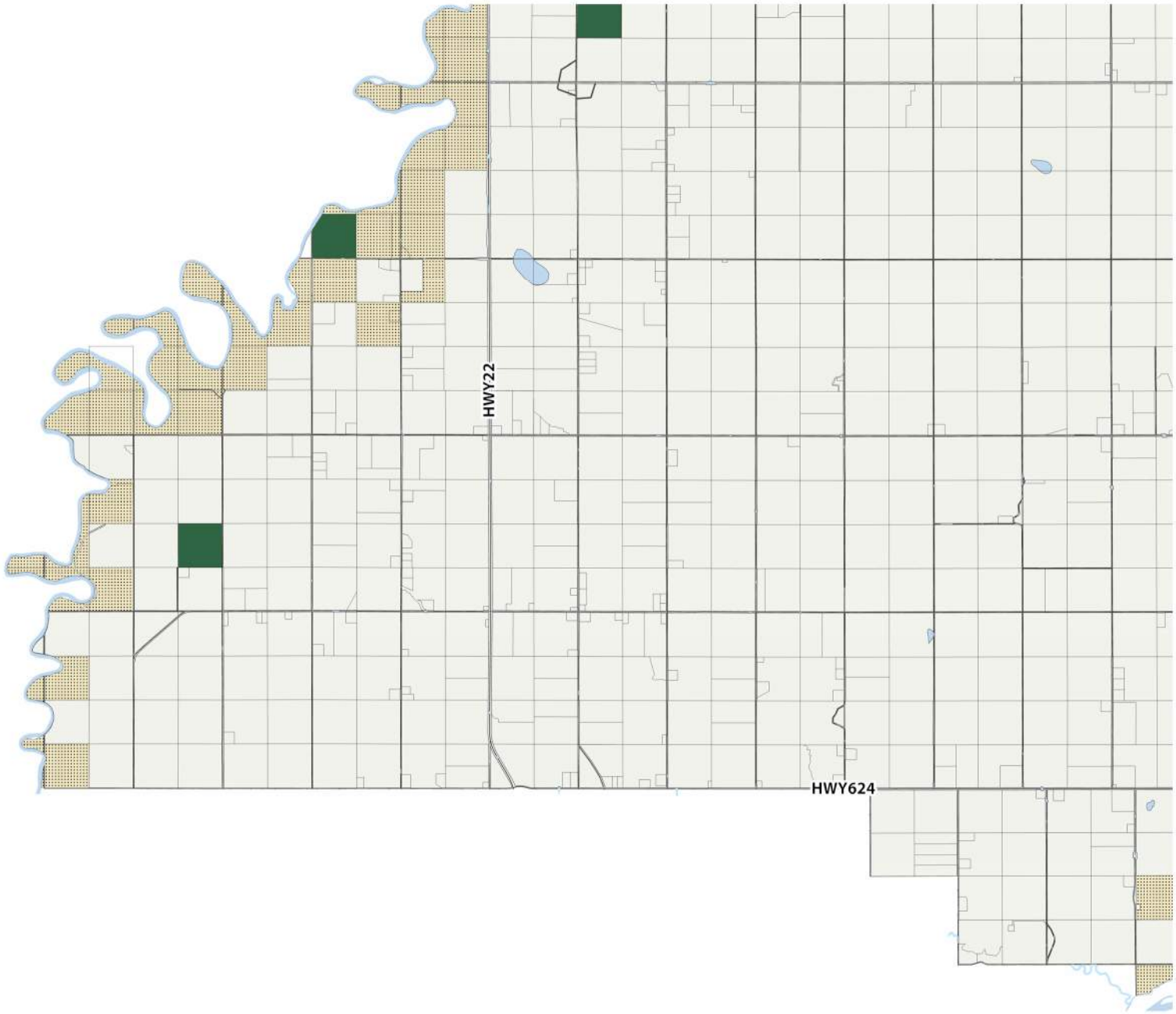
Cadastral Current to May, 2025

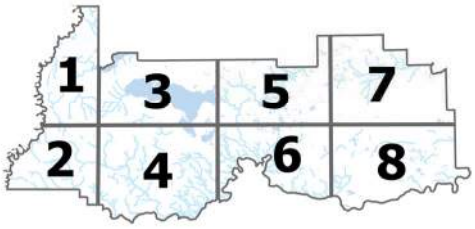
N 0 2.5 5 Kilometers



Map 2
2025 Land Use Districts

Legend

- AGC2 - Agriculture Conservation District 2
- AG - Agriculture General District
- N - Natural Areas District



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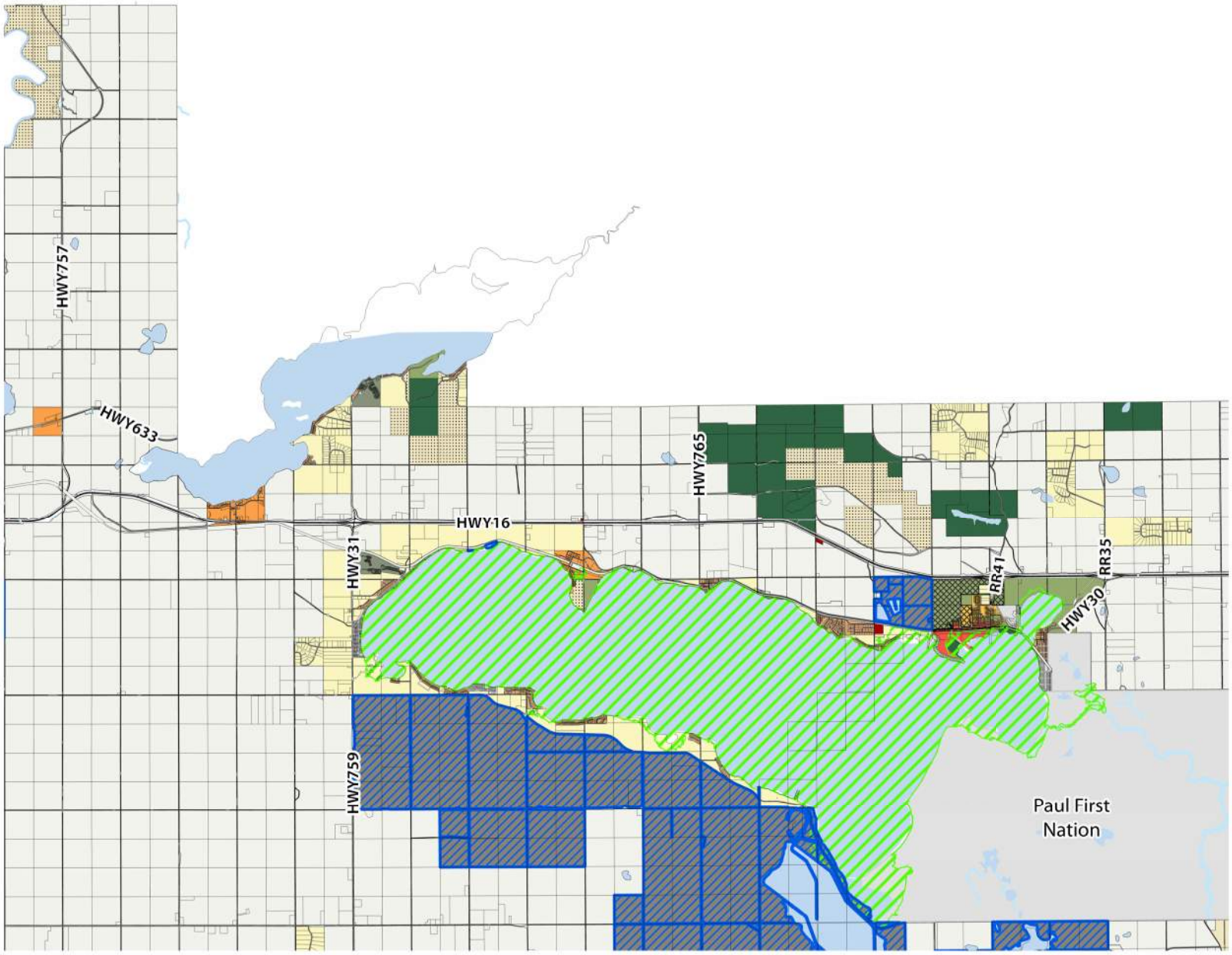
Cadastral Current to May, 2025

N 0 1.5 3 Kilometers



Map 3
2025 Land Use Districts

Legend

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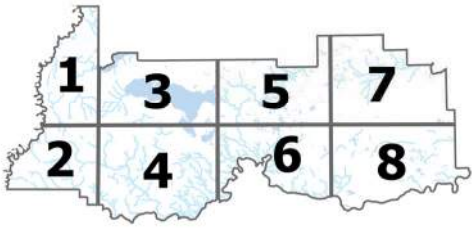

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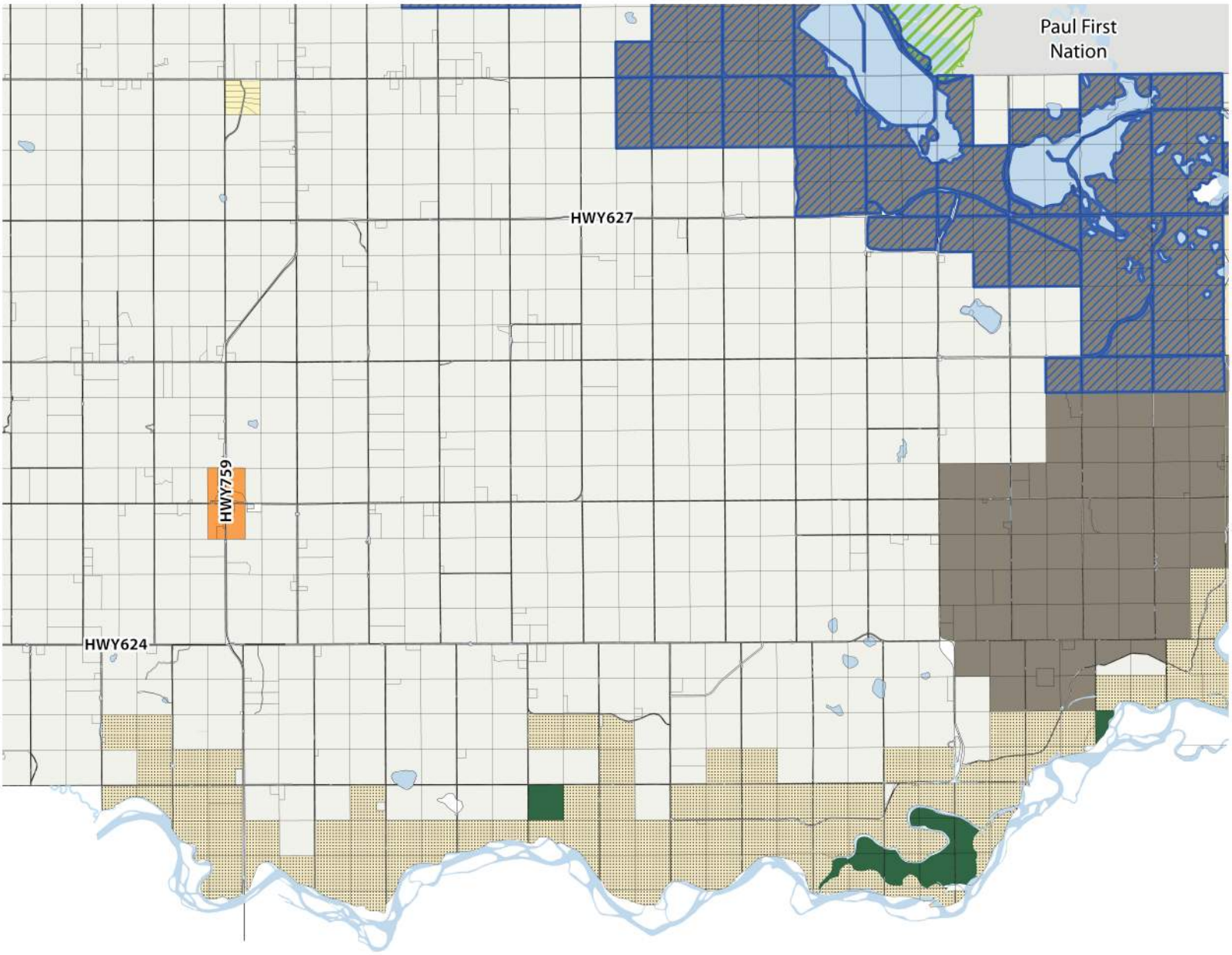
Cadastral Current to May, 2025

N 0 2.5 5 Kilometers



Map 4
2025 Land Use Districts

Legend

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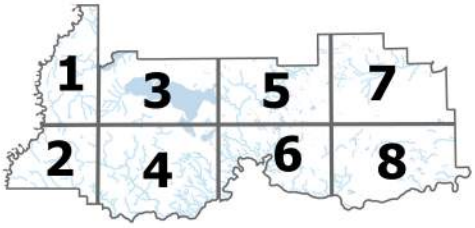
- RC - Rural Centre District
- RI - Resource Industry District
- DC - Direct Control District
- FPO - Floodplain Protection Overlay



