

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

LAND USE BYLAW C-1725-84

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SECTION 1.0.0 APPLICABILITY OF BYLAW

No development other than that designated in Schedule "A" as being deemed approved shall be undertaken within the Municipality unless an application for it has been approved and a development permit issued therefor.

Schedule A

1.1.0 Pursuant to Section 1.0.0 of the Land Use Bylaw, development designated as 'deemed approved' includes:

- a) the erection, construction, or maintenance of wire fences, or similar means of enclosure less than 2m (6.56 feet) in height;
- b) the erection or installation of machinery necessary for the completion of a development for which a development permit has been issued;
- c) the construction, maintenance and repair of public works, services or utilities on land that is owned by the government or a local authority;
- d) the construction of detached, semi-detached dwellings and private swimming pools in a District in which they are listed as a permitted use, when they comply with the provision of this Bylaw;
- e) on parcels of land exceeding 16.2 ha (40 acres), any activity necessary for the continued use of the land for extensive agricultural purposes when they comply with the provisions of this Bylaw;
- f) the construction of a second dwelling unit on a lot that has an area of 32.4 ha (80.0 acres) or greater which complies with the provisions of this Bylaw;
- g) municipal signs;
- h) the storage of a total of three or less recreational vehicles per lot, including but not limited to motor homes, travel trailers, tent trailers, boats, or campers, but not more than two of the same kind;
- i) the construction of accessory buildings (building permit must be obtained).

1.2.0 Application for a Development Permit

1.2.1 An application for a Development Permit shall be made by submitting to the Development Officer the prescribed form completed and signed by the owner or authorized agent of the owner and accompanied by the following:

- a) building plans, if applicable, in triplicate, showing
 - (i) floor plans
 - (ii) elevations
 - (iii) exterior finishing materials

- b) site plans, in triplicate, showing
 - (i) legal description of the site
 - (ii) dimensions of the site
 - (iii) the dimension and relationship to property lines of all existing and proposed buildings
 - (iv) where applicable, the location of existing buildings, shelter belts
 - (v) location of all utility lines above or below ground and to include gas transmission lines
 - (vi) on applications within Hamlets for multi-family, commercial, industrial or recreational use and for applications within Highway Commercial District (Hi-C);
 - loading and parking provision
 - access to and from site
 - garbage and storage areas and the fencing and screening proposed for same
 - locations and approximate dimensions of all existing and proposed landscaping, playgrounds, etc.
 - on industrial uses, all relevant information describing the entire industrial process involved including any environmental hazards which may result from the proposed operation
 - (vii) the location of existing and proposed wells, septic tanks, disposal fields, culverts and crossings
 - (viii) the removal of existing trees and shrubs

- c) development permit application fee as determined by a resolution of Council

- d) on application for signs, a colored replica of the sign, drawn to scale

- e) such additional information as the Development Officer may require or deem necessary to determine whether the application complies with this Bylaw, a statutory plan, or the Act.

1.2.2 The Development Officer may require the applicant to supply additional copies of the application or of the plans and specifications.

1.3.0 Compliance with Other Bylaw and Regulations

1.3.1 Nothing in this Eylaw affects the duty or obligation of a person;

a) to obtain a building permit under the building bylaw, as amended from time to time, in addition to a development permit required by this Bylaw; or

b) to obtain any other permit or license or other authorization required by any Act or regulation or under any other bylaw.

SECTION 2.0.0 AGENCIES

2.1.0 Development Officer

2.1.1 The office of Development Officer is hereby established.

The Development Officer shall be appointed by Resolution of the Council. The Development Officer has the powers, duties, and responsibilities specified in this Bylaw and such other duties as may be given to him/her from time to time by Council.

2.2.0 Municipal Planning Commission

The Municipal Planning Commission is authorized to act as a Development Officer in those circumstances specified in this Bylaw.

SECTION 3.0.0 DUTIES AND RESPONSIBILITIES OF AGENCIES

3.1.0 Development Officer

3.1.1 The Development Officer shall

- a) keep and maintain for the inspection of the public during office hours, a copy of this Bylaw and all amendments thereto, and ensure that copies of same are available to the public at reasonable charge;
- b) keep a register of all applications for development, including decisions thereon and reasons therefor, and all orders for a minimum period of seven (7) years;
- c) receive all applications for development permits;
- d) consider and decide on applications for a development permit for those uses designated "Permitted Uses";
- e) refer with his report to the Municipal Planning Commission for its consideration and decision
 - (i) applications which have been assigned to him but which he, at his sole discretion, considers may significantly affect the General Municipal Plan or any statutory plan when that plan is in effect;
 - (ii) all other applications not included in 3.1.1(d);
- f) sign and issue all development permits which the Development Officer has approved;
- g) decide on time extensions, as referred to in Subsection 4.1.9, for those development permits which were originally approved by the Development Officer.

3.1.2 The Development Officer is authorized to issue an order under the Planning Act whenever he considers it necessary to do so.

3.2.0 Municipal Planning Commission

3.2.1 The Municipal Planning Commission shall consider and decide on applications for:

- a) development permits for those uses which are listed as "Discretionary Uses" by this Bylaw;

- b) development permits which have been referred to it by the Development Officer;
- c) time extensions, as referred to in Subsection 4.1.9 for those development permits which were originally approved by the Municipal Planning Commission.

3.2.2 The Municipal Planning Commission shall cause to be issued all development permits which it has approved.

3.3.0 Development Officer and Municipal Planning Commission

3.3.1 When sufficient details of the proposed development have not been included with the application for a development permit as set out in Section 1.3.0, the Development Officer or the Municipal Planning Commission may return the application to the applicant for further details. In this event, the application shall not be deemed to be received in its complete and final form until all required details have been received.

3.3.2 The Development Officer or the Municipal Planning Commission may decide upon an application for a development permit, notwithstanding that the proposed development does not comply with required front yard, side yard, rear yard or building height dimensions set out in this Bylaw if, in the opinion of the Development Officer or the Municipal Planning Commission, the granting of the variance would not

- a) unduly interfere with the amenities of the neighbourhood;
- b) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height and the proposed development conforms with the use prescribed for that use or building in this Bylaw.

3.3.3 In making a decision on an application for a development permit, the Development Officer or Municipal Planning Commission shall

- a) approve the application;
- b) approve the application subject to conditions considered appropriate;
- c) refuse the application.

3.3.4 The Development Officer or Municipal Planning Commission shall not approve the use of land or building not listed as a "Permitted Use" or "Discretionary Use" in the District in which the building or land is situated.

3.4.0 Development Referrals

3.4.1 The Development Officer or Municipal Planning Commission may refer for comment any matter or any application for a development permit to any authority deemed necessary for comment.

3.5.0 Development Appeal Board

3.5.1 The Development Appeal Board is appointed pursuant to the Development Appeal Board Bylaw.

SECTION 4.0.0 ISSUANCE OF DEVELOPMENT PERMITS AND NOTICES

4.1.0 Development Permits

- 4.1.1 When an application for a development permit for a "Permitted Use" is approved, the Notice of Decision shall be mailed to the applicant and a notice published in a newspaper circulating in the Municipality stating the location of the property for which the application has been made and the use approved of.
- 4.1.2 When an application for a development permit for a "Discretionary Use" is approved, the Notice of Decision shall be mailed to the applicant and a notice published in a newspaper circulating in the Municipality stating the location of the property for which the application has been made and the use approved of.
- 4.1.3 When an application for a development permit is refused, the Notice of Decision shall be mailed to the applicant.
- 4.1.4 For purposes of this Bylaw, Notice of Decision on an application for a development permit is to be given on the date the Notice of Decision is mailed to the applicant except as provided in Section 4.1.6.
- 4.1.5 For purposes of this Bylaw, Notice of Decision on an application for a development permit for an approved "Discretionary Use" is to be given on the date the Notice of Decision is published in a newspaper circulating in the Municipality.
- 4.1.6 A development permit shall not be effective until seventeen (17) days after the Notice of Decision has been issued.
- 4.1.7 When an appeal is made, a development permit which has been approved shall not be issued unless and until the decision of the Development Officer or the Municipal Planning Commission has been sustained by the Development Appeal Board.
- 4.1.8 When an application for a development permit has been refused pursuant to this Bylaw, or if the appeal has been dismissed, the submission of another application for a development permit on the same lot of land, and for the same or a similar use of the land, by the same or any other applicant, shall not be accepted by the Development Officer for at least six (6) months after the date of such refusal.
- 4.1.9 If the development authorized by a development permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be void, unless an extension to this permit shall first have been granted by the Development Officer or the Municipal Planning Commission.

4.2.0 Forms and Notices

4.2.1 For the purpose of administering the provisions of this Bylaw, Council by Resolution shall authorize the preparation and the use of such forms or notices as in its discretion it may deem necessary.

