

Rocky View County Land Use Bylaw



ROCKY VIEW COUNTY



OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-8000-2020	Original Bylaw	September 8, 2020
C-8092-2020	Various amendments throughout	January 26, 2021
C-8186-2021	Add Section 349.2 (a)	July 27, 2021
C-8270-2022	Add Section 360 (b)	May 17, 2022
C-8328-2022	Add Section 360 (c)	November 1, 2022
C-8351-2022	Add Section 360 (d)	September 5, 2023
C-8435-2023	Add Section 360 (e)	September 5, 2023
C-8451-2023	Amended Sections 394 and 396	October 31, 2023
C-8452-2023	Amended Section 156.1	October 31, 2023
C-8453-2023	Amended Sections 460 and 462	October 31, 2023
C-8349-2022	Amended Section 432	November 14, 2023
C-8500-2024	Amend section 50; Amend sections 304, 311, 318, 332, 342, 351, and 362; And renumber accordingly	March 12, 2024
C-8530-2024	Amend Part 8, Definitions; Section 92(t), Table 2; Add Section 92.1; And renumber throughout	May 14, 2024
C-8533-2024	Amend Part 8, Definitions; Add Sections 147.1 through 147.3; Add Section 92(z); Formatting throughout	June 11, 2024
C-8534-2024	Amend Part 8, Definitions; Add Sections 150.1 through 150.3; Add Section 92(aa); Amend List of Discretionary Uses in Most Districts to Include Shipping Containers; Formatting throughout	June 25, 2024
C-8604-2025	Amend Sections 349.1 and 349.2; add subsection f) to Section 359	January 21, 2025
C-8648-2025	Amend Part 8, Definitions; Add Sections 475 through 489; add Appendix 1: List of Overlays; renumber throughout	June 17, 2025
C-8645-2025	Add site-specific regulations for S-DAT-A overlay	June 17, 2025
C-8640-2025	Amend Part 8, Definitions; amend section 127; add sections 164.1 through 164.3; amend section 236, Table 5	July 8, 2025
C-8634-2025	Various amendments throughout to include new aggregate extraction and/or processing application requirements	July 15, 2025

C-8641-2025

Amend section 156(b) to remove the
Special Function Business Use and
provide time for transition

July 22, 2025

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PART ONE

1

Purpose

This part introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.

Jurisdiction

TITLE

- 1 This Bylaw is entitled 'Rocky View County Land Use Bylaw C-8000-2020', hereinafter referred to as the "Bylaw."

AUTHORITY

- 2 This bylaw is enacted pursuant to Section 639 of the *Municipal Government Act* (MGA), as amended or replaced from time to time.

PURPOSE

- 3 The purpose of the Bylaw is to regulate land use and development within Rocky View County (the "County") in order to achieve orderly growth, and for that purpose to:
 - a) Organize the County into Land Use Districts,
 - b) Prescribe and regulate the use of land and/or buildings in each District,
 - c) Establish the number of Dwelling Units permitted on a parcel of land,
 - d) Define and establish the roles of the Development Authority,
 - e) Establish a method of making decisions on applications for development, including the issuing of Development Permits and the discretionary power of the Development Authority, and
 - f) Provide for how and to whom notice of the issuance of a Development Permit is to be given.

SEVERABILITY

- 4 Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.

RELATIONSHIP TO OTHER LAWS AND REGULATIONS

- 5 Nothing in this Bylaw shall exempt any person from any obligation to comply with the requirements of any other municipal, regional, provincial, or federal law, bylaw, or regulation. This includes, but is not limited to, compliance with the following:
- a) The Bylaw is consistent with the MGA as amended or replaced from time to time. The MGA takes precedence in a case of dispute on the meanings of all words or clauses,
 - b) The Bylaw is consistent with the Alberta Land Stewardship Act (ALSA), as amended or replaced from time to time,
 - c) The Bylaw is consistent with the South Saskatchewan Regional Plan (SSRP), as amended or replaced from time to time,
 - d) The Bylaw is not a statutory plan and is therefore outside of the scope of the Calgary Metropolitan Region Board's purview,
 - e) The Bylaw is consistent with the 'County Plan C-7280-2013,' as amended or replaced from time to time, and
 - f) The Bylaw shall be used in conjunction with policies and procedures as adopted and amended by Council including, but not limited to, Area Structure Plans, Area Redevelopment Plans, and any Infrastructure Master Plans as they pertain to transportation, water, sanitary and/or stormwater management infrastructure.

EFFECTIVE DATE & TRANSITION

- 6 Bylaw C-4841-97, being the Rocky View County Land Use Bylaw and amendments thereto, are rescinded upon this Bylaw passing and commencing into full force and effect.
- 7 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, is passed when it receives third reading and is signed pursuant to the MGA.
- 8 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, comes into full force and effect on September 8, 2020.
- 9 All amendments to the Bylaw, any Redesignation, or Development Permit applications received on or after the effective date of the Bylaw shall be processed and considered upon the provisions outlined herein.
- 10 All Development Permit applications received in a complete form prior to the effective date of this Bylaw shall be processed based on 'Land Use Bylaw C-4841-97,' unless the Applicant requests in writing that the application be processed based on the regulations of this Bylaw.
- 11 Direct Control Bylaws that were passed pursuant to previous Land Use Bylaws and which are denoted within **Schedule B – Land Use Map** are hereby incorporated into, and form part of, this Bylaw.

FEES AND CHARGES

- 12 All fees and charges under and pursuant to the Bylaw, are established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time.

INTERPRETATION

Language

- 13 Words used in the singular include the plural, and words in the plural include the singular.
- 14 Words used in the present tense include the other tenses and derivative forms.
- 15 The words "shall" and "must" require mandatory compliance except where a variance has been granted pursuant to the MGA or the Bylaw.
- 16 The word "may" is to be construed as permissive.

- 17 Words, phrases and terms not defined in **Part 8 – Definitions** may be given their definition in the MGA or, in the absence of a definition in the MGA, the ‘Alberta Building Code,’ as amended or replaced from time to time. Other words shall be given their usual and customary meaning.
- 18 Where a regulation involves two or more conditions or provisions connected by the conjunction “and” all the connected items shall apply in combination; “or” indicates that the connected items may apply singly; “and/or” indicates the items may apply singly or in combination.
- 19 In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.

Measurement

- 20 For the purposes of this Bylaw, all references to measurement will use the metric measurement system with imperial measurement provided in brackets, e.g. 1.0 ha (2.47 ac.).
- 21 If there is a discrepancy between the metric and imperial measurement, metric prevails.

EXEMPTED DEVELOPMENT

- 22 The following development is exempt for all requirements of the Bylaw:
 - a) Development, including but not limited to the construction, maintenance, and aggregate extraction completed by the County, its authorized agents, or Alberta Transportation,
 - b) The installation, maintenance or repair of public works, Government Services facilities and/or utilities carried out by or on behalf of federal, provincial, or other local authorities,
 - c) Confined Feeding Operations, and
 - d) Election signs as described in the ‘Election Sign Bylaw’ Bylaw No. C-8124-2021, as amended or replaced from time to time.

LAND USE DISTRICT GROUPS

- 23 For the purposes of this Bylaw, Districts may be referred to collectively:
 - a) Agricultural Districts, which include A-GEN and A-SML,
 - b) Residential Districts, which include R-RUR, R-CRD, R-URB, R-SML, R-MID and R-MRU,
 - c) Business/Commercial Districts, which include B-AGR, B-REC, B-REG, B-LOC, B-LWK, C-HWY, C-LRD, C-LUD, C-MIX and C-REG,
 - d) Industrial Districts, which include I-LHT and I-HVY,
 - e) Special Districts, which include S-PUB, S-FUD, S-NAT, S-PRK and S-NOS.

Enforcement

OFFENSE UNDER THE BYLAW

- 24 Any owner, lessee or occupant of land or a building, or the owner of a structure or a sign thereon, who with respect to such land, building, structure or sign, contravenes, causes, or allows a contravention of any provision of the Bylaw commits an offense.
- 25 Any person who commences or continues development for which a Development Permit is required but has not been issued, has expired, has been revoked or suspended, or which is in contravention of a condition of a Development Permit under the Bylaw commits an offense.
- 26 Any person who prevents or obstructs the Development Authority or a Designated Officer from carrying out any official duty under the Bylaw or the MGA commits an offense.

LAND USE BYLAW ENFORCEMENT

- 27 A Designated Authority may enforce the provisions of the Bylaw, or the conditions of a Development Permit pursuant to the MGA and the *Provincial Offences Procedure Act* (POPA), as amended or replaced from time to time.
- 28 Enforcement may be by violation ticket pursuant to POPA, notice of violation or any other authorized action to ensure compliance.
- 29 The enforcement powers granted to the Development Authority under the Bylaw are in addition to any enforcement powers that the County or any of its Designated Officers may have under POPA.
- 30 The Designated Authority may exercise all such powers concurrently.

VACANT BUILDINGS

- 31 Within six (6) months of a building being vacated, owners are responsible for the following, to the satisfaction of the Development Authority:
 - a) Removing any Signs,
 - b) Boarding up any windows and doors, and
 - c) Removing any graffiti, posters and other debris.

SIGN MAINTENANCE AND REMOVAL

- 32 Signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
- 33 The Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:
 - a) When the excess of twenty-five per cent (25%) of the sign face has experienced loss of finish through chipping, fading, or excessive dirt building up,
 - b) If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly, and
 - c) The sign is no longer relevant to the approved use of the Building (i.e. the Building is no longer inhabited by a business and/or is vacant).
- 34 Non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.
- 35 Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.

STOP ORDER

- 36 Pursuant to Section 645 of the MGA where an offense under the Bylaw occurs, the Development Authority may by written notice, order the owner or the person in possession of the land or buildings, or the person responsible for the contravention to:
 - a) Stop the development or use of the land or buildings in whole or in part as directed by the notice, or
 - b) Demolish, remove or replace the development, or
 - c) Carry out any other actions required by the notice so that the development or use complies with the Bylaw.

ENTRY AND INSPECTION

- 37** Pursuant to Section 542 of the MGA, a Designated Officer may, after giving reasonable notice to the owner or occupier of land or the structure to be entered:
- a) Enter on that land or structure at any reasonable time, and carry out any inspection, enforcement or action required to assess or enforce compliance with this Bylaw,
 - b) Request anything to be produced to assist in the inspection, remedy, enforcement or action, and
 - c) Make copies of anything related to the inspection, remedy, enforcement or action.
- 38** The Development Authority shall be a Designated Officer for the purposes of Section 542 of the MGA.

SPECIFIED PENALTIES

- 39** Pursuant to POPA the following fine amounts are established for use on Notices of Violation and violation tickets if a voluntary payment option is offered:

Table 1 – Minimum Specified Penalties

Offence	First Offence	Second Offence	Third Offence
Failure to obtain a Development Permit	\$1500	\$2000	\$2500
Failure to comply with Development Permit Conditions	\$1500	\$2000	\$2500
Failure to comply with District Regulations	\$1500	\$2000	\$2500
Failure to comply with any other condition of the Bylaw	\$1000	\$1500	\$2000

- 40** Fines for additional offences noted on **Table 1 – Minimum Specified Penalties** are for when the offence has occurred within a twelve (12) month period of the previous offence.

Land Use Bylaw Amendments

AMENDMENT TO THE BYLAW

- 41** Any person may apply to have the Bylaw amended.
- 42** The County may, on its own initiative and in accordance with the MGA, initiate an amendment to the Bylaw affecting a parcel or parcels of land.
- 43** Any amendment to the Bylaw shall be made pursuant to the MGA.

NON-SITE SPECIFIC TEXT AMENDMENT APPLICATION

- 44** An applicant pursuing an amendment to the text within the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed Application Form,
 - b) The application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
 - c) A written rationale from the applicant for the amendment, and
 - d) Any supporting studies, plans or other information deemed necessary by the County.

REDESIGNATION OR SITE-SPECIFIC TEXT AMENDMENT APPLICATION

45 An applicant pursuing the Redesignation of a Land Use within the Bylaw shall use the Application Form provided by the County, and include the following:

- a) A completed Application Form,
- b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
- c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
- d) Current copies of any restrictive covenants or easements (within 30 days of submission),
- e) 3 to 5 coloured photographs showing the affected lands and adjacent area,
- f) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
- g) A Site Plan, showing:
 - i. North arrow
 - ii. Municipal addresses and adjacent road labels
 - iii. Legal Address (i.e. plan/block/lot)
 - iv. Parcel boundaries
 - v. Access and egress points
 - vi. Location of existing buildings and setbacks (if applicable), and
 - vii. Any other development setbacks, easements or utility rights-of-way;
- h) A written rationale for the amendment, and
- i) Any supporting studies, plans or other information deemed necessary by the County.

AMENDMENT DUTIES OF THE DEVELOPMENT AUTHORITY

46 Upon receipt of a completed application, the Development Authority shall:

- a) Prepare an Amending Bylaw for First Reading by Council,
- b) Prepare a background report, including plans and other relevant material, and submit to Council for review prior to First Reading, and
- c) Provide a minimum of two (2) weeks' notice of any public hearing to all Adjacent Registered Owners.

DECISIONS ON BYLAW AMENDMENTS

47 Council may, in reviewing a proposed amendment to the Bylaw:

- a) Approve the proposed Amending Bylaw as it is, or
- b) Make any changes it considers necessary to the proposed Amending Bylaw and proceed to approve it without further advertisement or hearing, or
- c) Refer the proposed Amending Bylaw back to administration for more information or further review and changes, then reschedule the application for further consideration, or
- d) Refuse the proposed Bylaw Amendment.

RECONSIDERATION

- 48** If a proposed Amending Bylaw has been refused by Council, the same or similar application shall not be resubmitted for at least six (6) months after the date of refusal, unless, in the opinion of the Development Authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

PART TWO

Development Process

2

This part outlines the nature and role of the Development Authority, their procedures and responsibilities.

Authorities and Duties

DEVELOPMENT AUTHORITY

49 The Development Authority is a person or persons appointed by resolution of Council pursuant to the MGA.

50 The Development Authority may include one or more of the following:

- a) A Development Officer,
- b) The Manager of Planning & Development Services,
- c) A Municipal Planning Commission,
- d) The Chief Administrative Officer, or
- e) Council.

DUTIES OF THE DEVELOPMENT AUTHORITY

51 The Development Authority shall:

- a) Receive, process and make decisions on all Development Permit applications,
- b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended or replaced from time to time, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee, and
- c) Keep a register of all supporting documentation for each Development Permit for seven (7) years, and a copy of the Development Permit shall be kept permanently.

52 The Development Authority may:

- a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment,
- b) Provide a written Time Extension Agreement, in alignment with the Bylaw,
- c) Allow a variance, in alignment with the Bylaw, and

- d) Refer a decision of a Development Permit to another Development Authority as identified in **Section 50**.

SUBDIVISION AUTHORITY

- 53 The Subdivision Authority is established pursuant to the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.
- 54 The Subdivision Authority shall perform such duties as are specified in the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 55 The Subdivision and Development Appeal Board (SDAB) is established by Council in accordance with the MGA.
- 56 The SDAB shall perform such duties as specified in this Bylaw and the 'Appeal and Review Panel Bylaw C-7717-2017,' as amended or replaced from time to time.

Development Permit Decisions

RECEIVED APPLICATIONS

- 57 The Development Authority shall not receive a Development Permit application where the proposed use is neither permitted nor discretionary in a given District.

DETERMINATION OF COMPLETENESS

- 58 The Development Authority shall determine the completeness of a received application within twenty (20) days of receipt.
- 59 In reviewing an application for completeness, the Development Authority may:
 - a) Determine that the application is complete and provide an 'Acknowledgment of Completeness' to the applicant, or
 - b) Determine that the application is incomplete; provide a 'Notice of Incompleteness' and request outstanding information from the applicant, along with a time period within which the outstanding information is required.
- 60 An 'Acknowledgement of Completeness' or 'Notice of Incompleteness' shall be provided to the applicant via email.

REVIEW PERIOD

- 61 The Development Authority must make a decision on an application for a Development Permit within forty (40) days.
- 62 The review period commences once the 'Acknowledgement of Completeness' is provided to the applicant.

TIME EXTENSION AGREEMENT

- 63 The Development or Subdivision Authority may request up to a three (3) month extension of the review period of a Development Permit or Subdivision application from the applicant.
- 64 The Development or Subdivision Authority may grant up to a three (3) month extension of the review period of a Development Permit or Subdivision application at the request of the applicant.
- 65 'Time Extension Agreements' shall be agreed to by both parties in writing.
- 66 'Time Extension Agreements' on any Prior to Release conditions related to an approved Development Permit may be granted for a period of twelve (12) months to a maximum of three (3) extensions.
- 67 'Time Extension Agreements' on any conditions related to an approved subdivision may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

- 68 'Time Extension Agreements' for the Commence or Completion of a Development may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

- 69 The Development Authority, in making a decision on a Development Permit application for:
- a) A Permitted Use that meets all requirements:
 - i. Shall approve the application, with or without conditions, if the proposed development conforms with the Bylaw,
 - b) A Permitted Use that does not meet all requirements:
 - i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw, or
 - ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances,
 - c) A Discretionary Use:
 - i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw,
 - ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances, or
 - iii. May refuse the application even though it meets the requirements of the Bylaw,
 - d) A Discretionary Use in a Direct Control District:
 - i. May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.

REVIEWING DEVELOPMENT PERMIT APPLICATIONS

- 70 In reviewing a Development Permit application for a Permitted Use with a proposed variance or a Discretionary Use, the Development Authority shall have regard to:
- a) The purpose and intent of the applicable District,
 - b) Any Statutory Plan adopted by the County,
 - c) The purpose and intent of any other plan and pertinent policy adopted by the County, and
 - d) The circumstances and merits of the application.
- 71 Notwithstanding the provisions of the Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with and complementary to surrounding land use and other planning considerations.
- 72 In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied that an adequate sewage disposal system exists and is not a public health hazard.

DEEMED REFUSALS

- 73 An application for a Development Permit shall be deemed to be refused in the following circumstances:
- a) Outstanding information requested as part of the determination of completeness is not submitted by the Applicant,
 - b) The Development Authority does not make a decision on a Development Permit within the review period identified in Section 61.
 - c) The Development Authority does not make a decision on a Development Permit within an agreed upon 'Time Extension Agreement'.

NOTICE OF DECISION

Notice to Applicant:

- 74** All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made;
- 75** If the Development Permit application is refused, approved without conditions, or conditionally approved, the 'Notice of Decision' shall contain the conditions imposed or the reasons for the refusal or as part of the approval;

Public Notice:

- 76** Notice of approved Development Permit applications shall be advertised per the Public Notification Bylaw (Bylaw C-7860-2019), as amended. The notice shall include:
- a) The location and use of the Parcel,
 - b) The date the Development Permit was issued, and
 - c) Notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the SDAB within twenty-one (21) days of the date of the decision on the application or the date of the deemed refusal.

EFFECTIVE DATE

- 77** Barring an appeal to the SDAB, a Development Permit does not come into effect until:
- a) Twenty-one (21) days from the date on which public notice was issued, and
 - b) All Prior to Release conditions have been satisfied.

COMMENCE AND COMPLETE DEVELOPMENT

- 78** A Development Permit shall lapse after one (1) year from the date of issuance unless development has commenced on the site or as otherwise identified in the conditions of approval.
- 79** A Development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Permit approval or as otherwise identified in the conditions of approval.

CANCELLED OR SUSPENDED DEVELOPMENT PERMITS

- 80** The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the holder of the permit when, after a Development Permit has been issued, the Development Authority becomes aware of one the following circumstances:
- a) The application contained a misrepresentation, or
 - b) Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered, or
 - c) Any condition under which the development permit was issued has been contravened, or
 - d) The Development Permit was issued in error, or
 - e) The applicant has requested cancellation of the permit in writing.
- 81** A Development Permit shall be null and void if the approved use or development is discontinued or abandoned for two or more consecutive years.
- 82** An applicant whose Development Permit is cancelled, suspended, or modified may appeal to the SDAB.

RE-APPLICATION INTERVAL

- 83** Where an application for a Development Permit is refused, the submission of a second application for the same or similar development on the same parcel, may not be made for a period of six (6) months from the date of issue of the refusal, except where waived by Council.
- 84** If a second application is refused, a third application may not be made within one (1) year of the date of the second refusal, except where waived by Council.
- 85** The determination of what constitutes the same or similar development shall be made by the Development Authority.

AGGREGATE EXTRACTION AND/OR PROCESSING DEVELOPMENT RE-APPLICATION INTERVAL

- 85.1** If a redesignation application intending to facilitate an aggregate extraction and/or processing development is refused by Council, the submission of another application for redesignation for the same or similar use on the same subject land shall not be made for a period of 18 months from the date of issue of the refusal, except where Council has, by resolution, waived the 18 month waiting period.
- 85.2** If two successive similar redesignation applications intending to facilitate an aggregate extraction and/or processing development are refused by Council on the same subject land, the submission of another application for redesignation for the same or similar use on the same subject land shall not be made for a period of three years from the date of issue of the latest relevant refusal on the land, except where Council has, by resolution, waived the three year waiting period. Upon the three year waiting period expiring, a similar redesignation application to facilitate aggregate extraction and/or processing application may be submitted.
- 85.3** The determination of what constitutes same or similar use shall be made by Council.

Development Permit Appeals

APPEALING A DECISION

- 86** Pursuant to the 'Appeal and Review Panel Bylaw C-7717-2017,' any person affected by an order, decision or Development Permit made or issued by a Development Authority, including the applicant, may appeal the decision to the SDAB;
- 87** The Process followed by the SDAB is articulated within the 'Appeal and Review Panel Bylaw C-7717-2017, as amended or replaced from time to time.

SDAB DECISIONS

- 88** The Development Authority issues or revokes Development Permits in accordance with SDAB decisions.
- 89** A Development Permit shall be null and void if the Development Authority's decision to approve a Development Permit application is overturned by the SDAB.

PART THREE

Permits and Conditions

3

This part outlines the administrative requirements for development within the County.

Development Permits

DEVELOPMENT PERMITS REQUIRED

- 90** Except as provided in **Section 92**, no person shall commence any development unless a Development Permit has been issued.
- 91** All development shall proceed in accordance with the terms and conditions of the Development Permit.