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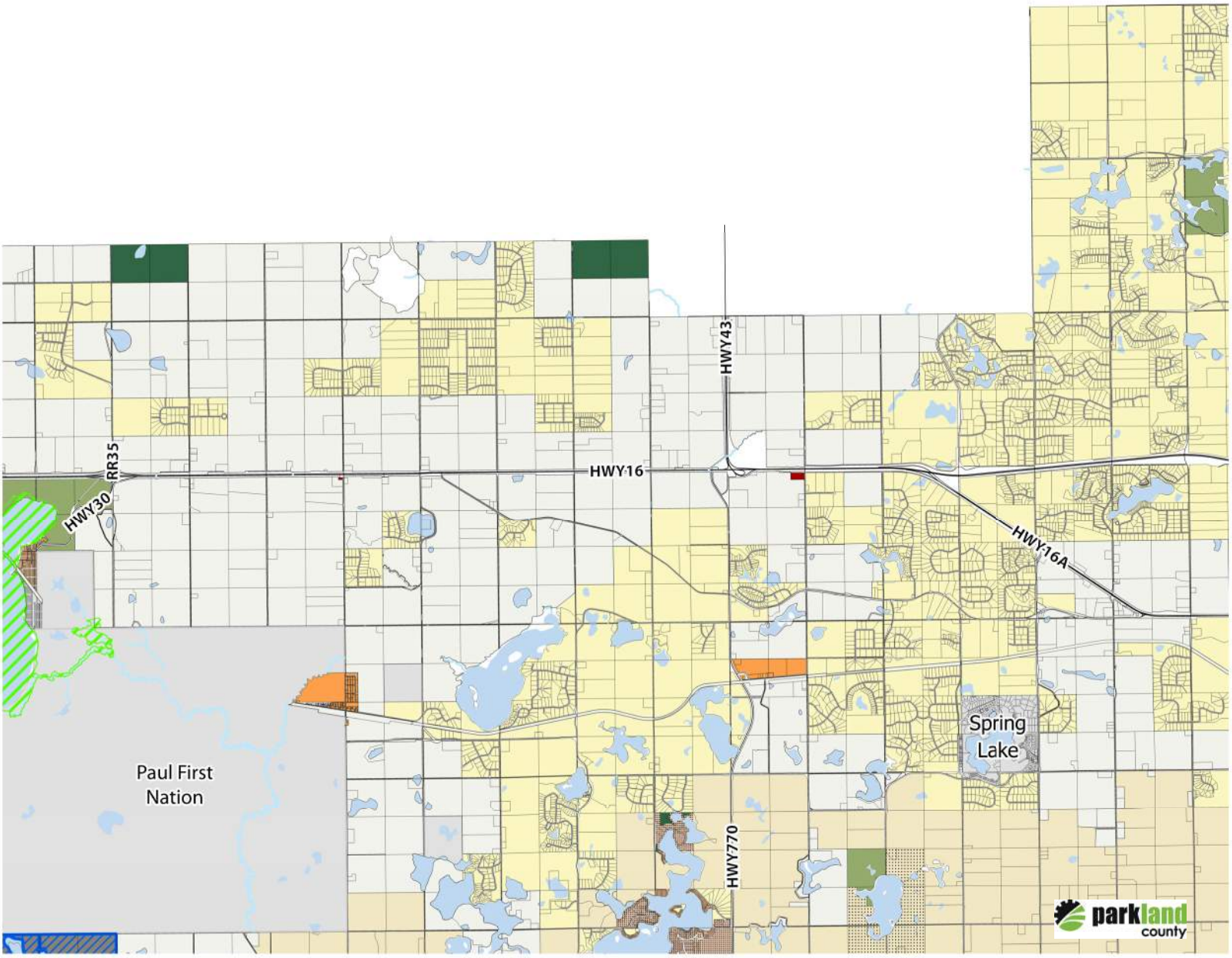
Cadastral Current to May, 2025

N 0 2 4 Kilometers



Map 5
2025 Land Use Districts

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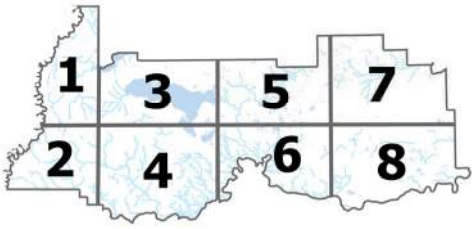
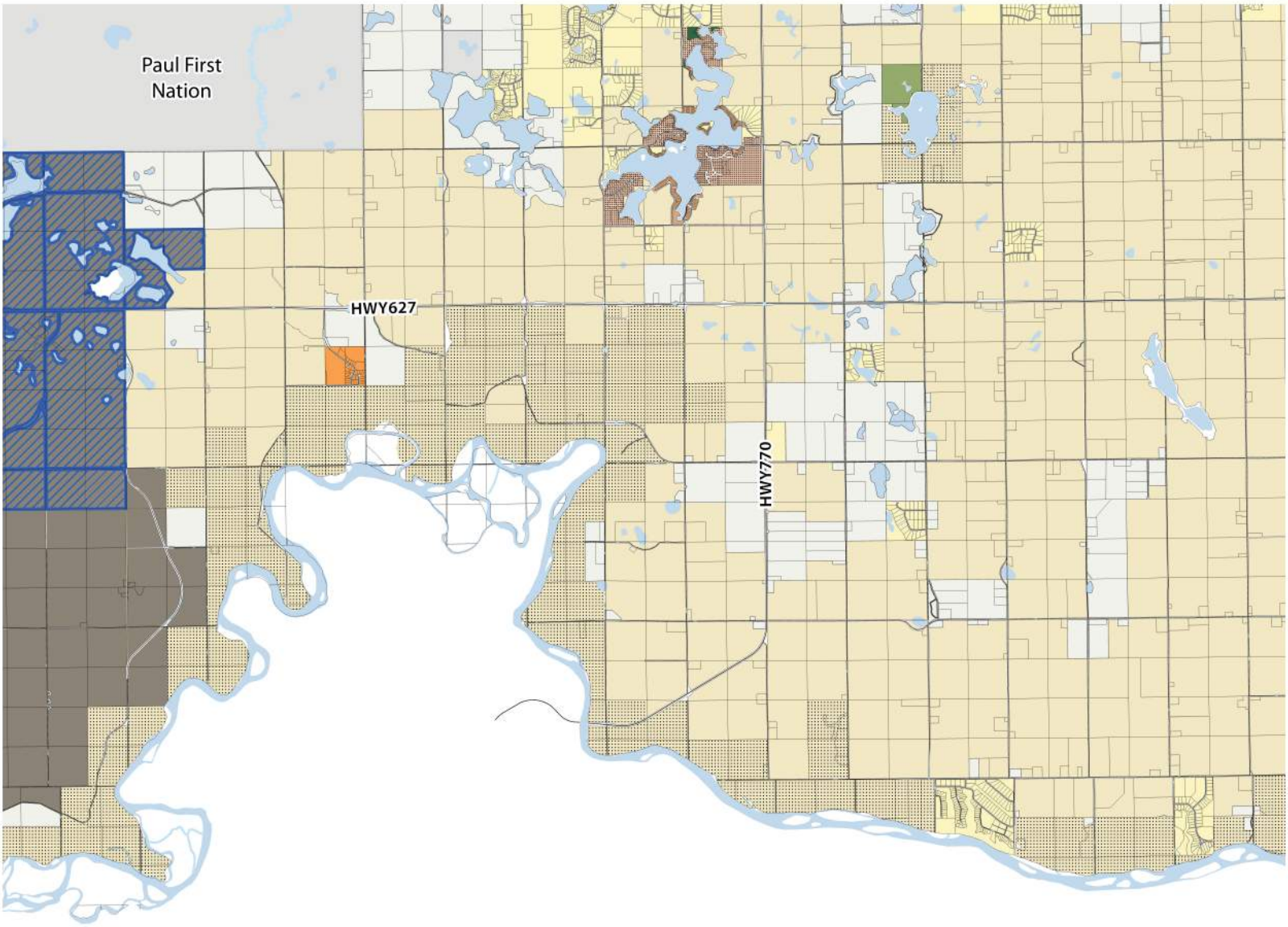
- DC - Direct Control District
- FPO - Floodplain Protection Overlay



parkland county

Cadastral Current to May, 2025

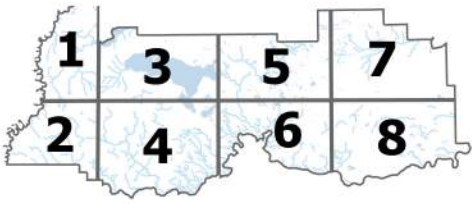
N 0 2 4 Kilometers



Map 6
2025 Land Use Districts

Legend

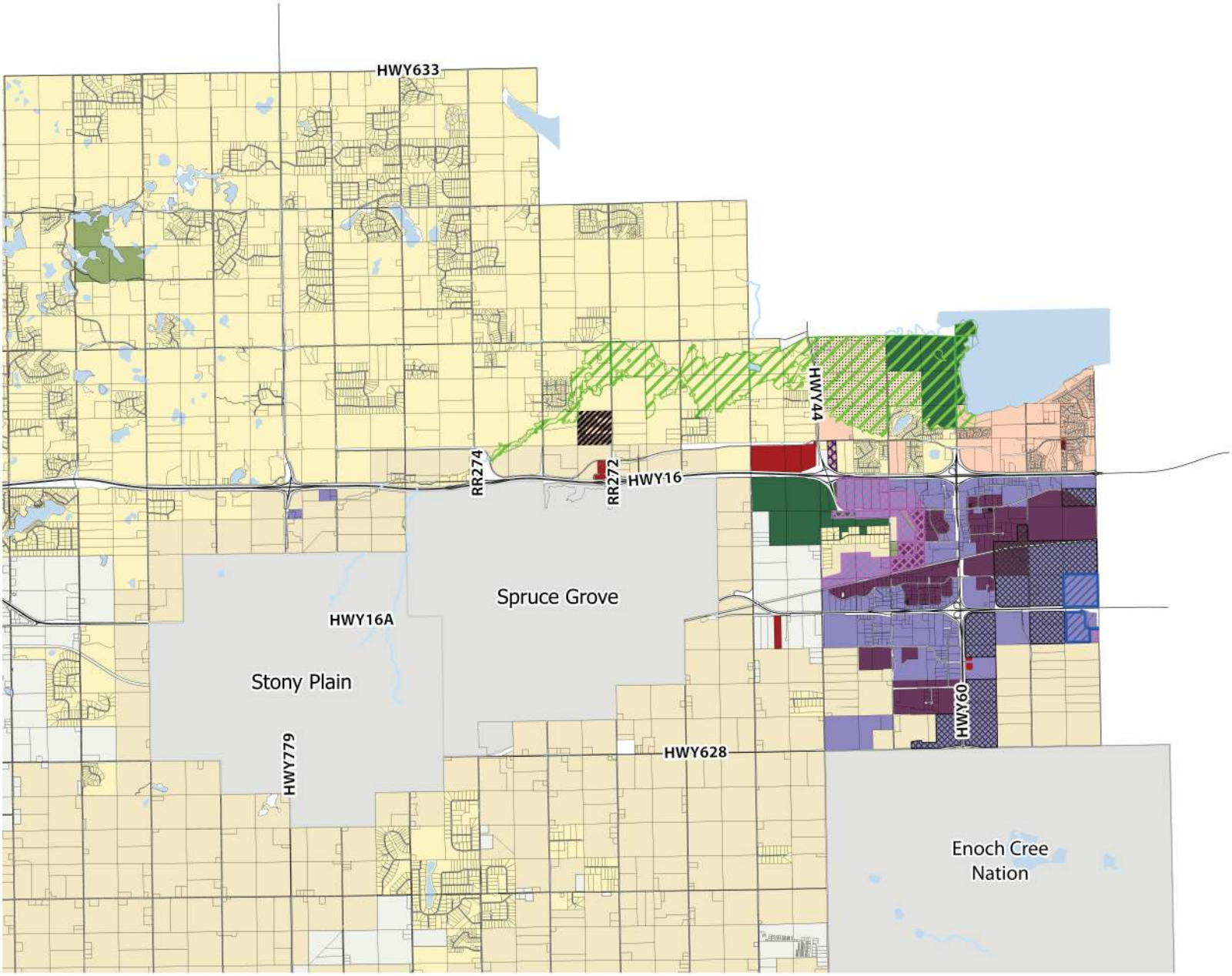
- AGC1 - Agriculture Conservation District 1
- AGC2 - Agriculture Conservation District 2
- AG - Agriculture General District
- N - Natural Areas District
- RS - Recreation and Community Services District
- CR - Country Residential District
- ERD2 - Estate Residential District 2
- LSR - Lakeshore Residential District
- RC - Rural Centre District
- RI - Resource Industry District
- DC - Direct Control District