SECTION 5.0.0 ENFORCEMENT

5.1.0 Contravention

- 5.1.1 Where a person fails or refuses to comply with any order directed to him, the Council or a person appointed by it may take such action as is necessary to carry out the order.
- 5.1.2 Where the Council or a person appointed by it carries out an order, the Council shall cause the costs and expenses incurred therein to be placed in the tax roll against the property concerned and that amount shall be collected in the same manner as taxes on the land in question.
- 5.1.3 Every person who contravenes or fails to comply with a provision of this Bylaw is guilty of an offense liable on summary conviction to a fine not exceeding \$500 and costs, and on default of payment of the fine and costs, to imprisonment for a term not exceeding six (6) months.

SECTION 6.0.0 AMENDMENTS

- 6.1.1 The Council may, by bylaw, amend or repeal this Bylaw in accordance with the Act.
- 6.1.2 A person making an application to Council for an amendment to this Bylaw, for a purpose other than to clarify an existing provision or redesignating land, shall pay to the Municipality a fee of \$200 to cover the cost of advertising.

SECTION 7.0.0 ESTABLISHMENT OF DISTRICTS

7.1.0 Land Use Districts

7.1.1 For the purposes of this Bylaw, the land within the boundaries of the Municipality shall be divided into one or more of the Districts as established in Section 7.2.0. The basic District throughout the Municipality is Agricultural Conservation (1) District (AG-1). Any lands not designated Agricultural Conservation (1) District shall be indicated on the Land Use Map as provided in Section 7.3.0.

7.1.2 Throughout this Eylaw and amendments thereto, abbreviations may be used as set out in Section 7.2.0.

7.2.0 Districts

Agricultural Conservation (1) District (AG-1)
Agricultural (2) District (AG-2)
Agricultural (4) District (AG-4)
Agricultural Residential (8) District (AG-8)
Agricultural Balance District (AG-B)
Agricultural Commercial District (AC)
Agricultural and Natural Resource Industry District (ANRI)
Agricultural Pipeline District (AG-P)
Airport District (AP)
Country Residential District (CR)
Direct Control District (DC)
Hamlet Commercial District (HC)
Hamlet Industrial District (HI)
Hamlet Residential (1) District (HR-1)
Hamlet Residential (2) District (HR-2)
Highway Commercial District (Hi-C)
Local Rural Commercial District (LRC)
Public and Quasi-Public District (PQP)
Public Service Commercial District (PSC)
Recreation Commercial (RC)
Rural Industry District (RI)
Small Holding District (SH)

7.3.0 Land Use Map

7.3.1 The Municipality is hereby divided into Districts as provided in Section 7.2.0 and their boundaries are shown on the maps referred to in Section 7.3.2 which may be known as the Municipal District of Rocky View No. 44 Land Use Maps.

7.3.2 The Municipal District of Rocky View No. 44 Land Use Maps, as may be amended or replaced by Bylaw from time to time, are those maps which form Part Two of this Bylaw and among other things, bear the following identification:

- a) Municipal District of Rocky View No. 44 Land Use Map
- b) Section 7.3.0 of this Bylaw.
- c) Adopted by Council this day of , 1984
- d) the authorized signing authorities of the Municipality

7.3.3 If uncertainty or difficulty arises concerning the precise location of the boundary of any Land Use District as shown on the map, the location shall be determined by the following rules:

- a) If a Land Use District boundary is shown as approximately following the center of a public roadway, it shall be considered to follow the center line of it.
- b) If a Land Use District boundary is shown as approximately following the boundary of a lot, the lot boundary shall be considered to be the boundary of the Land Use District for that portion of the Land Use District boundary which approximately follows the lot boundary.
- c) If a Land Use District boundary is shown as approximately following the boundary of the Municipal District of Rocky View, it will be considered to be following the boundary of the Municipal District of Rocky View.
- d) If a Land Use District is shown as following a railway line, it shall be considered to follow the boundary of the right of way of it.
- e) If a Land Use District is shown as approximately following the bank of a river or lake or other body of water, it shall be considered to follow the bank of it, and in the event of the bank changing the boundary shall be considered to move with the actual bank.
- f) If a Land Use District boundary is shown as being parallel to or as an extension of any features referred to in clauses a) to e), it shall be so construed.

- g) If a Land Use District boundary is not shown as following a public roadway or lot boundary, this location shall be determined
 - (i) if dimensions are set out in the map, by those dimensions,
or
 - (ii) if no dimensions are set out, by measurement of the boundary in accordance with a scale shown on the map.

SECTION 8.0.0 GENERAL LAND USE REGULATIONS AND PROVISION

8.1.0 Use of Buildings or Land

8.1.1 A person shall not use a building or land for a purpose not permitted or otherwise allowed by this Bylaw.

8.2.0 Site Dimensions

8.2.1 No permit shall be issued for any development on a site, the area or width of which is less than the minimum prescribed for the District in which the site is located. However, a lot of separate record in the Land Titles Office, containing less than the required minimum area or width, may be used, subject to discretion of the Development Officer or Municipal Planning Commission, if all other requirements of this Bylaw are observed.

8.3.0 General Setback Requirements

8.3.1 On each site there shall be established and maintained front, side and rear yards of such dimensions as are prescribed for the District in which the site is located.

8.3.2 The minimum distances for yards do not apply to construction wholly beneath the surface of the ground.

8.3.3 Notwithstanding Subsection 8.3.1, an addition may be made to an existing house which does not comply with the setbacks prescribed for in that District, provided that the addition is no closer to the affected yard.

8.4.0 Height of Buildings

8.4.1 No building shall be erected to a greater height than the maximum height prescribed for buildings in the District in which the building or structure is proposed to be located. The base from which to measure the height of a building shall be the average elevation of the finished ground level adjoining all exterior walls of a building.

8.5.0 Parking and Loading Facilities

8.5.1 Parking and loading spaces shall be calculated on the basis of gross floor area, unless otherwise stated, and where a fractional figure occurs, shall be rounded to the next higher figure.

8.5.2 Parking and loading spaces shall be provided on site in accordance with the following table:

<u>Use of Building</u>	<u>Minimum Number of Spaces</u>	
	<u>Parking</u>	<u>Loading</u>
Apartments	2 per dwelling unit	-
Arenas	1 per 4 seating spaces	2
Assembly halls	1 per 4 seating spaces	-
Banks	1 per 46.5 sq. m (500 sq.ft.)	-
Billiard halls	1 per 13 sq. m (139.93 sq.ft.)	-
Bowling alleys	3 per lane	-
Churches	1 per 4 seating spaces	-
Clinics	1 per 9.3 sq. m (100.10 sq.ft.)	-
Cocktail lounges	1 per 4 seating spaces	-
Community buildings	1 per 9.3 sq. m (100.10 sq.ft.)	1
Curling rinks	6 spaces per sheet of ice	-
Funeral homes	1 per 4 seating spaces	1
Hospitals	1 per 4 patients, and 1 per 4 employees, and 1 per doctor	1
Hotels, motels	1 per guest room	1
Libraries	1 per 37 sq. m (398.27 sq.ft.)	-
Lodges, private clubs	1 per 10 members	-
Lumber yards, home improvement centres	1 per ha of site area, and 1 per 37 sq. m (398.27 sq.ft.) of retail floor area	3
Offices	1 per 37 sq. m (398.27 sq.ft.)	-
Police stations	1 per 37 sq. m (398.27 sq.ft.)	-
Restaurants	1 per 4 seating spaces	1
Retail stores and service repair shops	1 per 37 sq. m (398.27 sq.ft.)	-
Schools - elementary	1.5 per classroom	-
- junior high	2.5 per classroom	-
- senior high	5 per classroom	-
Senior citizen home	1 per 2 units	-
Shopping centres	5.5 per 93 sq. m (1,001.07 sq.ft.) gross leasable area	-
Taverns	1 per 3 seating spaces	1
Theatres	1 per 10 seats	-
Warehouses	1 per 93 sq. m (1,001.07 sq. ft.)	1

8.5.3 Parking and loading requirements for similar uses shall be provided as determined necessary by the Development Officer or Municipal Planning Commission, having regard to the specific requirements set out in Section 8.5.2.

8.5.4 The off-street parking area shall be provided in the manner shown on the approved site plan with the entire area to be graded and surfaced so as to ensure proper disposal of drainage in a manner satisfactory to the Municipal Engineer.