DEVELOPMENT PERMITS NOT REQUIRED

- 92** A Development Permit is not required for the following development, provided it complies with all applicable provisions of the Bylaw, and does not require a variance:

Table 2 – Development Not Requiring a Development Permit

Development	Description
a) Agriculture (General)	Where Agriculture (General) is listed as a permitted use
b) Accessory Buildings	The placement or construction of an accessory building in an Agricultural District, Residential District, S-PRK, or S-NOS where it complies with the District's parameters for a Permitted Use
c) Accessory Dwelling Unit	Where Accessory Dwelling Unit is listed as a permitted use
d) Accessory Structure	The placement or construction of an accessory structure in all Districts
e) Beekeeping	- In all Agricultural Districts - For the keeping of 3 or less hives in a Residential District where it is listed as a permitted use
f) Construction Camps	The placing of construction camps associated with a construction project under contract to the County or Alberta Transportation, providing no office,

	storage or construction trailer is within 100.00 m (328.08 ft.) of a residential dwelling on an adjacent parcel
g) Deck, Balcony or Patio	An unenclosed or uncovered deck, balcony or patio (including landings and wheelchair ramps) that is less than or equal to 0.61 m (2.00 ft.) in height
h) Dogs	The keeping of dogs for personal use.
i) Driveways	So long as it does not impact existing site grades
j) Dwelling Unit	The construction of a Dwelling Unit where it is listed as a permitted use, except Dwelling, Multiple Unit
k) Fences and Enclosures	Less than 2 metres (6.56 ft.) in height
l) Food Trucks	Large vehicles equipped with facilities for cooking and selling food when compliant with provincial regulation
m) Home-Based Business (Type I)	Home-Based Business (Type I) in all districts
n) Livestock	The keeping of livestock in all Agricultural and Residential Districts and where Agricultural (General) is a permitted use
o) Maintenance or Repair	- To any building or structure or parking lot, including interior and exterior repairs provided that such work: - Does not include additions to buildings and/or impact the existing building footprint and/or encroach on property line setbacks, or - Does not constitute a change in the use or the intensity of the use of a building or lands, or - Does not impact existing site grades
p) Grain Bins and Stock Shelters	Placement of metal grain bins and three-sided stock shelters less than 27.87 m² (300.00 ft²) on an Agricultural District parcel. However, no bins or stock shelters shall be placed within 30.00 m (98.42 ft.) of a corner of the site that is formed by the intersection of two roads.
q) Decorations	Seasonal or Holiday decorations
r) Parks and Utilities	In all districts where listed as a permitted use
s) Second Dwelling Unit	The construction of a second Dwelling Unit on a lot that has an area of 32.40 ha (80.06 ac) or greater, which complies with the provisions of the Bylaw
t) Signs	- Signs displayed by or on behalf of the federal, provincial, or local government - Banners and pennant flags that are not permanently installed and which are displayed for a period not exceeding thirty (30) days - Real Estate Signs, subject to the standards outlined in Section 221 - Sandwich Boards, subject to the standards outlined in Section 223 - Temporary Signs, subject to the standards outlined in Section 224 - The alteration of a sign which only includes routine maintenance, painting or change in face, copy or lettering - Municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property

	• A temporary, non-illuminated sign or advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of the construction of a building or similar work, the announcement of any local event provided that the advertisement is removed within 14 days of the completion of the event or works advertised • Community Entrance Sign - subject to a review and letter of approval provided by the Development Authority, or approval under the terms and conditions associated with a Development Agreement provided the sign: ○ Is in compliance with the requirements of the relevant adopted conceptual scheme and any architectural guidelines; ○ Does not impact utility rights of way, parcel access, or corner visibility triangle requirements to the satisfaction of the Development Authority; and ○ Shall not be internally backlit, digital or contain third party advertisement.
u) Special Events	• Any event or activity with an issued Special Event Permit
v) Stripping, Grading, Excavation and Fill	• Development as part of a signed Development Agreement; independent of, or prior to, other development on the same parcel or site • Ponds under 0.60 m (1.97 ft.) in depth • Dugouts or ponds on parcels of land exceeding 16.19 ha (40.00 ac), where there is continued use of the land for agriculture • The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades • The excavation up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades
w) Voting Stations	• The use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidates campaign office, and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census
x) Vehicle (Commercial)	• The outside parking of a maximum of one (1) vehicle (commercial) on a Residential District parcel equal to or greater than 1.60 ha (3.95 ac), or an Agricultural District parcel that contains a dwelling
y) Vehicle (Recreation)	• In an Agricultural or Residential District or S-FUD, the maximum outdoor parking of: ○ 3 vehicles (recreation) on parcels $\leq$ 8.1 ha (20.01 ac) ○ 4 vehicles (recreation) on parcels $>$ 8.1 ha (20.01 ac) and $<$ 16.1 ha (39.78 ac) ○ 5 vehicles on parcels $\geq$ 16.1 ha (39.78 ac)

z) Minor Accessory Building	• May be placed within the subject parcel and exempted from meeting the subject land use districts minimum setback requirements, provided the structure: ○ is in compliance with the requirements of each District, including maximum parcel coverage requirements; and ○ does not impact County owned utility rights of way, parcel access, fire safety requirements for the storage of materials, corner visibility triangle, building separation requirements and does not have an individual or cumulative impact with other buildings to the satisfaction of the Development Authority.
aa) Shipping Container	• The temporary placement of one Shipping Container on a parcel even where it has been placed into the minimum setbacks in the subject land use district, where: ○ The placement of the Shipping Container is on a parcel under construction with a valid Building Permit, during the course of the construction to be used for storage or construction related purposes, and which shall be removed no later than 30 days after the time of construction completion or final building occupancy inspection. ○ The placement of the Shipping Container is on a parcel during the course of a land development, minor construction or moving project, to be used for storage related purposes, and which shall be removed no later than 14 days after the time of renovation or moving completion. • Subject to a review and letter of approval provided by the Development Authority: the placement of a Shipping Container in an Agricultural District, where it complies with the District's parameters for a Permitted Use, provided the development also complies with Section 150.1 and 150.2. ○ The temporary placement of one Shipping Container is not included in the total number of Shipping Containers allowed in an Agricultural District per Sections 304 and 311.

92.1 Existing Buildings that have been previously constructed without the need for a Development Permit under **Section 92, Table 2** may continue to be considered exempt from Development Permit requirements even where the building has been placed up to a maximum of 5% into the minimum setbacks in the subject land use district, provided the development:

- Is in compliance with the requirements of each District, including maximum parcel coverage requirements and maximum accessory building height; and
- does not impact County owned utility rights of way, parcel access, fire safety requirements for the storage of materials, corner visibility triangle and building separation requirements to the satisfaction of the Development Authority.

LEGALLY NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

93 Development rendered legally non-conforming as a result of the passage of this Bylaw shall be permitted to remain in accordance with the MGA.

94 Legally non-conforming buildings and uses shall be administered as outlined in the MGA. The Development Authority may issue a variance permitting a non-conforming building to be enlarged, added-to or rebuilt where:

- a) The proposed development is consistent with the purpose and intent of the applicable District,

- b) The proposed development will not result in any additional non-compliance with the requirements of the Bylaw,
- c) There is, in the opinion of the Development Authority, no significant change to the land use or an increase in the intensity of use, and
- d) The Development Authority may consider a variance in any District if the non-conforming use complies with the uses authorized in the applicable District and it complies with the variance criteria for a permitted or discretionary use as set out in the Bylaw.

DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

95 An applicant applying for a Development Permit in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:

- a) A completed application form,
- b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
- c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
- d) Current copies of any restrictive covenants or easements (within 30 days of submission),
- e) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
- f) A copy of the Site Plan showing:
 - i. legal description of the site with north arrow and scale,
 - ii. site area and dimensions of the land to be developed including the front, rear and side yards if any,
 - iii. site drainage including any watercourses, finished lot grades, road grades and slopes greater than 15%,
 - iv. locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water wells, culverts and crossings,
 - v. existing and proposed access and egress to and from the site,
 - vi. where applicable, the identification of trees to be cut down or removed,
 - vii. the height, dimensions and setbacks of all existing and proposed buildings and structures including parking and loading areas, retaining walls, trees, landscaping and other physical features, and
 - viii. any rights-of-way and setbacks,
- g) When a building or structure is proposed:
 - ix. building floor plans, elevation drawings and a description of exterior finishing materials,
 - x. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and
 - xi. building floor plans, elevation and exterior finishing materials,
- h) Any supporting studies, plans or other information deemed necessary by the County, and
- i) Any other additional information required for a Specific Use or Activity, as outlined in **Part 4 – Specific Uses and Activities**.

95.1 Notwithstanding **Section 95**, applicants applying for a Development Permit for new or expanding, and/or existing aggregate extraction and/or processing use in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:

- a) A completed application form,
- b) An application fee as established within the 'Master Rates Bylaw C-8386-2023,' as amended or replaced from time to time,

- c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
- d) Current copies of any restrictive covenants or easements (within 30 days of submission),
- e) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
- f) An introduction to the proposed development, including the site area affected, current land use, and assessment of the character and key features of the surrounding area,
- g) A Site Production Assessment that provides the following information:
 - i. the total volume (cubic metres) and weight (tonnes) of the aggregate resource that has been extracted from the aggregate development since commencement of operations,
 - ii. a forecast of the volume (cubic metres) and weight (tonnes) of the remaining identified aggregate resource that is to be extracted from the site over the course of the intended operations, and
 - iii. a forecast of production rates for a period of five years subsequent to the date of the renewal submission,
- h) A Location Plan, to an appropriate scale, showing:
 - i. all dwellings within 1.6 kilometres of the boundary of the site,
 - ii. all existing hydrological, landscape and environmental features, both within the site and within 1.6 kilometres of the boundary of the site, and
 - iii. the roads and highways surrounding the site,
- i) Site Operations and Phasing Plans showing:
 - i. the location and extent of extraction areas,
 - ii. buildings, plant, and machinery,
 - iii. stockpiling areas,
 - iv. internal haul roads, approaches and vehicle parking,
 - v. wheel wash facilities,
 - vi. berms and other overburden/soil storage areas,
 - vii. applicable setbacks, and
 - viii. existing and proposed landscaping,
- j) When a building or structure is proposed:
 - i. building floor plans, elevation drawings and a description of exterior finishing materials,
 - ii. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and
 - iii. building floor plans, elevation and exterior finishing materials,
- k) A topographical survey plan of the site,
- l) Cross sectional drawings of the site pre-extraction and throughout phases, showing the proposed depth of extraction,
- m) A summary of all relevant provincial and federal approvals required and a commitment to obtaining the required approvals,
- n) A statement of commitment to operating under the County's Aggregate Site Monitoring Bylaw together with details of how any complaints received against the site will be handled and reported to the County and/or Province,
- o) Information (including plans where appropriate) on any pipelines, wells, utilities or other infrastructure within or adjacent to the site,

- p) A Biophysical Impact Assessment, and/or other environmental impact assessment agreed by the County, together with any required mitigation strategy,
- q) Information on water usage and storage within the site;
- r) Requirements as outlined in the County's Aggregate Development Performance Standards, including:
 - i. an Engagement Plan (if amended from redesignation stage),
 - ii. confirmation of proposed hours of operation,
 - iii. a Noise Impact Assessment, Noise Mitigation Plan and Noise Monitoring program,
 - iv. a Blast Mitigation Plan (as applicable),
 - v. an Air Quality Impact Assessment, Emissions Mitigation Plan and Air Quality Monitoring Program,
 - vi. a Traffic Impact Assessment and Management Plan,
 - vii. acknowledgment that the County may require the applicant enter into a Road Use or Development Agreement as a condition of the development permit,
 - viii. a Visual and Landscape Impact Assessment (if application is not considered a renewal),
 - ix. a Landscaping Plan,
 - x. an assessment of potential impacts on agricultural land and an agricultural impact assessment (if applicable),
 - xi. an environmental assessment and where applicable, identified mitigation measures (if application is not considered a renewal),
 - xii. an assessment of any historical resources affected by the development (if application is not considered a renewal),
 - xiii. a comprehensive Stormwater Management Report,
 - xiv. a Geotechnical Investigation Report (if application is not considered a renewal),
 - xv. a Groundwater Investigation Report and Groundwater Monitoring Plan (if application is not considered a renewal),
 - xvi. a Surface Water and Groundwater Mitigation Plan,
 - xvii. an Erosion and Sediment Control Report,
 - xviii. a Lighting Plan (if applicable),
 - xix. a Weed Control Plan,
 - xx. a Site Security Plan and Emergency Management Plan, and
 - xxi. a Reclamation Plan,
- s) Any other information deemed necessary by the Development Authority.

95.2 Notwithstanding **Section 95.1**, where a terms of reference to relax the requirements of a master site development plan and redesignation application have been adopted by Council, any relaxation provided shall be applied to any subsequent development permit application. An amendment to the terms of reference shall be required where an applicant is seeking further relaxation as part of the development permit application. Council shall assess these requests against the criteria identified in **Section 95.4**.

95.3 Notwithstanding **Section 95.1**, Council may approve a terms of reference submitted by an applicant to relax the stated application requirements listed in **Section 95.1** only where one or more of the following circumstances apply:

- a) The application is for a new or expanding aggregate extraction and/or processing use or renewal of an existing development permit where an operation is limited in scale and the surrounding area has been long-established for aggregate extraction within the County's East Agricultural District as identified within the Municipal Development Plan,

- b) The proposed site is classified as a Class II pit as defined by the Environmental Protection and Enhancement Act and the Alberta Code of Practice for Pits, or
 - c) Where pre-application engagement demonstrates that there is minimal concern with the items proposed for relaxation.
- 95.4 Requests from applicants to Council relating to **Section 95.3** shall be submitted prior to any development permit application being made and shall clearly state the items for which a relaxation is being sought, the rationale for the relaxation, and shall demonstrate compliance with **Section 95.1**. Such requests shall be assessed against the following criteria:
- a) The proximity of the aggregate extraction and/or processing development to any residential dwelling, institutional building, environmentally sensitive area, or other sensitive land uses,
 - b) The findings of any pre-application engagement undertaken in accordance with the Aggregate Development Performance Standards,
 - c) The scale and intensity of the aggregate extraction and/or processing development, and overall timelines of the operation, and
 - d) The number of relaxations being sought and the potential impacts on monitoring and enforcing development permit conditions.

TEMPORARY DEVELOPMENT PERMIT

- 96 Where a proposed development is for a discretionary use, the Development Authority may issue a temporary Development Permit for that development if:
- a) The proposed development is of a temporary nature, or
 - b) The Development Authority wishes to ensure that the development authorized by the permit will cease by a specified date.
- 97 The Development Authority may create limits on the operational duration of any development or use for a period of time not to exceed ten (10) years.
- 98 When a development is approved on a temporary basis the Development Authority:
- a) Shall require the cessation of use and removal of a temporary development at the expiration of the time period stated in the development permit,
 - b) Shall impose a condition that removes the County from any liability regarding costs related to cessation of the development,
 - c) Shall impose a condition that requires the site to be restored to a condition acceptable to the Development Authority, and
 - d) May require the applicant to post a security.
- 99 When a Temporary Development Permit expires the permit is void and a new application shall be required.

Development Permit Conditions

CONDITIONS OF APPROVAL

100 The Development Authority, in imposing conditions on a Development Permit may:

- a) For a Permitted Use, impose conditions only to ensure compliance with this Bylaw, or
- b) For a Discretionary Use, impose conditions as deemed appropriate, so long as they serve a legitimate planning objective and do not sub-delegate the Development Authority's discretionary powers.

VARIANCES

101 Unless a specific provision of the Bylaw provides otherwise, the Development Authority may allow a variance under one or more of the following circumstances:

- a) The proposed development, with variance, would not unduly interfere with neighbouring parcels, or
- b) The variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in the surrounding area, or
- c) The variance is a result of an error in the siting of a building or structure, and the rectifying of the error would create unnecessary hardship to the registered owner.

102 The Development Authority shall require a supporting rationale from the applicant in support of a variance.

103 The amount of an individual variance is at the sole discretion of the Development Authority.

104 Variances shall not be considered by the Development Authority in the following situations:

- a) Height within an Airport Vicinity Protection Overlay, and
- b) Setbacks to a riparian area.

105 In the event that a variance is granted, the Development Authority shall specify that a variance has been granted in the public notification.

ENCROACHMENT AGREEMENTS

106 If an applicant applies for a Development Permit for a building or structure that encroaches on property owned by the County, the Development Authority may as a condition of approval require the applicant to enter into an Encroachment Agreement with the County.

DEVELOPMENT AGREEMENTS

107 As a condition of approval, the Development Authority may require the applicant to enter into a 'Development Agreement' with the County, in accordance with the MGA, and may require the applicant to:

- a) Construct, install or pay for any improvements and utilities that are needed to serve the development or access to it, and/or
- b) Pay a Security or Levy, and/or
- c) Repair or reinstate to original or improved condition any street furniture, curbing, sidewalk, boulevard landscaping or trees, which may be damaged, destroyed or otherwise harmed by development or building operations upon the site, and
- d) Attend to all other matters the Development Authority considers appropriate.

CAVEATS

108 To ensure compliance with a Development Agreement, the County may register a caveat against a property being developed which shall be discharged upon the terms of the Development Agreement being met. This requirement does not apply to development under Federal, Provincial or Municipal authority.

LANDSCAPE PLAN REQUIREMENTS

109 At the discretion of the Development Authority, a landscape plan may be required as part of the submission for a Development Permit and the plan must be prepared by a certified landscape architect or an arborist.

110 The landscape plan shall include information for the proposed site as well as all adjacent boulevards and existing property, drawn at a scale of 1:500 or larger, which clearly indicates and accurately identifies the following:

- a) Name, address, e-mail and phone number of the Applicant,
- b) Legal description of the subject property,
- c) Name and/or endorsement stamp of the Landscape Architect or the County approved landscape professional,
- d) Site area in ha (ac) proposed to be landscaped, as well as the percentage of the Parcel area,
- e) North arrow, the property Lines, dimensions of the subject site and identification of adjacent land uses,
- f) Detailed grading plan showing side slope grades, drainage swale grades, existing grades on adjacent lands and all proposed site elevations,
- g) Location of all existing and proposed utilities and easements, including storm sewers, catch basins for site drainage and overhead utilities,
- h) Location of all existing and proposed buildings, parking areas, driveways and entrances,
- i) Location of all existing plant materials to be retained on the subject site,
- j) Location of all new plant materials being proposed for the subject site,
- k) Proposed trees, shrubs, flower beds and ground covers labeled with a key to a cross referenced plant list identifying the common and botanical names, quantity, size and method of planting, grass mix for sod and/or seed,
- l) Vegetation planting details for installation,
- m) Location of all proposed landscape furniture and/or landscape amenities for the subject site including height of fencing and screen walls,
- n) Details of the irrigation system when applicable,
- o) All other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving, and the
- p) Location and type of all outdoor lighting.

111 Any changes to an approved landscape plan requires a new approval of the Development Authority prior to the landscaping being installed.

Securities

DEVELOPMENT SECURITIES

112 The County may require a security, in the form of an Irrevocable Letter of Credit or Refundable Security, in association with:

- a) Conditions of a Development Permit,
- b) A Development Agreement, and/or
- c) Any other case where the Development Authority deems a security is required to ensure that work is carried out in a timely manner and to the satisfaction of the Development Authority.

113 The amount required as development security shall be as required by Council Policy C-407, as amended or replaced from time to time.

114 Where a security is required, a cost estimate, subject to review and verification by the Development Authority, shall be provided by the applicant.

115 Where a security is required, it shall be provided by the applicant prior to release of the development permit.

LANDSCAPING SECURITIES

116 The County may require a security, in the form of an irrevocable letter of credit, in association with the landscaping of a parcel(s).

117 The amount required as a landscaping security shall be as required by Council Policy C-407, as amended or replaced from time to time.

118 The projected cost of the landscaping shall be calculated by the developer/owner and shall be based on information provided in an approved landscape plan.

119 If in the opinion of the Development Authority, these projected costs are inadequate, the Development Authority may establish a higher landscaping cost to determine the value of the landscaping security.

120 Where development has been approved in phases, the Development Authority may allow that a landscaping security be provided only on that portion of the site approved in each phase plus the amount required to minimally landscape the balance of the site should future development not proceed in a timely fashion.

121 In the event that the developer/owner does not complete the required landscaping or fails to maintain the landscaping in a healthy condition, and the proceeds from the letter of credit are insufficient for the County to complete the required work, then the developer/owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the developer/owner indicating how the proceeds of the letter of credit were applied, within sixty (60) days of completing or maintaining the landscaping.

PART FOUR

Specific Uses and Activities

4

This part outlines specific regulations that apply to particular types of Development within the County.

ACCESSORY DWELLING UNIT

122 Accessory Dwelling Unit General Requirements:

- a) Where an Accessory Dwelling Unit is not located within another Dwelling Unit, it shall be considered part of the total building area of an accessory building,
- b) Accessory Dwelling Units shall:
 - i. Be constructed on a permanent foundation,
 - ii. Comply with the regulations in the applicable District,
 - iii. Not exceed a gross floor area of 150 m² (1614.59 ft²),
 - iv. Include sleeping, sanitary, and cooking facilities,
 - v. Provide a minimum of one dedicated on-site parking stall, and
 - vi. Have a distinct County address to facilitate accurate emergency response.

123 Accessory Dwelling Unit Site Requirements:

- a) A parcel shall be limited to one Accessory Dwelling Unit, unless otherwise stated in a given District.

124 Accessory Dwelling Unit Development Permit Requirements:

- a) A Development Permit application will respond to **Section 122** and **123** and further set out:
 - i. The architectural character of the Accessory Dwelling Unit,
 - ii. The location and setbacks of the Accessory Dwelling Unit,
 - iii. Amenity space for the Accessory Dwelling Unit, and
 - iv. Any landscaping or screening.

AGGREGATE EXTRACTION AND/OR PROCESSING

- 124.1** Development permit applications for aggregate extraction and/or processing development shall be determined based on the extent to which they demonstrate an ability to meet and/or exceed the application submission requirements, Aggregate Development Performance Standards, and any overarching master site development plan or policy document.
- 124.2** In accordance with Section 15 of the Municipal Development Plan, no development permit shall be approved for a new or expanding aggregate extraction and/or processing use until a master site development plan has been approved by Council.
- 124.3** In accordance with Section 15 of the Municipal Development Plan, where the Development Authority is considering the renewal of a development permit for an existing aggregate extraction and/or processing use that is not guided by a Council approved master site development plan, it shall be of the discretion of the Development Authority to deem if a master site development plan that addresses the requirements listed in Part 4 of Appendix C of the Municipal Development Plan is required.
- 124.4** Any master site development plan that is approved by Council shall provide the framework for the development permit application and conditions imposed upon any development permit approval. However:
- a) Development permit applications shall also include additional and/or updated information to what may have been provided previously in connection with any previous application to meet current County information requirements for aggregate extraction and/or processing development applications, and
 - b) Where an aggregate development master site development plan has been approved by Council prior to adoption of the Aggregate Development Performance Standards, the development permit application shall be required to also meet the Aggregate Development Performance Standards. An amendment may be required to the master site development plan if the development no longer substantially complies with the master site development plan in meeting the new requirements and standards.
 - i. **Notwithstanding 124.4(b)**, development permit applications for NE-1-27-27-W04M shall be assessed in alignment with the Rocky Ridge Master Site Development Plan if an application is submitted prior June 1, 2026.

AGGREGATE SITES NEARING COMPLETION OF OPERATIONS

- 124.5** Development permit renewal applications for existing aggregate extraction and/or processing development that is to be completed in a period of three years or less shall be exempt from meeting the County's and standards stated in the Aggregate Development Performance Standards and shall continue operating in accordance with the approved master site development plan and/or development permit conditions of approval. In addition to the application requirements set out within **Section 95** of this Bylaw, the development permit renewal application shall include a final reclamation plan detailing:
- a) proposed gradients across the site, final surface elevations, landscaping, wetlands, and drainage,
 - b) proposed measures to help reclaimed land establish, including maintenance of the reclaimed lands,
 - c) any potential impacts of reclamation upon groundwater resources (including quality and groundwater rebound), and
 - d) the phased removal or alteration of buildings, structure, and internal roads, together with access provisions for the reclaimed site, and proposals for the decommissioning of any water wells on-site.
- 124.6** Aggregate extraction and/or processing uses that receive a development permit renewal approval under the terms of **Section 124.5** shall not be considered for further development permit renewal approvals, unless the submitted application complies with **Section 95.1** of this Bylaw.

SMALL-SCALE AGGREGATE SITES

124.7 At the Development Authority's discretion, applications for aggregate extraction and/or processing for the use of aggregate extracted and processed within the same site, or on an adjoining site, and with a cumulative area of less than 5 hectares (± 12.35 acres) may be exempt, in part, from meeting the County's requirements and standards under **Section 95.1** and in the Aggregate Development Performance Standards.

BED AND BREAKFAST

125 Bed and Breakfast General Requirements:

- a) Bed and Breakfasts are an accessory use of a principal dwelling,
- b) Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II), and
- c) Bed and Breakfasts shall be limited to no more than three (3) guest rooms.

126 Bed and Breakfast Site Requirements:

- a) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

127 Bed and Breakfast Development Permit Requirements:

- a) A Development Permit application will respond to **Section 125** and **126**, and
- b) The maximum term of the first Development Permit issued for a Bed and Breakfast is one (1) year.
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to five (5) years if:
 - i. The application is for the same business intensity, and
 - ii. The Bed and Breakfast is not in violation of any conditions of the first development permit at the time of permit renewal.
- d) For subsequent applications to extend the second development approval, a development permit may be issued with no time expiration if:
 - i. The application is for the same business intensity, and
 - ii. The Bed and Breakfast is not in violation of the conditions of the second development permit at the time of permit renewal.

CAMPGROUND

128 Campground General Requirements:

- a) There shall be no more than twenty (20) campsites per hectare (eight (8) campsites per acre),
- b) At least ten percent (10%) of a campground's gross area shall be set aside as a common outdoor space, and
- c) Campgrounds shall not be used for year-round vehicle (recreation) storage.

129 Campground Site Requirements:

- a) No campground will be approved within 250.0 m (820.21 ft.) of a Residential District as measured from property boundary to property boundary.

130 Campground Development Permit Requirements:

- a) A Development Permit application will respond to **Section 128** and **129** and further set out:
 - iii. What onsite facilities will be provided,
 - iv. If roads are to be open year-round, provision for snow removal and snow storage, and
 - v. The screening, storage, collection and disposal of septic and solid waste,

- b) An applicant is required to submit a Water and Wastewater Servicing Plan in support of a Development Permit, and
- c) The maximum term of a Development Permit issued is five (5) years.

CANNABIS CULTIVATION AND CANNABIS PROCESSING

131 Cannabis Cultivation and Cannabis Processing General Requirements:

- a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and
- b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.

132 Cannabis Cultivation and Cannabis Processing Site Requirements:

- a) In all Districts, Cannabis Cultivation and/or Cannabis Processing must have a minimum separation distance of:
 - i. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
 - ii. At least 150.0 m (492.13 ft.) from a parcel with a School,
 - iii. At least 150.0 m (492.13 ft.) from a parcel that is designated as Municipal School Reserve on title,
 - iv. At least 150.0 m (492.13 ft.) from a Residential District parcel, and
 - v. At least 150.0 m (492.13 ft.) from a Dwelling Unit.
- b) Notwithstanding a), in B-AGR, C-LRD and I-HVY Districts the minimum separation distance of Cannabis Cultivation and/or Cannabis Processing may be reduced to:
 - i. 75.0 m (246.06 ft.) from a Residential District parcel, and/or
 - ii. 75.0 m (246.06 ft.) from a Dwelling Unit,
- c) The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.

133 Cannabis Cultivation and Cannabis Processing Development Permit Requirements:

- a) A Development Permit application will respond to **Section 131** and **132**, and
- b) The maximum term of a Development Permit issued is ten (10) years.

CANNABIS RETAIL STORE

134 Cannabis Retail Store Site Requirements:

- a) Cannabis Retail Stores must have a minimum separation distance of:
 - i. At least 300.0 m (984.25 ft.) from another Cannabis Retail Store,
 - ii. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
 - iii. At least 150.0 m (492.13 ft.) from a parcel with a School, and
 - iv. At least 100.0 m (328.08 ft.) from a parcel that is designated as a Municipal School Reserve on title,
- b) The minimum separation distance shall be measured from the closest portion of the Cannabis Retail Store building.