parkland county

Cadastral Current to May, 2025

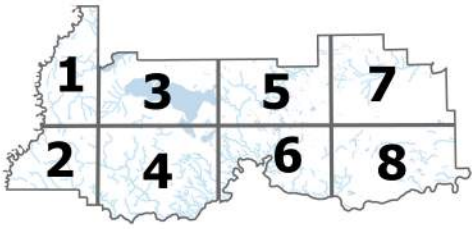
N 0 2 4 Kilometers



Map 7
2025 Land Use Districts

Legend

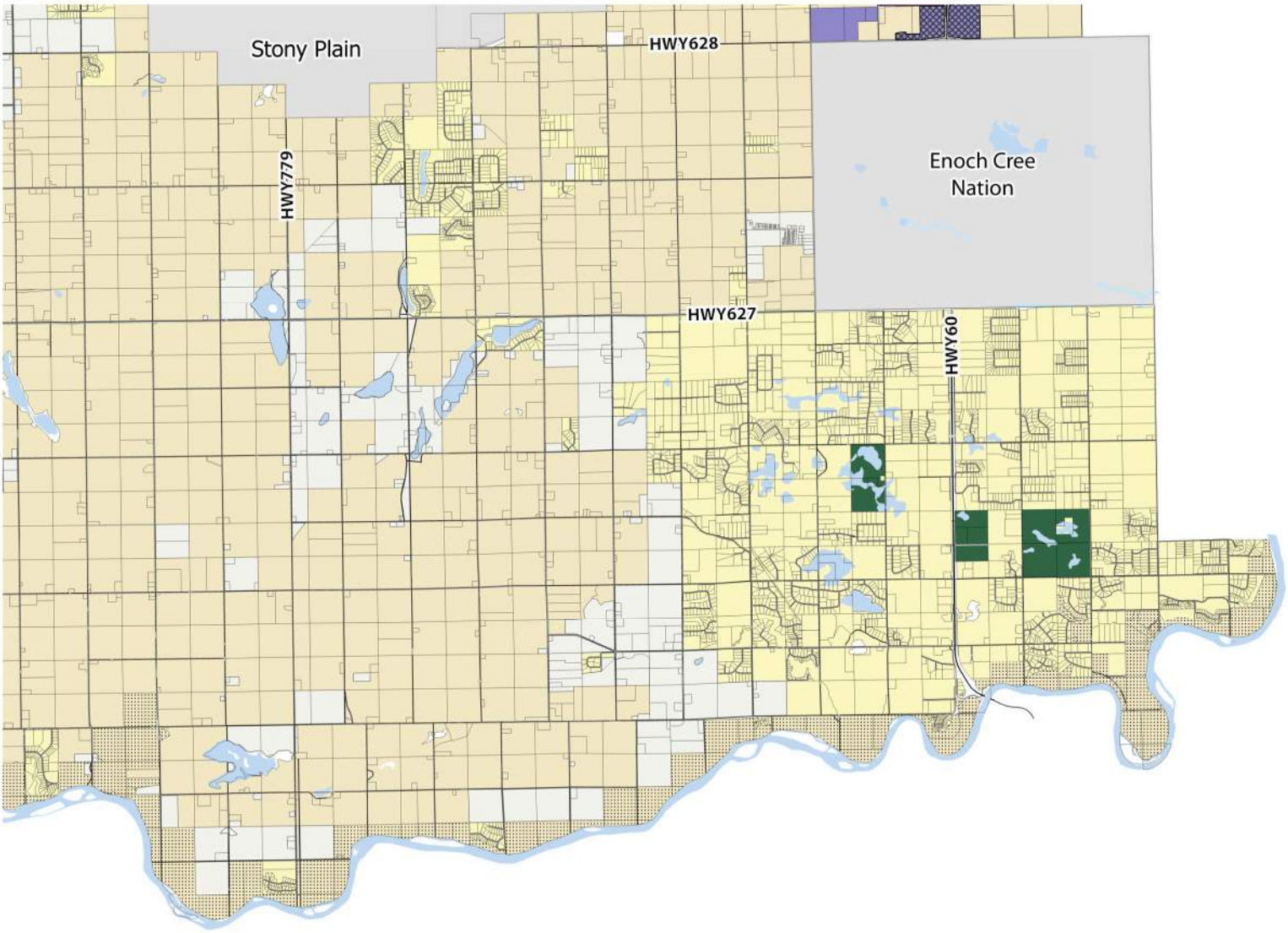
- AGC1 - Agriculture Conservation District 1
- AGC2 - Agriculture Conservation District 2
- AG - Agriculture General District
- N - Natural Areas District
- RS - Recreation and Community Services District
- CR - Country Residential District
- ERD1 - Estate Residential District 1
- ERD3 - Estate Residential District 3
- VC - Village Core District
- C - Commercial District
- BI - Business Industrial District
- MI - Medium Industrial District
- DC - Direct Control District
- ARPO - Acheson Residential Protection Overlay
- FPO - Floodplain Protection Overlay
- LEO - Legend Estates Overlay
- RO - Reserved Development Overlay



parkland county

Cadastral Current to May, 2025

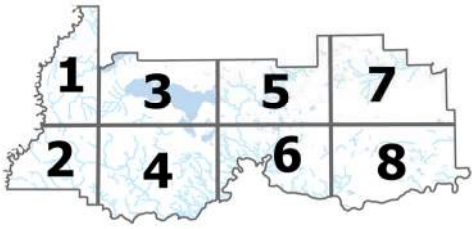
N 0 2 4 Kilometers



Map 8
2025 Land Use Districts

Legend

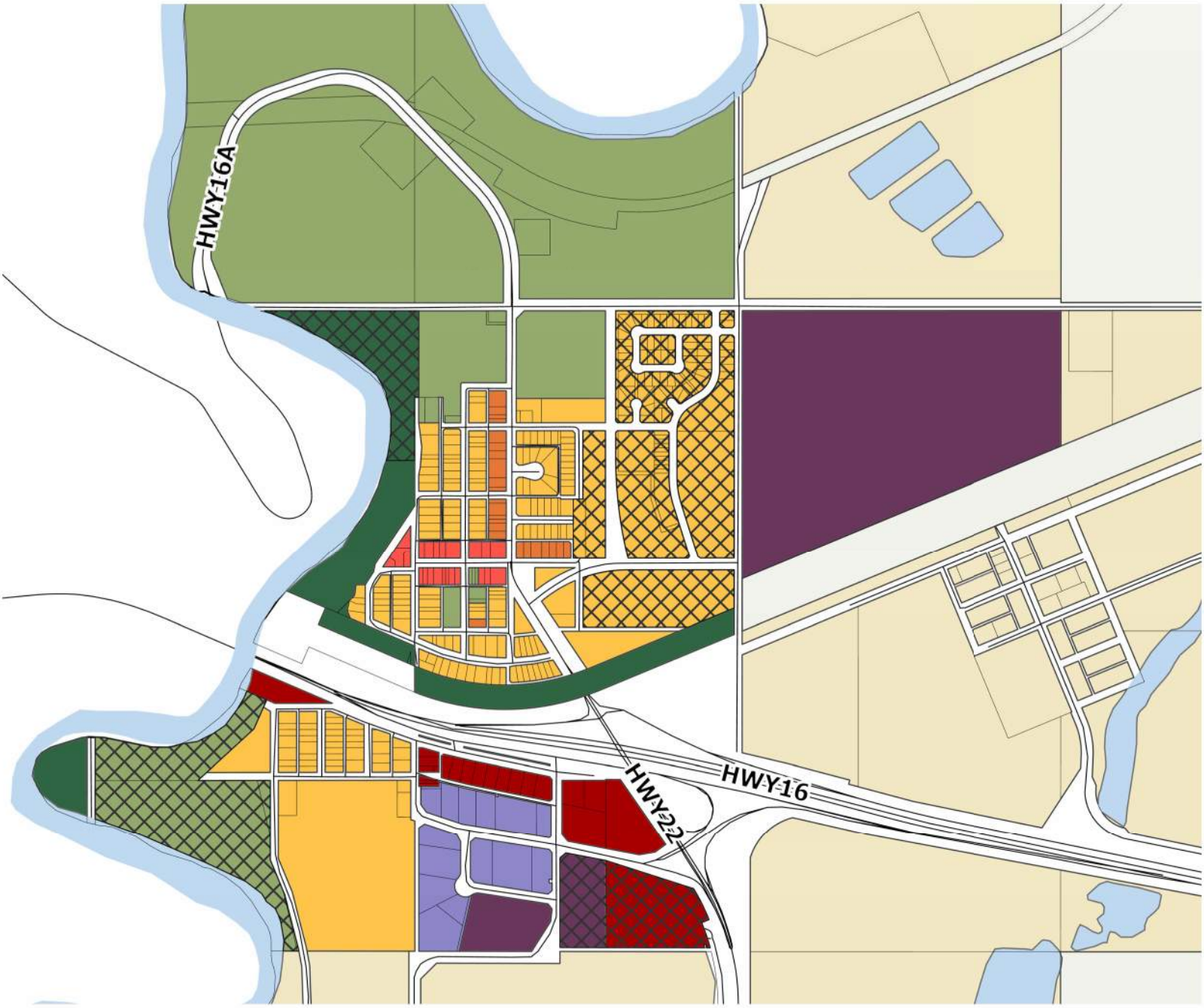
- AGC1 - Agriculture Conservation District 1
- AGC2 - Agriculture Conservation District 2
- AG - Agriculture General District
- N - Natural Areas District
- CR - Country Residential District
- BI - Business Industrial District
- MI - Medium Industrial District
- RO - Reserved Development Overlay



parkland county

Cadastral Current to May, 2025

N 0 2 4 Kilometers



Map 9 - Entwistle
2025 Land Use Districts

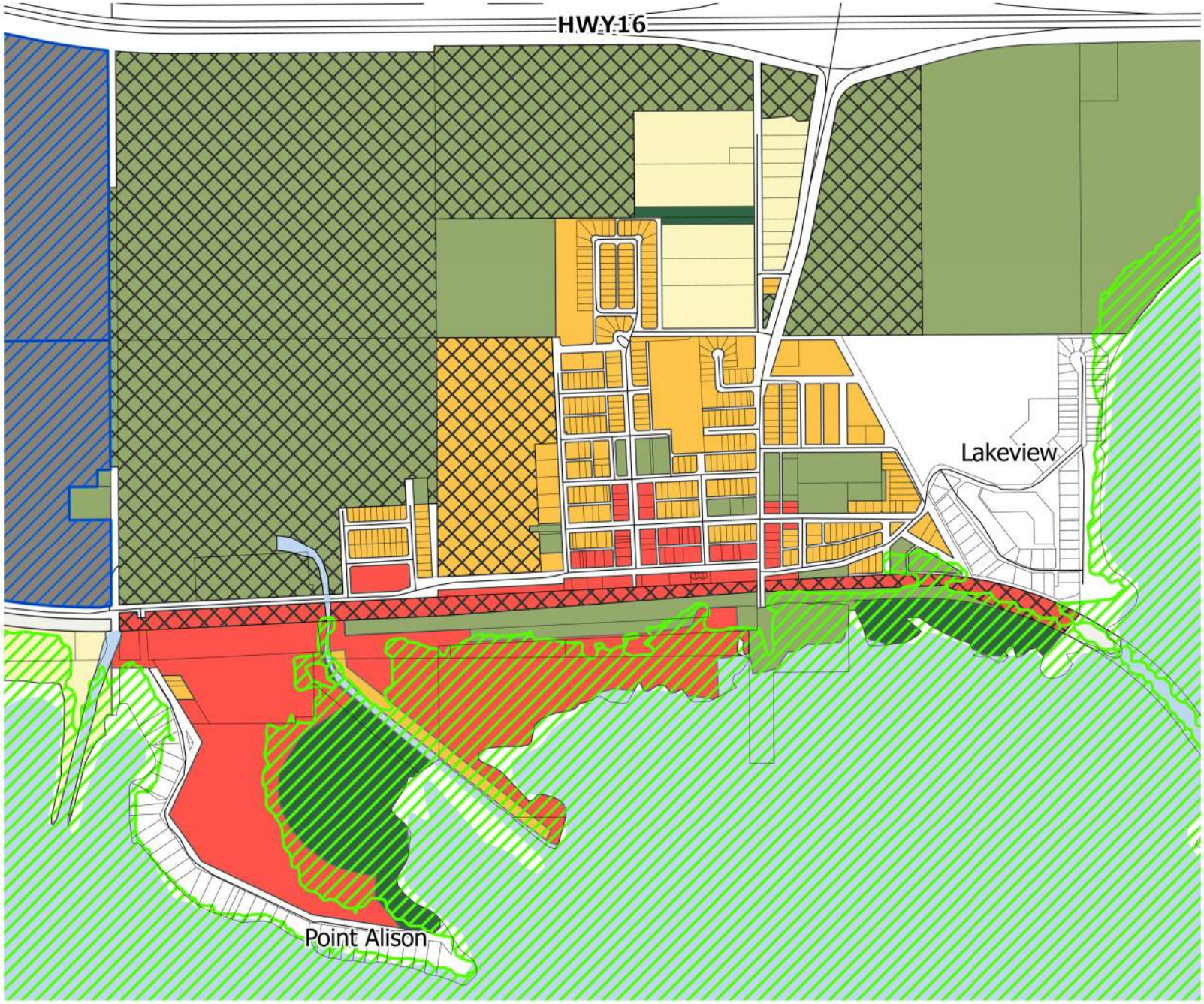
Legend

- AGC1 - Agriculture Conservation District 1
- AG - Agriculture General District
- N - Natural Areas District
- RS - Recreation and Community Services District
- VR - Village Residential District
- VRM - Village Residential Multi-Unit
- VC - Village Core District
- C - Commercial District
- BI - Business Industrial District
- MI - Medium Industrial District
- RO - Reserved Development Overlay