- 8.5.5 A parking space shall be located and constructed so that
- a) reasonable access is provided to each parking space;
 - b) it can be properly maintained;
 - c) it is satisfactory to the Development Officer or the Municipal Planning Commission in size, shape, and location.
- 8.5.6 A parking space shall not be less than 15 sq. m (161.46 sq.ft.) in area or less than 2.5 m (8.2 feet) wide.
- 8.5.7 A loading space shall have at least 28 sq. m (301.4 sq.ft.) of area, 4 m (13.12 feet) of width, and 3.7 m (12.14 feet) of overhead clearance.
- 8.5.8 Any parking space or loading space provided shall be developed and surfaced to the satisfaction of the Municipal Engineer.
- 8.5.9 When a building is enlarged or the use of a building or site is intensified or altered in such a manner that additional spaces are required, provision shall be made to supply the additional parking or loading spaces as required by this Bylaw.
- 8.5.10 In lieu of providing the required number of on-site parking spaces, the Municipal Planning Commission may permit the provision by the applicant of the required off-street parking on land other than that which is the subject of the development permit, provided the alternate site or sites are within 122 m (400.26 feet) of the site for which the development permit is issued.
- 8.5.11 Adequate curbs, concrete bumpers and fences, or either of them shall be provided, if required, to the satisfaction of the Municipal Engineer.
- 8.6.0 Accessory Building
- 8.6.1 All accessory buildings shall be located at least 2 m (6.56 feet) from any principal building.
- 8.6.2 Notwithstanding Section 8.6.1, when a building used or proposed to be used as an accessory building is located or proposed to be located closer to the principal building than a distance of 1 m (3.28 feet), it shall be connected to that principal building by a structural element (including for purposes of example, but not limited to: common foundations, common roof, or common wall).

8.6.3 For the purpose of calculating front, side and rear yard setback requirements as provided in this Bylaw, when an accessory building is to be connected to the principal building, it shall be deemed to be part of the principal building.

8.6.4 Accessory buildings in residential districts shall be constructed with exterior building materials compatible with those of the principal building.

8.7.0 Shelter Belts and Fences

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

- a) 15 m (49.21 feet) from the right-of-way of an internal subdivision road in a Country Residential District;
- b) 38 m (124.67 feet) from the nearest limit of a municipal road right-of-way;
- c) 41 m (134.51 feet) from the nearest limit of a primary or secondary highway.

8.7.2 Notwithstanding Subsection 8.7.1, single tree planting and screening, either by berm or fence may be located either on the property line for screening or within 2 m (6.56 feet) for single tree planting.

8.7.3 No fence higher than 2 m (6.56 feet) shall be erected in any District unless the Development Officer or the Municipal Planning Commission has determined that:

- a) the fence is required as part of the principal use of the site that the fence is to enclose;
- b) the fence would not unduly interfere with the amenities of the neighbourhood;
- c) the fence would not materially interfere with or affect the use, enjoyment or value of neighbouring properties.

8.8.0 Sign Control

8.8.1 No permanent sign of an advertising, directional or informational nature shall be erected on land or affixed to any exterior surface of a building or structure unless an application in writing for this purpose has been approved by the Development Officer.

- 8.8.2 No sign shall be erected so as to obstruct free and clear vision of vehicular traffic or be located to display a light intensity or color where it may interfere with or be confused with any authorized sign, signal or device and in so doing, create a traffic hazard.
- 8.8.3 Commercial and industrial identification and advertising signs shall not overhang abutting properties.
- 8.8.4 The base of a sign shall be located within the boundaries of the site on which it is located and is not bound by the yard requirements of the District in which it is located, but shall be located to the satisfaction of the Development Officer.
- 8.8.5 In considering a development application for a sign, the Development Officer shall have due regard to the amenities of the District in which the sign is to be located and the design of the proposed sign, and shall not approve the application if he does not consider that the site is compatible with the District in which it is proposed to be located.
- 8.9.0 Mobile Homes
- 8.9.1 Single wide mobile homes may be permitted for temporary periods not exceeding a twelve month period where it is to be used by a person who is employed full time for at least six months each year in an agricultural pursuit being carried on in conjunction with the site or where a house is under construction on the site. Where a person proposes to extend the temporary period beyond the time set out in the permit, he shall, not later than 30 days prior to the day on which the permit will cease to be in effect, make a written request to the Development Officer for renewal of the permit setting forth the reasons therefor.
- 8.10.0 Home Occupations
- 8.10.1 A home occupation shall comply with the following provisions:
- a) there shall be no exterior display or advertisement of goods or services discernible from the outside of the building, other than identification signs approved by the Municipal Planning Commission.
 - b) there shall be no outside storage of materials, goods or equipment on the site.
 - c) no commodity other than the product or service of the home occupation shall be sold on the premises.

- d) the home occupation shall not include any use or operations which will cause or permit to be created a nuisance by way of dust, noise, smell, smoke, or traffic generation as interpreted by the Municipal Planning Commission.
- e) the home occupation shall not employ more than two persons with one of those persons being an occupant of the principal residential building in which the home occupation takes place.

8.10.2 Home occupations

- a) shall be limited to those uses which do not interfere with the rights of other residents to the quiet enjoyment of their property;
- b) shall be an incidental and subordinate use to the principal residential use;
- c) shall be restricted to the dwelling unit and accessory buildings.

8.10.3 Home occupations are limited to those persons and uses which are approved by the Municipal Planning Commission for the site where they are carried on for a period of one year from the date of approval, at which time a new application must be submitted in accordance with this Bylaw.

8.11.0 Confinement of Livestock

8.11.1 Livestock shall not be maintained at any density on lots of land contained within the boundaries of a Hamlet or on lands designated Country Residential, except as may be provided elsewhere in the Bylaw.

8.11.2 Livestock, for the purposes of this section, includes cattle, swine, poultry, sheep, horses, mink or similar animals raised.

8.11.3 Notwithstanding Section 8.11.1, livestock, subject to and in accordance with Table A, may be maintained on parcels of land designated Small Holding or Agricultural Balance, and having an area of 1.62 ha (4 acres) or larger. Maintenance of livestock at densities greater than one animal unit per 1.62 ha (4 acres) on parcels of land less than 16.19 ha (40 acres) shall be considered as "intensive agricultural pursuits" and require a development permit, except those permitted as a discretionary use under Section 32.0.0, and 15.0.0.

8.11.4 Intensive agricultural pursuits shall be located not less than 457.2 m (1500 feet) from the nearest residence not occupied by the owner.

8.11.5

TABLE A
ANIMALS EQUIVALENT TO ONE ANIMAL UNIT

Kind of Animal	No. of Animals Equivalent to One Animal Unit	No. of Animals Allowed per 4 acres
(Alberta Environment Agriculture Confinement Livestock Facilities Waste Management, Agdex 400/27-1, 1982)		
CATTLE:		
Dairy cows	0.8	1
Beef, cows or bulls	1.0	1
Feeder cattle	1.5	1
Replacement heifers	2.0	2
Calves	5.0	5
SWINE:		
Sows - farrow to weaning (includes gilts suckling 18 kg)	3.0	0
Feeder Hogs (54 kg average)	5.0	0
Weaner Hogs (less than 20 kg)	15.0	0
* POULTRY:		
Hens, cockerels	125.0	10
Chicks, broilers	250.0	10
Turkey hens, heavies	75.0	10
Turkey toms, heavies	50.0	10
Turkey broilers	100.0	10
SHEEP:		
Rams or ewes plus lambs	5.0	5
Lambs	12.0	6
HORSE:		
	1.0	1
MINK:		
	80.0	0
* RABBITS:		
	40.0	4
GOATS:		
	-	3

* Note: Poultry or rabbits may be allowed with any other animal unit listed and allowed per 4 acres.

8.12.0 Drainage

8.12.1 Any area requiring landscaping or topographic reconstruction shall be completed so that finished surface contours do not direct surface drainage onto adjoining properties.

8.13.0 Controlled Appearance

8.13.1 The design, character and appearance of any building or series of buildings, structure or sign proposed to be erected or located in any District must be acceptable to the Development Officer or the Municipal Planning Commission having due regard to its effect on neighbouring development and general amenities of the District, and any statutory plan affecting the District.

8.14.0 A land use redesignation is not required when a subdivision is to be made for the purpose of adjusting the boundaries of an existing parcel such that no additional parcels are created and that the new lot lines created do not contravene yards and setbacks of any of the Districts, Section 7.2.0 of this Bylaw.

8.15.0 Duties and Responsibilities of the Owner(s)

8.15.1 No owner or owners shall carry on any activity or construction or permit to be constructed a use of land on lands not designated for the intended use in the Land Use Bylaw.

8.15.2 No owner or owners of land shall permit the storage or parking of mobile homes, recreational vehicles, tents or camping facilities on lands which are not designated for such use in the Land Use Bylaw, except as permitted in Section 1.1.0(h).

8.16.0 Protection from Hazards

8.16.1 Where land is situated adjacent to or includes the banks of any river, creek, or watercourse, and where the slope of the bank is in excess of 15%, no building or other structure shall be permitted within 46 m (150.92 feet) of the line of the top of the bank, or such greater distance as may be required by the Municipal Planning Commission.

8.16.2 In the case of an application for a development permit for a country residential, industrial, or institutional use, or any other use in which a building is to be occupied by persons for more than six hours each day, and which is located in the vicinity of a sour gas facility, the Municipal Planning Commission shall not approve the application unless those minimum requirements, being part of the Planning Act and any amendments thereto, and the Subdivision Regulations pursuant to the Act, have been complied with to the satisfaction of the Commission, or permitted by the Health Act.