135 Cannabis Retail Store Development Permit Requirements:

- a) A Development Permit application will respond to **Section 134**, and
- b) The maximum term of a Development Permit issued is ten (10) years.

EQUESTRIAN CENTRE

136 Equestrian Centre General Requirements:

- a) The maximum number of spectators for an event shall not exceed one hundred (100) persons, or as set out in the Development Permit conditions,
- b) Overnight camping may be allowed for a maximum of five (5) consecutive nights, or as set out in the Development Permit conditions, and
- c) The number of persons camping shall not exceed twenty (20) at any time, or as set out in the Development Permit conditions.

137 Equestrian Centre Site Requirements:

- a) A maximum of fifty (50) animals are allowed onsite at any time, or as set out in the Development Permit conditions.

138 Equestrian Centre Development Permit Requirements:

- a) A Development Permit application will respond to **Section 136** and **137**, and further set out:
 - i. Maximum number of horses and/or cattle that may be kept on the site at any one time,
 - ii. Maximum number of animals allowed to participate in an event, which shall be in addition to the animals kept on the site,
 - iii. Whether overnight camping of event participants may be allowed,
 - iv. Garbage and manure control, and
 - v. On-site stock trailer parking and participant/spectator parking,
- b) If the maximum number of spectators is anticipated to exceed one hundred (100) persons an applicant is required to submit the following in support of a Development Permit:
 - i. A Water and Wastewater Servicing Plan, and
 - ii. A Traffic Impact Analysis.

FILM PRODUCTION

139 Film Production General Requirements:

- a) Setback and height requirements do not apply to set structures.

140 Film Production Site Requirements:

- a) The maximum area of a Film Production in an Agricultural District or S-FUD shall be 16.19 ha (40.00 ac) or 25% of the parcel, whichever is less.

141 Film Production Development Permit Requirements:

- a) A Lighting Plan,
- b) A Traffic and Access Plan, and
- c) A Solid Waste Management Plan.

HOME-BASED BUSINESS (TYPE I)

142 Home-Based Business (Type I) General Requirements:

- a) Home-Based Business (Type I) are an accessory use of a principal dwelling,
- b) Home-Based Business (Type I) shall have no employees that are not permanent residents of the dwelling,
- c) Home-Based Business (Type I) may generate up to four (4) business-related visits per day, defined as four (4) vehicles visiting the business per day,
- d) Home-Based Business (Type I) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,
- e) Typical businesses include private tutoring, web-based businesses or a private consultant's office, and

- f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type I).

143 Home-Based Business (Type I) Site Requirements:

- a) Home-Based Business (Type I) shall not:
 - i. Change the residential character and external appearance of the land and buildings,
 - ii. Have any outside storage of equipment, goods, materials, commodities, or finished products,
 - iii. Have any vehicle (commercial) parked onsite, unless the parcel is 1.6 ha (3.95 ac) or greater in which case it may have a maximum of one (1) vehicle (commercial) parked onsite, and
 - iv. Have any signs that describe or advertise the Home-Based Business (Type I).

144 Home-Based Business (Type I) Development Permit Requirements:

- a) A Development Permit application is not required for Home-Based Business (Type I), so long as it is a Permitted Use in a given District and adheres to **Section 142** and **143**.

HOME-BASED BUSINESS (TYPE II)

145 Home-Based Business (Type II) General Requirements:

- a) Home-Based Business (Type II) is an accessory use of a principal dwelling and may utilize its accessory buildings and outside storage,
- b) Home-Based Business (Type II) may generate up to eight (8) business-related visits per day in an Agricultural District and up to four (4) business-related visits per day in all other Districts,
- c) Home-Based Business (Type II) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,
- d) The number of non-resident employees shall not exceed two (2) at any time,
- e) Typical businesses include landscaping contractors, hairdressers, music teachers and day homes, and
- f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

146 Home-Based Business (Type II) Site Requirements:

- a) Outside storage may be permitted at the discretion of the Development Authority provided it complies with the following requirements, which may form conditions for approval:
 - i. Be screened from view of adjacent lands and roads,
 - ii. Meet the minimum setback requirements for buildings, and
 - iii. Not exceed 400.0 m² (4305.56 ft²) or 1% of the parcel area, whichever is less,
- b) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

147 Home-Based Business (Type II) Development Permit Requirements:

- a) A Development Permit application will respond to **Section 145** and **146**,
- b) The maximum term of a Development Permit issued for a Home-Based Business (Type II) is one (1) year,
- c) If a subsequent application is applied for before the one (1) year Development Permit has expired, the new Development Permit can be issued for up to five (5) years if:
 - i. The application is for the same Home-Based Business (Type II),
 - ii. The Home-Based Business has not violated the conditions of its Development Permit, and
 - iii. There are no active Bylaw enforcement orders related to the Home-Based Business (Type II).

KENNEL

147.1 Kennel General Requirements:

- a) Hours of operation occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.
 - i. The Development Authority may approve extending the evening hours of operation occurring outside of an enclosed building up to 10:00 p.m., subject to:
 - o The type and scale of the uses being undertaken in the extended hours and the rationale provided.
 - o The submitted noise mitigation plan providing specific measures on how noise during evening hours will be minimized.
 - o The distance of the proposed Kennel to dwellings not located on the subject parcel.

147.2 Kennel Site and Building Requirements:

- a) Any building or outdoor area(s) associated with the use shall be at least 76.20 m (250.00 ft.) away from any adjacent dwelling units not located on the subject parcel.
- b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- c) Any outdoor area(s) shall be enclosed with a fence to the satisfaction of the Development Authority.
- d) Any outdoor area(s) may be required to be visually screened through landscaping from existing dwellings on adjoining parcels to the satisfaction of the Development Authority.
- e) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

147.3 Kennel Development Permit Requirements:

- a) A Development Permit application will respond to **Section 147.1** and **Section 147.2**, and further set out:
 - i. Maximum number of dogs and/or domestic pets that may be kept on the site at any one time,
 - ii. A Waste Management Plan,
 - iii. A Noise Management Plan,
 - iv. A Parking Plan where applicable.
- b) The maximum term of the first Development Permit issued for a Kennel is one (1) year,
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to 5 years if:
 - i. The application is for the same dogs and/or domestic pet intensity,
 - ii. The Kennel is not in violation of the conditions of the first development permit at time of applying for a subsequent permit.
- d) For subsequent applications to extend the second development approval, a development permit may be issued with no time expiration if:
 - i. The application is for the same dogs and/or domestic pet intensity,
 - ii. The Kennel is not in violation of the conditions of the first development permit at time of applying for a subsequent permit.

LIVESTOCK

148 Livestock General Requirements:

- a) Livestock is permitted in R-RUR, R-CRD and any parcel where Agricultural (General) is a listed use.
- b) Where livestock is kept, pastures shall be maintained to ensure that there is no overgrazing, and
- c) Where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.

149 Livestock Site Requirements:

- a) The maximum number of animals permitted on a parcel of land are as follows:

Table 3 – Animal Units by Parcel Size

Parcel Size	Max. Animal Units
<1.4 ha (<3.46 ac)	0
≥1.4 to ≤2.0 ha (≥3.46 to ≤4.94 ac)	2
>2.0 to ≤3.0 ha (>4.94 to ≤7.41 ac)	3
>3.0 to ≤4.0 ha (>7.41 to ≤9.88 ac)	4
>4.0 to ≤5.0 ha (>9.88 to ≤12.36 ac)	5
>5.0 to ≤6.0 ha (>12.36 to ≤14.83 ac)	6
>6.0 to ≤7.0 ha (>14.83 to ≤17.29 ac)	7
>7.0 to ≤8.0 ha (>17.29 to ≤19.77 ac)	8
>8.0 to ≤9.0 ha (>19.77 to ≤22.24 ac)	9
>9.0 to ≤10.0 ha (>22.24 to ≤24.71 ac)	10
>10.0 to ≤12.1 ha (>24.71 to ≤29.90 ac)	15
>12.1 to ≤16.1 ha (>29.90 to ≤39.78 ac)	20
>16.1 ha (>39.78 ac)	No Maximum

- b) Notwithstanding a), up to ten (10) chickens (hens, no roosters) are allowed on a Residential District parcel that is smaller than 1.4 ha (3.46 ac),
- c) The number of animals that constitute an animal unit are as follows:

Table 4 – Animal Unit Table

Animal Type	# of Animals = 1 Animal Unit
Cattle	1
Pigs	2
Horses/Ponies	1
Donkeys/Mules	1
Poultry (including Pheasants)	20
Sheep	5
Rabbit/Mink	20
Goats	5
Elk	1
Emu	4
Ostrich	2
Bison	0.5
Deer	4
Alpaca/Llama	5

- d) Notwithstanding c), calves, foals, lambs, gilts, kids at mothers' side (not weaned) are not considered to be Animal Units and wild boars are not permitted in the County.

150 Livestock Development Permit Requirements:

- a) A Development Permit is not required for Livestock so long as **Section 148** and **149** are adhered to,
- b) On parcels smaller than 16.1 ha (39.78 ac), livestock owners, wishing to increase the number of animals on a parcel, shall submit the following information as part of a Development Permit application:

- i. A Pasture Management Plan, and
- ii. A Manure Management Plan,
- c) A Development Permit for increasing the number of animals on a Non-Agricultural parcel shall not exceed five (5) years.

SHIPPING CONTAINER

150.1 Shipping Containers shall:

- a) when placed in a Residential District, only be permitted on parcels greater than 1.6 ha (3.95 ac) and where a Principal Dwelling unit is established.
 - i. The maximum number placed on a parcel in a Residential District is one (1).
- b) be cohesive and similar to the surrounding site and adjacent properties in all Districts, in color and appearance.
 - i. The Shipping Container shall complement any nearby existing buildings in exterior color.
- c) not display any logos, brand names, signage or graffiti, and shall be maintained in good order for the period that the Shipping Container is placed on site.
- d) not have any materials stored on top of the Shipping Container.
- e) not be attached, in any way, to a building.
- f) not be stacked, unless the subject land is in an Industrial District.

150.2 Shipping Container Site Requirements:

- a) Shipping Containers shall be placed at least 50.0 m (164.04 ft.) away from a parcel holding an Agricultural or Residential District designation, and comply with the required setback from County roads, Highways and Service Roads in any District, whichever is greater.
 - i. This setback requirement does not apply to agricultural parcels where no dwelling unit exists on an adjacent agricultural parcel.
- b) The minimum setback from a parcel in an Agricultural or Residential District may be varied through a Development Permit, provided the Shipping Container is visually screened from an adjacent parcel or road to the satisfaction of the Development Authority.
- c) Any Shipping Container placed within 76.20 m (250.00 ft.) of any adjacent dwelling units not located on the subject parcel shall be treated with additional design measures and/or landscaping from an adjacent parcel to the satisfaction of the Development Authority.

150.3 Shipping Container Development Permit Requirements:

- a) A Development Permit application will respond to [Section 150.1](#) and [Section 150.2](#).

SIGNAGE

151 Signage General Requirements:

- a) Signs shall be compatible with the general character of the prescribed District, to the satisfaction of the Development Authority,
- b) No sign or any part of a sign is allowed in a road allowances or County rights-of-way,
- c) No sign or any part of a sign shall be within 3.0 m (9.84 ft) of overhead power and service lines, and
- d) No sign shall be attached to a stationary vehicle, truck trailer, or a shipping container.

152 Signage Site Requirements:

- a) A sign shall be located entirely within the site unless prior written approval granting permission for the sign to overhang another property is submitted by the affected owner, and
- b) The Development Authority may require an easement if a sign overhangs another property.

153 Signage Development Permit Requirements:

- a) A Development Permit is required for all signs, excluding those listed in **Section 92**,
- b) A Development Permit application will respond to **Section 151** and **152**, and detail the following:
 - i. All dimensions of the sign, including height of the sign and the sign Structure,
 - ii. Area of copy face(s),
 - iii. Design of copy face(s),
 - iv. Type of construction and finishing to be utilized,
 - v. Method of support,
 - vi. Material specifications,
 - vii. Details of sign illumination,
 - viii. Distance from roadway(s), and
 - ix. Such other considerations as the Development Authority may deem to be relevant,
- c) An applicant may be required to submit the following in support of a Development Permit:
 - i. A Site Plan showing sign location in relation to property boundaries and Buildings, and
 - ii. Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location.

SPECIAL FUNCTION BUSINESS

154 Special Function Business General Requirements:

- a) May only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.

155 Special Function Business Site Requirements:

- a) The maximum area of a Special Function Business shall not exceed 400.0 m² (4305.56 ft²) or 1% of the parcel area, whichever is less.

156 Special Function Business Development Permit Requirements:

- a) A Development Permit application proposing a new Special Function Business shall not be accepted upon amending Bylaw C-8452-2023 coming into full force and effect.
- b) All active Development Permits having this use on the date of adoption of amending C-8641-2025 remain in full force and effect and may be renewed to an expiry date no later than December 31, 2030.

STRIPPING, GRADING, EXCAVATION AND/OR FILL

157 Site stripping, grading, excavation, or fill is a discretionary use in all land use districts.

158 Site stripping, grading, excavation, or fill Development Permit Requirements:

- a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,
- b) A Development Permit application will detail the following:
 - i. Location and area of the site on which the development is proposed,
 - ii. Existing land use,
 - iii. Type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns,
 - iv. Pre-development grading plan and post-development grading plan,

- v. A soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition,
 - vi. Location of wetlands and watercourses and any ecologically sensitive features,
 - vii. Timing of works, which shall not coincide with bird nesting seasons, as determined,
 - viii. Location where the excavation, stripping, or grading is to be taking place,
 - ix. Proposed access, haul routes and haul activities,
 - x. Methods to prevent dust and erosion,
 - xi. A traffic control plan,
 - xii. A Weed management plan,
 - xiii. Costs to reclaim the site, and
 - xiv. The condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority), or the use of the area from which the topsoil is removed,
- c) The Development Authority may require a:
- i. Stormwater Management Plan,
 - ii. Fill Management Plan,
 - iii. Soil Quality Report, and/or
 - iv. Letter of credit for performance of approval conditions based on the cost of remediation.

TEMPORARY RESIDENCE

159 Temporary Residence General Requirements:

- a) Temporary Residence is a discretionary use in all land use districts.
- b) A Development Permit for a Temporary Residence may be issued for a vehicle (recreation), providing that a Building Permit has been issued for the construction of a Principal Dwelling on the same parcel.

160 Temporary Residence Site Requirements:

- a) A Temporary Residence is restricted to Districts in which a dwelling is a permitted use, and
- b) A Temporary Residence shall be removed within 30 days of the occupancy of the principal dwelling.

161 Temporary Residence Development Permit Requirements:

- a) A Development Permit application will respond to **Section 159** and **160**,
- b) The maximum term of a Development Permit issued for a Temporary Residence is one (1) year, and
- c) A Security shall be posted for a Temporary Residence.

TEMPORARY SALES CENTRE AND SHOW HOME

162 Temporary Sales Centre and Show Home General Requirements:

- a) Temporary Sales Centre and Show Home are discretionary uses in all Residential Districts and C-MIX,
- b) A temporary sales centre and/or a show home shall not be occupied as a residence,
- c) Public viewing hours shall not be earlier than 8:00 am and not later than 8:00 pm, and
- d) Conditions of the permit do not limit the private showing by appointment of the show home at any time.

163 Temporary Sales Centre and Show Home Site Requirements:

- a) A temporary sales centre and/or a show home shall be located close to the entrance of a new development, to the satisfaction of the Development Authority.

164 Temporary Sales Centre and Show Home Development Permit Requirements:

- a) A Development Permit application will respond to **Section 162** and **163** and further set out:
 - i. The removal of all advertising signs and features when the use ceases, and
 - ii. Signs posted at any adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing,
- b) A Development Permit may be issued prior to the registration of a phase of a development, providing that the phase has received approval by the Subdivision Authority, and there is a Development Agreement in place,
- c) The maximum term of a Development Permit for a temporary sales centre and/or a show home is five (5) years, and
- d) A security shall be posted for a temporary sales centre and/or a show home.

VACATION RENTALS

164.1 Vacation Rental General Requirements:

- a) The use shall only be allowed on parcels where the landowner can prove the property is their primary residence. The applicant shall demonstrate this by providing evidence showing:
 - i. the applicant's name listed on the land title;
 - ii. the applicant's name and subject parcel listed on a valid driver's license; and,
 - iii. the applicant's name and subject parcel listed on a recent utility or service bill.
- b) Shall only be considered on parcels where no restrictions exist in relation to restrictive covenants or any Homeowners Association and Condominium Board Bylaws.
- c) Shall have a maximum of two (2) adults (not including children), per bedroom or sleeping area.
 - i. Each bedroom or sleeping area shall have a minimum of one (1) window with a minimum 0.35 sq. m openable portion for window egress.
- d) Shall have a minimum of one (1) parking stall, per bedroom or sleeping area located on the subject parcel.
- e) Shall submit a site operations and noise mitigation plan.

164.2 Vacation Rental Site Requirements:

- a) Hours of operation occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 10:00 p.m.
- b) Notwithstanding Section 164.2 a), the Development Authority may extend the hours of operation occurring outside of an enclosed building up to 12:00 p.m., subject to:
 - i. The type and scale of the uses being undertaken in the extended hours and the rationale provided; and
 - ii. The submitted site operations and noise mitigation plan providing specific measures on how noise during evening hours will be minimized; and
 - iii. The distance of the proposed Vacation Rental use area to dwellings not located on the subject parcel.
- c) Shall not have any signs that describe or advertise the Vacation Rental, excluding wayfinding signs.

164.3 Vacation Rental Development Permit Requirements:

- a) A Development Permit application will respond to Section 164.1 and Section 164.2.
- b) The maximum term of the first Development Permit issued is one (1) year.
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to three (3) years if:
 - i. The application is for the same business intensity; and
 - ii. The Vacation Rental is not in violation of any conditions of the first development permit at the time of permit renewal.

- d) For subsequent applications, a development permit may be issued for a period of up to five (5) years if:
 - i. The application is for the same business intensity; and
 - ii. The Vacation Rental is not in violation of any conditions of the previous development permit at the time of permit renewal.

PART FIVE

General Regulations

5

This part outlines general regulations that apply to development within the County.

Buildings and Structures

ADDRESSING

165 All Principal Buildings shall have the civic address clearly displayed and easily visible from the street.

SERVICING

166 All buildings shall have sanitary and sewer servicing to the satisfaction of the Development Authority.

BUILDING DESIGN

167 A building's character and appearance may be considered in the review of proposed developments with respect to:

- a) Consistency with the prescribed District,
- b) Compatibility with nearby buildings, and
- c) Compliance to the provisions of any Statutory Plan, which sets out specific guidelines as to the design, character, appearance, or building materials used in a development.

MECHANICAL HOUSING

168 In all Non-Agriculture Districts, a building's mechanical housing shall be screened, to the satisfaction of the Development Authority.

BUILDING HEIGHT

169 The height of a building is determined by the average height of all elevations.

- 170** The average height of an elevation shall be determined based on the finished grade to the highest point of the building.
- 171** The highest point of a building shall not include the following: elevator housing, mechanical housing or its screening, roof stairway entrance, ventilation fans, a skylight, a steeple, a smokestack, a parapet wall, a flagpole, or similar device not structurally essential to the building.
- 172** The finished grade shall be determined by the average of the highest and lowest grade adjacent to the façade of the building.

ACCESSORY BUILDINGS

- 173** An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.
- 174** Where the Accessory Building is a Shipping Container it:
- a) Shall not be attached, in any way, to a principal building;
 - b) Shall not be stacked in any Non-Industrial District; and
 - c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

ACCESSORY STRUCTURES

- 175** Accessory structures are not required to comply with applicable yard setbacks.

BEEKEEPING

- 176** Where Beekeeping is a permitted use in a Residential District, a maximum of three (3) Beehives are allowed.
- 177** Beehives shall follow the same setbacks for Accessory Buildings in a given District.

MIXED-USE BUILDINGS

- 178** A building may be occupied by a combination of one or more of the uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a Development Permit.
- 179** In a Mixed-Use Building:
- a) Dwelling Units shall have at grade access that is separate from the access for commercial premises,
 - b) Direct access from a residential Dwelling Unit to a commercial premise shall not be permitted, and
 - c) The minimum amenity area shall be of 4.00 m² (43.06 ft²) per Dwelling Unit.
- 180** No use within any building or structure on the lands shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building which contains them.

Parcels and Setbacks

HISTORICAL SETBACKS

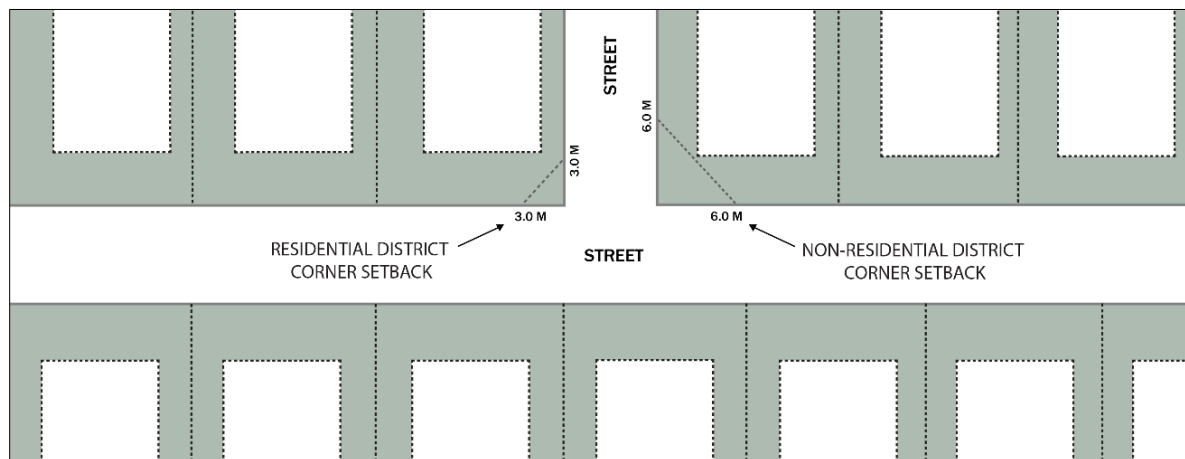
- 181** The setbacks for all buildings constructed prior to March 12, 1985 are deemed to comply with this Bylaw.

CORNER VISIBILITY

- 182** In a Residential District, private buildings, structures, fences and landscaping shall be setback at least 3.0 m (9.84 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.
- 183** In a Non-Residential Districts, private buildings, structures, fences and landscaping shall be setback at least 6.0 m (19.69 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

184 Corner setbacks may be varied to align with Alberta Transportation requirements at the discretion of the Development Authority.

Figure 1 – Corner Visibility Triangle



DRIVEWAYS

185 In a Residential District, the driveway to a public road shall be a minimum length of 6.0 m (19.69 ft.), measured from the back of sidewalk, or back of curb where there is no sidewalk.

EXTENSIONS INTO YARDS

186 The following items are permitted to extend into any rear or side yard:

- a) Cantilever extensions up to 0.6 m (1.97 ft.) in length, and
- b) Decks and patios, including landings and wheelchair ramps, that are greater than 0.61 m (2.00 ft.) in height shall not extend further than 2.00 m (6.56 ft.) and the resulting required minimum rear or side yard shall not be less than 1.20 m (3.94 ft.).

EMERGENCY ACCESS

187 Comprehensively planned areas shall be so designed that streets and access routes for firefighting vehicles and equipment are provided in accordance with the requirements of the *Safety Codes Act*, as amended or replaced from time to time.

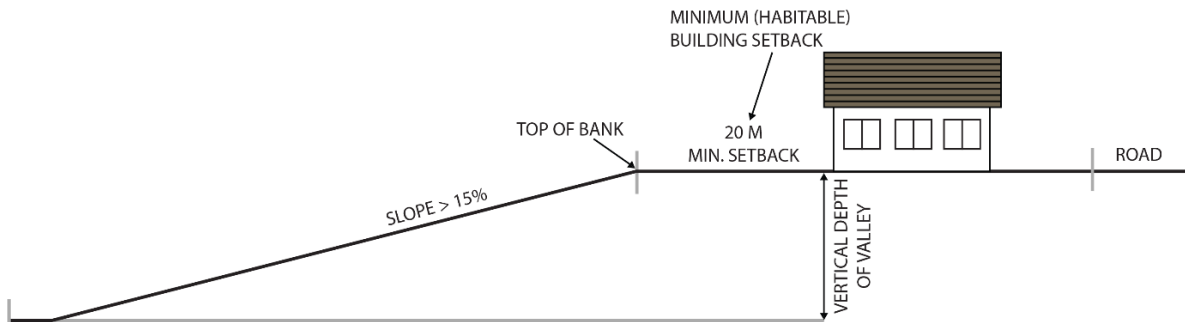
188 Setbacks in any District may be increased at the discretion of the Development Authority in order to provide adequate emergency access.