parkland county

Cadastral Current to May, 2025

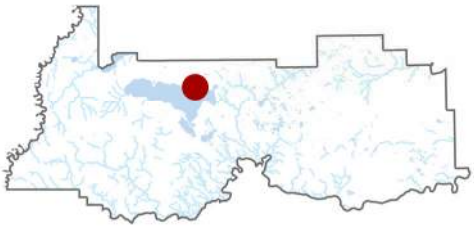
N 0 0.2 0.4 Kilometers



Map 10 - Wabamun
2025 Land Use Districts

Legend

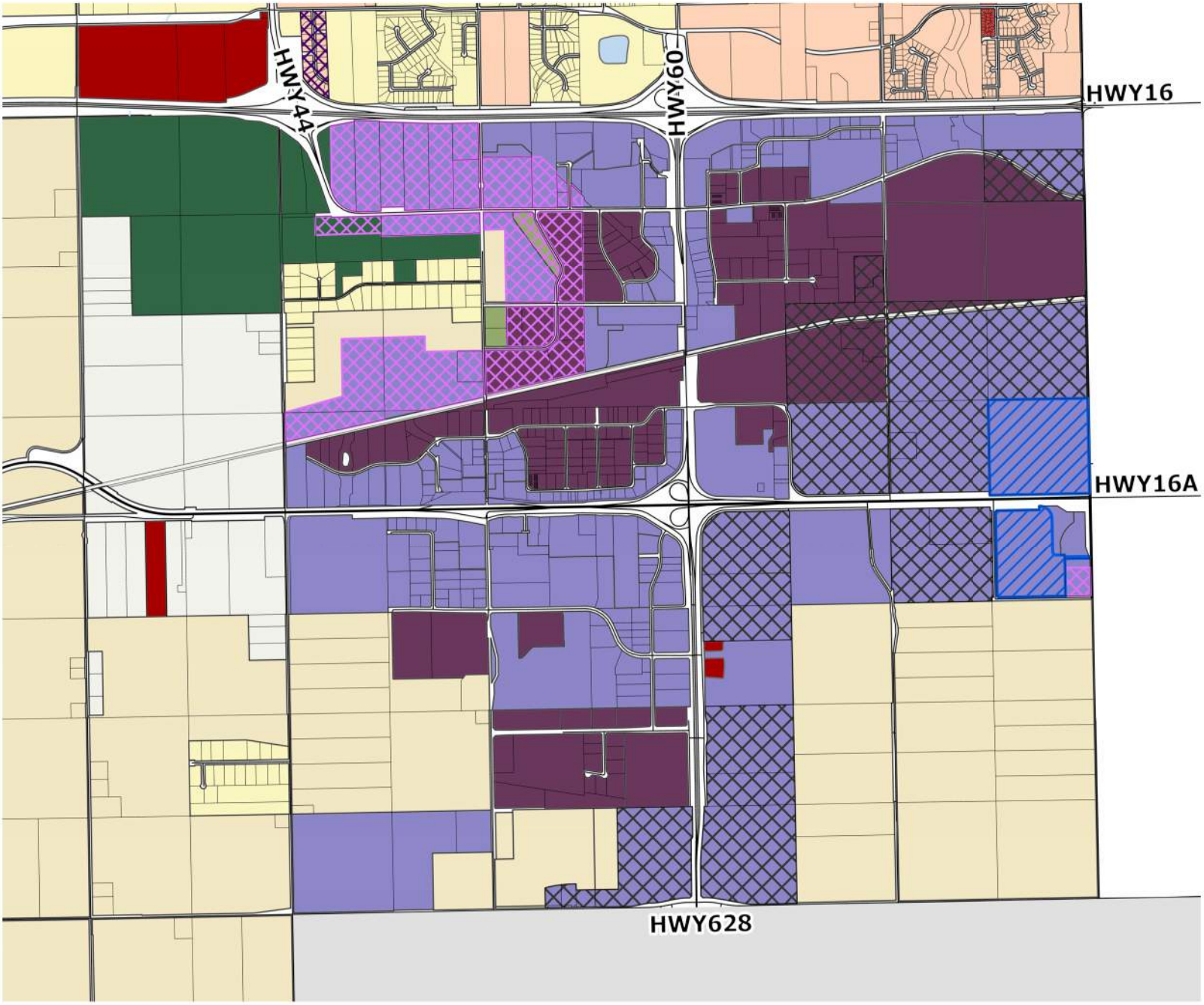
- AG - Agriculture General District
- N - Natural Areas District
- RS - Recreation and Community Services District
- CR - Country Residential District
- VR - Village Residential District
- VC - Village Core District
- RI - Resource Industry District
- DC - Direct Control District
- FPO - Floodplain Protection Overlay
- RO - Reserved Development Overlay



parkland county

Cadastral Current to May, 2025

N 0 0.2 0.4 Kilometers



Map 11 - Acheson
2025 Land Use Districts

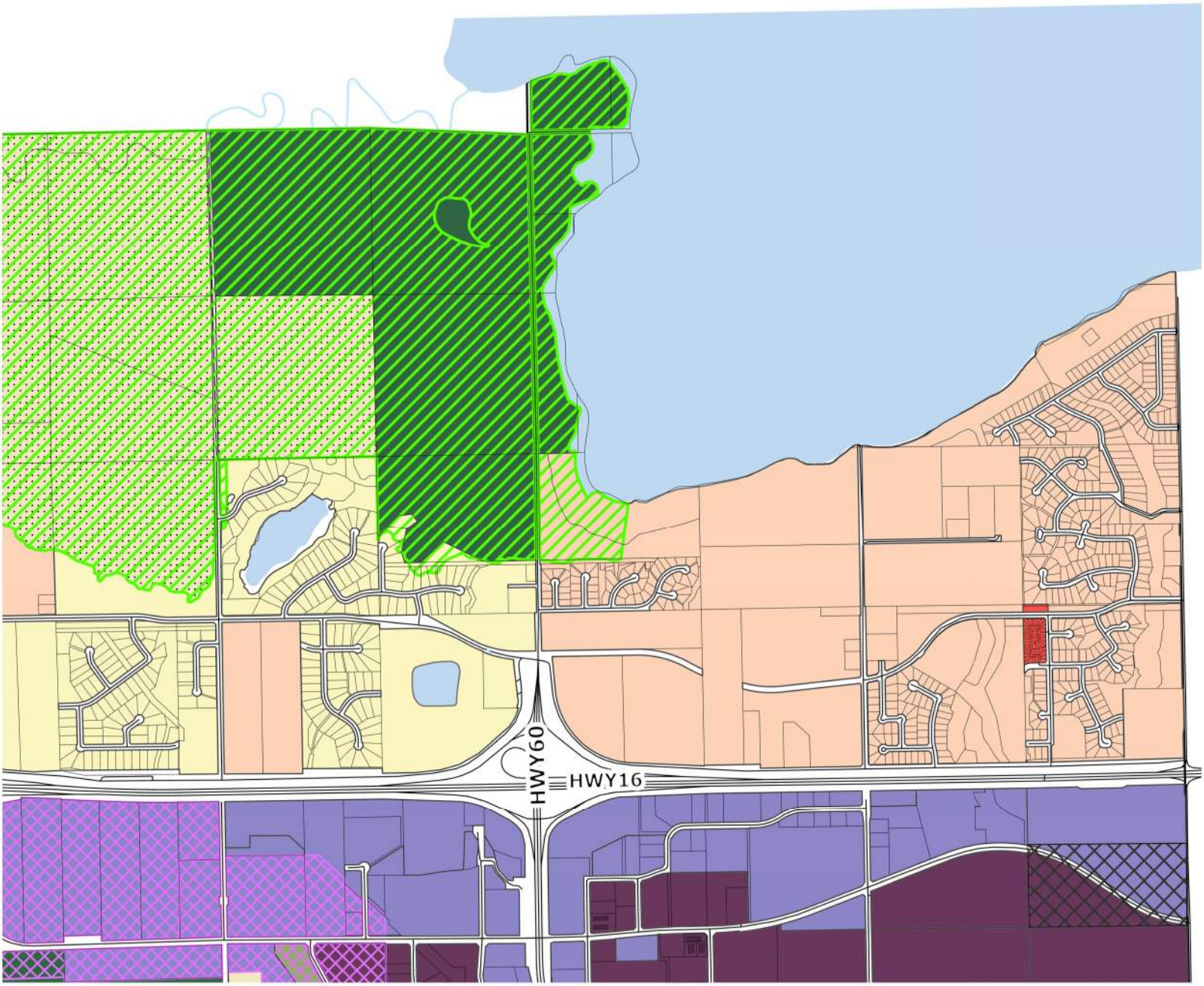
Legend

- AGC1 - Agriculture Conservation District 1
- AG - Agriculture General District
- N - Natural Areas District
- RS - Recreation and Community Services District
- CR - Country Residential District
- ERD1 - Estate Residential District 1
- VC - Village Core District
- C - Commercial District
- BI - Business Industrial District
- MI - Medium Industrial District
- DC - Direct Control District
- ARPO - Acheson Residential Protection Overlay
- LEO - Legend Estates Overlay
- RO - Reserved Development Overlay

parkland county

Cadastral Current to May, 2025

N 0 0.7 1.4 Kilometers



Map 12 - Big Lake Area
2025 Land Use Districts

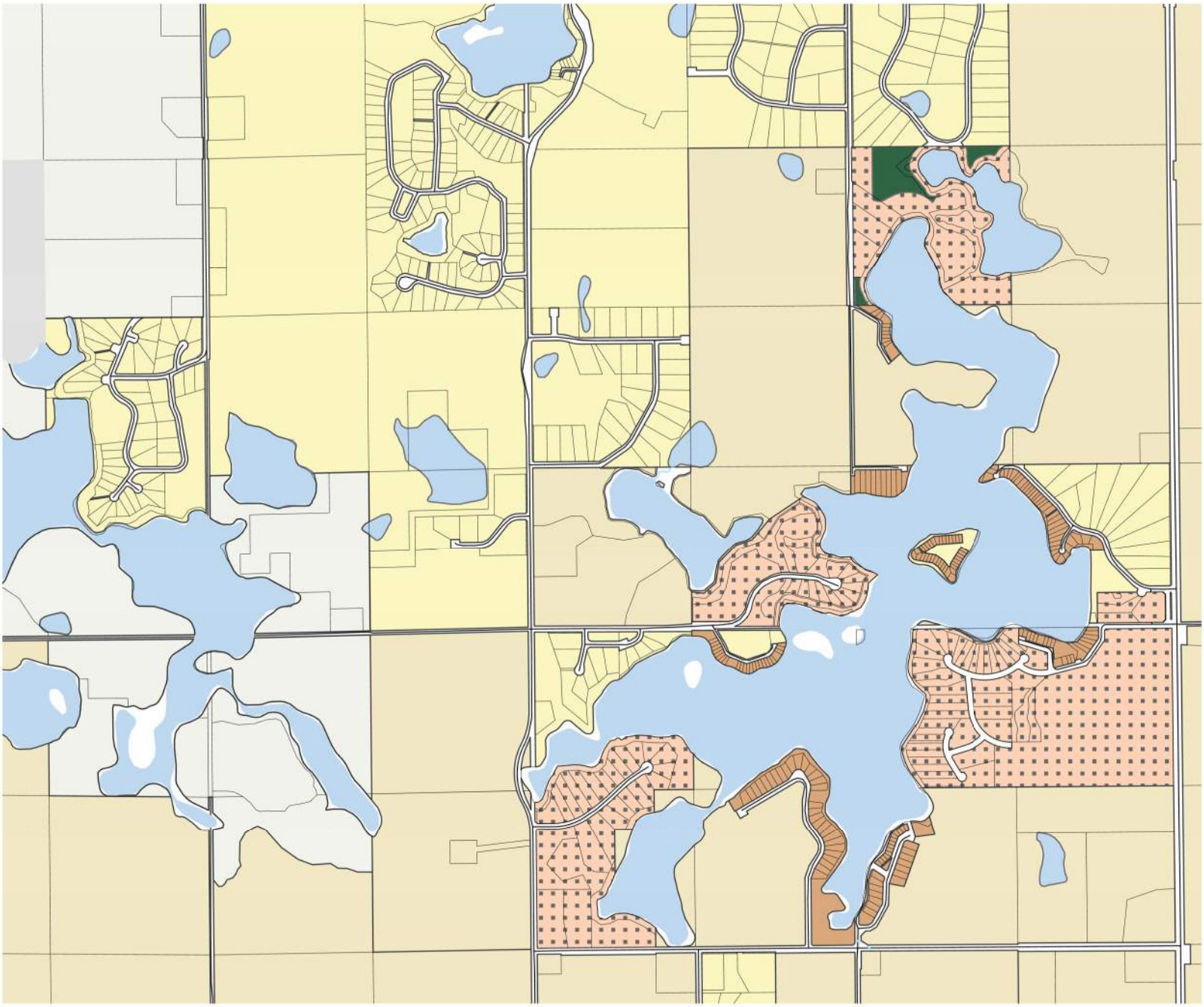
Legend

- AGC1 - Agriculture Conservation District 1
- AGC2 - Agriculture Conservation District 2
- N - Natural Areas District
- RS - Recreation and Community Services District
- CR - Country Residential District
- ERD1 - Estate Residential District 1
- VC - Village Core District
- BI - Business Industrial District
- MI - Medium Industrial District
- ARPO - Acheson Residential Protection Overlay
- FPO - Floodplain Protection Overlay
- RO - Reserved Development Overlay