8.16.3 The Municipal Planning Commission shall not approve an application for a development permit for any use of land situated in an established Airport Vicinity Protection Area where the use of the land is not in accordance with the Airport Vicinity Protection Area Regulation for the Protection Area.

8.16.4 The Municipal Planning Commission shall not approve an application for a development permit for a development which includes the installation of an anhydrous ammonia or liquified petroleum gas (AA or LPG) storage with a water capacity exceeding 9,092 l (2,000 gallons), unless the location of the storage tank on the land to be developed is at least 122 m (400.26 feet) or such greater distance as may be required by the Municipal Planning Commission from any property line of the lot or parcel of land to be developed.

The Municipal Planning Commission may require as a condition of issuing a development permit for any use of land which is situated adjacent to the right-of-way of a pipeline, other than a sour gas pipeline, or an electrical transmission line or any other public utility that the proposed development be set back from the right-of-way of the pipeline, the electrical transmission line or other public utility such distance as in its discretion it may determine.

8.17.0 Calgary International Airport Vicinity

8.17.1 The Calgary International Airport Vicinity Protection Area (AVPA) Regulation

- a) is Alberta Regulation 3/8/79 (as amended from time to time), pursuant to the Planning Act;
- b) is included as Appendix I of this Bylaw (including any amendments thereof);
- c) is a plan to co-ordinate the land use and development of lands close to the Calgary International Airport
- d) may be amended by application submitted to and processed by the Minister of Municipal Affairs;
- e) should be referred to directly for subdivision, redesignation or development proposals located wholly or partly within the AVPA boundary as delineated in Section 7.3.0, Part II, Land Use District Maps of the Bylaw, being Map Nos. 54, 55, 64 and 65.

8.18.0 Development Standards

8.18.1 Development standards are included as Appendix 2 to help implement the provisions of the General Municipal Plan.

8.19.0 Building Grade Elevations, Bragg Creek

8.19.1 Minimum building grade elevations for the Hamlet of Bragg Creek are hereby established and included in the Bylaw as Appendix 3.

8.19.2 The step limits shown on Appendix 3 are the minimum elevation levels to which any damagable construction should be placed.

8.19.3 Any ground construction above elevation 1310.5 m shall include erosion protection measures consisting of rip rap with a D50 = 0.30 m.

SECTION 9.0.0 INTERPRETATION

In this Bylaw, unless the context requires otherwise, the interpretation set out as follows shall be used:

- 1) "accessory building" or "accessory use" means a building or use which, in the opinion of the Municipal Planning Commission or the Development Officer, is subordinate or incidental to the principal building or use located on the same site;
- 2) "Act" means the Planning Act, Chapter P-9, Revised Statutes of Alberta 1980 and amendments thereto;
- 3) "auto body and paint shop" means premises where the bodies, but not other parts of motor vehicles are repaired and where motor vehicle bodies and other metal machines, components or articles may be painted;
- 4) "basement" means that portion of a building between two floor levels which is partly underground but which has at least one half of its height from finished floor to finished ceiling above adjacent grade;
- 5) "berm" means a dyke-like form used to separate incompatible areas or functions or constructed to protect a site or district from roads or other noise;
- 6) "billboard" means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the site;
- 7) "buffer" means a row of trees, shrubs or berm planted or constructed to provide visual screening and separation between sites or districts;
- 8) "building area" means the greatest horizontal area of a building above grade within the outside surface of exterior walls, or within the outside surface of exterior walls, and the center line of the fire walls;
- 9) "building height" means the vertical distance between grade and the highest point of a building excluding an elevator housing, a roof stairway entrance, a ventilator fan, a skylight, a steeple, a chimney, a smoke stack, a fire wall or parapet wall and a flag pole or similar device not structurally essential to the building;
- 10) "campground" means any tract or parcel of land:
 - (i) on which persons are permitted to erect a tent or camp on payment of a fee or charge; or
 - (ii) which is advertised by signs or other media as an area which may be used for the erection of tents or for camping;

- 11) "clinic" means a public or private medical, surgical or other human health clinic regularly staffed by qualified medical practitioners;
- 12) "corner" means the intersection of the side and front property lines;
- 13) "Council" means the Council of the Municipal District of Rocky View No. 44;
- 14) "directional sign" means a sign which indicates the distance and direction to a place of business or other premises indicated on the sign;
- 15) "drained" means gathering and conducting all surface water from the entire site to a location and in a manner satisfactory to the Municipality;
- 16) "dwelling, duplex" means a building containing two dwelling units, one situated above the other with separate entrances to each unit;
- 17) "dwelling, group" means two or more buildings, each containing one or more dwelling units, located on a site or a number of adjoining sites where all buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development;
- 18) "dwelling, semi-detached" means a building designed and built for and containing two side by side dwelling units, sited in such a way that each of the units can be on a separate lot, and except as otherwise allowed by this Bylaw, used for no other purpose;
- 19) "dwelling, single detached" means a building over 5m (16.4 feet) in width containing one dwelling unit which is completely separated on all sides from any other dwelling or structure and, except as otherwise allowed by this Bylaw, used for no other purpose;
- 20) "dwelling, single wide mobile home" means a transportable dwelling unit suitable for long-term occupancy, designed to be transported on its own wheels or by other means, and upon arrival at the site for location is, apart from incidental operations such as placement, skirting, placement of frame supports and connection to utilities, ready for occupancy, and less than 5m (16 feet) in width;
- 21) "dwelling unit" means one or more rooms for the use of one or more persons as a housekeeping unit and includes the housekeeping equipment thereof, whether or not the same contains cooking and bathroom or toilet facilities;
- 22) "easement" means a right to use land generally for access to other property or as a right-of-way for a public or private utility;

- 23) "extensive agricultural pursuit" means systems of tillage and animal husbandry through which a person may gain a livelihood from large areas of land by the raising of crops or the rearing of livestock, either separately or in conjunction with one other in unified operations and includes buildings and other structures incidental to the operation;
- 24) "fence" means a vertical physical barrier constructed out of typical building materials to prevent visual or unauthorized access or both;
- 25) "front property line" means, in the case of an interior lot, that property line which abuts a street, and in the case of a corner lot, means the shorter of the two property lines which abut a street;
- 26) "front yard" means a yard extending across the full width of a lot from the front property line of the lot to the front yard setback line as established by this Bylaw. If the lot is irregular, then the setback is taken from the closest point of the front property line;
- 27) "garage, private" means an accessory building designed and used for the storage of motor vehicles and includes a car port;
- 28) "garage, public" means a building or portion thereof in which motor vehicles are stored, repaired, washed or serviced, and includes an auto body and paint shop;
- 29) "gradient" means the relationship of the vertical distance of a slope to its horizontal distance;
- 30) "group home" means a building or portion of a building used for the care or rehabilitation of five or more children, adolescents or adults;
- 31) "holiday trailer" means a transportable unit designed to be transported on its own wheels or by other means (including units permanently mounted or otherwise on trucks), designed or constructed or reconstructed or added to by means of accessories in such a manner as will permit its use for sleeping or living purposes for one or more persons and used exclusively by a tourist(s) or transient(s) on a generally short term basis;
- 32) "holiday trailer park" means any tract or parcel of land on which three or more holiday trailers are harboured or permitted to be harboured, without regard to whether a fee or charge is paid or made and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such holiday trailer park or campground;
- 33) "home occupation" means a temporary commercial or industrial use which in the urban context is confined to the residence and in the rural context is confined to the site and is subordinate to the principal use of the land for residential or agricultural purposes;

- 34) "hotel" means a building used primarily for sleeping accommodation 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 restaurant or dining room or public convention facilities;
- 35) "identification sign" means a sign which contains no advertising but is limited to the name, address and number of a building, institution, or person and to the activity carried on in the buildings or institution or the occupation of the person, and is placed on the premises which it identifies;
- 36) "intensive agricultural pursuit" means systems of tillage and animal husbandry which refer to concentrated methods used on proportionately small areas of land to raise crops or to keep livestock, poultry, and excluding animals approved under Sections 15.0.0 and 32.0.0;
- 37) "internal subdivision road" means a roadway which is constructed solely to provide access to country residential parcels and is not intended to carry large volumes of through traffic;
- 38) "kennels" means the keeping of four or more dogs over three months of age;
- 39) "lane" means a public thoroughfare which provides a secondary means of access to a site or sites;
- 40) "loading space" means a space for parking a commercial vehicle while being loaded or unloaded;
- 41) "lot area" means the total horizontal area of a lot;
- 42) "lot depth" means the average horizontal distance between the front and rear lot boundaries;
- 43) "lot width" means the average horizontal distance between the side boundaries of the parcel;
- 44) "local advertising sign" means a sign which refers only to goods or services produced, offered for sale or obtainable at the premises on which the sign is displayed;
- 45) "mature tree" means a 7.7 cm (3.03") caliper deciduous tree, or a 3.7 m (12.14 ft) high coniferous tree;
- 46) "mobile home park" means a parcel of land providing spaces for the long term parking and occupancy of mobile homes as defined under "dwelling, mobile homes";