SETBACKS FROM SLOPES AND BANKS

189 Buildings shall be located at least 20.0 m (65.62 ft.) back from the top-of-bank of an escarpment where the grade exceeds fifteen per cent (15%), as illustrated in [Figure 2 – Setback Requirements](#).

190 The Development Authority may, at their discretion, reduce the setback requirements if the applicant provides a Geotechnical Study, prepared by a qualified engineer, that provides satisfactory proof of bank stability.

Figure 2 – Setback Requirements



PARCELS WITHOUT ACCESS

191 For the purposes of this Bylaw, a parcel is a parcel without access if:

- a) the parcel does not abut a public or private roadway,
- b) the only public roadway that the parcel abuts is an undeveloped road allowance, semi-private road, or low maintenance road, or
- c) the parcel abuts a public or private roadway developed to County Standards, to which the road is subject to an active Cost Recovery Agreement.

192 A parcel is not a parcel without access when it abuts a road approved in a condominium plan of subdivision or a plan of and such roadway directly accesses a County road.

193 Notwithstanding a) above, the Development Authority may, at its discretion, determine that a parcel without access is, for the purposes of this Bylaw, a parcel having access, provided the road which provides access to the parcel is not subject to an active Cost Recovery Agreement.

194 Notwithstanding the parameters of the District in which a parcel without access is located, Agriculture (General), Accessory Buildings, and Utilities shall be permitted uses; all other development is discretionary.

FLOOD HAZARD AREAS

General Restrictions to Development:

195 All development in a Flood Hazard Area is considered to be discretionary, notwithstanding any other section of the Bylaw.

196 No development shall be permitted within a Floodway, except for the:

- a) Repair or maintenance of existing buildings, or
- b) Replacement of existing buildings, provided flood-proofing design measures are undertaken, which do not involve construction below the Floodway.

197 No building or structure shall be developed where the location of the building or structure is on a site where the undisturbed ground elevation:

- a) Is less than 6.0 m (19.69 ft.) above the normal summer low water level and is less than 1,200.0 m (3937.01 ft.) from the edge of the normal summer water channel of a watercourse, major, or
- b) Is less than 3.0 m (9.84 ft.) above the normal summer low water level and is less than 300.0 m (984.25 ft.) from the edge of the normal summer water channel of a watercourse, minor, or
- c) Unless the ground elevation adjacent to and within 5.0 m (16.40 ft.) of the building or structure is 1.0 m (3.28 ft.) above the 1:100 year flood elevation as determined by Alberta Environment and Parks.

198 The placing of fill within the 1:100 year Flood Hazard Area shall not be permitted unless and until Alberta Environment and Parks has determined that the placing of the fill will not have a detrimental effect on the flow of water, either in the watercourse or on adjacent lands.

Bragg Creek Flood Development Restrictions:

199 In addition to **Sections 195 to 198**, the following provision applies to properties in the Hamlet of Bragg Creek:

- a) The minimum area of a site, when a lot or portion of a lot is within the Floodway, is the lot area as defined in the Title to the lands registered in the Alberta Land Titles Office as of January 1, 1995.

Elbow River Development Restrictions:

200 In addition to **Sections 195 to 198**, the following provisions apply to properties along the Elbow River:

- a) No development shall take place in the floodway, except for:
 - i. Roads and bridges,
 - ii. Flood or erosion protection measures or devices,
 - iii. Pathways that are constructed level with the existing natural grades, and
 - iv. Recreation (Outdoor), provided there are no buildings, structures, or other obstructions to flow in the floodway,
- b) All development shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the site. The Development Authority may require an applicant to provide a Flood Modelling Study to demonstrate this requirement.

FLOOD FRINGE AREAS

201 In a flood fringe area, mechanical and electrical equipment within a building shall be located at or above the designated flood level. The minimum ground floor elevation shall be above the designated flood level.

202 If development is approved within the flood fringe, the first floor of all buildings shall be located at or above the 1:100 year flood level plus 0.5 m (1.64 ft.) freeboard. The Development Authority may allow for variances on the freeboard requirement depending on site specific conditions.

203 When a Development Permit is made for any building on an existing lot which is or may be affected by a Floodway or Flood Fringe area, the Development Authority shall require the applicant to submit a geotechnical report or a flood plain/flood hazard mapping study or both, prepared by a qualified professional in accordance with County requirements. These studies shall confirm that there is a minimum contiguous developable area suitable for the building and related land on the subject lot and specify any flood mitigation measures to reduce potential damage from a flood event.

RIPARIAN PROTECTION AREAS

Determination of the Riparian Protection Area:

204 The extent of the Riparian Protection Area, as measured from the top of bank or furthest extent of a wetted area, shall be:

- a) Minimum of 30.0 m (98.43 ft.) if the underlying soil type is glacial till,
- b) Minimum of 60.0 m (196.85 ft.) if the underlying soil type is alluvial sediment, or
- c) As otherwise established by a geotechnical assessment and environmental assessment prepared by licensed professionals that is acceptable to the Development Authority.

205 Notwithstanding **Section 204**, the Riparian Protection Area for the Bow River and Elbow River shall be measured from the river's legal bank, as determined by a qualified professional surveyor in accordance with the *Surveys Act*, R.S.A. 2000 Chapter S-26, as amended or replaced from time to time.

206 No tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.0 m (32.81 ft.) from the top of bank or furthest extent of a wetted area.

207 If a development setback is required under other section(s) of the Bylaw that results in setback greater than the Riparian Protection Area, that greater setback shall prevail.

Bragg Creek Flood Area Structure Plan Lands:

208 Notwithstanding **Sections 204** to **207**, the following applies for lands within the Greater Bragg Creek Area Structure Plan:

- a) Outside the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends outside of the active floodplain of the Elbow River,
- b) Outside the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark,
- c) Within the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends from the active floodway of the Elbow River, and
- d) Within the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark.

Uses Restricted in the Riparian Protection Area:

209 For any development within the Riparian Protection Area the Development Authority shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area. The Development Permit conditions may include but are not limited to:

- a) Preservation of natural vegetation,
- b) Sediment and erosion control during construction,
- c) Siting of construction equipment away from a watercourse, and
- d) Siting of proposed development away from a watercourse.

210 Where no buildable area on a lot exists due to the Riparian Protection Area regulations, the following development may be approved by the Development Authority within the Riparian Protection Area:

- a) Buildings,
- b) Accessory Structures,
- c) Private Sewage Treatment System and Decentralized Wastewater Systems,
- d) Communications Facilities,
- e) Parking lots,
- f) Stormwater ponds, swimming pools, artificial water bodies, and dugouts, and
- g) Stripping, fill, excavation, grading, and/or re-contouring.

Riparian Protection Areas Compliance:

211 Notwithstanding **Sections 204** to **210**, any development which either has a Development Permit or was exempt from requiring a Development Permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

Signage

DIGITAL DISPLAYS

212 Digital Display General Requirements

- a) Where a sign contains a digital display, it shall be a discretionary use.
- b) Copy shown on a digital display must be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.
- c) The maximum transition time between each digital copy must not exceed 0.25 seconds.
- d) Copy on a digital display shall not use full motion video or otherwise give the appearance of animation or movement.
- e) The transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
- f) Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays.
- g) All digital displays must be equipped with an ambient light sensor.
- h) A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
- i) The light output of a digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - i. From sunrise to sunset, 7500 Nits in all districts; and
 - ii. From sunset to sunrise:
 - iii. 500 Nits in Industrial Districts;
 - iv. 350 Nits in Business and Commercial Districts; and
 - v. 300 Nits in all other districts.
- j) If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required.
- k) The backs of all digital displays and all cutouts shall be enclosed.
- l) The space between the faces of a double-faced digital display shall be enclosed.

212.1 Digital Display Site Requirements:

- a) Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign must not operate, or must only display a black screen between 10 p.m. and 7 a.m.
- b) The electrical power supply to a digital Message Sign must be provided underground.
- c) A digital display must be located at least 300.0 m (984.25 ft.) from another digital display.
- d) Trees required under an approved development permit must not be removed or altered in any way to accommodate the placement or visibility of a digital display.
- e) The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

Section 212.2 Digital Display Development Permit Requirements

- a) A Development Permit application will respond to [Section 212](#) and [Section 212.1](#), and further set out:
 - i. The name and telephone contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day in the event that the sign malfunctions.
 - ii. A detailed specification sheet or operating standards from the manufacturers must be included that identifies both the NITS and that there is a dimming option for night time hours.
- b) The maximum term of a Development Permit issued is three (3) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.
- c) Any other requirements of a Development Permit set out in [Sections 211](#) through [222](#) based on the sign type.

AWNING/CANOPY SIGNS

213 Means a sign which either forms part of, or is attached to, a retractable or permanently affixed canopy, adhering to the following requirements:

Permit Required	Yes
District	Agriculture
	Permitted
	Residential
	Prohibited
	Business/Commercial
	Permitted
	Industrial
	Permitted
	Special
	Discretionary
Maximum Sign Dimensions	N/A
Standards	• Shall be constructed of durable, waterproof, colourfast material • Shall be attached to the Structure to which it refers • Shall at the minimum project 0.6 m (1.97 ft.) from the Building • Shall have a minimum clearance of 3.0 m (9.84 ft.) above grade

BILLBOARD SIGNS

214 Means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service, adhering to the following requirements:

Permit Required	Yes
District	Agriculture
	Discretionary
	Residential
	Discretionary
	Business/Commercial
	Discretionary
	Industrial
	Discretionary
	Special
	Discretionary
Maximum Sign Dimensions	• 35.0 m² (376.74 ft²) sign area • 12.0 m (39.37 ft.) sign height
Standards	• Shall be a minimum 90.0 m (295.28 ft.) apart from any other Billboard • May be illuminated by a constant source of light • Shall be setback at a minimum of 5.0 m (16.40 ft.) from any Parcel line

- Shall have no part of the sign face less than 2.4 m (7.87 ft.) above grade
- Shall be setback a minimum of 300.0 m (984.25 ft.) from another Billboard Sign
- Shall be setback a minimum of 300.0 m (984.25 ft.) from a highway.

ELECTION SIGNS

215 [Deleted January 26, 2021]

FASCIA SIGNS

216 Means a flat sign that is attached flush to a Building face or is painted on, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Discretionary
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		• Special Districts, sign area $\leq$ 20% of the Building face • Non-Special Districts, sign area $\leq$ 40% of the Building face
Standards		• Shall be projected a maximum of 0.3 m (0.98 ft.) • Shall have no exposed wiring or bulbs • May be illuminated and may include changeable copy • For attached fascia signs, shall be safely and securely attached to the Building by means of metal anchors, bolts or expansion screws • Shall not exceed 0.5 m² (5.38 ft²) in area for a Bed and Breakfast or Home-Based Business (Type II) • Shall not exceed 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business (Type II)

FREESTANDING SIGNS

217 Means a sign, other than a billboard, that is self-supporting in a fixed location and not attached to a Building, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		• Residential District, 1.5 m² (16.15 ft²) sign area • Residential District, 1.5 m (4.92 ft.) sign height

	• Non-Residential District, 7.0 m² (75.35 ft²) sign area • Non-Residential District, 12.0 m (39.37 ft.) sign height
Standards	• May be illuminated and may include changeable copy, unless deemed to distract highway users. • Shall be wholly located on the site of the Building or land use to which the sign refers, except where the sign is approved to contain third-party advertising • Shall not project over any property line • Shall not exceed 0.5 m² (5.38 ft²) in area or 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business – Type II • In Agricultural Districts, shall be setback a minimum of 300.0 m (984.25 ft.) from another Freestanding Sign • In Non-Agricultural Districts, only one (1) sign shall be permitted per parcel, except where sites have 60.0 m (196.85 ft.) or more of street frontage and signs are placed no closer than 30.0 m (98.43 ft.) apart • The area around Freestanding Signs shall be kept clean and free of overgrown vegetation and free from refuse material; • For the purpose of marketing or guiding traffic to a new development: i. Shall be located a minimum of 25.0 m (82.02 ft.) from a roadway intersection and 10.0 m (32.81 ft.) from another such sign for the same development ii. Shall be placed no further than the nearest arterial road to the new subdivision or development

INFLATABLE SIGNS

218 Means a sign that is inflated, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		• Shall be affixed securely • Shall be a minimum of 10.0 m (32.81 ft.) from power and service lines and road rights-of-way

PORTABLE SIGNS

219 Means a sign mounted on a frame, stand or similar Structure that is easily transported, but does not include a sandwich board, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		5.0 m² (53.82 ft²) sign area 3.0 m (9.84 ft.) sign height
Standards		- Not more than one (1) Portable Sign is allowed for any one Parcel - Shall only be placed on the ground but shall not be permanently fastened to the ground - May be issued for a maximum of ninety (90) days, or longer at the discretion of the Development Authority

PROJECTING SIGNS

220 Means a sign that is attached to a wall of a Building and horizontally extends more than 0.3 m (0.98 ft.) from the face of that wall, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		- Industrial Districts, 9.0 m² (96.88 ft²) sign area - Non-Industrial Districts, 5.0 m² (53.82 ft²) sign area
Standards		- Shall not project more than 2.0 m (6.56 ft.) from the Building face - Shall not be placed at a height less than 2.4 m (7.87 ft.) from grade to the bottom of the sign - Shall not project above the roof or parapet of a Building - Shall not be located within 0.6 m (1.97 ft.) from the back of the curb of a public road - Shall be fixed in place - Only one (1) projecting sign shall be permitted per parcel - Businesses located in the same building may combine their allowable sign areas to form a single projecting sign

REAL ESTATE SIGNS

221 Means any temporary, non-illuminated sign that is displayed on a property for the purpose of advertising the sale, lease or rent of that property, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• R-RUR and R-CRD, 1.0 m² (10.76 ft²) sign area • All other Residential Districts, 0.5 m² (5.38 ft²) sign area • All other Districts, 3.0 m² (32.29 ft²) sign area • 3.0 m (9.84 ft.) sign height
Standards		• Shall only be located on the property that is for sale • Shall be removed within seven (7) days after the closing date of the sale of the property • Shall be restricted to a maximum of four (4) signs per development, or Dwelling Unit in multi-unit dwellings

ROOF SIGNS

222 Means any sign erected upon, against, or directly above a building, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Prohibited
Maximum Sign Dimensions		• <20% of the area formed by the building face • 1.0 m (3.28 ft.) sign height
Standards		• Shall be erected so that the supporting structure is not visible • Shall not rotate or employ any flashing or intermittent lights, devices or means to create the impression of flashing lights • Shall have a minimum building clearance of 1.2 m (3.94 ft.)

SANDWICH BOARDS

223 Means an “A” shaped form of freestanding sign, sometimes referred to as an A-frame, which is set on but not attached to the ground and has no external supporting Structure for commercial or point-of-sale use, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		0.8 m² (8.61 ft.2) sign area 1.0 m (3.28 ft.) sign height
Standards		- Shall be located in proximity to the business advertised and permitted only during hours of operation - Shall not include any illumination or electronic message display - Shall be constructed of a rigid material such that a stable frame is created - Shall not obstruct pedestrian or vehicular traffic - Shall maintain a separation distance of 10.0 m (32.81 ft.) from another Sandwich Board Sign

TEMPORARY SIGNS

224 Means a sign which is not permanently installed and is limited to advertising a yard sale, garage sale or other Special Event, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		0.5 m² (5.38 ft.²) sign area
Standards		- Shall not be erected for more than a forty-eight (48) hour period, unless the appropriate Special Event permit has been issued - Signs may be removed by the County after forty-eight (48) hours without notice

Lighting

OUTDOOR LIGHTING – GENERAL PROVISIONS

- 225** All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
- 226** Full cut-off (shielded) outdoor fixtures shall be installed for all exterior lighting.
- 227** The maximum mounting height for an outdoor light fixture shall be 6.0 m (19.69 ft.) in any Residential District or any parcel that abuts a Residential District.

OUTDOOR LIGHTING – BUSINESS/COMMERCIAL AND INDUSTRIAL

- 228** Business/Commercial and Industrial District lighting shall minimize light pollution, glare, and light trespass into adjacent properties to a degree that maintains on-site visibility of product displays during evening hours of operation.
- 229** The maximum mounting height for an outdoor light fixture shall be 12.0 m (39.37 ft.).
- 230** The County may require an applicant to provide a plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments.
- 231** No flashing, strobe, or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.

Onsite Parking and Loading

GENERAL PROVISIONS

- 232** Where any development is proposed, parking shall be provided and maintained by the owner in accordance with the requirements of the Bylaw.
- 233** Barrier-free parking stalls are intended for use by mobility-reduced persons and shall be included in the calculation of the applicable minimum parking requirement.
- 234** Parking areas shall be freely accessible at all times during which the facility is in operation.
- 235** Parking stalls shall have a minimum vertical clearance of 1.99 m (6.53 ft.).

NUMBER OF STALLS

- 236** The minimum number of parking stalls required is as follows:

Table 5 – Parking Minimums

Use	Required Parking Stalls
Accessory Dwelling Unit	1 additional stall
Aggregate Extraction and/or Processing	N/A
Agricultural (General)	N/A
Agricultural (Intensive)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Agricultural (Regulated)	Determined by Direct Control District
Agricultural (Processing)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Alcohol Production	1 per 100.0 m ² (1076.39 ft ²) gross floor area

Animal Health (Inclusive)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Animal Health (Small Animal)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Auctioneering	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Automotive Services (Minor)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Automotive Services (Major)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Bed and Breakfast	1 per Guest Room
Campground	1 visitor parking stall per 5 campsites
Cannabis Cultivation	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Cannabis Processing	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Cannabis Retail Store	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Car Wash	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Care Facility (Child)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Clinic)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Group)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Seniors)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Medical)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Cemetery and Funeral Services	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Conference Centre	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Dwelling or Dwelling Unit	2 per unit
Dwelling, Multiple Unit	1 per unit
Dwelling, Duplex/Semi	2 per unit
Dwelling, Single Detached	2 per unit
Equestrian Centre	1 per spectator (as determined within the Development Permit)
Establishment (Eating)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Drinking)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Entertainment)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Restricted)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Farm Gate Sales	N/A
Farmers Market	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Film Production	Applicant shall submit a parking assessment for consideration by the Development Authority
Home Based Business (Type I)	1 additional stall
Home Based Business (Type II)	2 additional stalls
Hotel/Motel	3 plus 1 per guest room
Industrial (Light)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Medium)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Heavy)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Logistics)	1 per 100.0 m ² (1076.39 ft ²) gross floor area for the first 40000m ² (430057.0 ft ²), 0.2 per each additional 100m ² (1076.36 ft ²)
Kennel	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Manure Storage Facility	Determined by Direct Control District
Natural Gas Plant	Determined by Direct Control District
Natural Resource Extraction/Processing	Determined by Direct Control District
Office	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Outdoor Storage	0.5 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 4)
Park	N/A
Post-Secondary	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Culture & Tourism)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Private)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Public)	5 per 100.0 m ² (1076.39 ft ²) gross floor area

Recycling/Compost Facility	N/A
Religious Assembly	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Small) < 1000 m ²	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (General) 1000-4000 m ²	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Large) > 4000 m ²	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Groceries)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Restricted)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Garden Centre)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Shopping Centre)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Riding Arena	N/A
School	Elementary School (K-6): 2.5 per classroom Middle School (7-9): 2.25 per classroom High School (10-12): 4.5 per classroom
Show Home	Same as Dwelling Type
Station (Gas/Electric)	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Station (Bulk Fuel)	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Temporary Sales Centre	Same as Dwelling Type
Utilities	N/A
Vacation Rental	1 per bedroom or sleeping area
Waste Management Facility	Determined by Direct Control District

237 Where a use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.

238 Where a calculation does not yield a whole number, the required number of spaces shall be rounded down to the next whole number.

SIZE OF PARKING STALLS

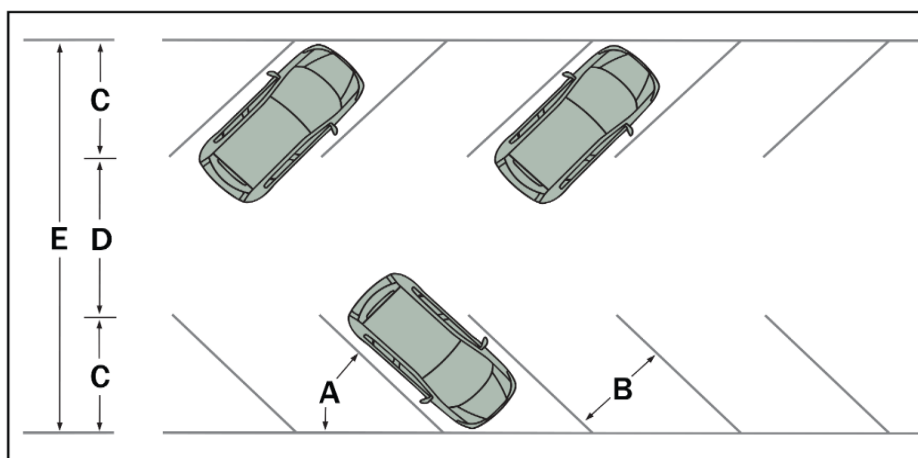
239 Minimum parking stall dimensions, illustrated **Figure 3 – Parking Stall Dimensions**, are as follows:

Table 6 – Parking Minimums

A	B	C	D	E
ANGLE OF STALL PERPENDICULAR TO AISLE	STALL WIDTH	STALL DEPTH PERPENDICULAR TO AISLE	AISLE WIDTH	OVERALL DEPTH
30°	2.6 m (8.53 ft.)	5.0 m (16.40 ft.)	3.6 m (11.81 ft.)	13.6 m (44.62 ft.)
45°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	3.6 m (11.81 ft.)	16.6 m (54.46 ft.)
60°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	5.5 m (18.04 ft.)	18.5 m (60.70 ft.)
90°	2.6 m (8.53 ft.)	6.0 m (19.69 ft.)	7.0 m (22.97 ft.)	19.0 m (62.34 ft.)

240 Where parking stalls are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, at the discretion of the Development Authority.

Figure 3 – Parking Stall Dimensions



SMALL CAR PARKING

241 For parking stalls other than parallel stalls, up to twenty per cent (20%) of the required parking stalls may be of a depth shorter than that required above, to a minimum of 4.6 m (15.09 ft.). These stalls shall be clearly marked 'SMALL CAR'.

VISITOR PARKING

242 For Residential uses:

- a) Off-street parking shall be located on the site of the development served by the parking, and
- b) All visitor parking should be easily accessible to the building it addresses.

243 Where a development consists of a mix of uses, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use, unless it is demonstrated through a Parking Assessment, prepared by a qualified engineer, that there will be complementary demand for parking that warrants a reduction in the total requirement.

ONSITE LOADING SPACES

244 Off-street loading spaces shall be provided and maintained by the Owner in accordance with the requirements of the Bylaw.

245 Off-street loading space shall be provided entirely within the property of the development being served.

246 The number of off-street loading spaces shall be determined at the Development Permit stage by the Development Authority, having regard for the development's needs.

247 Off-Street Loading Spaces Shall:

- a) Have minimum dimensions of 4.0 m (13.12 ft.) in width and 8.0 m (26.25 ft.) in length,
- b) Have overhead clearance of at least 5.0 m (16.40 ft.) above grade,
- c) Have vehicular access from a street or lane either directly or by a clearly defined traffic aisle, and
- d) Be surfaced to the satisfaction of the Development Authority.

PARKING LOT PLANS

248 For parking areas larger than thirty (30) stalls in Business/Commercial or Industrial Districts, a Parking Lot Plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.

DEFICIENT PARKING OR LOADING SPACES

249 In deciding on a proposed development that is deficient in parking or loading spaces, the Development Authority may at their discretion vary the number of parking stalls required (as supported by a parking study prepared by a qualified engineer).

250 When a building is enlarged, or its use is changed or intensified, resulting in deficient parking or loading spaces the increased parking shall be limited to the requirements for the intensification.

GARBAGE STORAGE AND COLLECTION

251 Garbage storage or collection areas should not be located in a front yard or visible from the street.

252 Any garbage storage or collection area co-existing with any parking or loading area shall be:

- a) Clearly delineated as separate from the parking and loading stalls,
- b) Located to optimize collection vehicles access, and
- c) Screened by a fence or landscaped screen.

Landscaping

GENERAL LANDSCAPING REGULATIONS

253 The Development Authority shall require that landscaping be provided in conjunction with, and addressed as part of, any Development Permit in Business/Commercial and Industrial Districts, except for an Agricultural operation.

254 Notwithstanding **Section 253**, the Development Authority may require landscaping for Agricultural (Intensive), Agricultural (Processing), and Agricultural (Regulated).

255 As a condition of the Development Permit, the Development Authority shall require all landscaping to be completed within one (1) year of the issuance of the Development Completion Certificate, unless otherwise stated.

256 The owner, developer and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development Parcel.

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

258 Landscaping, including location, design, extent of plantings and other landscaping treatments provided, shall be subject to approval of the Development Authority.