parkland county

Cadastral Current to May, 2025

N 0 0.45 0.9 Kilometers



Map 13 - Jackfish & Mayatan Lake
2025 Land Use Districts

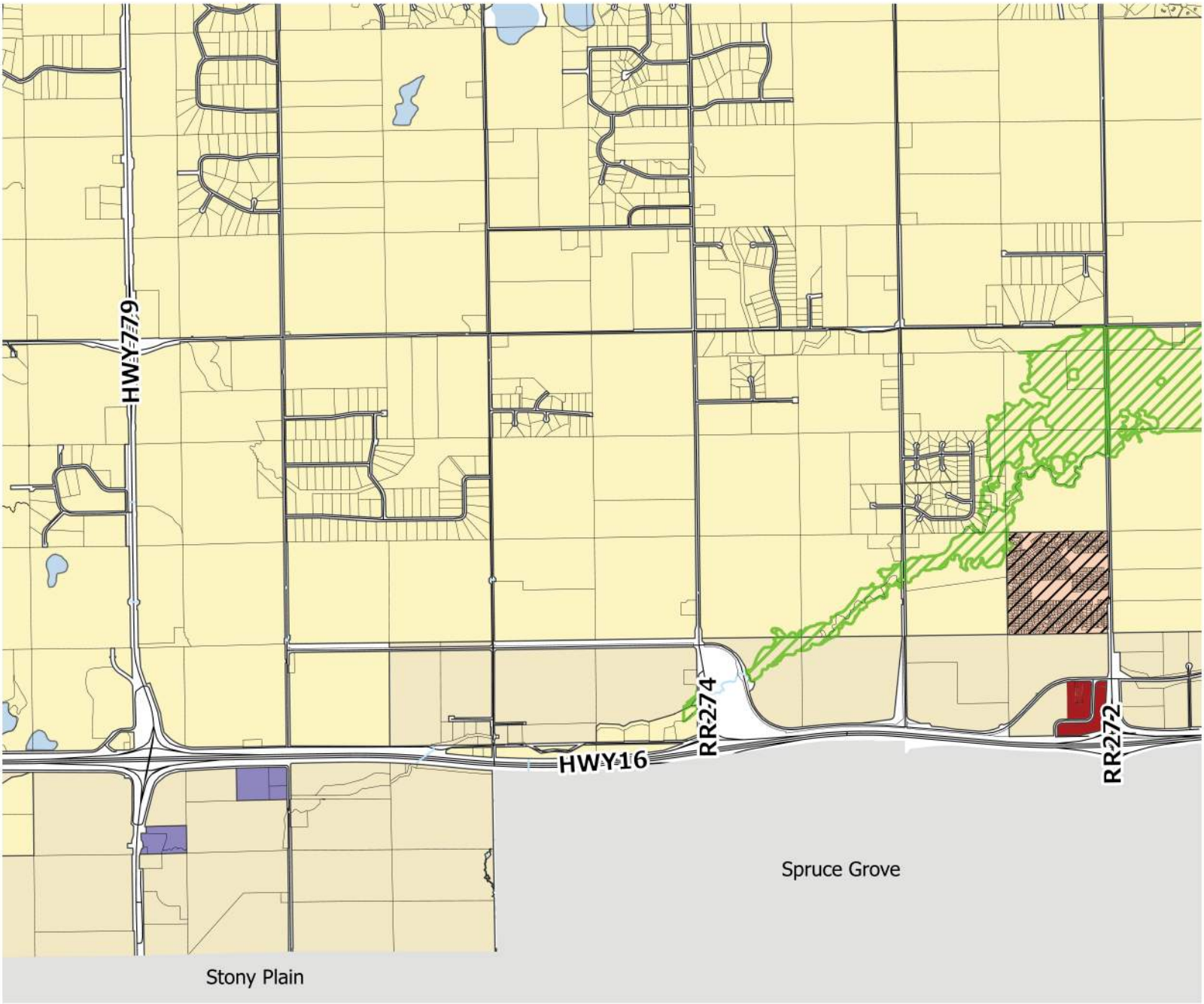
Legend

- AGC1 - Agriculture Conservation District 1
- AG - Agriculture General District
- N - Natural Areas District
- CR - Country Residential District
- ERD2 - Estate Residential District 2
- LSR - Lakeshore Residential District

parkland county

Cadastral Current to May, 2025

N 0 0.45 0.9 Kilometers



Map 14 - North Spruce Grove
2025 Land Use Districts

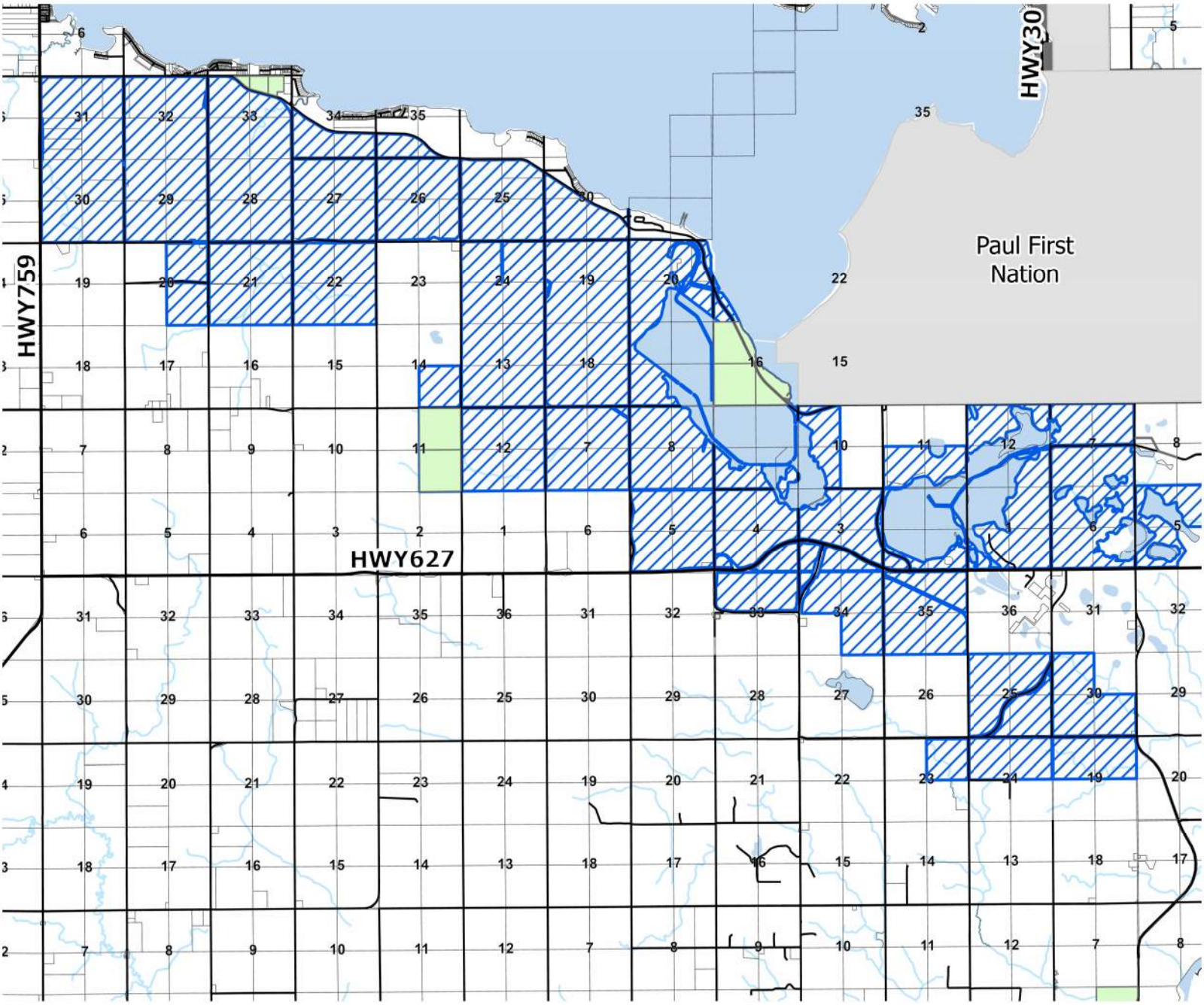
Legend

- AGC1 - Agriculture Conservation District 1
- CR - Country Residential District
- ERD3 - Estate Residential District 3
- BI - Business Industrial District
- FPO - Floodplain Protection Overlay

parkland county

Cadastral Current to May, 2025

N 0 0.7 1.4 Kilometers



Schedule "B"

Highvale End Land Use Direct Control District

Legend

DC - Direct Control District

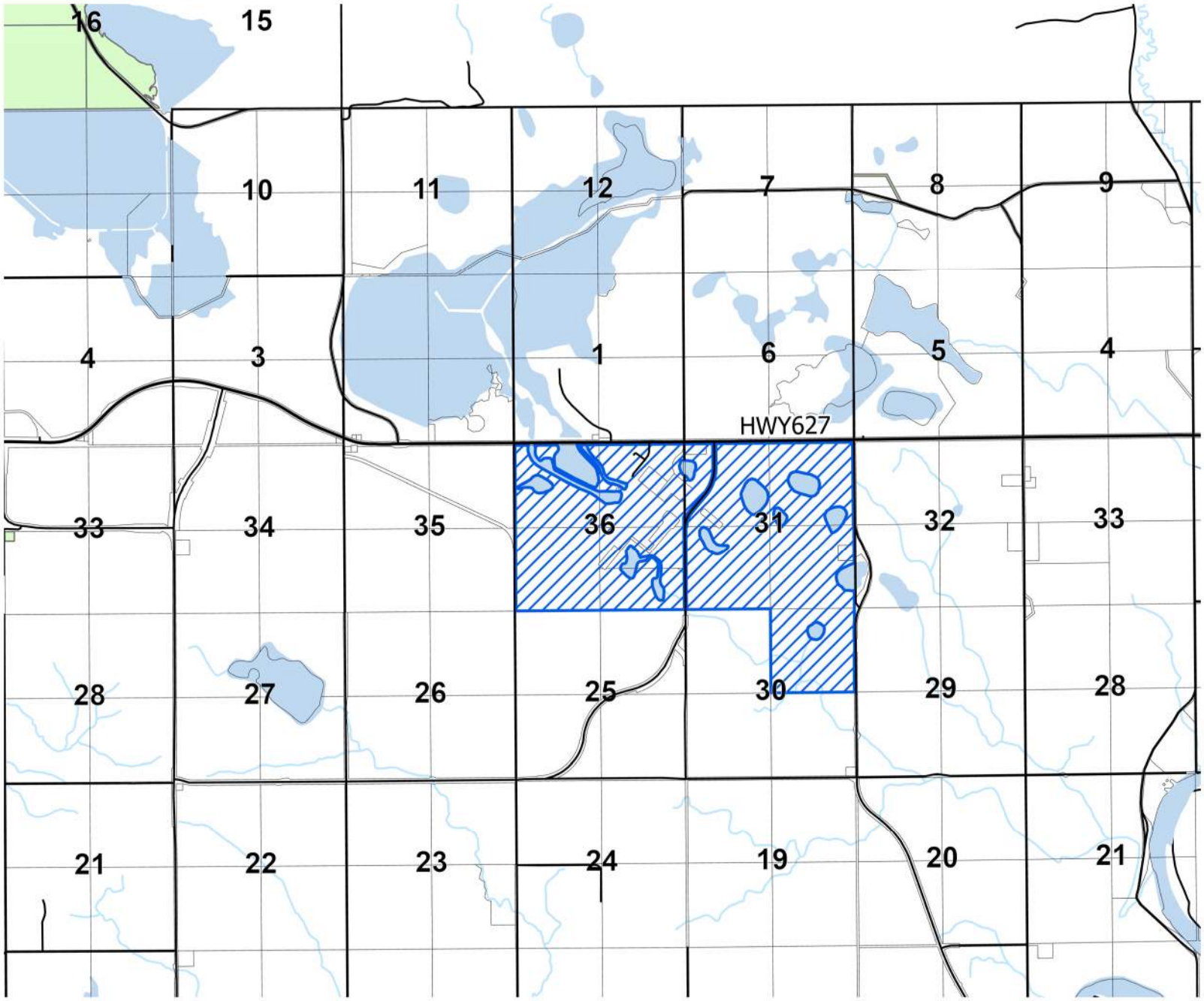
Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 1.5 3 Kilometers



Schedule "C"