- 47) "motel" means a building or group of buildings on a site providing separate sleeping units complete with washing and sanitary facilities and with adjoining or conveniently located parking spaces, designed or operated for the purpose of providing temporary accommodation to transient motorists, but does not include a truck motel;
- 48) "multi-lot" means more than two lots;
- 49) "Municipality" means the Municipal District of Rocky View No. 44 and, where the context requires, means the area contained within the boundaries of the Municipality;
- 50) "natural resources extractive industry" means industries engaged in the extraction of natural resources such as timber, clay, sand, gravel, limestone, shale, coal and other minerals including petroleum and natural gas and the process for the purpose of primary treatment into a raw marketable form;
- 51) "open space" means the landscaped area of a site remaining after subtracting the area occupied by buildings and vehicular areas which has a minimum dimension of 3.7 m (12.14 ft) and includes patios, tot lots and other private or public recreational areas on the site;
- 52) "parking area" means a portion of land or of a building or a combination of both, set aside for and capable of providing space for the parking of a number of motor vehicles;
- 53) "parking space" means a space set aside for and capable of being used for the parking of one motor vehicle;
- 54) "paved" means preparation and surfacing of a ground area with asphalt, concrete or other material as approved by the Municipal Engineer in a manner satisfactory to the Municipality;
- 55) "primary industry" means any industrial activity which may be classified as a natural resource extractive industry;
- 56) "principal building" means a building which occupies the major or central portion of a site or is the chief or main building among one or more buildings of the site or constitutes by reason of its use, the primary purpose for which the site is used;
- 57) "private school" means a place of instruction which is not maintained at public expense and which may not offer courses of study equivalent to those offered in a public school or private instruction when given as a home occupation;

- 58) "public or quasi-public building" means a building which is available to the public for the purposes of assembly, instruction, culture or enlightenment, or for a community activity, but does not include a school or a place of public entertainment for which an admission fee is normally charged;
- 59) "public school" means a place of instruction other than a commercial or technical school maintained at public expense pursuant to the School Act of the Province of Alberta;
- 60) "public service" means any service, facility or utility which is ordinarily required by or available to the residents, businesses, and industries of an urban or rural community and without restricting the generality of the term would include the public supply and distribution of water, electric power or gas, and for the disposal of sewage, storm water and refuse, and street lighting and roadways;
- 61) "recreational center" means an activity conducted on a unified basis on a single site whose purpose is to provide for the recreational amusement of the public whether or not there is a user fee and may include structures and services, mechanical or physical, incidental and accessory to the prime use;
- 62) "rear yard" means the yard extending across the full width of a lot from the rear property line of the lot to the rear yard setback as established by this Bylaw. If the lot is irregular the setback is to be taken from the closest point of the rear property line;
- 63) "retail store" means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store;
- 64) "screening" means a fence, berm or hedge used for visual separation from one area to another;
- 65) "secondary industry" means any activity which may be classified as a manufacturing, processing, warehousing, or servicing function and would include but not be limited to the following:
- agricultural processing industry, meaning the activity of processing previously unprocessed agricultural products and includes feed mix, grain elevators, stock yards, seed cleaning plants, dairies, abattoirs and similar uses;
- 66) "service station" means premises or the portion thereof used or intended to be used for the servicing and minor repairing of motor vehicles and for the sale and minor repairing of motor vehicles and for the sale of gasoline, lubricating oils and minor accessories for motor vehicles;

- 67) "side yard" means a yard extending from the side property line of a lot to the side yard setback line as established by this Bylaw and is to be taken from the closest point of the lot if not parallel to the side property line;
- 68) "sign" means an object or thing intended for the purpose of advertising, calling attention to any person, matter, thing or event;
- 69) "site" means that part of a parcel or group of parcels on which a development exists or for which an application for a development permit, including landscaping, is made;
- 70) "stripping and grading" means the removal of topsoil and the establishment of grade prior to erection of structures or buildings on a lot or lots;
- 71) "truck motel" means premises used for the temporary accommodation and feeding of drivers of long distance trucks and highway transportation vehicles and providing parking spaces for such vehicles;
- 72) "vehicle" means a device on wheels, runners or tracks designed for the carrying of people or goods or to provide temporary or permanent living accommodation. Vehicles include but are not restricted to automobiles, trucks, trailers, all-terrain vehicles, snowmobiles, mobile homes and relocatable homes;
- 73) "yard" means an open, clear, unoccupied and unobstructed area on a lot.

SECTION 10.0.0 TRANSITION PROVISION

- 10.1.0 A redesignation application received prior to the date of the effect of this Bylaw shall be considered in accordance with Land Use Bylaw C-1429-80. Such application shall be considered to its conclusion under the said Bylaw.
- 10.2.0 A subdivision application circulated pursuant to an approved redesignation application as outlined in Section 10.1.0 shall be considered in accordance with Land Use Bylaw C-1429-80. Such application shall be considered to its conclusion under the said Bylaw.
- 10.3.0 Notwithstanding Section 10.2.0, any other subdivision application circulated prior to the date of the effect of this Bylaw shall be considered in accordance with Land Use Bylaw C-1429-80. Such application shall be considered to its conclusion under the said Bylaw.
- 10.4.0 A development permit application received prior to the date of the effect of this Bylaw shall be considered in accordance with Land Use Bylaw C-1429-80. Such application shall be considered to its conclusion under the said Bylaw.
- 10.5.0 Notwithstanding Section 10.4.0, a development permit issued under the provisions of Land Use Bylaw C-1429-80 will be valid for the period of time established on the permit. Should the permit require renewal or extension, a new application shall be made under the provisions of this Bylaw.

SECTION 11.0.0 EXISTING CONTROLS AND DATE OF COMMENCEMENT

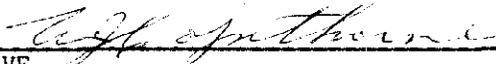
11.1.0 Land Use Bylaw C-1429-80 and all amendments thereto are hereby rescinded.

11.2.0 This Bylaw comes into effect upon the date of its third reading.

First reading passed in open Council, assembled in the City of Calgary in the Province of Alberta, this 9th day of October, 1984, on a motion by Councillor Wise.

Second reading passed in open Council, assembled in the City of Calgary in the Province of Alberta, this 12th day of March, 1985, on a motion by Councillor Blackwell.

Third and final reading passed in open Council, assembled in the City of Calgary in the Province of Alberta, this 12th day of March, 1985, on a motion by Councillor Nelson.


REEVE


MUNICIPAL SECRETARY

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SECTION 12.0.0 AGRICULTURAL CONSERVATION (A) DISTRICT (AG-1) LAND USE RULES

12.1.0 Purpose and Intent

The purpose and intent of this District is to provide for the preservation and continuation of a full range of agricultural activities.

12.2.0 List of Permitted Uses

- 12.2.1 - Accessory buildings
- 12.2.2 - Dwelling, single detached, accessory to the agricultural uses
- 12.2.3 - Extensive agricultural pursuits
- 12.2.4 - Private swimming pools
- 12.2.5 - Public buildings, uses, utilities and services

12.3.0 List of Discretionary Uses

- 12.3.1 - Dwelling single wide mobile home for farm help
- 12.3.2 - Home occupations
- 12.3.3 - Horse riding academies
- 12.3.4 - Intensive agricultural pursuits
- 12.3.5 - Kennels
- 12.3.6 - Market gardens and greenhouses (where there is a surface supply of water)
- 12.3.7 - Museums
- 12.3.8 - Radio and television transmitting stations, towers and equipment
- 12.3.9 - Signs
- 12.3.10 - Third or additional farm dwellings
- 12.3.11 - Tree farms (where there is a surface supply of water)

12.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

12.5.0 Minimum Requirements

- 12.5.1 - Area of site:
 - (a) 64.75 ha (160 acres)
- 12.5.2 - Front yard:
 - (measured from the nearest limits of the road right-of-way)
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 84 m (275.59 feet) from any primary or secondary highway
- 12.5.3 - Side yard:
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 15 m (49.21 feet) in all other cases
- 12.5.4 - Rear yard:
 - (a) 30 m (98.42 feet)

12.5.5 - Habitable floor area, excluding basement:

- (a) 92 sq. m (990.31 sq. ft.) single storey dwelling
- (b) 92 sq. m (990.31 sq. ft.) split level dwelling, the total area of two finished levels
- (c) 74 sq. m (796.55 sq. ft.) split entry or bi-level and the main floor, 18 sq. m (193.76 sq. ft.) finished lower level
- (d) 74 sq. m (796.55 sq. ft.) two storey dwelling, the main floor, 18 sq. m (193.76 sq. ft.) second floor

SECTION 13.0.0 AGRICULTURAL (2) DISTRICT (AG-2) LAND USE RULES

13.1.0 Purpose and Intent

The purpose and intent of this District is to provide for a wide range of agricultural pursuits having regard to the essentially rural and agricultural character of the area, and to allow the creation of one parcel per quarter section.