259 All tree/shrub planting required shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region.

LANDSCAPING REQUIREMENTS

260 All development within Business/Commercial and Industrial Districts is subject to the following landscape standards:

Table 7 – Landscaping Standards

	Minimum Landscaping Area	Landscaping of Parking Lots	Trees	Shrubs	Minimum Tree Size
Business/Commercial	A minimum of 10%, or as otherwise required by the Development Authority	For a parking and loading requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m ² (10.76 ft ²) per on-site parking space shall be provided for visual relief.	One tree for every 40.0 m ² (430.56 ft ²) of the required landscaped area, to a minimum of four trees.	One shrub for every 60.0 m ² (645.83 ft ²) of landscaped area shall be provided, to a minimum of six shrubs.	Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level.
Industrial	A minimum 6.0 m (19.69 ft.) wide landscaped yard shall be required adjacent to any public roadway.			One shrub for every 80.0 m ² (861.11 ft ²) of landscaped area shall be provided, to a minimum of six shrubs.	Coniferous trees shall be 2.5 m (8.20 ft.) in height.

261 Where the calculation of the required number of trees and shrubs results in a fraction, the values shall be rounded down to the next whole number.

LANDSCAPING INSPECTIONS

262 Upon receipt of a written request from the applicant, an inspection of the finished landscaping may be scheduled by the Development Authority. Landscaping inspections shall comply with the following:

- Conducted only during the normal growing season, approximately May 15th through October 15th,
- Development Authority shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to a) above, and
- Upon approval of the landscaping by the Development Authority, the security shall be released.

Fencing

GENERAL FENCING REGULATIONS

263 Fences shall complement the character and quality of the principal building.

264 The Development Authority may require an alternate siting of the fence in order to provide unimpeded traffic sight lines.

265 The Development Authority may require a site to be fenced and secured if the Development Authority is of the opinion the development poses a potential safety hazard.

FENCE HEIGHT

266 Fence height shall be measured from grade to the highest part of the fence;

267 Notwithstanding **Section 266**, the height measurement for a fence constructed on top of a deck, berm, or retaining wall shall include the height of the deck, berm, or the retaining wall;

268 Fencing in a Residential District or Agricultural District shall be:

- a) No higher than 2.00 m (6.56 ft.) in side, rear and front yards on lands 0.4 ha (0.99 ac) or more, and
- b) No higher than 1.00 m (3.28 ft.) in front yards on lands less than 0.4 ha (0.99 ac).

269 Fencing in a Business District, Commercial District, Industrial District, or Special District shall be at the discretion of the Development Authority if over 2.00 m (6.56 ft.) in height.

270 Notwithstanding c) above, fencing for Recreation (Outdoor) shall be no higher than 4.0 m (13.12 ft.).

SHELTER BELTS

271 All trees, hedges, shrubs, or wooden fences forming a shelter belt shall be located not closer than:

- a) 15.00 m (49.21 ft.) from the right-of-way of a road,
- b) 35.00 m (114.83 ft.) from the nearest limit of a County road rights-of-way, and
- c) 40.00 m (131.23 ft.) from the nearest limit of a highway.

272 Notwithstanding **Section 271**, single tree planting and screening, either by berm or fence, may be located either on the property line for screening or within 2.00 m (6.56 ft.) for single tree planting.

Stripping, Grading, Excavation and Fill

GENERAL STRIPPING, GRADING, EXCAVATION AND FILL REGULATIONS

273 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of an artificial waterbody, but not a dugout) requires a Development Permit.

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

275 Where the proposed development incorporates excavation and filling/grading, details regarding potential impacts on drainage (subject lands and adjacent) and water bodies as identified in a stormwater management plan shall be required.

STRIPPING AND GRADING

276 Stripping and grading may include stockpiling of site materials, road construction up to but not the final layer of asphalt, and underground utilities.

277 Repairing or resurfacing of existing approved private gravel access roads and driveways in accordance with County Standards does not require a Development Permit when approved grades are unchanged.

278 Unless specifically approved in a Development Permit, topsoil shall not be removed from any site.

279 Stripping, grading, and stockpiling for the purpose of construction site preparation incidental to an approved development does not require a Development Permit provided the following conditions are met:

- a) A Grading Plan is approved, and
- b) Construction site preparation does not include the digging of a building foundation or the installation of pilings.

EXCAVATION (BORROW AREA)

280 The excavation of borrow areas may be allowed providing:

- a) A Development Permit has been issued for that use, including a Reclamation Plan,
- b) The maximum area of excavation does not exceed 8.0 ha (19.77 ac), the maximum material to be removed from the site is 40,000 m³ (52,318.02 yd³) and the excavated material does not contain sand or gravel,
- c) There is no negative impact on water flows to or from adjacent lands, as determined in a stormwater management plan,
- d) A Reclamation Plan satisfactory to the County has been prepared for the site, with the reclamation financially secured in favour of the County, and
- e) The time from commencement of excavation to completion of reclamation does not exceed one hundred and twenty (120) days.

FILLING

281 No Person shall place or dump fill or topsoil or cause or permit fill or topsoil to be placed or dumped anywhere in the County unless:

- a) The placing of fill will not result in offsite drainage impacts to adjacent properties from changes in drainage patterns as determined in a stormwater management plan, and
- b) A Fill Management Plan shall be submitted to the satisfaction of the Development Authority as part of an approved Development Permit application.

282 Notwithstanding **Section 281**, the Development Authority may require:

- a) A Development Permit for reoccurring applications of fill on any site, and
- b) A Road Use Agreement or a written confirmation from the County that a Road Use Agreement is not required.

STOCKPILING

283 Despite any other regulation in this Bylaw, the placing or the storage of topsoil or fill shall not be allowed in any circumstance where:

- a) The topsoil or fill is contaminated, including all hydrovac materials,
- b) Negatively impacting water flows to and from adjacent lands, or
- c) Placed in natural wetlands or drainage courses.

284 Notwithstanding **Section 283**, no fill and topsoil shall be placed and stored in a Flood Hazard Area, wetlands, Riparian Protection Area, and/or drainage courses, unless otherwise approved by the Development Authority.

PART SIX

Land Use Districts

6

This part outlines specific regulation that applies to the County's Land Use Districts.

LAND USE DISTRICT MAP

285 Districts are described in the short form on the **Land Use Map** in **Schedule B**.

286 District boundaries are delineated on the **Land Use Map**. Where the precise location of the boundary is uncertain, the following rules apply:

- a) Where a boundary follows a street, lane, stream or canal it shall follow the centreline thereof,
- b) Where a boundary generally follows a Parcel line, it shall follow the Parcel line,
- c) Where specific dimensions are noted on the **Land Use Map**, those dimensions shall be followed, and
- d) Where there is doubt or dispute concerning the exact location of the boundary of a District, Council shall determine the location of the boundary according to the direction of the Bylaw.

287 District boundaries shall not be altered except by an amendment to the Bylaw.

288 Council shall maintain a list of amendments to the boundaries on the **Land Use Map**.

GENERAL PROVISIONS FOR ALL LAND USE DISTRICTS

Development Regulations

289 All applicants shall refer to **Part 5 – General Regulations** for specific regulations that apply to most types of development within the County;

290 All applicants shall refer to **Part 4 – Specific Uses and Activities** for specific regulations that apply to particular types of development within the County.

Infill Development

291 Infill development shall be in keeping with the scale and character of the surrounding area, having regard to siting, Building heights, site access, roof lines and architectural detailing, to the satisfaction of the Development Authority.

Building Requirements

292 A building may be occupied by a combination of one or more uses listed in a District. A Development Permit may include a number of uses and/or units within a building.

Applications Received

293 [Deleted January 26, 2021]

PERMITTED USES FOR ALL LAND USE DISTRICTS

294 Unless otherwise stated in the District the following uses shall be permitted in all Districts:

- a) Home-Based Business (Type I),
- b) Park, and
- c) Utilities

LAND USE DISTRICT CONVERSION

295 The table below illustrates how Districts in the former Land Use Bylaw (No. C-4841-97) were transitioned into the Districts within this Bylaw. Attention was paid to the intent of the former Districts, and while some have been removed, in most cases specific policies were shifted over or merged into the new Districts.

Table 8 – Land Use District Conversion Chart

LAND USE BYLAW C-4841-97		LAND USE BYLAW C-8000-2020	
RF	Ranch and Farm District	A-GEN	Agricultural, General District
RF-2	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
RF-3	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
AH	Agricultural Holdings District	A-SML	Agricultural, Small Parcel District
F	Farmstead District	A-GEN	Agricultural, General District
R-1	Residential One District	R-CRD	Residential, Country Residential District
R-S	Silverhorn Residential District	R-CRD	Residential, Country Residential District
R-2	Residential Two District	R-RUR	Residential, Rural District
R-3	Residential Three District	R-RUR	Residential, Rural District
B-1	Highway Business District	C-HWY	Commercial, Highway District
B-2	General Business District	C-LRD	Commercial, Local Rural District
B-3	Limited Business District	I-HVY	Industrial, Heavy District
B-4	Recreation Business District	B-REC	Business, Recreation District
B-5	Agricultural Business District	B-AGR	Business, Agriculture District
B-6	Local Business District	C-LRD	Commercial, Local Rural District
NRI	Natural Resource Industrial District	S-NAT	Special, Natural Resources
HR-1	Hamlet Residential Single Family District	R-URB	Residential, Urban District
HR-2	Hamlet Residential (2) District	R-URB	Residential, Urban District
HR-3	Hamlet Residential (3) District	R-SML	Residential, Small Lot Urban District
HR-4	Hamlet Residential (4) District	R-MID	Residential, Mid-Density Urban District
HC	Hamlet Commercial District	C-LUD	Commercial, Local Urban District
HI	Hamlet Industrial District	I-LHT	Industrial, Light District
PS	Public Services District	S-PUB	Special, Public Service District
AP	Airport District	---	Direct Control
DC	Direct Control District	---	Direct Control

C-VC	Commercial, Village Centre District	C-MIX	Commercial, Mixed Urban District
C-PT	Commercial, Point Commercial District	C-LRD	Commercial, Local Rural District
C-LC	Commercial, Local Commercial District	C-REG	Commercial, Regional District
C-RC	Commercial, Regional Commercial District	C-REG	Commercial, Regional District
B-HF	Business, Highway Frontage District	C-HWY	Commercial, Highway District
B-BC	Business, Business Campus District	B-LOC	Business, Local Campus District
B-IC	Business, Industrial Campus District	I-LHT	Industrial, Light District
I-IA	Industrial, Industrial Activity District	I-HVY	Industrial, Heavy District
I-IS	Industrial, Industrial Storage District	I-LHT	Industrial, Light District
B-LR	Business, Leisure and Recreation District	B-REC	Business, Recreation District
B-RD	Business, Recreation Destination District	B-REC	Business, Recreation District
B-AS	Business, Agricultural Services District	B-AGR	Business, Agriculture District
C-SC	Commercial, Springbank Court District	B-REG	Business, Regional Campus District
n/a	NEW District	R-MRU	Residential, Multi-Residential Urban District
L-W	Live-Work District	B-LWK	Business, Live Work District
n/a	NEW District	S-FUD	Special, Future Urban Development District
n/a	NEW District	S-PRK	Special, Parks and Recreation District
n/a	NEW District	S-NOS	Special, Natural Open Space District

DIRECT CONTROL DISTRICTS

296 The purpose of a Direct Control district is to provide for development with unique characteristics, unusual site conditions or innovative design that require specific regulations unavailable in other Districts.

297 Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.

298 Direct Control Districts must not be used:

- a) In substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw, or
- b) To regulate matters that are regulated by subdivision or Development Permit approval conditions.

299 The following uses must only be listed as a use on a parcel that has been designated Direct Control:

- a) Agriculture (Regulated),
- b) Airport,
- c) Firing Range,
- d) Manure Storage Facility,
- e) Natural Gas Plant (all new redesignations),
- f) Natural Resource Extraction/Processing (all new redesignations),
- g) Solar Farm,
- h) Wind Farm,
- i) Waste Management Facility, and
- j) Waste Transfer Site.

300 Council shall consider the application and designation of a Direct Control District to those specific parcels or areas of the County where:

- a) Development regulation and control by means of the other Districts provided for in this Bylaw may be inappropriate or inadequate having regard to existing or future developments and to the interests of the applicant, the County and the public generally, or

- b) An approved statutory plan for the area could be more effectively implemented through the application of a Direct Control District, or
- c) A proposed development is of a unique form or nature not contemplated or reasonably regulated by another District provided for in the Bylaw.

301 Where a parcel is designated Direct Control, the guidelines approved by Council at the time of such designation shall continue to apply, notwithstanding any requirement of this Bylaw to the contrary.

DIRECT CONTROL DISTRICT APPLICATIONS

302 Application requirements for the submission of a Direct Control District include:

- a) All information required by this Bylaw for an Amendment application,
- b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw,
- c) A list of permitted and discretionary uses proposed for the site,
- d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and
- e) Any other information as may be required by the Development Authority and Council.

A-GEN Agricultural, General District

303 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

304 PERMITTED USES:

Accessory Building $\leq 930 \text{ m}^2$ (10010.40 ft²)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached
Shipping Container – Maximum of Two (2) on
Parcels $\leq 32.4 \text{ ha}$ (80.0 ac)
Shipping Container – Maximum of Four (4) on
Parcels $> 32.4 \text{ ha}$ (80.0 ac)

DISCRETIONARY USES:

Accessory Building $> 930 \text{ m}^2$ (10010.40 ft²)
Agriculture (Intensive)
Agriculture (Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Farm Gate Sales
Farmers Market
Film Production
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

- a) A Development Permit application proposing a new Care Facility (Group) in this District shall not be received nor processed upon Bylaw C-8500-2024 coming into full force and effect.
- b) A Development Permit renewal application for a Care Facility (Group) in this District shall be determined by Council acting as the Development Authority upon Bylaw C-8500-2024 coming into full force and effect.
- c) A Development Permit application for Care Facility (Group) submitted prior to amending Bylaw C-8500-2024 coming into effect and where no decision has been rendered prior to the effective date of this bylaw will be considered under Land Use Bylaw C-8000-2020 as consolidated with the amendments made by this bylaw. Notwithstanding this, all such applications shall be determined by Council, as Development Authority.

305 MINIMUM PARCEL SIZE:

- a) An un-subdivided Quarter Section
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision

- c) The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)

306 MAXIMUM DENSITY:

- a) On parcels less than 32.4 ha (80.0 ac), a maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached
- b) On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of four Dwelling Units – two Dwelling, Single Detached and two other Dwelling Units where the other Dwelling Unit is not a Dwelling, Single Detached

307 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

308 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from service roads
 6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
 15.0 m (49.21 ft.) from other parcels

309 EXCEPTIONS:

- a) Parcels designated by the letter “o” on the **Land Use Map** shall provide for one (1) additional First Parcel Out subdivision after September 29, 1998,
- b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, and
- c) A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with **Sections 122 to 124.**

A-SML Agricultural, Small Parcel District

310 PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.

311 PERMITTED USES:

Accessory Building ≤ 930 m² (10010.40ft²)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached
Shipping Container – Maximum of Two (2) on
Parcels ≤ 32.4 ha (80.0 ac)
Shipping Container – Maximum of Four (4) on
Parcels > 32.4 ha (80.0 ac)

DISCRETIONARY USES:

Accessory Building > 930 m² (10010.40ft²)
Agriculture (Intensive)
Agriculture (Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Film Production
Farm Gate Sales
Farmers Market
Film Production
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

- a) A Development Permit application proposing a new Care Facility (Group) in this District shall not be received nor processed upon Bylaw C-8500-2024 coming into full force and effect.
- b) A Development Permit renewal application for a Care Facility (Group) in this District shall be determined by Council acting as the Development Authority upon Bylaw C-8500-2024 coming into full force and effect.
- c) A Development Permit application for Care Facility (Group) submitted prior to amending Bylaw C-8500-2024 coming into effect and where no decision has been rendered prior to the effective date of this bylaw will be considered under Land Use Bylaw C-8000-2020 as consolidated with the amendments made by this bylaw. Notwithstanding this, all such applications shall be determined by Council, as Development Authority.

312 MINIMUM PARCEL SIZE:

- a) 20.2 ha (49.92 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)
- c) Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)

313 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

314 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

315 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from any road
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from service roads	15.0 m (49.21 ft.) from service roads	
	6.0 m (19.69 ft.) from other parcels	

316 EXCEPTIONS:

- a) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, and
- b) A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with **Sections 122 to 124.**

R-RUR Residential, Rural District

317 PURPOSE: To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

318 PERMITTED USES:

Accessory Building ≤ 190 m² (2045.14 ft²)
Dwelling, Single Detached
Beekeeping

DISCRETIONARY USES:

Accessory Building > 190 m² (2045.14 ft²)
Accessory Dwelling Unit
Agriculture (Intensive)
Animal Health (Inclusive)
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Dwelling, Manufactured
Dwelling, Tiny
Equestrian Centre
Home-Based Business (Type II)
Kennel
Riding Arena
Shipping Container (parcels greater than 3.95 acres)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

- a) A Development Permit application proposing a new Care Facility (Group) in this District shall not be received nor processed upon Bylaw C-8500-2024 coming into full force and effect.
- b) A Development Permit renewal application for a Care Facility (Group) in this District shall be determined by Council acting as the Development Authority upon Bylaw C-8500-2024 coming into full force and effect.
- c) A Development Permit application for Care Facility (Group) submitted prior to amending Bylaw C-8500-2024 coming into effect and where no decision has been rendered prior to the effective date of this bylaw will be considered under Land Use Bylaw C-8000-2020 as consolidated with the amendments made by this bylaw. Notwithstanding this, all such applications shall be determined by Council, as Development Authority.

319 MINIMUM PARCEL SIZE:

- a) 1.6 ha (3.95 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)
- c) Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)

320 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

321 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 7.0 m (22.97 ft.)
- b) All others: 12.0 m (39.37 ft.)

- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

322 MAXIMUM ACCESSORY BUILDING PARCEL COVERAGE:

- a) Parcels over 4.0 ha (9.88 ac): 380 m² (4090.29 ft²).
b) All others: 285 m² (3067.71 ft²).

323 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from other roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from other parcels
on parcels over or equal to 4.0 ha (9.88
ac)
15.0 m (49.21 ft.) from other roads
3.0 m (9.84 ft.) from other parcels on
parcels under 4.0 ha (9.88 ac)

Rear Yard

30.0 m (98.43 ft.) from any road
7.0 m (22.97 ft.) from all other
30.0 m (98.43 ft.) from all other on
parcels over 4.0 ha (9.88 ac)

323.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

R-CRD Residential, Country Residential District

324 PURPOSE: To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.

325 PERMITTED USES:

Accessory Building $\leq 90 \text{ m}^2$ (968.75 ft²)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building $> 90 \text{ m}^2$ (968.75 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Dwelling, Manufactured
Dwelling, Tiny
Shipping Container (parcels greater than 3.95 acres)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

326 MINIMUM PARCEL SIZE:

- a) 0.8 ha (1.98 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)
- c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).

327 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

328 MAXIMUM PARCEL COVERAGE:

- a) The total Accessory Building footprint shall not exceed 120.0 m² (1291.67 ft²)

329 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 7.0 m (22.97 ft)
- b) All others: 12.0 m (39.37 ft)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

330 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from other roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from other roads
3.0 m (9.84 ft.) from all other

Rear Yard

30.0 m (98.43 ft.) from County roads
30.0 m (98.43 ft.) from Highways
30.0 m (98.43 ft.) from other roads
6.0 m (19.69 ft.) from all other

330.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

R-URB Residential, Urban District

331 PURPOSE: To provide for single and semi-detached residential dwellings in Hamlets and comprehensively planned area.

332 PERMITTED USES:

Accessory Building ≤ 65 m² (699.65 ft²)
Dwelling, Single Detached
Dwelling, Duplex/Semi
Beekeeping

DISCRETIONARY USES:

Accessory Building > 65 m² (699.65 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Dwelling, Manufactured
Dwelling, Tiny
Home-Based Business (Type II)
Shipping Container (parcels greater than 3.95 acres)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

- a) A Development Permit application proposing a new Care Facility (Group) in this District shall not be received nor processed upon Bylaw C-8500-2024 coming into full force and effect.
- b) A Development Permit renewal application for a Care Facility (Group) in this District shall be determined by Council acting as the Development Authority upon Bylaw C-8500-2024 coming into full force and effect.
- c) A Development Permit application for Care Facility (Group) submitted prior to amending Bylaw C-8500-2024 coming into effect and where no decision has been rendered prior to the effective date of this bylaw will be considered under Land Use Bylaw C-8000-2020 as consolidated with the amendments made by this bylaw. Notwithstanding this, all such applications shall be determined by Council, as Development Authority.

333 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

334 MINIMUM PARCEL WIDTH:

- a) Lots not serviced by a piped sewer system: 30.5 m (100.07 ft.)
- b) All others: 13.5 m (44.29 ft.)
- c) Notwithstanding b), the minimum width for parcels designated with the letter “w” is the number indicated on the [Land Use Map](#)

335 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

336 MAXIMUM PARCEL COVERAGE:

- a) 25% for principal building and 10% for total of Accessory Building

337 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

MINIMUM SETBACKS (Principal Building):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	2.4 m (7.87 ft.) for parcels with lane access 3.0 m (9.84 ft.) one side for parcels without lane 3.0 m (9.84 ft.) street side for a corner parcel	8.0 m (26.25 ft.)

338 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel	1.0 m (3.28 ft.)

339.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

339 EXCEPTIONS:

- a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum 5.5 m (18.04 ft.) setback, street side of a corner parcel
- b) In the Hamlet of Bragg Creek, Dwellings and Accessory Buildings shall be Discretionary Uses

R-SML Residential, Small Lot District

340 PURPOSE: To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned area.

341 PERMITTED USES:

Accessory Building ≤ 65 m² (699.65 ft²)
Beekeeping
Dwelling, Duplex/Semi
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 65 m² (699.65 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Dwelling, Manufactured
Dwelling, Tiny
Shipping Container (parcels greater than 3.95 acres)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

- a) A Development Permit application proposing a new Care Facility (Group) in this District shall not be received nor processed upon Bylaw C-8500-2024 coming into full force and effect.
- b) A Development Permit renewal application for a Care Facility (Group) in this District shall be determined by Council acting as the Development Authority upon Bylaw C-8500-2024 coming into full force and effect.
- c) A Development Permit application for Care Facility (Group) submitted prior to amending Bylaw C-8500-2024 coming into effect and where no decision has been rendered prior to the effective date of this bylaw will be considered under Land Use Bylaw C-8000-2020 as consolidated with the amendments made by this bylaw. Notwithstanding this, all such applications shall be determined by Council, as Development Authority.

342 MINIMUM PARCEL SIZE:

- a) 0.06 ha (0.15 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

343 MINIMUM PARCEL WIDTH:

- a) 13.5 m (44.29 ft.).
- b) The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

344 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

345 MAXIMUM PARCEL COVERAGE:

- a) 50% for principal building and 15% for total of Accessory Buildings

346 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

347 MINIMUM SETBACKS (Principal Building):

Front Yard

6.0 m (19.69 ft.)

Side Yard

1.5 m (4.92 f.t) with lane

3.0 m (9.84 ft.) one side without lane

3.0 m (9.84 ft.) street side of corner parcel

Rear Yard

6.0 m (19.69 ft.)

348 MINIMUM SETBACKS (Accessory Building):

Front Yard

Not permitted in front yard

Side Yard

0.6 m (1.97 ft.)

3.0 m (9.84 ft.) street side of corner parcel

Rear Yard

1.0 m (3.28 ft.)

348.1 ADDITIONAL REQUIREMENTS:

Commercial development shall be accessory to a primary residential use on the parcel.

348.2 EXCEPTIONS:

- a) Parcels designated with the letter “s” on the Land Use Map shall have a minimum side yard setback of 1.5 m (4.92 ft.) on both sides.

Added July 27, 2021

R-MID Residential, Mid-Density Urban District

349 PURPOSE: To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

350 PERMITTED USES:

Accessory Building ≤ 75 m² (807.29 ft²)
Dwelling, Single Detached
Dwelling, Duplex/Semi
Dwelling, Rowhouse
Beekeeping

DISCRETIONARY USES:

Accessory Building > 75 m² (807.29 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Communications Facility (Type A)
Dwelling, Manufactured
Dwelling, Tiny
Shipping Container (parcels greater than 3.95 acres)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

- a) A Development Permit application proposing a new Care Facility (Group) in this District shall not be received nor processed upon Bylaw C-8500-2024 coming into full force and effect.
- b) A Development Permit renewal application for a Care Facility (Group) in this District shall be determined by Council acting as the Development Authority upon Bylaw C-8500-2024 coming into full force and effect.
- c) A Development Permit application for Care Facility (Group) submitted prior to amending Bylaw C-8500-2024 coming into effect and where no decision has been rendered prior to the effective date of this bylaw will be considered under Land Use Bylaw C-8000-2020 as consolidated with the amendments made by this bylaw. Notwithstanding this, all such applications shall be determined by Council, as Development Authority.