Keephills Direct Control District

Legend

DC - Direct Control District

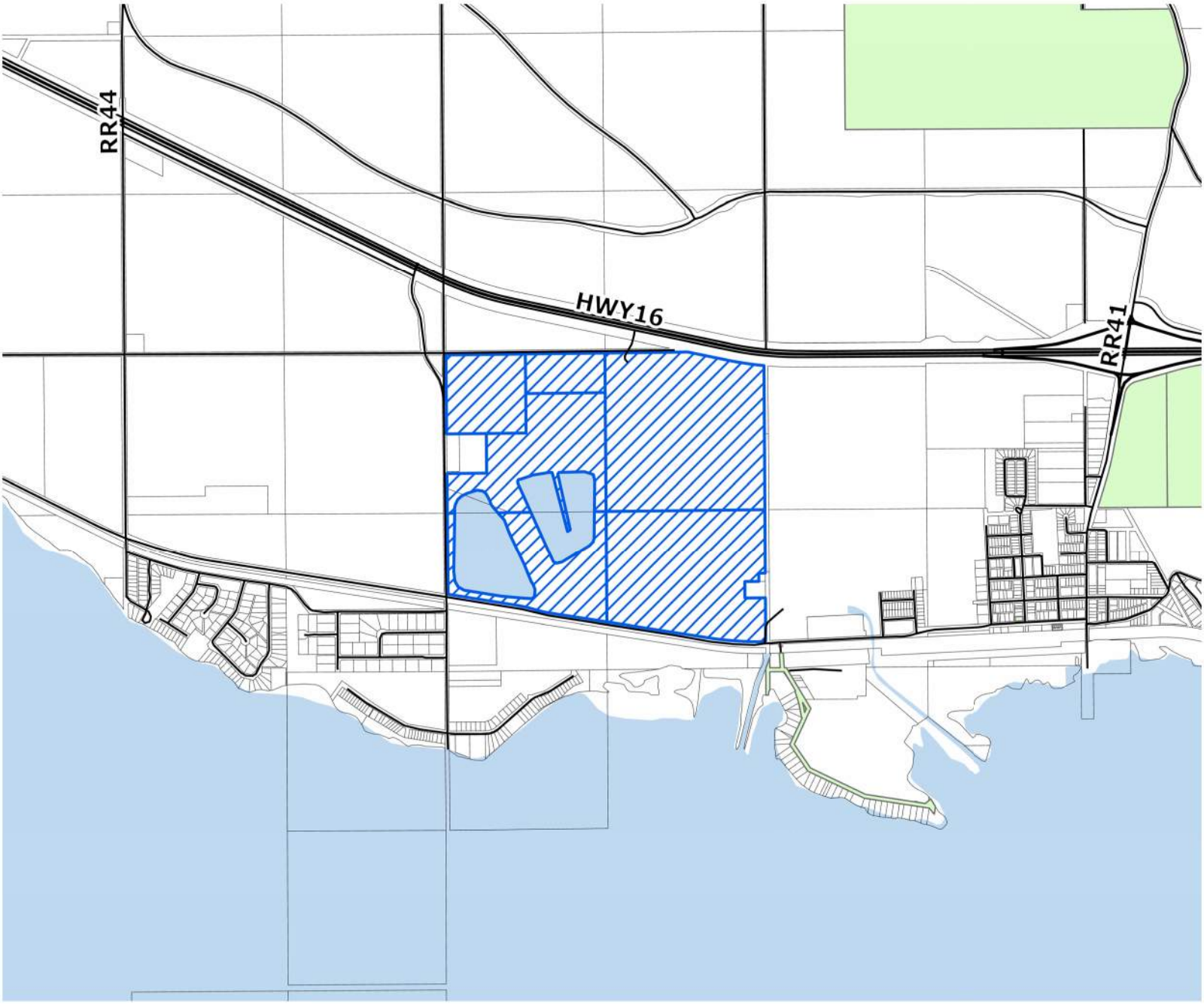
Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.85 1.7 Kilometers



Schedule "D"

Whitewood Direct Control District

Legend

DC - Direct Control District

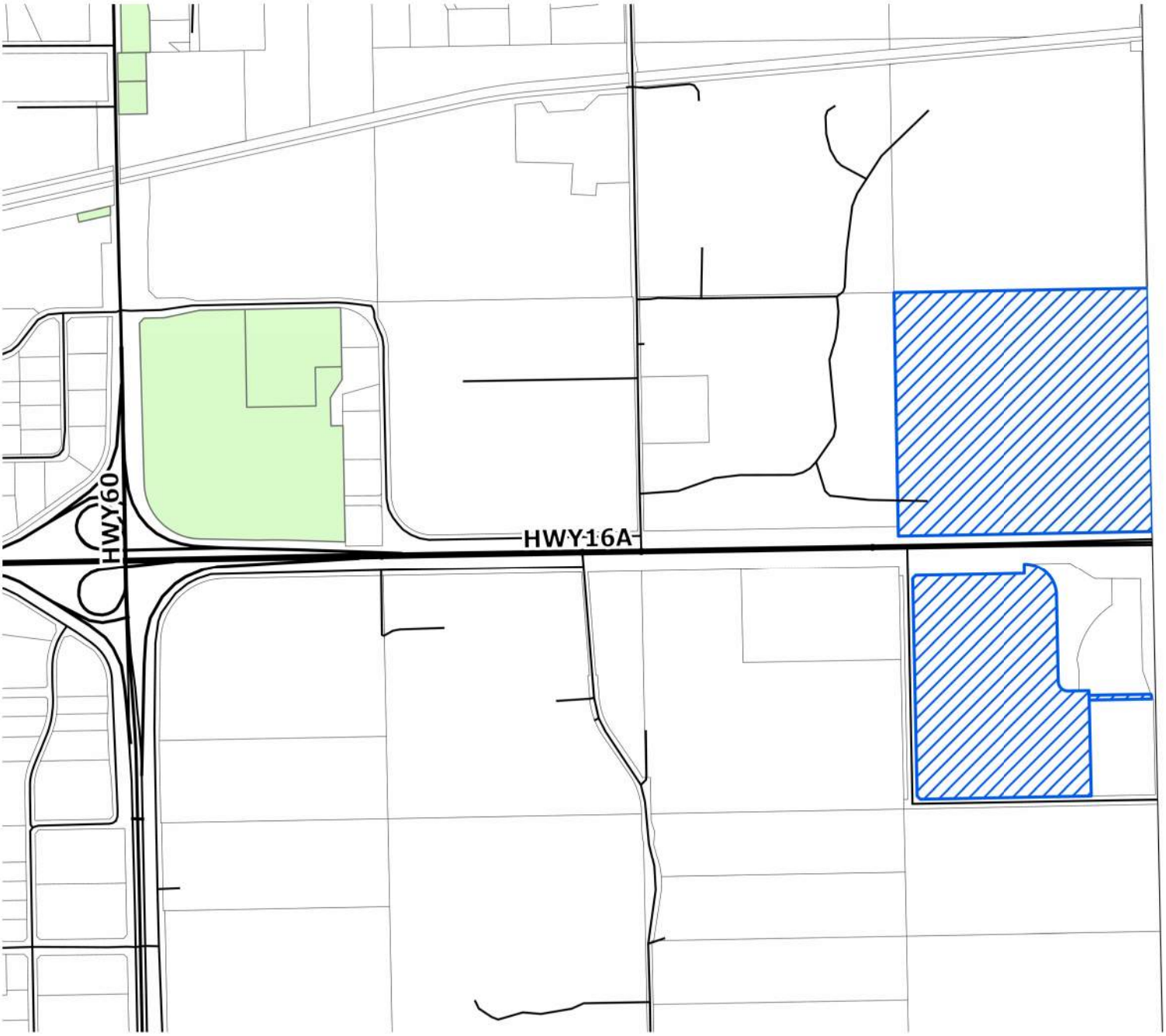
Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.45 0.9 Kilometers



Schedule "E"

Acheson Industrial Area Direct Control District

Legend

DC - Direct Control District

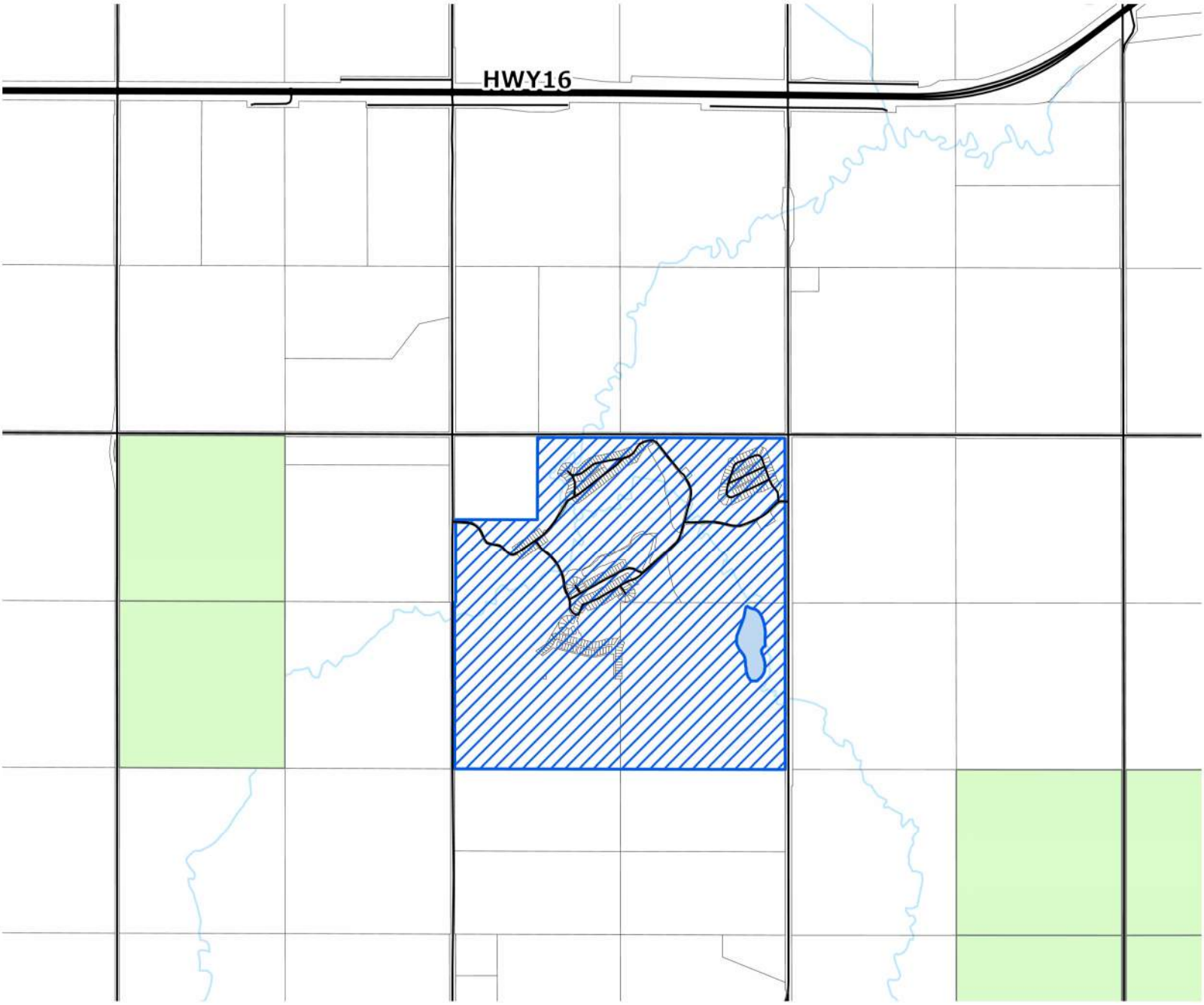
Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.25 0.5 Kilometers



Schedule "F"

Trestle Creek Direct Control District

Legend

DC - Direct Control District

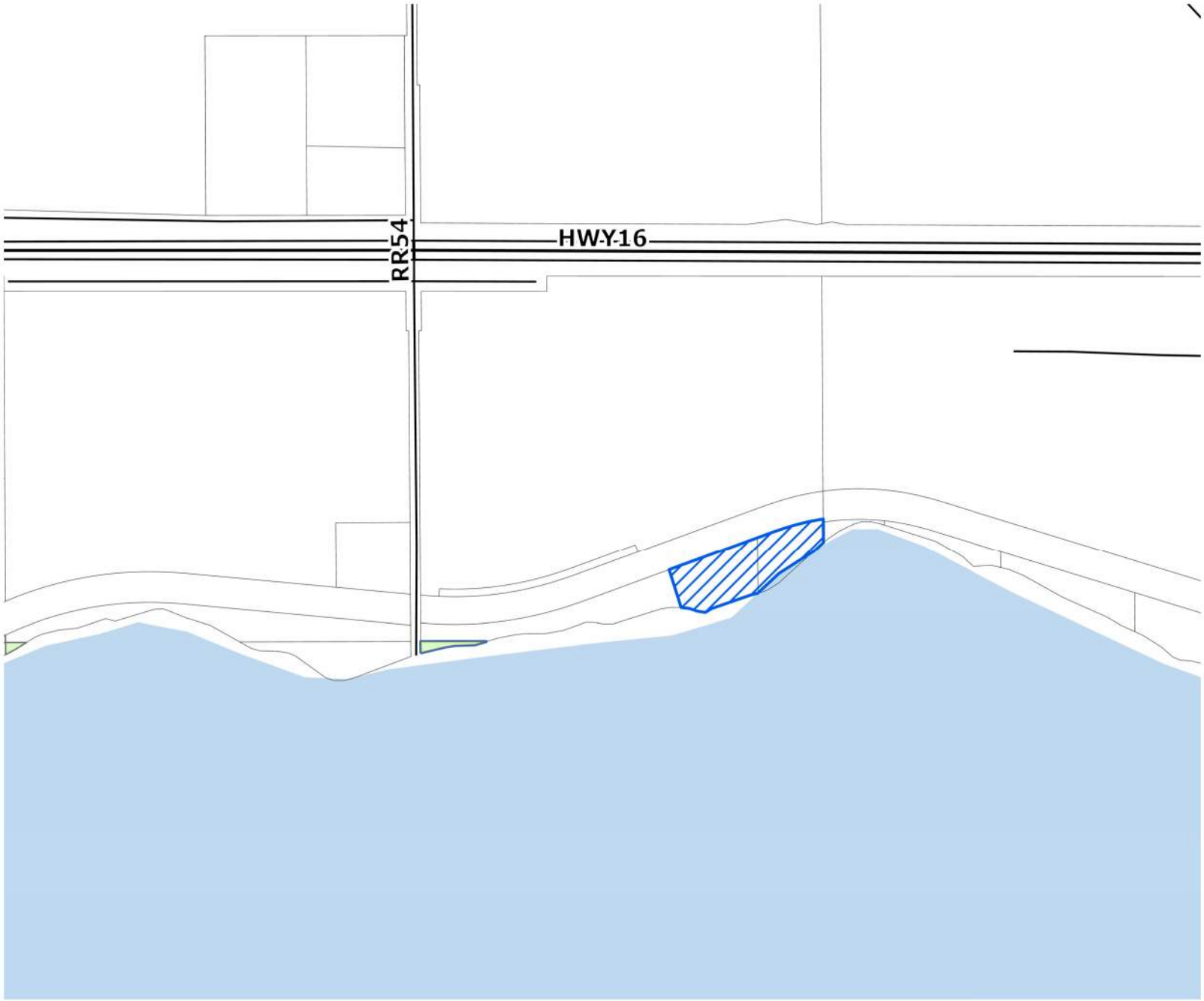
Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.4 0.8 Kilometers