13.2.0 List of Permitted Uses

- 13.2.1 - Accessory buildings
- 13.2.2 - Dwelling single detached, accessory to the agricultural uses
- 13.2.3 - Extensive agricultural pursuits
- 13.2.4 - Private swimming pools
- 13.2.5 - Public buildings, uses, utilities and services

13.3.0 List of Discretionary Uses

- 13.3.1 - Animal hospitals
- 13.3.2 - Dwelling single wide mobile home
- 13.3.3 - Home occupations
- 13.3.4 - Intensive agricultural pursuits
- 13.3.5 - Kennels
- 13.3.6 - Market gardens, greenhouses (parcels greater than 6 ha (15 acres) where there is a surface supply of water)
- 13.3.7 - Radio and television transmitting stations, towers and equipment
- 13.3.8 - Signs
- 13.3.9 - Tree farms (parcels greater than 6 ha (15 acres) where there is a surface supply of water)

13.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

13.5.0 Minimum Requirements

- 13.5.1 - The parcel density shall be two (2) parcels per quarter section with the minimum parcel size being 0.8 ha (1.97 acres).
- 13.5.2 - Front yard:
(measured from the nearest limits of the road right-of-way)
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 84 m (275.59 feet) from any primary or secondary highway
- 13.5.3 - Side yard:
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 15 m (49.21 feet) in all other cases
- 13.5.4 - Rear yard:
 - (a) 20 m (98.42 feet)

- 13.5.5 - Habitable floor area, excluding basement:
- (a) 92 sq. m (990.31 sq. ft.) single storey dwelling
 - (b) 92 sq. m (990.31 sq. ft.) split level dwelling, the total area of two finished levels
 - (c) 74 sq. m (796.55 sq. ft.) split entry or bi-level and the main floor, 18 sq. m (193.76 sq. ft.) finished lower level
 - (d) 74 sq. m (796.55 sq. ft.) two storey dwelling, the main floor, 18 sq. m (193.76 sq. ft.) second floor
- 13.5.6 - Notwithstanding Subsection 13.5.1, if a parcel is created in a quarter section and is used solely for a public utility, including but not limited to telephone, power substations, water supply, reservoirs, parks, and radio or television transmitter, tower sites, or gravel pits, it shall not be counted as a parcel.

SECTION 14.0.0 AGRICULTURAL (4) DISTRICT LAND USE RULES

14.1.0 Purpose and Intent

The purpose and intent of this District is to provide for a wide range of intensive agricultural uses and to recognize the existing 40 acre parcels.

14.2.0 List of Permitted Uses

- 14.2.1 - Accessory buildings
- 14.2.2 - Dwelling single detached accessory to the agricultural uses
- 14.2.3 - Extensive agricultural pursuits

14.3.0 List of Discretionary Uses

- 14.3.1 - Dwelling single wide mobile home for farm help
- 14.3.2 - Home occupations
- 14.3.3 - Horse riding academies
- 14.3.4 - Intensive agricultural pursuits
- 14.3.5 - Kennels
- 14.3.6 - Market gardens and greenhouses (where there is a surface supply of water)
- 14.3.7 - Natural resource extractive industries
- 14.3.8 - Private swimming pools
- 14.3.9 - Public buildings, uses, utilities and services
- 14.3.10 - Radio and television transmitting stations, towers, and equipment
- 14.3.11 - Tree farms (where there is a surface supply of water)

14.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

14.5.0 Minimum Requirements

- 14.5.1 - Parcel size:
 - (a) 16 ha (39.53 acres)
- 14.5.2 - Front yard:
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 84 m (275.59 feet) from any primary or secondary highway
- 14.5.3 - Side yard:
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 30.48 m (100 feet) in all other cases
- 14.5.4 - Rear yard:
 - (a) 30 m (98.42 feet)

- 14.5.5 - Habitable floor area, excluding basement:
- (a) 92 sq. m (990.31 square feet) single storey building
 - (b) 92 sq. m (990.31 square feet) total area of two finished levels for a split level dwelling
 - (c) 74 sq. m (796.55 square feet) main floor of a split entry or bi-level plus 18 sq. m (193.76 square feet) finished lower level
 - (d) 74 sq. m (796.55 square feet) main floor of a two storey dwelling plus 18 sq. m (193.76 square feet) second floor

14.6.0 Maximum Requirements

- 14.6.1 - Height of buildings:
- (a) principal building: 10 m (32.81 square feet)
 - (b) accessory building: 5.5 m (18.04 square feet)

SECTION 15.0.0 AGRICULTURAL (8) DISTRICT LAND USE RULES

15.1.0 Purpose and Intent

The purpose and intent of this District is to provide for the development of residential uses at rural densities with minor agricultural pursuits limited by the size of the parcel, and to recognize the existing four and twenty acre parcels.

15.2.0 List of Permitted Uses

- 15.2.1 - Accessory buildings
- 15.2.2 - Dwelling single detached, accessory to the agricultural use
- 15.2.3 - Keeping of animals listed in Table A of Section 8 of this Bylaw at densities of no greater than one animal unit per 1.6 hectares (4.0 acres)
- 15.2.4 - Private swimming pools

15.3.0 List of Discretionary Uses

- 15.3.1 - Bee keeping
- 15.3.2 - Dwelling single wide mobile home for farm help
- 15.3.3 - Extensive agricultural pursuits
- 15.3.4 - Home occupations
- 15.3.5 - Horse riding academies
- 15.3.6 - Intensive agricultural pursuits limited by the parcel size
- 15.3.7 - Keeping of animals listed in Table A of Section 8.11.5 of this Bylaw at densities of no greater than 2 animal units per 1.6 ha (4.0 acres)
- 15.3.8 - Kennels (on parcels greater than 6 ha (14.82 acres) in area)
- 15.3.9 - Market gardens and greenhouses (where there is a surface supply of water)
- 15.3.10 - Private swimming pools
- 15.3.11 - Public buildings, uses, utilities and services
- 15.3.12 - Radio and television towers
- 15.3.13 - Tree farms (where there is a surface supply of water)
- 15.3.14 - Trout farms

15.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

15.5.0 Minimum Requirements

- 15.5.1 - Parcel size:
 - (a) as shown on the Certificate of Title if 20 acres or less at the time of the passing of this Bylaw

- 15.5.2 - Front yard:
 (a) 15 m (49.21 feet) from any internal subdivision or service road
 (b) 60 m (196.84 feet) from any municipal road
 (c) 71 m (232.94 feet) from any primary or secondary highway
- 15.5.3 - Side yard:
 (a) 60 m (196.84 feet) from any municipal road
 (b) 10% of the mean width of the parcel, minimum 6 m 19.68 feet)
 (c) 15 m (49.21 feet) from any service road
- 15.5.4 - Rear yard:
 (a) 15 m (49.21 feet)
- 15.5.5 - Habitable floor area, excluding basement:
 (a) 92 sq. m (990.31 square feet) single storey dwelling
 (b) 92 sq. m (990.31 square feet) total area of two finished levels for a split level dwelling
 (c) 74 sq. m (796.55 square feet) main floor of a split entry or bi-level plus 18 sq. m (193.76 square feet) finished lower level
 (d) 74 sq. m (796.55 square feet) main floor or a two storey dwelling plus 18 sq. m (193.76 square feet) second floor
- 15.6.0 Maximum Requirements
- 15.6.1 - Height of buildings:
 (a) principal building: 10 m (32.81 feet)
 (b) accessory building: 5.5 m (18.04 feet)
- 15.6.2 - Lot density:
Maximum density is 8 lots per quarter section. Density approved shall be in direct ratio to the capacity of an approved water source to provide a 20 year safe yield of 2,273 litres (500 Imperial gallons) per day per lot.

SECTION 16.0.0 AGRICULTURAL BALANCE DISTRICT (AG-B) LAND USE RULES

16.1.0 Purpose and Intent

The purpose and intent of this District is to provide a range of agricultural pursuits on the balance of the land created by the registration of a country residential subdivision.