351 MINIMUM PARCEL SIZE (per unit):

- | | |
|--|---|
| a) Dwelling, Single Detached
0.03 ha (0.07 ac) | b) Notwithstanding a), the minimum parcel size on parcels designated with the letter “sp” is the number indicated on the Land Use Map |
| c) Dwelling, Duplex/Semi
0.025 ha (0.06 ac) | d) Notwithstanding c), the minimum parcel size on parcels designated with the letter “ip” is the number indicated on the Land Use Map |
| e) Dwelling Rowhouse
0.02 ha (0.05 ac) | f) Notwithstanding e), the minimum parcel size on parcels designated with the letter “rp” is the number indicated on the Land Use Map |
| g) All Other
0.09 ha (0.22 ac) | h) Notwithstanding g), the minimum parcel size on parcels designated with the letter “op” is the number indicated on the Land Use Map |

352 MINIMUM PARCEL WIDTH (per unit):

- | | |
|---|---|
| a) Dwelling, Single Detached
9.14 m (29.99 ft.) | b) Notwithstanding a), the minimum parcel width for parcels designated by the letter “sw” is the number indicated on the Land Use Map |
| c) Dwelling, Duplex/Semi
7.92 m (25.98 ft.) | d) Notwithstanding c), the minimum parcel width for parcels designated by the letter “iw” is the number indicated on the Land Use Map |
| e) Dwelling, Rowhouse
6.09 m (19.98 ft.) | f) Notwithstanding e), the minimum parcel width for parcels designated by the letter “rw” is the number indicated on the Land Use Map |
| g) All Other | |

None

h) Notwithstanding g), the minimum parcel width for parcels designated by the letter “ow” is the number indicated on the **Land Use Map**

353 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached

354 MAXIMUM PARCEL COVERAGE:

Dwelling, Single Detached	Dwelling, Duplex/Semi	Dwelling, Rowhouse	Accessory Building
50%	50%	65%	15% per building *

* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m² (968.75 ft²), whichever is less.

355 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
b) All others: 12.0 m (39.37 ft.)
c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

356 MINIMUM SETBACKS (Principal Building): **

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 ft.)	6.0 m (19.69 ft.)
4.0 m (13.12 ft.) with lane	3.0 m (9.84 ft.) street side of corner parcel	
	3.0 m (9.84 ft.) on one side without lane	

** There is no requirement for setbacks where a party wall separates two dwelling units

357 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	0.6 m (1.97 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

358 ADDITIONAL REQUIREMENTS:

- a) Developments shall be located within a Hamlet or Comprehensively Planned Area.
b) Commercial development shall be accessory to a primary residential use on the parcel.

359 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses.
b) Parcels designated with the letter “s” on the Land Use Map shall have a minimum side yard setback of 1.5 m (4.92 ft.) on both sides.
c) The residential lots within the Bridges of Langdon development (a portion of E1/2-15-23-27-W04M) shall have a minimum side yard setback of 1.5 m (4.92 ft.) on both sides.
d) The residential lots within the Painted Sky development (a portion of NW & SW-22-23-27-W04M) shall have a minimum side yard setback of 1.5 m (4.92 ft.) on both sides.
e) The residential lots within the Rocky Creek (Goldwynne) development (portions of W-13-26-01-W05M, SE-24-26-01-W05M, SW-24-26-01-W05M, NE-24-26-01-W05M, and NW-24-26-01-W05M) shall have a minimum side yard setback of 1.5 m (4.92 ft.) on both sides.
f) The residential lots within the Cochrane Lake Hamlet Plan Neighbourhood ‘C’ Conceptual Scheme area (NW-22-26-04-W05M) shall have a minimum side yard setback of 1.5 m (4.92 ft.) on both sides for Principal Buildings, excluding corner lots.

R-MRU Residential, Multi-Residential Urban District

360 PURPOSE: To accommodate a diverse range of medium density multi-dwelling condominium residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

361 PERMITTED USES:

Accessory Building $\leq 75 \text{ m}^2$ (807.29 ft²)
Dwelling, Multiple Unit
Beekeeping

DISCRETIONARY USES:

Accessory Building $> 75 \text{ m}^2$ (807.29 ft²)
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Care Facility (Senior)
Communications Facility (Type A)
Shipping Container (parcels greater than 3.95 acres)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

- a) A Development Permit application proposing a new Care Facility (Group) in this District shall not be received nor processed upon Bylaw C-8500-2024 coming into full force and effect.
- b) A Development Permit renewal application for a Care Facility (Group) in this District shall be determined by Council acting as the Development Authority upon Bylaw C-8500-2024 coming into full force and effect.
- c) A Development Permit application for Care Facility (Group) submitted prior to amending Bylaw C-8500-2024 coming into effect and where no decision has been rendered prior to the effective date of this bylaw will be considered under Land Use Bylaw C-8000-2020 as consolidated with the amendments made by this bylaw. Notwithstanding this, all such applications shall be determined by Council, as Development Authority.

362 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

363 MAXIMUM DENSITY:

- a) 50 units per ha
- b) The maximum density on parcels designated with the letter “d” is the number indicated on the [Land Use Map](#)

364 MAXIMUM PARCEL COVERAGE:

- a) 65%

365 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 14.0 m (45.93 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

366 MINIMUM SETBACKS: *

Front Yard

Side Yard

Rear Yard

6.0 m (19.69 ft.)

6.0 m (19.69 ft.)

6.0 m (19.69 ft.)

* There is no requirement for setbacks where a party wall separates two dwelling units

367 ADDITIONAL REQUIREMENTS:

- a) Developments shall be located within a Hamlet or Comprehensively Planned Area
- b) Commercial development shall be accessory to a primary residential use on the parcel.

368 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

B-AGR Business, Agricultural District

369 PURPOSE: To accommodate agricultural related business activity including the processing and retailing of agricultural products.

370 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Farmers Market	Accessory Building > 500 m ² (5381.96 ft ²)
Accessory Building	Retail (Garden Centre)	Agricultural (Intensive)
Agricultural (General)	Establishment (Eating)	Agricultural (Processing)
Animal Health (Inclusive)	Retail (Small)	Alcohol Production
Beekeeping	Recreation (Private)	Auctioneering
Communications Facility (Type A)		Automotive Services (Major)
Communications Facility (Type B)		Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Equestrian Centre
		Farm Gate Sales
		Kennel
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Outdoor)
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business
		Station (Gas/Electric)
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

371 MINIMUM PARCEL SIZE:

- a) 2.0 ha (4.94 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

372 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

373 MINIMUM SETBACKS (for Buildings):

Front Yard

60.0 m (196.85 ft.) from Highways
30.0 m (98.43 ft.) from County roads
15.0 m (49.21 ft.) from other roads

Side Yard

60.0 m (196.85 ft.) from Highways
30.0 m (98.43 ft.) from County roads
15.0 m (49.21 ft.) from other roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

374 MINIMUM SETBACKS (for Parking and Storage):

Front Yard

15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads
8.0 m (26.25 ft.) from other roads

Side Yard

15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads
8.0 m (26.25 ft.) from other roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

15.0 m (49.21 ft.) from Highways
8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads
6.0 m (19.69 ft.) from other parcels

375 ADDITIONAL REQUIREMENTS:

- a) A greater setback may be required if, in the opinion of the Development Authority, the proposed development may interfere with the amenity of adjacent parcels
- b) An Environmental Impact Assessment may be required where there may be significant risk associated with the proposed development

B-REC Business, Recreation District

376 PURPOSE: To provide local and regional recreational services, tourism opportunities, and entertainment services.

377	PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
	Accessory Building $\leq 500 \text{ m}^2$ (5381.96 ft ²)	Establishment (Eating)	Accessory Building $> 500 \text{ m}^2$ (5381.96 ft ²)
	Recreation (Culture & Tourism)	Establishment (Drinking)	Agriculture (General)
	Communications Facility (Type A)	Care Facility (Child)	Alcohol Production
	Communications Facility (Type B)		Bed and Breakfast
			Campground
			Communications Facility (Type C)
			Dwelling Unit, accessory to principal use
			Establishment (Entertainment)
			Establishment (Restricted)
			Film Production
			Hotel/Motel
			Office
			Retail (Small)
			Recreation (Outdoor)
			Recreation (Private)
			Recreation (Public)
			Shipping Container (parcels greater than 3.95 acres)
			Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

378 MINIMUM PARCEL SIZE:

- 2.0 ha (4.94 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

379 MAXIMUM BUILDING HEIGHT:

- 12.0 m (39.37 ft.)
- The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

380 MINIMUM BUILDING SETBACKS:

Front Yard

60.0 m (196.85 ft.) from Highways
30.0 m (98.43 ft.) from County roads
15.0 m (49.21 ft.) from other roads

Side Yard

60.0 m (196.85 ft.) from Highways
30.0 m (98.43 ft.) from County roads
15.0 m (49.21 ft.) from other roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

B-REG Business, Regional Campus District

381 PURPOSE: To accommodate a variety of business and consumer needs in a visually appealing campus setting on a highly visible, regional, vehicular access-oriented site. Development is intended to serve regional clientele, including the traveling public, tourists and local communities.

382 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Establishment (Eating)	Accessory Building > 190 m ² (2045.14 ft ²)
Agricultural (Intensive)	Retail (Small)	Agricultural (Processing)
Animal Health (Small Animal)	Retail (Garden Centre)	Alcohol Production
Care Facility (Child)	Retail (General)	Animal Health (Inclusive)
Care Facility (Clinic)	Retail (Grocery)	Automotive Services (Minor)
Recreation (Culture & Tourism)	Office	Automotive Services (Major)
Recreation (Private)	Industrial (Light)	Cannabis Retail Store
Recreation (Public)		Car Wash
Communications Facility (Type A)		Cemetery and Funeral Services
Communications Facility (Type B)		Conference Centre
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Farmers Market
		Film Production
		Hotel/Motel
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recreation (Outdoor)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Restricted)
		Retail (Shopping Centre)
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

383 MINIMUM PARCEL SIZE:

- 0.8 ha (1.98 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

384 MAXIMUM BUILDING HEIGHT:

- 12.0 m (39.37 ft.)
- The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

385 MINIMUM SETBACKS:

Front Yard

Side Yard

Rear Yard

6.0 m (19.69 ft.) from internal roads	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	60.0 m (196.85 ft.) m from Highways

386 ADDITIONAL REQUIREMENTS:

- a) Outdoor storage and display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads
- b) A minimum of 10% of lands shall be landscaped
- c) A high-quality visual appearance shall be achieved through building design, landscaping, or screening
- d) Public entrances shall be visually enhanced
- e) Uses which create off-site impacts or nuisances related to noise, odour, visual appearance, safety or emissions are prohibited

B-LOC Business, Local Campus District

387 PURPOSE: To accommodate a mix of office and light industrial uses within a comprehensively designed campus setting. Development is intended to serve local clientele and must be compatible with adjacent uses, including a high quality of visual design.

388 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building $\leq 190 \text{ m}^2$ (2045.14 ft ²)	Establishment (Eating)	Accessory Building $> 190 \text{ m}^2$ (2045.14 ft ²)
Animal Health (Small Animal)	Office	Alcohol Production
School, Commercial	Recreation (Private)	Car Wash
Communications Facility (Type A)	Retail (Small)	Care Facility (Child)
Communications Facility (Type B)		Care Facility (Clinic)
		Communications Facility (Type C)
		Establishment (Drinking)
		Establishment (Entertainment)
		Film Production
		Industrial (Light)
		Post-Secondary
		Recycling/Compost Facility
		Religious Assembly
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

389 MINIMUM PARCEL SIZE:

- a) 4.0 ha (9.88 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

390 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

391 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

392 ADDITIONAL REQUIREMENTS:

- a) The Development Authority may require greater setbacks for an industrial development which may interfere with the amenity of adjacent sites.
- b) A maximum of 50% of the landscaped areas shall be hard landscaping.
- c) A minimum of 25% of lands shall be landscaped.

B-LWK Business, Live-Work District

393 PURPOSE: The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development is industrial or commercial in nature.

- a) Redesignation of parcels to this District shall not be approved upon amending Bylaw C-8451-2023 coming into full force and effect.
- b) Parcels along Sunshine Road including Lot:2 Block:3 Plan:0210259, Lot:16 Block:4 Plan:0512679, Lot:3 Block:4 Plan:0412583, Lot:7 Block:4 Plan:0412583, Lot:8 Block:4 Plan:0412583, Lot:9 Block:4 Plan:0412583, Lot:10 Block:4 Plan:0412583, Lot:11 Block:4 Plan:0412583, Lot:12 Block:4 Plan:0412583, Lot:13 Block:4 Plan:0412583, Lot:14 Block:4 Plan:0412583, within NW-08-25-28-W04M and Parcels along the East Side of Range Rd 282 and South of Glenmore including Block:1 Plan:731129, Lot:1 Block:4 Plan:0513138, Lot:2 Block:4 Plan:0513138 within NW-23-23-28-W04M and Block:9 Plan:1195 LK, Lot:1 Plan:9710996, Lot:2 Plan:9710996, Block:11 Plan:731158, Lot:1 Block:12 Plan:1312019, Block:12 Plan:731158 within SW-23-23-28-W04M shall be allowed to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.
- c) Lot:5 Plan:9412032; NW-23-23-28-W04M; Lot:4 Plan:9412032; NW-23-23-28-W04M; Lot:3 Plan:9412032; NW-23-23-28-W04M; Lot:2 Plan:9110066; NW-23-23-28-W04M; Lot:1 Plan:9110066; NW-23-23-28-W04M; Block 13, Plan 731350; SW-23-23-28-W04M; Block 14, Plan 731350; SW-23-23-28-W04M; Block 15, Plan 7410545; SW-23-23-28-W04M; Block 16, Plan 7410545; SW-23-23-28-W04M; Block 5, Plan 7410605; NW-23-23-28-W04M; Block 6, Plan 731351; NW-23-23-28-W04M; Block 7, Plan 7410605; NW-23-23-28-W04M shall be allowed to apply to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.
- d) All parcels having this land use designation on the date of adoption of Bylaw C-8451-2023 remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.

394 PERMITTED USES:

Accessory Building $\leq 150.00 \text{ m}^2$ ($\leq 1614.59 \text{ ft}^2$)
Agricultural (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building $> 150.00 \text{ m}^2$ (1614.59 ft^2)
Accessory Dwelling Unit
Agriculture (Intensive)
Automotive Services (Minor)
Automotive Services (Major)
Animal Health (Inclusive)
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Home-Based Business (Type II)
Industrial (Light)
Industrial (Medium)
Kennel
Outdoor Storage
Retail (Small)
Riding Arena
Shipping Container (parcels greater than 3.95 acres)
Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

395 MINIMUM PARCEL SIZE:

- a) The minimum size of parcels is the area of that parcel at the time of adoption of Bylaw C-8451-2023.

396 MAXIMUM PARCEL SIZE:

- a) 10.0 ha (24.71 ac)

397 MAXIMUM PARCEL COVERAGE:

- a) 50% for industrial and commercial uses

398 MAXIMUM BUILDING HEIGHT:

- a) 10 m (32.81 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

399 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft) from County roads	45.0 m (147.64 ft) from County roads	30.0 m (98.43 ft) from any road
60.0 m (196.85 ft) from Highways	60.0 m (196.85 ft) from Highways	15.0 m (49.21 ft) from other parcels
15.0 m (49.21 ft) from service roads	15.0 m (49.21 ft) from service roads	
	6.0 m (19.69 ft) from other parcels	

400 USE REQUIREMENTS:

- a) Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel
- b) Commercial and industrial uses shall be located to the rear of the dwelling unit
- c) Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation
- d) Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.
- e) Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority
- f) Any outside storage shall meet the minimum setback requirements for buildings
 - i. Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings
- g) Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents
- h) Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water
- i) Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)
- j) Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)

401 COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:

- a) Commercial and Industrial buildings/structures shall have the following minimum setbacks:

- i. 100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or
 - ii. 50.0 m (164.04 ft.) from a parcel designated as residential land use
- b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project
- c) Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width
- d) Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area

402 MINIMUM LANDSCAPE BUFFER:

- a) A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)
- b) The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments
- c) Development within a landscape buffer is restricted to:
 - i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
 - ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping

403 ADDITIONAL REQUIREMENTS:

- a) Commercial and industrial development shall be required to comply with the Business Development requirements.

C-HWY Commercial, Highway District

404 PURPOSE: To provide for development along primary and secondary highways and major transportation links including services to the traveling public and tourists, requiring high standard of visual quality and ease of access.

405 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Office	Accessory Building > 190 m ² (2045.14 ft ²)
Automotive Services (Minor)	Recreation (Private)	Alcohol Production
Recreation (Culture & Tourism)	Retail (Small)	Campground
Station (Gas/Electric)	Retail (Garden Centre)	Cannabis Retail Store
Communications Facility (Type A)	Retail (General)	Care Facility (Clinic)
Communications Facility (Type B)		Car Wash
Establishment (Eating)		Conference Centre
		Dwelling Unit, accessory to principal use
		Hotel/Motel
		Automotive Services (Major)
		Animal Health (Inclusive)
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Film Production
		Retail (Grocery)
		Retail (Restricted)
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

406 MINIMUM PARCEL SIZE:

- 1.0 ha (2.47 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

407 MAXIMUM BUILDING HEIGHT:

- 15.0 m (49.21 ft.)
- The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

408 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

409 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads

6.0 m (19.69 ft.) from other parcels

6.0 m (19.69 ft.) from other parcels

C-LRD Commercial, Local Rural District

410 PURPOSE: To accommodate isolated businesses that provide for the needs of the local community and/or provide a specialty service to the region. These uses are typically located outside of Hamlets, Conceptual Schemes or Area Structure Plans and are required to be compatible with surrounding land uses.

411 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building $\leq 190 \text{ m}^2$ (2045.14 ft ²)	Establishment (Eating)	Accessory Building $> 190 \text{ m}^2$ (2045.14 ft ²)
Animal Health (Small Animal)	Retail (Small)	Agriculture (General)
Care Facility (Child)	Retail (General)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Alcohol Production
Communications Facility (Type A)	Office	Animal Health (Inclusive)
	Recreation (Private)	Auctioneering
	Retail (Garden Centre)	Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Cemetery and Funeral Services
		Communications Facility (Type B)
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Farmers Market
		Film Production
		Home-Based Business (Type II)
		Hotel/Motel
		Industrial (Light)
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recycling/Compost Facility
		Retail (Restricted)
		School, Commercial
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

412 MINIMUM PARCEL SIZE:

- 0.5 ha (1.24 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

413 MAXIMUM BUILDING HEIGHT:

- 10.0 m (32.81 ft.)

- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

414 MINIMUM SETBACKS:

Front Yard

60 m (196.85 ft.) from Highways
15 m (49.21 ft.) from County roads
10 m (32.81 ft.) from other roads

Side Yard

6.0 m (19.69 ft.)

Rear Yard

15.0 m (49.21 ft.)

415 EXCEPTIONS:

- a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum setback from all property lines of 6.0 m (19.69 ft)

C-LUD Commercial, Local Urban District

416 PURPOSE: To accommodate small scale business within Hamlets and comprehensively planned area, in a manner sensitive to adjacent uses.

417 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Animal Health (Small Animal)	Accessory Building > 190 m ² (2045.14 ft ²)
Care Facility (Child)	Retail (Small)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Animal Health (Inclusive)
Establishment (Eating)	Office	Alcohol Production
	Retail (Garden Centre)	Auctioneering
		Automotive Services (Minor)
		Care Facility (Group)
		Cannabis Retail Store
		Communications Facility (Type A)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Recreation (Outdoor)
		Religious Assembly
		Retail (General)
		Retail (Restricted)
		School, Commercial
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

418 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b) above, the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

419 MINIMUM PARCEL WIDTH:

- a) 15.0 m (49.21 ft)
- b) The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

420 MAXIMUM BUILDING HEIGHT:

- a) 10.0 m (32.81 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

421 MINIMUM SETBACKS (for buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

422 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the site area shall be landscaped

423 EXCEPTIONS:

- a) Parcels designated by the letter “s” on the **Land Use Map** shall have the following regulations:

Front Yard	Side Yard	Rear Yard
8.6 m (28.22 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

- b) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-MIX Commercial, Mixed Urban District

424 PURPOSE: To provide for small scale business needs in support of comprehensive communities, where mixed use buildings may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district includes high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.

425 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building $\leq 75 \text{ m}^2$ (807.29 ft ²)	Establishment (Eating)	Accessory Building $> 75 \text{ m}^2$ (807.29 ft ²)
Animal Health (Small Animal)	Farmers Market	Alcohol Production
Care Facility (Child)	Office	Cannabis Retail Store
Care Facility (Clinic)	Retail (Small)	Car Wash
Communications Facility (Type A)	Retail (Garden Centre)	Care Facility (Group)
	Retail (General)	Care Facility (Seniors)
	Retail (Grocery)	Conference Centre
	Recreation (Culture & Tourism)	Dwelling Unit accessory to principle use
	Recreation (Public)	Dwelling, Multiple Unit
	Recreation (Private)	Establishment (Drinking)
		Hotel/Motel
		Post-Secondary
		Retail (Restricted)
		School, Commercial
		Shipping Container (parcels greater than 3.95 acres)
		Station (Gas/Electric)
		Special Function Business
		Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

426 MINIMUM PARCEL SIZE:

- Lots not serviced by a piped sewer system: 1858.0 m² (19999.35 ft²)
- All others: 929.0 m² (9999.67 ft²)
- Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

427 MINIMUM PARCEL WIDTH:

- 15.0 m (49.21 ft)
- The minimum width of parcels designated with the letter “w” is the number indicated on the [Land Use Map](#)

428 MAXIMUM BUILDING HEIGHT:

- 14.0 m (45.93 ft)
- The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

429 MINIMUM SETBACKS:

Front Yard
6.0 m (19.69 ft)

Side Yard
6.0 m (19.69 ft)

Rear Yard
6.0 m (19.69 ft)

430 ADDITIONAL REQUIREMENTS:

- a) Pedestrian movement throughout the development area shall be facilitated through a well-developed network of sidewalks, pathways, and public gathering areas with at least one connection to the main building entrance
- b) A minimum of 10% of lands shall be landscaped
- c) The minimum amenity space shall be 4.0 m² (43.06 ft²) per Dwelling Unit with no minimum dimension less than 2.0 m (21.53 ft.)
- d) A Site Development Plan shall be required to guide decisions on Development Permit applications, including building locations and uses, parking areas, vehicular access and egress, internal circulation routes, landscaping, at-grade amenity areas, pedestrian connections and other matters deemed necessary by the Development Authority

431 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses
- b) In the Gateway Node (Lot 1, Block 14, Plan 2111497, NW-22-23-27-W04M) of the Painted Sky Conceptual Scheme, the following shall be considered Discretionary Uses:
 - Automotive Services (Minor)
 - Establishment (Entertainment)
 - Recreation (Outdoor)
 - Religious Assembly

C-REG Commercial, Regional District

432 PURPOSE: To accommodate large scale development including a combination of shops, services, offices, entertainment, accommodation and institutional uses within comprehensively designed areas serving the needs of a regional clientele.