Schedule "G"

Osprey Bay
Direct Control District

Legend

DC - Direct Control District

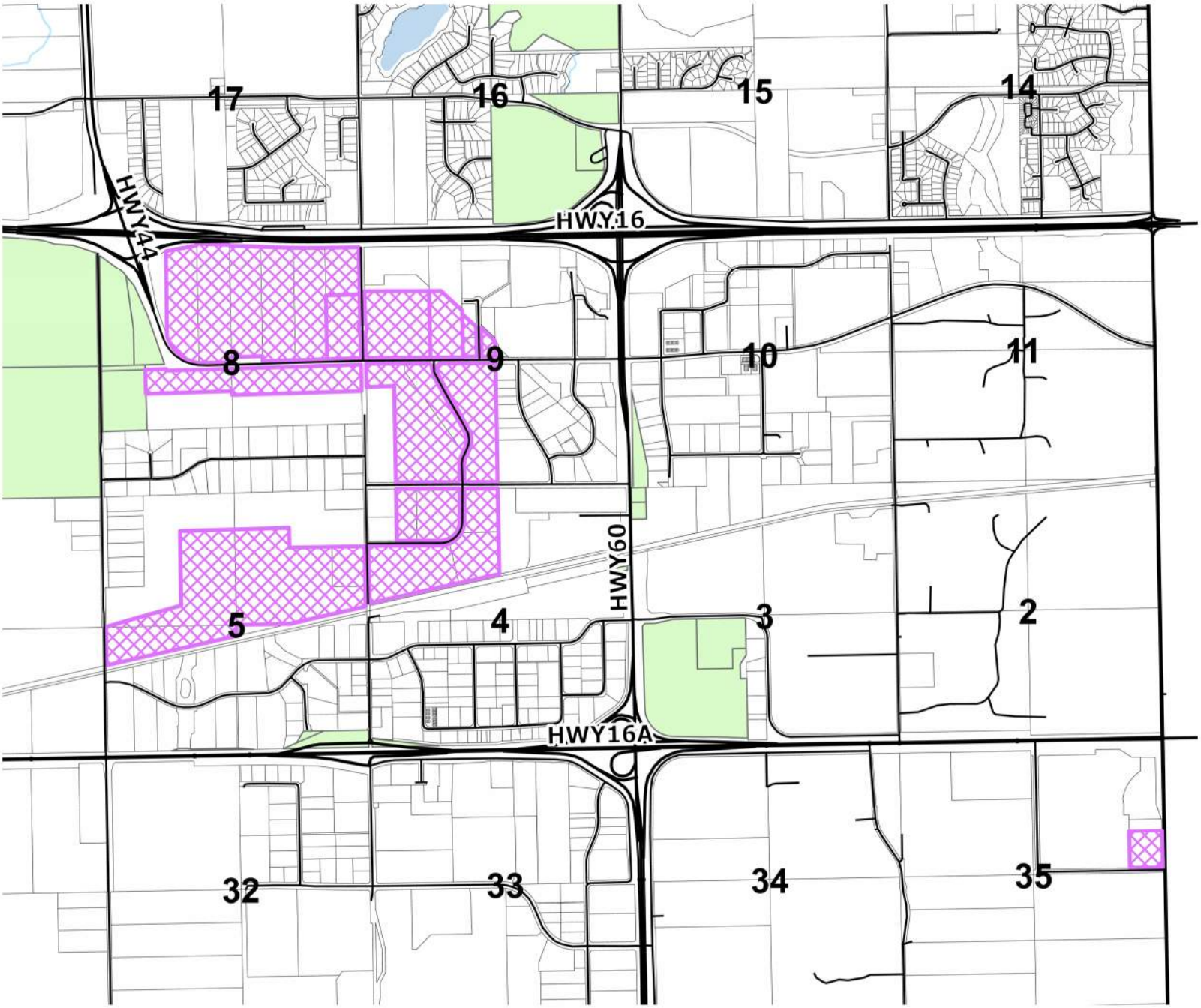
Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.15 0.3 Kilometers



Schedule "H"

Acheson Residential Protection Overlay

Legend

ARPO - Acheson Residential Protection Overlay

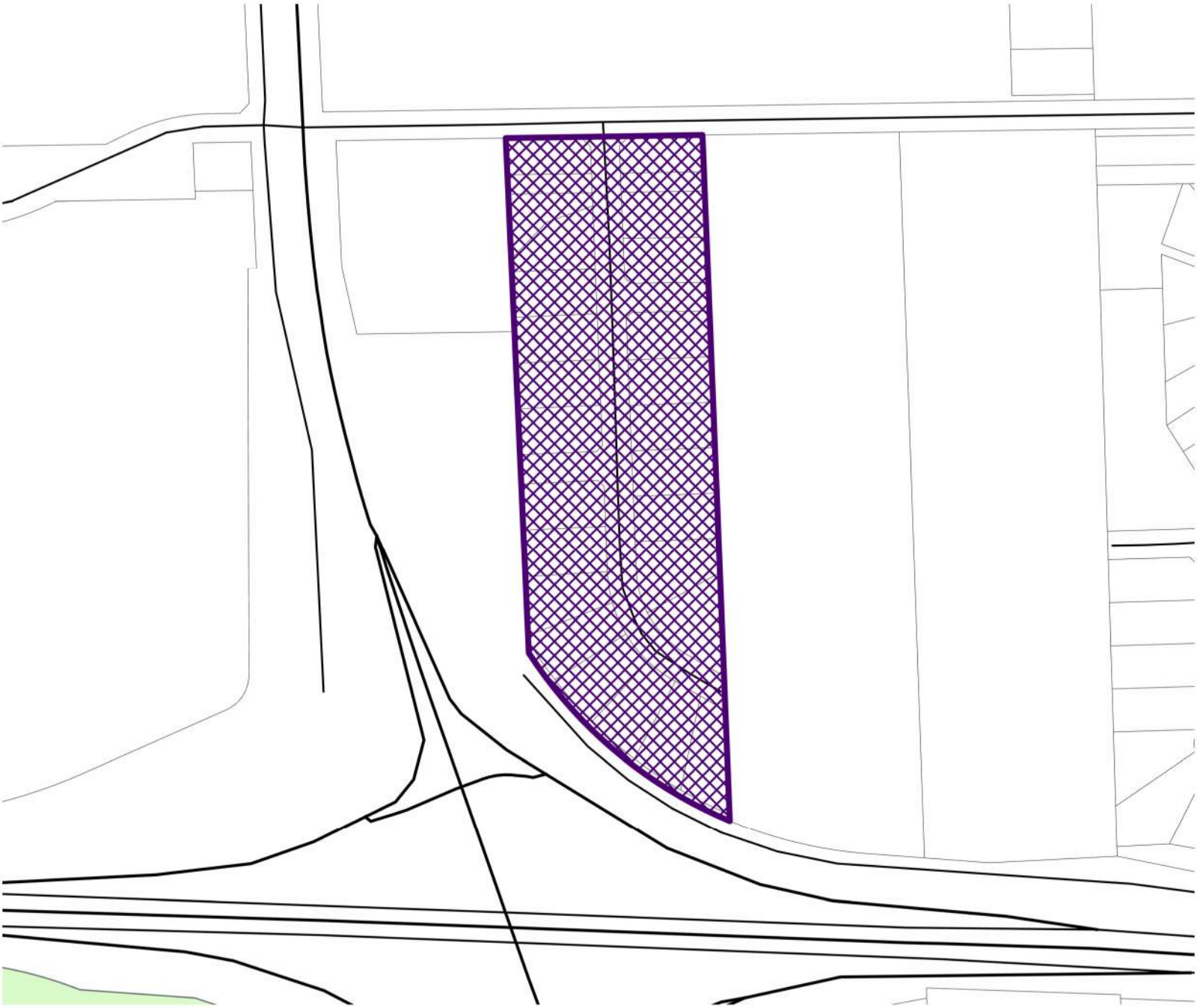
Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.55 1.1 Kilometers



Schedule "I"
Legends Estates Overlay

Legend

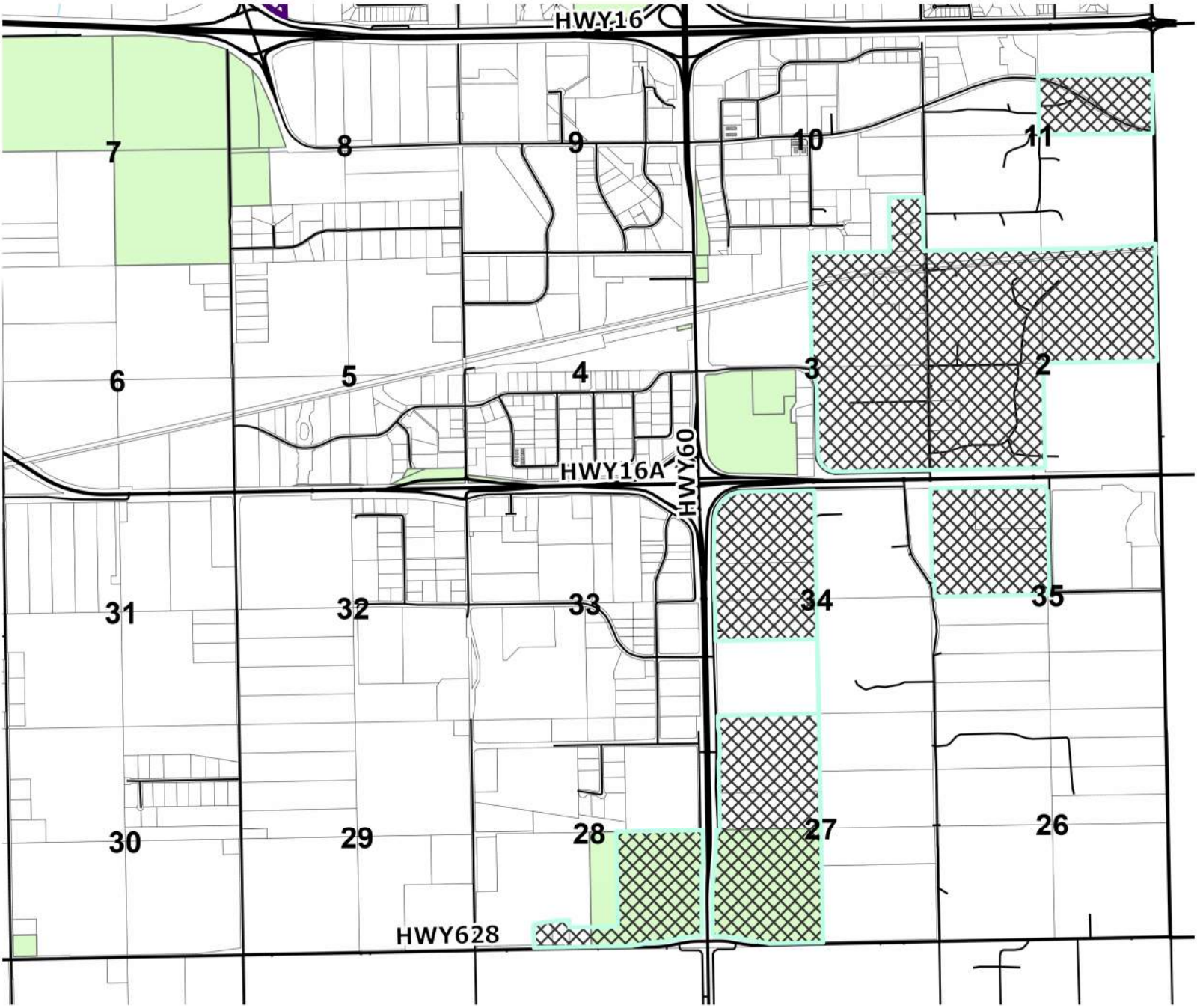
LEO - Legend Estates Overlay

Parkland County
Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N
0 0.09 0.18
Kilometers



Schedule "J"