16.2.0 List of Permitted Uses

- 16.2.1 - Accessory buildings
- 16.2.2 - Dwelling single detached, accessory to the agricultural use
- 16.2.3 - Extensive agricultural pursuits
- 16.2.4 - Private swimming pools
- 16.2.5 - Signs

16.3.0 List of Discretionary Uses

- 16.3.1 - Dwelling single wide mobile home for farm help
- 16.3.2 - Home occupations
- 16.3.3 - Radio and television towers
- 16.3.4 - Tree farms (where there is a surface supply of water)
- 16.3.5 - Market gardens and greenhouses (where there is a surface supply of water)

16.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

16.5.0 Minimum Requirements

- 16.5.1 - Area of site:
 - (a) 64.8 ha (160 acres), minus the area of the subdivision as shown on the plan of survey registered in the Land Titles Office
- 16.5.2 - Front yard:
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 84 m (275.59 feet) from any primary or secondary highway
- 16.5.3 - Side yard:
 - (a) 60 m (196.84 feet) from any road
 - (b) 30.48 m (100 feet) in all other cases
- 16.5.4 - Rear yard:
 - (a) 30 m (98.42 feet)
- Habitable floor area, excluding basement:
 - (a) 92 sq. m (990.31 square feet) single storey dwelling
 - (b) 92 sq. m (990.31 square feet) total area of two finished levels for a split level dwelling

- (c) 74 sq. m (796.55 square feet) main floor of a split entry or bi-level plus 18 sq. m (193.76 square feet) finished lower level
- (d) 74 sq. m (796.55 square feet) main floor of a two storey dwelling plus 18 sq. m (193.76 square feet) second floor

16.6.0 Maximum Requirements

16.6.1 - Height of buildings:

- (a) principal building: 10 m (32.81 feet)
- (b) accessory building: 5.5 m (18.04 feet)

SECTION 17.0.0 AGRICULTURAL COMMERCIAL (AC) LAND USE RULES

17.1.0 Purpose and Intent

The purpose and intent of the District is to provide for the processing of agricultural products and to provide a retail outlet for the product.

17.2.0 List of Permitted Uses

- None

17.3.0 List of Discretionary Uses

- 17.3.1 - Abattoir
- 17.3.2 - Auction sales
- 17.3.3 - Brewery
- 17.3.4 - Distillers
- 17.3.5 - Farmers market
- 17.3.6 - Meat cutting and retail sales
- 17.3.7 - Public buildings, uses, utilities, and services
- 17.3.8 - Race track with parimutuel betting
- 17.3.9 - Restaurants as an accessory use, but part of the main building
- 17.3.10 - Retail store as an accessory use, but part of the main building
- 17.3.11 - Winery

17.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

17.5.0 Minimum Requirements

- 17.5.1 - Area of site:
 - (a) 2.0 ha (4.94 acres)
- 17.5.2 - Width of site:
 - (a) 90 m (295.27 feet)
- 17.5.3 - Front yard:
 - (measured from the nearest limit of a road right-of-way)
 - (a) 60 m (196.84 feet) from a municipal road
 - (b) 53 m (173.88 feet) from a service road abutting a highway
 - (c) 6 m (19.68 feet) from a service road adjacent to a municipal road
- 17.5.4 - Side yard:
 - (measured from the nearest limit of a road right-of-way for corner lots and from the side property line for internal lots)
 - (a) 8 m (26.25 feet) from the side property line
 - (b) 16 m (52.49 feet) from a municipal road
 - (c) 84 m (275.6 feet) from any primary or secondary highway
 - (d) 53 m (173.88 feet) from a service road abutting a highway

- 17.5.5 - Rear yard:
 - (a) 16 m (52.49 feet)

17.6.0 Maximum Limits

- 17.6.1 - Height of buildings:
 - (a) principal building: 12 m (39.4 feet)
- 17.6.2 - Height shall be measured from the average elevation of the finished ground level adjoining exterior walls of a building to the highest point of a building

17.7.0 Building Requirements

- 17.7.1 - Building design:
 - (a) 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.

17.8.0 Loading and Parking Requirements

- 17.8.1 - Loading requirements:
 - (a) Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the site before moving onto adjacent public thoroughfare.
 - (b) A loading space shall be a minimum width of four metres and a minimum of four metres of overhead clearance.

SECTION 18.0.0 AGRICULTURAL, NATURAL RESOURCE AND RESTRICTED INDUSTRY
(ANRI) DISTRICT LAND USE RULES18.1.0 Purpose and Intent

The purpose and intent of the District is to provide for the development of industrial uses related to agricultural and the oil and gas industry and industry requiring large areas of land.

18.2.0 List of Permitted Uses

- 18.2.1 - Natural gas and oil extraction plants

18.3.0 List of Discretionary Uses

- 18.3.1 - Gravel pits
 18.3.2 - Hazardous industry
 18.3.3 - Industrial uses related to agriculture
 18.3.4 - Industrial uses requiring large areas of land

18.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

18.5.0 Minimum Requirements

- 18.5.1 - Area of site:

- (a) Minimum area of site is dependent upon land use and shall be in accordance with the following table:

<u>Use</u>	<u>Minimum Area of Site</u>
Natural gas and oil	64.75 ha (160 acres)
Gravel pits	16.0 ha (39.53 acres)
Industrial uses related to agriculture	8.0 ha (19.77 acres)
Industrial uses requiring large areas of land	64.75 ha (160 acres)
Hazardous industry	16.0 ha (39.53 acres)

- 18.5.2 - Front yard:

(measured from the nearest limits of the road right-of-way)

- (a) 30 m (98.42 feet) from any municipal road
 (b) 84 m (275.59 feet) from any primary or secondary highway

- 18.5.3 - Side yard:

- (a) 30 m (98.42 feet) from any municipal road
 (b) 84 m (275.58 feet) from any primary or secondary highway
 (c) 15 m (49.21 feet) in all other cases

- 18.5.4 - Rear yard:

- (a) 30 m (98.42 feet)

SECTION 19.0.0 AGRICULTURAL PIPELINE (AG-P) DISTRICT LAND USE RULES

19.1.0 Purpose and Intent

Notwithstanding Section 3 of the Planning Act, to provide a corridor for the suggested location of pipelines where the number of pipelines in an area could prejudice the farming or ranching of agricultural land and should be grouped together.

19.2.0 List of Permitted Uses

19.2.1 - Extensive agricultural pursuits

19.2.2 - Pipelines as defined in Section 3(c) of the Act

19.2.3 - A well or battery within the meaning of the Oil and Gas Conservation Act

19.3.0 List of Discretionary Uses

19.3.1 - None

19.4.0 Minimum Requirements

The corridor will be defined as lying 33 meters on either side of the existing pipelines to give room for new pipelines.

SECTION 20.0.0 AIRPORT DISTRICT (AP) LAND USE RULES

20.1.0 Purpose and Intent

The purpose and intent is to provide for land development which does not conflict with the operation of the Calgary International Airport, the Springbank Airport, the Airdrie Airport, the Beiseker Airport, or any other airport that Council deems to be of regional significance.

20.2.0 List of Permitted Uses

- 20.2.1 - Dairy farms
- 20.2.2 - Extensive agriculture
- 30.2.3 - Market gardens (where there is a surface supply of water)
- 20.2.4 - Plant nurseries and greenhouses (where there is a surface supply of water)
- 20.2.5 - Tree farms (where there is a surface supply of water)

20.3.0 List of Discretionary Uses

- 20.3.1 - Aircraft hangars
- 20.3.2 - Aircraft sales and repairs
- 20.3.3 - Aircraft schools
- 20.3.4 - Dwelling single detached accessory to the agricultural uses, less than 30 NEF contour only
- 20.3.5 - Golf course
- 20.3.6 - Public and quasi-public buildings

20.4.0 Construction Standards

- 20.4.1 - Construction of single family dwellings and any room for human habitation shall conform to Central Mortgage and Housing Corporation standards for sound insulation in any NEF area other than the 25 NEF area.
- 20.4.2 - Construction of private and general office areas, reception areas, and conference room areas shall conform to Central Mortgage and Housing Corporation standards for sound insulation in any NEF area other than the 25 NEF area.

20.5.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

20.6.0 Special Requirements

- 20.6.1 - All applications for development permits in NEF areas over 25 shall be referred to the Regional Office of the Ministry of Transport, Edmonton, and comments shall be received prior to a decision being made.

20.7.0 Minimum and Maximum Requirements

- 20.7.1 - Front yard:
(a) 15 m (49.21 feet)
- 20.7.2 - Side yard:
(a) 6 m (19.68 feet)
- 20.7.3 - Rear yard:
(a) 15 m (49.21 feet)
- 20.7.4 - Building height:
(a) 10 m (32.81 feet) or such lesser height as may be determined having regard to flight and navigational aid equipment

20.8.0 Other Requirements

An approved storage area must be screened to the satisfaction of the Development Officer.

20.9.0 Building Requirements

- 20.9.1 - extensions to existing buildings shall be constructed with compatible materials to the existing building and be satisfactory to the Development Officer
- 20.9.2 - the exterior design of all buildings and structures shall be subject to approval by the Municipal Planning Commission
- 20.9.3 - where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Code
- 20.9.4 Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly screened, and be in a location easily accessible to containerized garbage pickup.
- 20.9.5 Prior to or concurrently with the designation or redesignation of a site to Airport District, the Council shall adopt an Area Structure Plan which shall describe:
(a) the sequence of development proposed for the site
(b) the land uses proposed for the site
(c) contain such other matters as the Council considers necessary

SECTION 21.0.0 COUNTRY RESIDENTIAL DISTRICT (CR) LAND USE RULES

21.1.0 Purpose and Intent

The purpose and intent of the District is to provide a stable environment for residential development, free from incompatible uses, at rural densities.