433 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Animal Health (Small Animal)	Accessory Building > 190 m ² (2045.14 ft ²)
Care Facility (Child)	Farmers Market	Alcohol Production
Care Facility (Clinic)	Office	Automotive Services (Minor)
Establishment (Eating)	Retail (Garden Centre)	Automotive Services (Major)
Retail (Small)	Retail (General)	Cannabis Retail Store
Communications Facility (Type A)	Retail (Grocery)	Car Wash
Communications Facility (Type B)	School, Commercial	Conference Centre
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Industrial (Light)
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Large)
		Retail (Restricted)
		Retail (Shopping Centre)
		Post-Secondary
		Shipping Container (parcels greater than 3.95 acres)
		Station (Gas/Electric)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

434 MINIMUM PARCEL SIZE:

- 12.0 ha (29.65 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

435 MAXIMUM BUILDING HEIGHT:

- 15.0 m (49.21 ft.)
- The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

436 MINIMUM SETBACKS:

Front Yard
6.0 m (19.69 ft)

Side Yard
6.0 m (19.69 ft)

Rear Yard
6.0 m (19.69 ft)

I-LHT Industrial, Light District

437 PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

438 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Establishment (Eating)	Accessory Building > 500 m ² (5381.96 ft ²)
Animal Health (Inclusive)	Office	Alcohol Production
Auctioneering	School, Commercial	Cannabis Retail Store
Automotive Services (Minor)	Retail (Small)	Cemetery and Funeral Services
Care Facility (Clinic)	Recreation (Private)	Dwelling Unit, accessory to principal use
Communications Facility (Type A)		Establishment (Drinking)
Communications Facility (Type B)		Film Production
Communications Facility (Type C)		Industrial (Heavy)
Industrial (Light)		Industrial (Medium)
		Kennel
		Outdoor Storage
		Post-Secondary
		Recreation (Outdoor)
		Recycling/Compost Facility
		Retail (Groceries)
		Retail (Restricted)
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

439 MINIMUM PARCEL SIZE:

- 1.0 ha (2.47 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

440 MAXIMUM BUILDING HEIGHT:

- 20.0 m (65.62 ft.)
- The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

441 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)
	2.4 m (7.87 ft) in Hamlets	No setback abutting a railway
	No setback abutting a railway	

442 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft) from Highway/County road	15.0 m (49.21 ft) from Highway/County road	15.0 m (49.21 ft) from any road
8.0 m (26.25 ft) from service roads	8.0 m (26.25 ft) from service roads	No setback from same/similar use
	No setback from same/similar use	6.0 m (19.69 ft) from other parcels
	6.0 m (19.69 ft) from other parcels	

443 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the lands shall be landscape
- b) The quality and extent of landscaping shall be maintained for the life of the development
- c) Storage shall be located to the rear and side of the principal building

I-HVY Industrial, Heavy District

444 PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

445 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Office	Accessory Building > 500 m ² (5381.96 ft ²)
Communications Facility (Type A)	Industrial (Light)	Alcohol Production
Communications Facility (Type B)		Auctioneering
Communications Facility (Type C)		Cannabis Cultivation
Industrial (Logistics)		Cannabis Processing
Industrial (Medium)		Cannabis Retail Store
		Dwelling Unit, accessory to principal use
		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

446 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

447 MAXIMUM BUILDING HEIGHT:

- a) 20.0 m (65.61 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

448 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.)	15.0 m (49.21 ft.)	15.0 m (49.21 ft.)
	6.0 m (19.69 ft.) from an Industrial District	6.0 m (19.69 ft.) from an Industrial District

449 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highway/County road	15.0 m (49.21 ft.) from Highway/County road	15.0 m (49.21 ft.) from any road
8.0 m (26.25 ft.) from service roads	8.0 m (26.25 ft.) from service roads	No setback from an Industrial District
	No setback from an Industrial District	6.0 m (19.69 ft.) from other parcels

450 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the lands shall be landscaped
- b) Storage shall be screened from public ROWs and adjacent parcels

S-PUB Special, Public Service District

451 PURPOSE: To provide for the development of Institutional, Educational and Recreational uses.

452 PERMITTED USES:

Accessory Building $\leq 90 \text{ m}^2$ (968.75 ft²)
Recreation (Culture & Tourism)
Recreation (Outdoor)
Recreation (Public)

DISCRETIONARY USES:

Accessory Building $> 90 \text{ m}^2$ (968.75 ft²)
Campground
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Medical)
Care Facility (Senior)
Cemetery and Funeral Services
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling Unit, accessory to the principal use
Farmers Market
Post-Secondary
Recreation (Private)
Religious Assembly
School
Shipping Container (parcels greater than 3.95 acres)
Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

453 MINIMUM PARCEL SIZE:

- a) 0.5 ha (1.24 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

454 MAXIMUM BUILDING HEIGHT (Principal Building):

- a) 14.0 m (45.93 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

455 MAXIMUM BUILDING HEIGHT (Accessory Building):

- a) 7.0 m (22.97 ft)

456 MINIMUM SETBACKS (within a Hamlet):

Front Yard
6.0 m (19.69 ft)

Side Yard
3.0 m (9.84 ft)

Rear Yard
8.0 m (26.25 ft)

457 MINIMUM SETBACKS (outside a Hamlet):

Front Yard
60.0 m (196.85 ft) from Highways
30.0 m (98.43 ft) from County roads
15.0 m (49.21 ft) from other roads

Side Yard
60.0 m (196.85 ft) from Highways
30.0 m (98.43 ft) from County roads
15.0 m (49.21 ft) from other roads
6.0 m (19.69 ft) from other parcels

Rear Yard
30.0 m (98.43 ft) from any road
15.0 m (49.21 ft) from other parcels

458 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the parcel area shall be landscaped

S-FUD Special, Future Urban Development District

459 PURPOSE: To provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard, while protecting lands for future urban development by restricting premature subdivision and development, and while accommodating agricultural uses.

- a) Redesignation of parcels to this District shall not be approved upon amending Bylaw C- 8453-2023 coming into full force and effect.
- b) All parcels having this land use designation on the date of adoption of Bylaw C-8453-2023 remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.

460 PERMITTED USES:

Accessory Building $\leq 500 \text{ m}^2$ (5381.96 ft²)
Agriculture (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building $\geq 500 \text{ m}^2$ (5381.96 ft²)
Accessory Dwelling Unit
Agriculture (Intensive)
Animal Health (Inclusive)
Bed and Breakfast
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Establishment (Entertainment)
Equestrian Centre
Farm Gate Sales
Film Production
Home-Based Business (Type II)
Outdoor Storage
Recreation (Outdoor)
Riding Arena
Shipping Container (parcels greater than 3.95 acres)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

461 MINIMUM PARCEL SIZE:

- a) The minimum parcel size is the area of that parcel at the time of adoption of Bylaw C-8453-2023.

462 DENSITY:

- a) 2 Dwelling Units per parcel

463 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

464 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

463.1 ADDITIONAL REQUIREMENTS:

- a) Establishment (Entertainment) shall be restricted to outdoors only.

S-NAT Special, Natural Resources

465 PURPOSE: to provide for the development of industrial uses related to non-renewable natural resource extraction and processing.

466 PERMITTED USES:

Accessory Building $\leq 250 \text{ m}^2$ (2,690.98 ft²)
Agriculture (General)
Beekeeping

DISCRETIONARY USES:

Accessory Building $> 250 \text{ m}^2$ (2,690.98 ft²)
Aggregate Extraction and/or Processing
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, accessory for a principal use
Natural Gas Plant
Natural Resource Extraction/Processing

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

467 MINIMUM SETBACKS:

Front Yard

60.0 m (196.85 ft.) from Highways
30.0 m (98.43 ft.) from County roads
15.0 m (49.21 ft.) from other roads

Side Yard

60.0 m (196.85 ft.) from Highways
30.0 m (98.43 ft.) from County roads
15.0 m (49.21 ft.) from all others

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

467.1 ADDITIONAL REQUIREMENTS

- a) A development permit for an aggregate extraction and/or processing use may only be approved on lands that are supported by a Council-approved master site development plan for the same use.

468 EXCEPTIONS:

- a) A dwelling shall not be located in close proximity to the active operation on the land that may have an adverse impact on the residential use (i.e. air quality, noise, noxious odours, etc.). Measures to mitigate any adverse impacts shall be assessed by the Development Authority when issuing a permit for a dwelling.

S-PRK Special, Parks and Recreation District

469 PURPOSE: To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.

470 PERMITTED USES:

Accessory Building $\leq 90 \text{ m}^2$ (968.75 ft²)
School

DISCRETIONARY USES:

Accessory Building $> 90 \text{ m}^2$ (968.75 ft²)
Campground
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Establishment (Eating)
Recreation (Public)
Recreation (Outdoor)
Recreation (Culture & Tourism)
Shipping Container (parcels greater than 3.95 acres)
Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

471 ADDITIONAL REQUIREMENTS:

- a) All parcel and development regulations shall be at the discretion of the Development Authority

S-NOS Special, Natural Open Space District

472 PURPOSE: To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.

473 PERMITTED USES:

Accessory Building $\leq 90 \text{ m}^2$ (968.75 ft²)

DISCRETIONARY USES:

Accessory Building $> 90 \text{ m}^2$ (968.75 ft²)

Communications Facility (Type A)

Communications Facility (Type B)

Communications Facility (Type C)

Recreation (Outdoor)

Recreation (Culture & Tourism)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

474 ADDITIONAL REQUIREMENTS:

- a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on the natural environment.

S-DAT Special, Data Centre District

475 PURPOSE: To provide for the development of a comprehensive Data Centre Campus, together with advanced research and technology activities and other complementary uses that support or utilize the services of the primary Data Centre Campus use. The district may only be applied for in an area structure plan that accommodates Data Centres as the primary development form.

476 DEVELOPMENT APPROVAL AUTHORITY: Unless otherwise designated, Administration shall be the Development Approval Authority in the administration of the S-DAT District.

477 OVERLAY: For each Data Centre ASP site, site-specific regulations shall be appended to this district through an Overlay to address the distinct development components and local context of the site.

The site-specific Overlay shall provide regulations on the following:

- a) Any additional Permitted and Discretionary Uses not listed that may be considered the site;
- b) Minimum parcel size;
- c) Maximum parcel coverage;
- d) Maximum building heights;
- e) Architectural controls and features to ensure buildings complement the site and surrounding lands, which includes:
 - i. massing
 - ii. articulation
 - iii. lighting
 - iv. materials
 - v. architectural theme
- f) Site layout, including vehicular access, building developable area, and setbacks;
- g) Landscaping and boundary treatments (e.g. fencing) to limit visual impacts;
- h) Measures to support a suitable transition and interface with surrounding lands, including mitigating visual, landscape, and noise impacts;
- i) Reference shall be made to the Agricultural boundary design guidelines, if applicable; and the RVC Commercial, Industrial and Office Design Guidelines.

478 PERMITTED USES:

Accessory Building $\leq 500 \text{ m}^2$ (5381.96 ft^2)

Agricultural (General)

Data Centre Campus

Communications Facility (Type A)

Communications Facility (Type B)

Communications Facility (Type C)

Shipping Container – Maximum of Two (2) on

Parcels $\leq 32.4 \text{ ha}$ (80.0 ac)*

Shipping Container – Maximum of Four (4) on

Parcels $> 32.4 \text{ ha}$ (80.0 ac)*

*Subject to a review and letter of approval provided by the Development Authority where a Shipping Container complies with the district's parameters for a Permitted Use, provided the development also complies with Section 150.1 and 150.2 of this Bylaw.

479 DISCRETIONARY USES

Accessory Building > 500 m² (5381.96 ft²)
Dwelling, Single Detached
Establishment (Eating)
Industrial (Light)
Natural Gas Plant
Office
Other uses as listed in the site-specific Overlay.

480 MINIMUM PARCEL SIZE:

- a) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map.
- b) The minimum size of parcels is designated through the Overlay.

481 MAXIMUM BUILDING HEIGHT:

- a) The maximum height on parcels designated with the letter “h” is the number indicated on the Land Use Map.
- b) The maximum height on parcels designated through the Overlay.

482 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from any road
15.0 m (49.21 ft.) from County roads	15.0 m (49.21 ft.) from County roads	6.0 m (19.69 ft.) from other parcels
8.0 m (26.25 ft.) from service roads	8.0 m (26.25 ft.) from service roads	
	6.0 m (19.69 ft.) from an Industrial District	

A greater setback may be required if, in the opinion of the Development Authority, the proposed development may interfere with the amenity of adjacent parcels, or as determined by the Overlay.

Parking and outside storage related to permitted or discretionary uses in this district shall not be permitted in a minimum setback area.

483 VARIANCE PROVISION:

- a) The Development Authority may grant a variance to each site’s maximum building height, minimum front yard, side yard and rear yards by a maximum of 10%, so long as the variance would not materially interfere with or affect the use, enjoyment or value of a nearby parcel of land, or adversely affect property access, safety, or utility rights of way.

484 USE REQUIREMENTS:

- a) Data Centre Campus uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority.
- b) At all times, the privacy of any residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.
- c) Any outside storage shall be completely screened from adjacent lands and public ROW’s to the satisfaction of the Development Authority.
- d) Any outside storage shall meet the minimum setback requirements for buildings.
- e) A high-quality visual appearance shall be achieved through building design, landscaping, or screening as per the County’s Commercial, Office, and Industrial Design Guidelines.

- f) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- g) Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width.
- h) Public entrances shall be visually enhanced through architectural articulation and landscaping features, to the satisfaction of the Development Authority.

485 LANDSCAPING:

- a) A minimum of 10% of lands shall be landscaped, in addition to the minimum landscape buffer requirements.
- b) The quality and extent of landscaping shall be maintained for the life of the development.
- c) All development shall comply with the Landscaping Requirements outlined in section 253-262 of this Bylaw, to the satisfaction of the Development Authority.

486 MINIMUM LANDSCAPE BUFFER:

- a) A 10.00 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel size less than 10 ha (24.71 ac).
- b) The landscape buffer shall be located on site to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby agricultural and residential developments
- c) Development within a landscape buffer is restricted to:
 - i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
- d) The landscaping requirements within the Landscape Buffer shall be determined as per Table 7 – Landscaping Standards of this Bylaw, to the satisfaction of the Development Authority.
- e) Minimum tree spacing to provide sufficient buffering and screening to adjacent lands shall be to the satisfaction of the Development Authority.

487 PARKING AND LOADING:

- a) Parking and loading requirements regarding the number of stalls required for Data Centre Campus uses shall be based on a parking and loading needs assessment prepared by a Professional Transportation Engineer.
- b) The assessment shall be submitted in conjunction with the first development permit application for structures within the applicable site or sites.

488 DEVELOPMENT PERMIT REQUIREMENTS:

- a) All development permit applications shall include:
 - i. Site Plan;
 - ii. Site Access Location Plan
 - iii. Fencing
 - iv. A Landscaping and Screening Plan;
 - v. A Lighting Plan;
 - vi. Floor Plans;
 - vii. Elevation Drawings;
 - viii. A Noise Assessment, as required by the site-specific overlay;
- b) In addition to the items listed in Section 1, the initial development permit application for a Data Centre Campus use, or another initial use in a subsequent Cell, shall also include:
 - i. A phasing plan for development within the Cell,

- ii. Details for servicing, stormwater management, and internal road layout within the Cell,
- iii. All necessary technical studies as required by the supporting area structure plan and County Servicing Standards.
- iv. The location of all buildings, landscaping features, pathways, and parking areas within the development permit boundary.
 - (1) The site layout and above components within the development permit boundary shall be designed to mitigate off-site impacts independently, but also to have the potential to integrate with future phases and cells, through accommodation of future planned connections and consistent design and appearance across phases.
- c) In addition to the items listed in Section 1, development permit applications subsequent to the initial Development Permit in each Cell for new buildings, structures or uses shall also include:
 - i. Alignment with the phasing plan, connections and design and appearance approved as part the initial Cell development permit;
 - ii. Interfacing with other phases within the Plan area and mitigation of off-site impacts.
 - iii. All necessary technical studies in alignment with the initial Cell development permit and as required by the supporting area structure plan and County Servicing Standards.

489 ADDITIONAL DEVELOPMENT REQUIREMENTS FOR SUPPORTING NATURAL GAS PLANT AND SOLAR/AGRIVOLTAICS FACILITY USE:

- a) Prior to submission of a development permit for a supporting Natural Gas Plant or Solar/Agrivoltaics Facility use on the subject lands, the Applicant shall submit a technical scope for consideration and approval by the Development Authority. Technical studies shall include but not be limited to:
 - i. Biophysical Impact Assessment
 - ii. Landscape Plan
 - iii. Erosion and Sediment Control Plan
 - iv. Stormwater Management Plan
 - v. Glare Study / Mitigation Report (for Solar/Agrivoltaics Facility use only)
 - vi. Noise Impact Assessment
 - vii. Decommissioning Plan
 - viii. Emergency Response Plan
 - ix. Construction Management Plan
- b) A security in an amount not less than \$500,000.00 shall be provided to ensure appropriate reclamation of the site is completed at the end of the Natural Gas Plant or Solar/Agrivoltaics Facility use.
- c) Notwithstanding provisions stated elsewhere in this Bylaw, County Administration may issue a Development Permit for Stripping and Grading to support the Data Centre Campus, Natural Gas Plant or Solar/Agrivoltaics Facility uses, prior to the release of a Development Permit for the use. The application shall include a grading plan, sediment and erosion control plan, and interim stormwater management plan, to satisfaction of the County. The approval shall not contradict the final stormwater management plan and does not include installation of underground services, gravel or paving.

PART SEVEN

Land Use Overlays

7

This part outlines specific regulation that applies to the County's Land Use Overlay's.

Live-Work Overlay

490 The purpose of this Overlay is to create an opportunity for more commercial uses of greater size and intensity than is generally permitted within the District. The live-work overlay boundaries are indicated in **Schedule A**.

491 The following uses are additional uses, discretionary on the parcels identified in **Schedule A – Live-Work Overlay**:

- a) Accessory buildings greater than 150.00 m² (1614.59 ft²) building area and less than 500.00 m² (5,381.96 ft²) building area,
- b) Animal Health (Inclusive),
- c) Care Facility (Clinic),
- d) Care Facility (Group),
- e) Care Facility (Medical),
- f) Care Facility (Seniors),
- g) Retail (Small),
- h) Industrial (Light), and
- i) Office.

GENERAL REGULATIONS

492 The General Regulations apply as contained in **Part 5 – Land Use Districts** of this Bylaw, the underlying District, as well as the following provisions. Any new discretionary uses within the area shown in **Schedule A – Live-Work Overlay** shall be subject to the requirements of the underlying District and this overlay.

BUILDING REGULATIONS

493 Maximum height:

- a) Principal building - 10.00 m (32.81 ft.), and
- b) Buildings for business activities – 10.00 m (32.81 ft.) for all uses, discretionary pertaining to this overlay; uses, permitted and discretionary, in the underlying district shall adhere to the maximum accessory building height for the underlying District.

494 The total building area for all buildings associated with the uses identified within the Live-work Overlay shall not exceed 500.00 m² (5381.96 ft²).

495 Exterior of buildings should match or complement the residence.

OPERATIONAL REGULATIONS

496 The maximum number of non-resident employees is six.

497 For those activities occurring outside of an enclosed building, hours of operation are limited to between 8:00 a.m. and 7:00 p.m.

ADDITIONAL REGULATIONS

498 Outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 m² (4305.56 ft²), whichever is the lesser.

499 Uses identified in the Live-Work Overlay shall directly involve one or more residents of the parcel involved in the business or operation.

500 A landscape buffer of 10 m (32.81 ft.) is required.

501 The landscape buffer will be located on private land to mitigate potential on-site negative visual impacts associated with non-residential land uses to nearby residential developments.

502 Development within a landscape buffer identified in a local plan is restricted to:

- a) Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
- b) Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping.

PART EIGHT

Definitions

8

This part provides definitions for terms used within the Land Use Bylaw.

Please note, definitions pertaining to specific uses are **HIGHLIGHTED** below:

“Abutting” means to have a common boundary, to border on.

“Accessory Building” means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.

“Accessory Structure” means a detached unenclosed structure which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory structures include, but are not limited to, flagpoles, grain bins, three sided stock shelters less than 27.87 m² (300.00 ft²), personal swimming pools, personal hot tubs, satellite dishes, personal play structures, utility covers, personal ground mounted solar collectors, etc.

“Accessory Dwelling Unit” means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 m² (399.34 ft²).

“Accessory Use” means a use customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building.

“Adjacent” means contiguous or would be contiguous if not for an easement, right-of-way, road (excluding a highway), or natural feature.

“Aggregate Development Performance Standards” means the County’s technical requirements that govern aggregate extraction and/or processing developments.

“Aggregate Extraction and/or Processing” means development for the removal, extraction, or primary processing of any sand, silt, gravel, shale, clay, marl, limestone or gypsum that is excavated from the surface of a site, whether in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits.

“Agriculture (General)” means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures limited to the regulations of the District. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agriculture (Intensive)” means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agriculture (Regulated)” means a use where the intensity of agriculture operations has significant land or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs, and fertilizer plants. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agricultural (Processing)” means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

“Alcohol Production” means a use where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the general public for consumption on the premises and that may include the retail sale of products. Typical uses include breweries, distilleries, wineries, and meaderies.

“Animal Health (Inclusive)” means a use for the care, treatment, or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices with or without outdoor pens, runs and enclosures.

“Animal Health (Small Animal)” means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. Typical uses include pet clinics, animal veterinary clinics and veterinary offices without outdoor pens, runs or enclosures.

“Applicant” means a person who is lawfully entitled to make, and makes, an application for any document, approval, permit or other thing that may be issued, made or done under the authority of the Bylaw.

“Application Form” means a form provided to an Applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

“Auctioneering” means a use where goods, motor vehicles or livestock are auctioned, including the temporary storage of such goods.

“Automotive Services (Minor)” means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.

“Automotive Services (Major)” means a use where the sale, servicing and repair of vehicles occurs that may include the sale of gasoline and related fuels. Typical uses include automotive dealerships and truck stops and may include ancillary uses such as Establishment (Eating).

“Bed and Breakfast” means a use where temporary sleeping accommodation is provided for compensation within a Dwelling Unit, accommodating up to a maximum of three guest rooms. This use is operated by the property owner and permanent residents who reside on-site and oversee business operations as hosts who may provide breakfast and other services to guests during their stay.

“Beehive” means a dome shaped or boxlike structure in which bees are kept.

“Beekeeping” means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the *Bee Act*, as amended or replaced from time to time.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Building – Common Terms”

- a) **“Awning”** means a cloth like or lightweight shelter projecting from a building.
- b) **“Balcony”** means a projecting elevated platform on a building, which is enclosed by a railing or parapet and is greater than 0.6 m above grade and width. Access is from the building only.
- c) **“Basement”** means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m. of its clear height above grade and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of the Bylaw.
- d) **“Bay”** means a self-contained unit of part of a building or of the whole building which can be sold or leased for individual occupancy.
- e) **“Canopy”** means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.
- f) **“Cantilever”** means a long projecting beam or girder fixed at only one end.
- g) **“Deck”** means an above grade open-sided roofless platform that is detached or adjoining a building.
- h) **“Foundation”** means the lower portion of a building, usually concrete or masonry, and includes the footings, which transfers the weight of and loads on a building to the ground.
- i) **“Parapet”** means a low wall or railing to protect the edge of a roof.
- j) **“Patio”** means an uncovered open platform or area situated directly on the ground.
- k) **“Porch”** means a roofed structure having direct access to and projecting from the principal building with walls that are unenclosed and open to the extent of at least 50% and may be glazed or screened.

“Business” means:

- a) a commercial, merchandising or industrial activity or undertaking, or
- b) a profession, trade, occupation, calling or employment, or
- c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

“Building Permit” means a permit issued in writing by a designated Safety Codes Officer authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.

“Bylaw” means the County Land Use Bylaw.

“Campground” means a use where holiday trailers, motor homes, tents, campers, and similar vehicles, are used for recreation, and is not normally used as year-round storage, or accommodation for residential uses.

“Cannabis Cultivation” means the growing and harvesting of cannabis as licensed by Health Canada.

“Cannabis Processing” means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

“Cannabis Retail Store” means a building or a portion thereof that is licensed by the Province of Alberta for the sale of cannabis and cannabis accessories for consumption off the premises.

“Car Wash” means a facility for the washing of motor vehicles on a commercial basis.

“Cemetery and Funeral Services” means a use where the development for the preparation of the deceased for interment, the provision of funeral or memorial services for the public, the sale of funeral supplies, or the entombment of the deceased occurs and may include such facilities as funeral home, crematories, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance.

“Care Facility (Child)” means the use of a *building* or portion thereof for the provision of care, instruction, *maintenance* or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

“Care Facility (Clinic)” means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics and counseling services.

“Care Facility (Group)” means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities.

“Care Facility (Seniors)” means a use where accommodation with moderate care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.

“Care Facility (Medical)” means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

“Communications Facility (Type A)” means a commercial communications facility with an antennae that is incorporated within or are mounted on existing structures, no more than 4.00 meters (13.12 feet) above the highest point of the structure.

“Communications Facility (Type B)” means a commercial communications facility with either a tower or pole structures between 4.00 and 20.00 meters (13.12 to 65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

“Communications Facility (Type C)” means a commercial communications facility with either a tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

“Community Entrance Sign” means an entrance feature, monument or free standing sign located on private land, proposed and constructed by the developer or homeowners association of a community.

“Compatible” means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Compatibility does not mean “same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.

“Comprehensively Planned Area” means areas of the County that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved.

“Conceptual Scheme” means a non-statutory plan that provides detailed land use direction, subdivision design, and development guidance. A Conceptual Scheme is subordinate to an area structure plan, and may be adopted by bylaw or resolution.

“Conference Centre” means an establishment used for the holding of meetings, conventions, seminars, workshops, product and trade shows, or similar activities, and may include dining and lodging facilities for the use of participants, as well as compatible accessory facilities.

“Construct” means to build, rebuild, or relocate and without limiting the generality of the word, also includes: any preliminary operation such as excavation, filling or draining; altering an existing building or structure by addition, enlargement, extension, or other structural change; and any work which requires a Building Permit.

“Council” means the Council for the County.

“County” means Rocky View County.

“County Road” means a road owned and maintained by Rocky View County, including Township and Range Roads.

“Data Centre Campus” means a large-scale facility designed to house extensive computer systems and associated components, for supporting artificial intelligence, cloud computing, data security, data storage, management and processing digital media, information and applications. This facility encompasses ancillary structures that support its primary function, including but not limited to administrative offices, educational and training facilities, maintenance facilities, power generation facilities, substations, and security buildings.

“Density” means the number of Dwelling Units on a site expressed in units per hectare (uph).

“Designated Officer(S)” means those persons designated by bylaw under the MGA and for purposes of the Bylaw, are the Development Officer, Bylaw Enforcement Officer, and CAO of the County or their Designate.

“Development” means:

- a) An excavation or stockpile and the creation of either of them, or
- b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, 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 Agreement” means an agreement which is a contract between a developer and the County regarding the sharing of costs arising from the construction or servicing of a development.

“Development Authority” means a Development Authority established pursuant to the MGA to exercise development powers and duties on behalf of the County.

“Development Commencement” means the moment construction is started on site (i.e. excavation) or the land use has begun for the purposes of the Development Permit application.

“Development Completion” means the moment the required Building/Development Permit conditions and requirements have been met for the purposes of the Development Permit application and/or the final inspection reports have been received.

“Development Completion Certificate” means a certificate issued by a Development Authority confirming that the requirements of a development permit have been satisfactorily completed.

“Development Permit” means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development.

“Digital Display” 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 any other similar electronic, computer generated or digital technology.

“Direct Control District” means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the MGA.

“District” means a Land Use District.

“Dwelling” or “Dwelling Unit” a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary facilities only for that unit. All Dwellings or Dwelling Units, except Dwelling, Tiny, shall have a permanent foundation.