Acheson Reserved Development Overlay

Legend

RO - Reserved Development Overlay

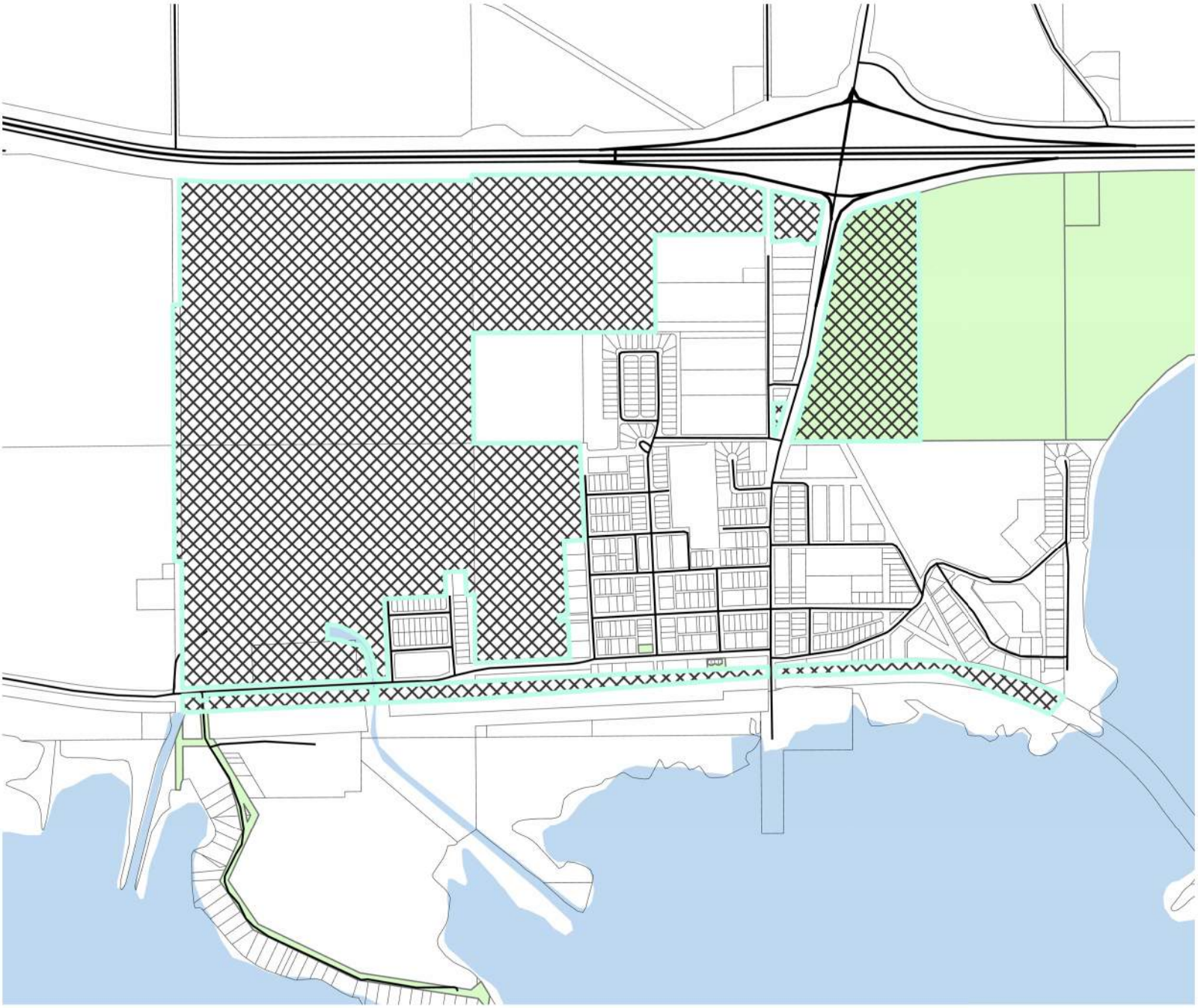
Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.6 1.2 Kilometers



Schedule "K"

Wabamun Reserved Development Overlay

Legend

RO - Reserved Development Overlay

Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.2 0.4 Kilometers

Schedule "L"
Entwistle Reserved Development Overlay

Legend

RO - Reserved Development Overlay

Parkland County
Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N 0 0.15 0.3
Kilometers

Schedule "M"

Atim Creek/Big Lake Floodplain Protection Overlay

Legend

FPO - Floodplain Protection Overlay

Note: This map is for general information only. Parkland County does not guarantee its accuracy. All information should be verified. The floodplain is the hatched area adjacent to Big Lake / Atim Creek and connected watercourses. Flooding may still occur outside of the designated floodplain area.

The extent of the floodplain boundaries shown are based on Figure 1 and Figure 2 of the 'Big Lake Basin Task Force: Floodplain delineation for Atim Creek from Campsite Road to Big Lake Study' (Sameng, March 2007).

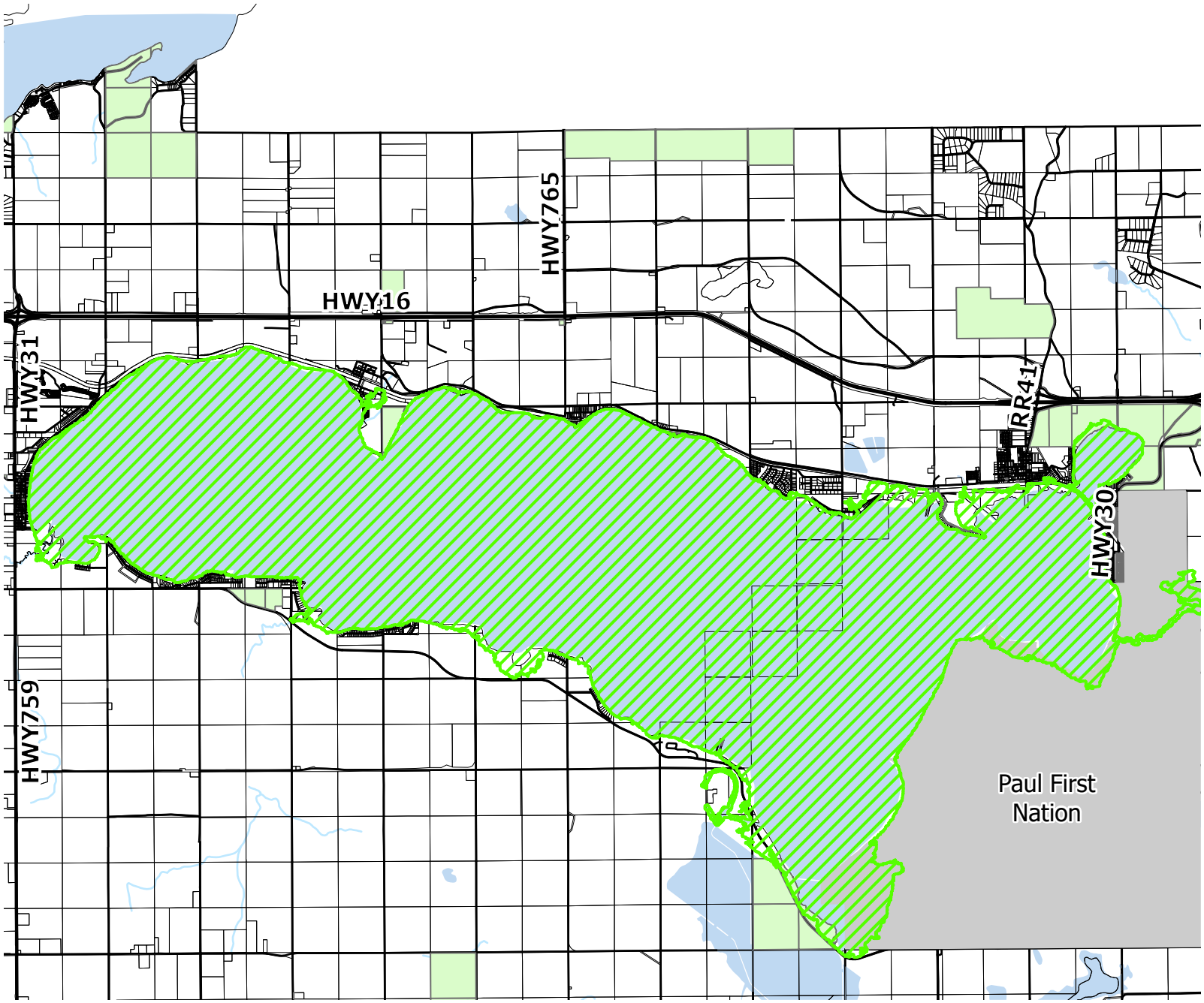
Due to the map scale, this map does not represent the precise boundaries of the 100-year floodplain of Atim Creek / Big Lake. It is intended to be used only as an indicator of areas of concern. Floodplain boundaries and flood construction levels must be determined for any application by a qualified professional engineer who certifies, subject to conditions contained within the report, that the land may be used safely for the intended use.

Parkland County
Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

N
0 0.85 1.7
Kilometers



Schedule "N"

Wabamun Lake Floodplain Protection Overlay

Legend

FPO - Floodplain Protection Overlay

Parkland County

Land Use Bylaw 2025

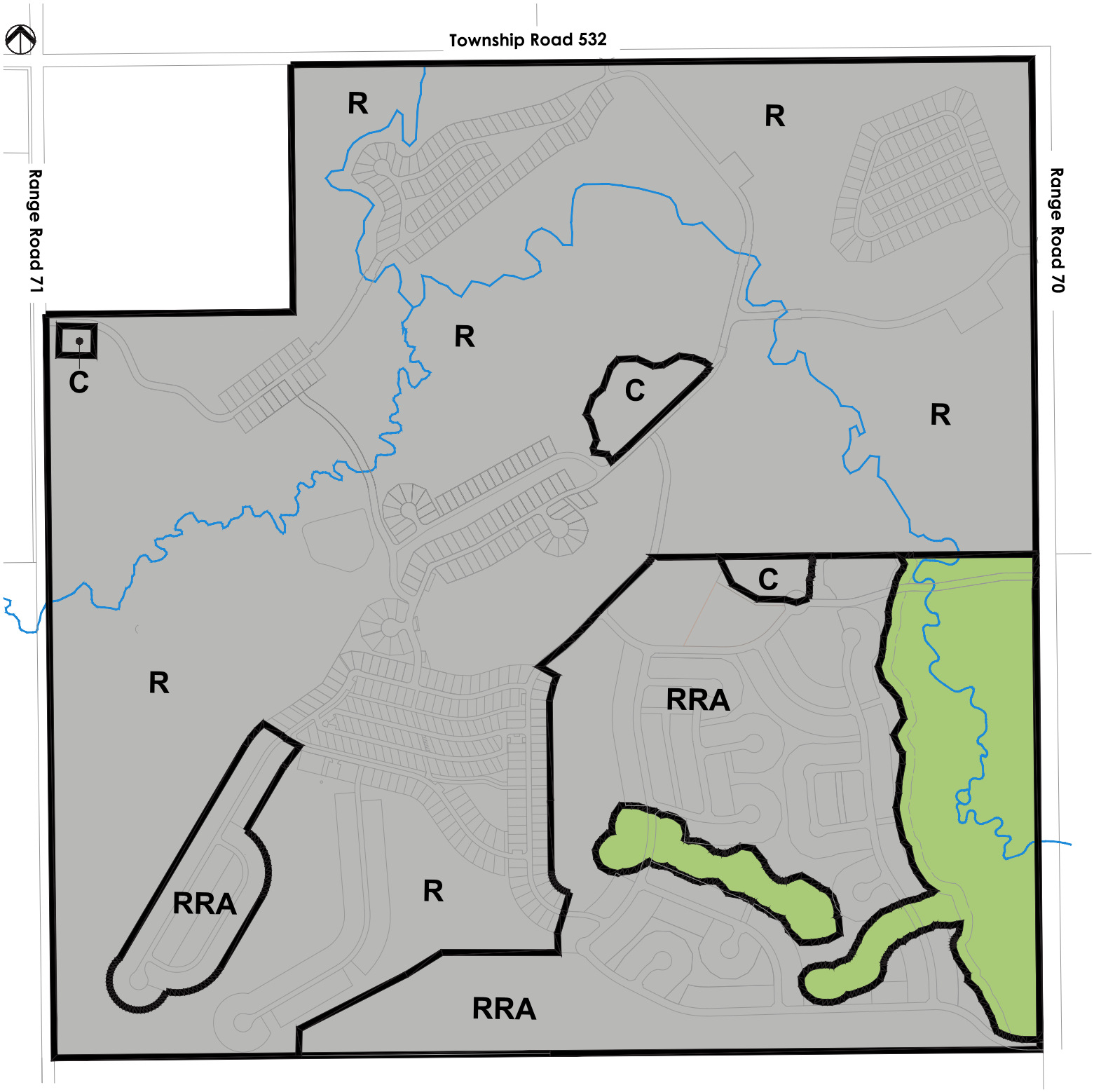
parkland county

Cadastral Current to May, 2025

N

0 1.5 3

Kilometers



Schedule "O"

Trestle Creek Recreational Resort Sub-District Map

Legend

Land Use

R - Recreational

RRA - Resort Residential Accommodation

C - Commercial

Parkland County

Land Use Bylaw 2025

parkland county

Cadastral Current to May, 2025

0 0.1 0.2 0.4 Kilometers

parkland county