“Dwelling, Manufactured” means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall have a minimum GFA of 37.1 m² (399.34 ft²).

“Dwelling, Multiple Unit” means a dwelling with three (3) or more Dwelling Units. This use includes condominium style housing types such as Townhouses, Stacked-Townhouses and Four-plexes or Apartments. Accessory Dwelling Units are not permitted in Multiple Unit Dwellings.

“Dwelling, Duplex/Semi” means a dwelling containing two (2) Dwelling Units having the dwelling area of one located above the dwelling area of the other each with a private entry or a dwelling containing not more than two (2) Dwelling Units sharing a common wall, which may be subdivided along the common wall.

“Dwelling, Rowhouse” means a dwelling containing three (3) or more Dwelling Units located side by side, have direct access to grade, and are separated by a common party wall extending from the foundation to the roof; which may be subdivided along the common wall.

“Dwelling, Single Detached” means a dwelling which is supported on a permanent foundation or basement and has a minimum GFA of 37.1 m² (399.34 ft²).

“Dwelling, Tiny” means a detached Dwelling Unit less than 37.1 m² (399.34 ft²) in GFA.

“Dwelling Unit, Accessory to a Principal Use” means a dwelling that is accessory to a non-residential principal use of the parcel.

“Easement” means a right to use land generally for access to other property or as a right-of-way for a public utility.

“Natural Gas Plant” means a use where electrical power is produced and distributed from, including on-site transformers and electrical transmission lines.

“Equestrian Centre” means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows rodeos or other similar events are held, where a fee has been paid to participate, attend or use the facilities.

“Establishment (Eating)” means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities may include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission. Typical uses include restaurants, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants and catering services.

“Establishment (Drinking)” means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a Restaurant. Typical uses include pubs, bars, lounges, nightclubs, theatre restaurants and banquet facilities.

“Establishment (Entertainment)” means a use where live performances or motion pictures are shown. Typical uses include auditoria, cinemas and theatres, but does not include Establishment (Restricted).

“Establishment (Restricted)” means a use where potentially controversial goods and services are offered to the public. Typical uses include gambling venues such as casino’s and bingo halls.

“Excavation” means any breaking of ground, except common household gardening and ground care.

“Farm” means an agricultural operation.

“Farm Building” means a building exclusively used for the housing of livestock, the storage of farm machinery, the storage of farm produce or the storage of feed for livestock.

“Farm Gate Sales” means a use where the sale of farm products which are produced in the same farming operation takes place.

“Farmers Market” means a market which has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a building, structure or lot for the purpose of selling any or all produce and crafts and may include retail stores and restaurants.

“Fence” means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement and may include confinement of livestock and protection of livestock from wind.

“Filling” means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed building or development, but does not include the import and placement of dry-waste, hydro vac material or land fill waste materials, and does not include the placing of topsoil.

“Film Production” means a premises, set structures, props, or installations used in the production of any form of motion picture, television program, live broadcast, special effects, recording, or visual or audio arts projects and may include (but is not limited to) lighting, outdoor storage, parking, temporary trailers, food service (for staff), signage and any other activities reasonably associated with film production.

“Firing Range” means a specialized practice range for target practice, located within an enclosed building or outside area, including targets for rifles or handguns practice.

“First Parcel Out” means a single residential or agricultural parcel created from a previously un-subdivided Quarter Section.

“Flood Fringe” means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway.

“Flood Hazard Area” means the area of land bordering a water course or water body that would be affected by a design flood and includes the flood fringe, floodway, and may include areas of overland flow, as determined by the Province of Alberta.

“Floodway” means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area.

“Government Services” means a use where municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, post offices, municipal offices, social service offices, employment offices and airport terminals.

“Ground Cover” means vegetation, other than grass, commonly used for landscaping purposes and includes herbaceous perennials and flowers.

“Grade, Building” means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The grade, building shall 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 shall be determined by averaging the elevation of the ground for the four elevations.

“Grade, Drainage” means the ground elevation established in a lot drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the lot.

“Gross Floor Area (GFA)” means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.

“Hamlet” means unincorporated area as defined by the MGA or as declared by a bylaw and Public Hearing process.

“Highway” means a provincial highway pursuant to the *Highways Development and Protection Act*, S.A. 2004 Chapter H-8.5, as amended or replaced from time to time.

“Home-Based Business (Type I)” means a use where business is conducted in a Principal Building with limited weekly visits and employees that reside in the Principal Building. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

“Home-Based Business (Type II)” means a use where business is conducted in a Principal Building or Accessory Building with moderate weekly visits and which may have employees who does not live on the property. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

“Hotel/Motel” means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms, which may contain bar/kitchen facilities; the building may also contain commercial or other uses and may or may not offer such additional services as party facilities, restaurant or dining room services, or public convention facilities.

“Industrial (Light)” means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

“Industrial (Medium)” means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a Nuisance.

“Industrial (Heavy)” means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Cultivation or Cannabis Processing. Typical uses include wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.

“Industrial (Logistics)” means a use accommodating the storage and inter-modal (rail, highway) distribution of goods resulting in larger traffic volume. Typical uses include shipping/receiving facilities, transshipment and distribution centres.

“Infill Development” is the process of developing vacant or under-used parcels within existing areas that are already largely developed.

“Internal Subdivision Road” means a public roadway providing access to lots within a registered multi-parcel subdivision and which is not designated as a Township or Range Road.

“Kennel” means a development for the caring, boarding, breeding, exercising, or training of dogs and/or domestic pets over the age of 90 days, excluding livestock, and where the landowner receives compensation for such activities. Private off leash dog parks and venues hosting dog shows for entertainment purposes are also included in this use.

“Landscaping” means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

“Lane” means a public thoroughfare which provides a secondary means of access to a parcel. Commonly referred to as a ‘Back Alley’.

“Livestock” means horses, cattle, sheep, swine, live poultry, fur-bearing animals raised in captivity, game-production animals within the meaning of the *Livestock Industry Diversification Act*, as amended or replaced from time to time.

“Loading Space” means a space for parking a vehicle (commercial) while being loaded or unloaded.

“Maintenance” means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

“Manure Storage Facility” means a structure, reservoir, catch basin, lagoon, cistern, gutter, tank, or bermed area for containing livestock wastes prior to the waste being used or disposed. It does not include a vehicle, motor or any mobile equipment used for transportation or disposal of livestock wastes.

“Master Site Development Plan” means a non-statutory plan that is adopted by Council resolution. A master site development plan provides design guidance for the development of a large area of land with little or no anticipated subdivision.

“Minor Accessory Building” means a detached building not exceeding 3.05 m (10.00 ft.) in height and 10.00 sq. m (107.64 sq. ft.) which is subordinate or incidental to agricultural and residential uses in an Agricultural or Residential District.

“Mixed-Use Building” means a building used partly for residential use and partly for commercial use.

“Mixed-Use Development” means a parcel of land or a building or structures developed for two or more different uses that may include uses such as residential, office, manufacturing, retail, public, or entertainment.

“Natural Resource Extraction/Processing” means a use where raw materials are removed, extracted or processed. Typical resources and raw materials would include oil and gas, peat, and timber and coal. Typical facilities or uses would include peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.

“NIT” A nit is a unit of measurement of luminance, or the intensity of visible light.

“Non-Conforming Building” means a building:

- a) That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective, and
- b) That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.

“Non-Conforming Use” means a lawful specific use:

- a) Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
- b) That on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

“Nuisance” means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

“Occupancy” means the utilization of a building or land for the use for which it was approved.

“Occupancy Permit” means a permit issued under the *Alberta Safety Codes Act*, as amended or replaced from time to time, for the right to occupy or use the bay, building or structure for the use intended.

“Office” means a Building that provides space for professional, management, administrative, consulting and similar office and business support services.

“Outdoor Storage” means an outdoor area that may contain a building or structure used for the keeping of goods, inventory, materials, machinery, equipment, unregistered vehicles, or Vehicles (Recreation), outside.

“Overland Flow” means special areas of the flood fringe, as determined by the Province of Alberta.

“Parcel” means the aggregate of the one or more areas of land described in a Certificate of Title or described in a Certificate of Title by reference to a plan filed or registered in a Land Titles Office. May also be referred to as a site.

“Parcel Area” means the total area of a parcel.

“Parcel Coverage” means the combined area of all buildings or structures upon the parcel, measured at the approved grades, including all porches and verandas, enclosed terraces, steps, cornices, eaves, and similar projections; such area shall include air wells, and all other space within an enclosed building.

“Parcel Frontage” means the length of a street boundary measured along the front line of a parcel.

“Parcel, Corner” means a parcel that abuts two (2) intersecting streets.

“Parcel, Double Fronting” means a parcel which abuts two (2) non-intersecting streets (excluding lanes).

“Parcel, Interior” means a parcel which is bounded by only one (1) street.

“Park” means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping. Typical uses include playspaces, walkways, trails, nature interpretation areas, picnic areas, athletic fields and similar uses.

“Parking Lot” means a portion of land or of a building set aside for the short-term parking of motor vehicles.

“Portable Grain Bins” means a manufactured cylindrical steel bin that is less than 5.60 m in diameter and less than 6,000 bushels in capacity and is placed on skids.

“Post-Secondary” means a building or facility of a post-secondary institution such as a technical college, college or university.

“Principal Building” means a building, which in the opinion of the Development Authority occupies the major or the central portion of a site, or is the chief or the main one among the buildings on the site, or constitutes by reason of its use the primary purpose for which the site is used.

“Principal Use” means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site is used.

“Property Line” means any boundary of a lot or parcel, and includes the rear, front and side property lines of a lot.

“Quarter Section” means a titled area of: 64.7 ha (160 ac) more or less; or a gore strip greater than 32.38 ha (80 ac) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

“Recreation (Culture & Tourism)” means a use where public or private cultural or tourism recreation occurs. Typical uses include tourist information centres, libraries, museums, or other cultural facilities, but does not include Recreation (Public) facilities.

“Recreation (Outdoor)” means a use where outdoor recreation occurs. Typical uses include outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, rodeo grounds, go-cart tracks, miniature golf, theme parks and golf courses.

“Recreation (Private)” means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.

“Recreation (Public)” means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centres, community halls, public swimming pools, curling rinks and arenas, but does not include Government Services.

“Recycling/Compost Facility” means the use of premises for the collection and sorting of garbage or compost, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage. This use does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*, as amended or replaced from time to time.

“Redesignation” means the conversion of land from one land use to another.

“Reserve, Municipal (MR)” means the land designated as Municipal Reserve per the MGA.

“Reserve, Environmental (ER)” means the land designated as Environmental Reserve per the MGA.

“Religious Assembly” means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

“Retail (Small)” means a use where the sale of goods and services occur in a building with a Gross Floor Area less than 1,000.0 m². Typical uses include a convenience store or sandwich shop or personal services such as hairdressers/salons, massage clinics, laundromats, or tailors but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (General)” means a use where the sale of goods and services occur in a building with a Gross Floor Area between 1,000.0 - 4,000.0 m². Typical uses include a clothing store, pharmacy, or bank but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Large)” means a where the sale of goods and services occur in a building with a Gross Floor Area larger than 4,000.0 m². Typical uses include ‘big box’ retailer but does not but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Groceries)” means use where the retail of raw or prepared foods (with a Gross Floor Area less than 4,500.0 m²) that may include ancillary uses such as a pharmacy, optometrist or postal services but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Restricted)” means a use where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores, adult goods stores, and firearm sales but does not include Cannabis Retail Store.

“Retail (Garden Centre)” means a development providing for the sale of bedding, household and ornamental plants, and associated merchandise, and may include display gardens but does not include Cannabis Retail Store.

“Retail (Shopping Centre)” means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided.

“Retaining Wall” means a wall for holding in place, a mass of earth or the like, as at the edge of a terrace or excavation.

“Riding Arena” means a private facility for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use the facilities.

“Riparian Protection Area” means the lands adjacent to naturally occurring watercourses, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta’s “Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta’s Settled Region” as amended or replaced from time to time.

“School, Commercial” means a service commercial establishment which provides instruction in any subject for profit or gain, typical uses include a trade school, a dance school or studio, a school of music, a modeling school, a ceramics school, or studio but does not include a public school, separate school, or private school.

“School” means a place of instruction operated with public funds pursuant to the *School Act*, as amended or replaced from time to time, which may be located on reserve land pursuant to the MGA. This use does not include a School, Commercial.

“Screening” means a fence, earth berm, row of trees, hedge, or established shelterbelt used to visually and/or physically separate areas or functions.

“Servicing Standards” means the County’s technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

“Setback” means the perpendicular distance as measured between that part of a building nearest to the front, side or rear property lines of a parcel. In the case of a setback involving a yard, front, it means the distance measured perpendicularly from the front property line of the parcel, to the nearest point of the building.

“Set Structures” means any structure associated with film production facility activities. Set structures may undergo aesthetic or structural modifications as part of a project or between different projects. These are primarily shell structures and shall not be used for residential, commercial, or industrial occupancy.

“Shelterbelt” means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion.

“Shipping Container” means an accessory building which is a reusable transport and storage unit typically constructed of aluminum or steel. When proposed as a dwelling unit, it shall be considered as an Accessory Dwelling Unit.

“Show Home” means the use of an unoccupied residential building as a sales office and/or as a facility to demonstrate a builder’s housing product.

“Sidewalk” means a pathway or right-of-way for pedestrian traffic.

“Sign” means an object or device intended to advertise or call attention to a person, matter, event or location.

“Sign – Common Terms”

- a) **“Copy”** means the letters, graphics or characters that make up the message on the sign face.
- b) **“Changeable Copy”** means that portion of the copy that can be readily changed either manually or electronically.
- c) **“Building Face”** means any exterior wall of a Building.
- d) **“Third Party Advertising”** means advertising which directs attention to a business, commodity, service or event that is conducted, sold or offered elsewhere than on the premises on which the sign is located.

“Solar Farm” means an installation or area of land in which a large number of solar panels are set up in order to generate electricity.

“Solar/Agrivoltaics Facility” means a facility that combines solar energy generation with agriculture. Including the co-location of solar panels with agricultural activities, where solar panels are installed above or alongside crops, grazing land, or other agricultural uses. The goal is to maximize land use by generating renewable energy while still allowing for agricultural productivity.

“Special Event” means an event regulated by Bylaw C-7990-2020 as amended.

“Special Function Business” means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

“Station (Gas/Electric)” means a use where fuel for vehicles, such as gasoline and/or electric vehicle charging stations are sold, typically including a Small Retail component. This use does not include a Bulk Fuel Facility.

“Station (Bulk Fuel)” means a use where gas and petroleum products are stored for distribution to customers.

“Statutory Plan” means an inter-municipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by a municipality under the MGA, as amended or replaced from time to time.

“Stockpile” means an accumulation of goods, materials or raw materials, including snow dumps, stored outdoors in a pile-like formation.

“Street” means a public thoroughfare, often paved and referred to interchangeably as a road.

“Subdivision” the process of dividing land into smaller Parcels, overseen by the Subdivision Authority.

“Temporary” means a use which is limited in its permanence.

“Temporary Sales Centre” means a building less than 150 m² located on a parcel of land used as a sales office and/or as a facility to demonstrate a builder’s housing product.

“Top-Of-Bank” means the line where the surrounding tableland is broken by a valley slope and forms the escarpment as determined by a Geotechnical Engineer.

“Topsoil” means the uncontaminated uppermost layer of soil.

“Underlying Soil” means the layer of soil underneath the Topsoil. The typology of which is determined by the Alberta Geological Survey or by a qualified professional.

“Use” means the utilization of a parcel of land for a particular development activity.

“Use, Discretionary” means the use of land or a building provided for in this Bylaw for which a decision on a Development Permit may be issued upon a Development Permit application having been made and subject to the enabling conditions for each proposed development being satisfied.

“Use, Permitted” means the use of land or a building provided for in this Bylaw for which a Development Permit shall be approved and issued by the Development Authority when the proposed development conforms to all applicable requirements and rules of this Bylaw, with or without conditions, upon application having been made to the Development Authority.

“Use, Intensity Of” means the degree or scale of operation of use or activity in relation to the amount of land and buildings associated with the use, vehicular traffic generation resulting thereof, amount of parking facilities required for the particular land use activity, etc.

“Use, Similar” means a use of a site or building in a District which, in the opinion of the Development Authority, is so similar to a Permitted Use or Discretionary Use in that District that it meets the intent of Council for the development of that District as set out in the purpose and intent statement, but does not include a use that is specifically defined as a Permitted or Discretionary Use in any other District.

“Utilities” means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the Buildings that house the public utility, and any offices or equipment.

“Vacation Rental” means a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

“Variance” means a variation, relaxation or waiver of a development regulation or other requirement of the Bylaw.

“Vehicle (Agriculture)” means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers.

“Vehicle (Commercial)” means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.0m in length, such as gravel trucks, gravel trailers, highway truck tractors, highway truck trailers, crane trucks, welding trucks, and vacuum trucks, and any vehicle not meeting the definition of a “private passenger vehicle” in the *Traffic Safety Act*, as amended or replaced from time to time.

“Vehicle (Recreation)” means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short-term basis. Vehicle (Recreation) may include but not limited to motorized watercraft, 5th wheels, and recreational vehicles (RVs). Vehicle (Recreation) shall not be used as a Dwelling Unit.

“Walkway” means a public right-of-way for pedestrian use on which no motor vehicles are allowed

“Waste Management Facility” means a facility or landfill for the collection, storage, treatment or disposal of waste as defined in the County’s Waste Control Regulation.

“Waste Transfer Site” means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a waste management facility or recycling/compost facility.

“Water Body” means any location where water flows, is standing 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 and aquifers, but does not include part of irrigation works if the irrigation works are subject to a license and the irrigation works are owned by the licensee, except in the circumstances prescribed in the *Water Act*, as amended or replaced from time to time.

“Watercourse” means a naturally occurring flowing body of water including but not limited to a river, creek, or stream, whether it conveys water continuously or intermittently, as identified by the County's Surface Water Data, Geomorphic Data, and Ortho-imagery Data, but excludes any human-made water features including but not limited to irrigation canals, ditches, reservoir, and drainage swales.

“Wind Farm” means an area of land with a commercial-scale group of energy-producing windmills or wind turbines. Ancillary structures may include equipment shelters.

“Yard” means a part of a parcel unoccupied by any portion of a Building or Accessory Building.

Appendix

List of Overlays

1

- S-DAT-A – Beacon AI Hub ASP

S-DAT-A (Beacon AI Area Structure Plan)

The purpose of this overlay is to provide site-specific regulations and distinctive design characteristics for the Beacon AI Area Structure Plan lands that shall be appended to the S-DAT district. The site-specific regulations and the introduction of distinctive design characteristics are as follows:

Phasing

(A.1) The Beacon AI Hub project shall be divided into three distinct development cells (North, Central, and South Cells) in accordance with the Beacon AI Hub ASP.

(A.2) Notwithstanding Section 476 within the S-DAT district, Council is the Development Authority for any development permit applications for discretionary uses within S-DAT-A.

Minimum Parcel Size

(A.3) The minimum parcel size is the area of that parcel at the time of adoption of Bylaw C-8648-2025 unless otherwise approved within the framework of an approved development permit.

Maximum Site Coverage:

(A.4) The maximum site coverage including all buildings and impermeable surfaces shall be the lesser of a maximum of 60% of the total Cell area, or the overall area that is not required to support the on-site stormwater management solution, as supported by a stormwater management plan prepared by an accredited professional.

Maximum Building Height:

(A.5) The maximum building height shall be 18.00 metres (59.05 feet), or as varied in accordance with Section 481 of the S-DAT district.

Parking

(A.6) Parking shall be provided at a rate of 1.5 parking stalls or units per permanent employee determined or calculated on the peak employment hours of operation. This excludes handicap parking which will be determined by the Development Authority.

Architectural and Landscape Design Controls

(A.7) The implementation of Architectural and Landscape Design standards shall support the creation and maintenance of a high quality, aesthetically pleasing and harmonious community.

(A.8) The detailed landscape plan shall comply with Sections 485 (Landscaping) and 486 (Minimum Landscape Buffer) of the S-DAT district.

(A.9) A landscape buffer 30 metre (100 feet) in width as measured from the site boundary shall be provided around the entire perimeter of the data centre lands.

(A.10) A detailed site grading plan shall be provided at the time of submissions of the initial development permit and applied through the entire development process. These controls shall apply to all development within the plan area including the open space / pathways.

(A.11) Dark sky provisions which shall be aligned with both the Land Use Bylaw lighting regulations and other applicable best practice. In adherence to these policies, the Data Centre halls will be designed to be as inconspicuous as possible while still providing enough lighting to maintain visibility for safety and wayfinding. The scale of lighting should be considered along pathways to respect the pedestrian scale, for example, by installing low

mounted lighting. Internal roads will have street lighting that adheres to County design standards at the time of installation.

Fencing & Security

(A.12) Fencing and security features shall be introduced in relation to the extent of the development boundaries proposed.

(A.13) Perimeter fencing shall consist of a maximum 1.83 metre (6.00 feet) high chain link fence located between the defined 30 metre landscaping buffer around the site perimeter and development areas. Any proposed variances to the maximum fencing height will be considered by the Development Authority according to impacts on the amenity of the surrounding area.

(A.14) Security features such as a manned points of entrance and security lighting shall be incorporated into the site design.

Building and Parking Locations

(A.15) Buildings shall be oriented and located in a manner that limits the massing and visual impact of the overall development within the site when viewed from public areas and adjacent residences.

(A.16) No building or parking areas shall encroach within the defined perimeter landscaped buffer area.

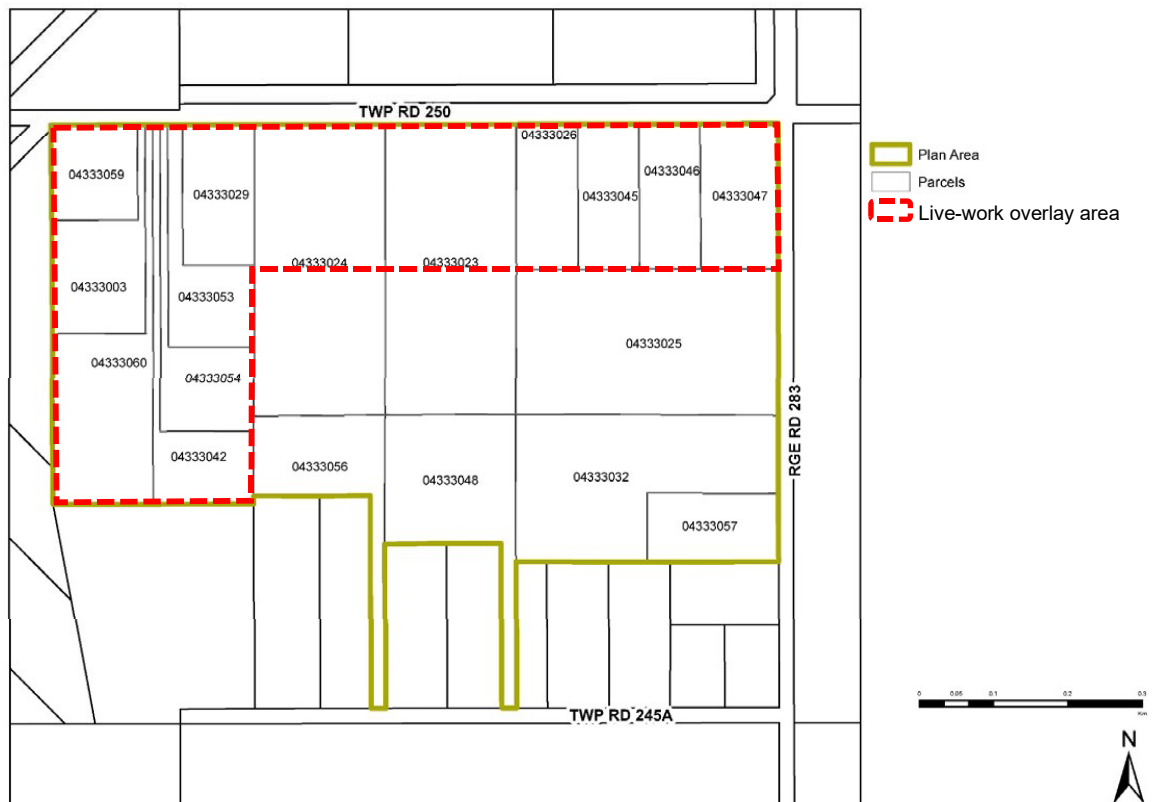
(A.17) A noise assessment and mitigation plan conducted by a qualified acoustic professional shall be included in development permit applications for new or expanded Data Centre Campus, Natural Gas Plant, or Solar Farm/Agrivoltaics uses.

- a. The assessment shall provide, at a minimum, predicted sound levels at the boundaries of the subject lands and a noise mitigation plan to reduce noise levels to the lowest practicable levels.
- b. Where deemed necessary by the Development Authority based on the findings of the noise assessment, the noise mitigation plan may include a noise monitoring system.

(A.18) Noise mitigation may include the placement of higher noise emitting equipment towards the centre of the site and/or the strategic placement of buildings to limit the escape of excessive noise from the site.

Schedule Live-Work Overlay

A



Schedule Land Use Map

B

To see the most current land use maps visit <https://www.rockyview.ca/landusemaps>