21.2.0 List of Permitted Uses

- 21.2.1 - Accessory buildings
- 21.2.2 - Dwelling - single detached
- 21.2.3 - Private swimming pools

21.3.0 List of Discretionary Uses

- 21.3.1 - Day care centres
- 21.3.2 - Home occupations

21.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

21.5.0 Minimum and Maximum Requirements

- 21.5.1 - The minimum parcel size shall be 0.8 ha (1.98 acres).
- 21.5.2 - The maximum parcel size shall be 4.0 ha (9.88 acres).
- 21.5.3 - Minimum front yard:
 - (a) 15 m (49.21 feet) from any internal subdivision road or service road
 - (b) 60 m (196.84 feet) from any municipal road
 - (c) 71 m (232.94 feet) from any primary or secondary highway
- 21.5.4 - Minimum side yard:
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 10% of the mean width of the parcel, minimum 6 m (19.68 feet)
- 21.5.5 - Minimum rear yard:
 - (a) 15 m (49.21 feet)
- 21.5.6 - Minimum habitable floor area, excluding basement:
 - (a) 92 sq. m (990.31 sq. ft.) single storey dwelling
 - (b) 92 sq. m (990.31 sq. ft.) split level dwelling, the total area of two finished levels
 - (c) 74 sq. m (796.55 sq. ft) split entry or bi-level and the main floor;
 - 18 sq. m (193.76 sq. ft) finished lower level
 - (d) 74 sq. m (796.55 sq. ft) two storey dwelling, the main floor
 - 18 sq. m (193.76 sq. ft) second floor

- 21.5.7 - Maximum height of buildings:
 (a) principal building, 10 m (32.81 feet)
 (b) accessory buildings, 5.5 m (18.04 feet)
- 21.5.8 - Maximum dwellings per lot is one.
- 21.6.0 Lot Density
- 21.6.1 Maximum density 0.3 lots per acre in title. Density approved shall be in direct ratio to the capacity of an approved water source to provide a 20 year safe yield of 2,273 l (500 Imperial gallons) per day per lot, and in subdivisions with the maximum density, water shall be from a piped surface water source. A qualified engineer's report shall be required to substantiate the quantity and quality of the water source.
- 21.6.2 For cluster subdivisions and resubdivision of 20 acre lots, the lots and the internal road are to be designated as Country Residential (CR), the legal boundaries of which are established by the survey plan registered in the Land Titles Office. The remainder of the title is to be designated Agricultural Balance (AG-B).
- 21.6.3 An application for the redesignation to Country Residential of existing 20 acre lots shall be accompanied by an approved outline plan for the whole quarter section.

SECTION 22.0.0 DIRECT CONTROL (DC) DISTRICT LAND USE RULES

Council, by virtue of its adoption of the General Municipal Plan, may redesignate an area in a Direct Control District. Council, when it designates an area DC, shall establish guidelines for control over the use and development of the area. An area shall only be considered for DC and special consideration because of topography, uniqueness or if it is not covered by any other land use district in the Land Use Bylaw.

SECTION 23.0.0 HAMLET COMMERCIAL DISTRICT (HC) LAND USE RULES

23.1.0 Purpose and Intent

The purpose and intent of this District is to provide sites for the retail sale of convenience goods and services to the surrounding neighbourhood.

23.2.0 List of Permitted Uses

- 23.2.1 - Bakeries
- 23.2.2 - Banks and credit unions
- 23.2.3 - Barber shops and beauty parlors
- 23.2.4 - Convenience stores
- 23.2.5 - Dry cleaning
- 23.2.6 - Drugstores
- 23.2.7 - Laundromats
- 23.2.8 - Liquor stores
- 23.2.9 - Medical clinics
- 23.2.10 - Restaurants
- 23.2.11 - Retail stores
- 23.2.12 - Radio and television sales and repair shops

23.3.0 List of Discretionary Uses

- 23.3.1 - Amusement arcades
- 23.3.2 - Auditoriums
- 23.3.3 - Automobile dealerships
- 23.3.4 - Billiard halls and pool rooms
- 23.3.5 - Bulk oil storage
- 23.3.6 - Farmers market
- 23.3.7 - Funeral homes
- 23.3.8 - Gas bars
- 23.3.9 - Hotels (requires services)
- 23.3.10 - Machinery dealership
- 23.3.11 - Offices (requires services)
- 23.3.12 - One dwelling unit accessory to the principal commercial use
- 23.3.13 - Post office
- 23.3.14 - Service stations
- 23.3.15 - Signs
- 23.3.16 - Small animal clinic

23.4.0 General Land Use Regulations

The general land uses regulations apply as contained in Section 8 as well as the following provisions.

23.5.0 Minimum Requirements

23.5.1 - Front yard:

(a) 6 m (19.68 feet)

23.5.2 - Side yard:

(a) side adjacent to a residential district: 6 m (19.68 feet)
(b) all other locations, none required but if provided, shall be at least 1.2 m (3.94 feet)

23.5.3 - Rear yard:

(a) 6 m (19.68 feet)

23.5.4 - Area of site:

(a) serviced by a piped sewer and water system:
(i) hotels: 1,860 sq. m (20,021.53 square feet)
(ii) service stations and automobile dealerships:
930 sq. m (10,010.76 square feet)
(iii) gas bars: 375 sq. m (4,036.6 square feet)
(iv) funeral homes: 375 sq. m (4,036.6 square feet)
(v) for all other uses: 139.35 sq. m (1,500 square feet)

(b) unserviced:

(i) minimum 1,858 sq. m (20,000 square feet), for all uses not requiring services

23.5.5 - Width of site:

(a) hotels: 30 m (98.42 feet)
(b) service stations: 30 m (98.42 feet)
(c) gas bars: 15 m (49.21 feet)
(d) funeral homes: 15 m (49.21 feet)
(e) for all other uses:
(i) unserviced: 30.48 m (100 feet)
(ii) serviced: 4.57 m (15 feet)

23.6.0 Maximum Requirements

23.6.1 - Height of buildings:

(a) 10 m (32.81 feet)

23.7.0 Special Requirements

23.7.1 - Screening:

(a) all sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Officer
(b) all apparatus on the roof shall be screened to the satisfaction of the Development Officer
(c) outside storage areas shall be screened from adjacent sites and public thoroughfares to the satisfaction of the Development Officer

23.7.2 - The exterior finishing materials of the proposed development shall be those as shown on the approved plan.

23.8.0 Other Requirements

The Municipal Planning Commission may allow a building to be occupied by a combination of one or more of the above mentioned uses listed for this district and each use shall be considered as a separate use, and each use shall obtain a separate occupancy permit.

SECTION 24.0.0 HAMLET INDUSTRIAL DISTRICT (HI) LAND USE RULES

24.1.0 Purpose and Intent

The purpose and intent of this District is to provide an area for the manufacturing, processing and storage of industrial, farm and manufactured products, away from the residential and commercial uses.

24.2.0 List of Permitted Uses

- 24.2.1 - Auto body and paint shop
- 24.2.2 - Fire stations
- 24.2.3 - Light manufacturing
- 24.2.4 - Machine shops
- 24.2.5 - Plumbing and sheet metal work shops
- 24.2.6 - Public and quasi-public buildings
- 24.2.7 - Lumber yards
- 24.2.8 - Service stations
- 24.2.9 - Warehouses

24.3.0 List of Discretionary Uses

- 24.3.1 - Auction marts
- 24.3.2 - Bottling and distribution plants
- 24.3.3 - Bulk oil storage and distribution
- 24.3.4 - Fertilizer storage and distribution
- 24.3.5 - Flour and feed mills
- 24.3.6 - Grain elevators
- 24.3.7 - Machinery dealerships
- 24.3.8 - Offices associated with industrial uses
- 24.3.9 - Outdoor storage
- 24.3.10 - Restaurants
- 24.3.11 - One dwelling unit associated with industrial uses
- 24.3.12 - Signs

24.4.0 General Land Use Regulations

The general land use requirements apply as contained in Section 8 as well as the following provisions.

24.5.0 Minimum Requirements

- 24.5.1 - Area of site:
 - (a) 1,860 sq. m (20,021,53 square feet)
- 24.5.2 - Width:
 - (a) 30 m (98.42 feet)
- 24.5.3 - Front yard:
 - (a) 6 m (19.68 feet)

- 24.5.4 - Side yard:
 - (a) 2.44 m (8.0 feet)
- 24.5.5 - Rear yard:
 - (a) 6 m (19.68 feet)
- 24.6.0 Maximum Requirements
- 24.6.1 - Height of buildings:
 - (a) grain elevators and feed mills: 4.6 m (150.91 feet)
 - (b) all other: 12 m (39.37 feet)
- 24.7.0 Special Requirements
- 24.7.1 - Building requirements:
 - (a) extensions to existing buildings, where these abut on a public street, shall be constructed with compatible materials to the existing buildings and be satisfactory to the Development Officer
 - (b) the exterior design of all buildings shall be subject to the approval of the Municipal Planning Commission
 - (c) where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with Alberta Building Standards
 - (d) the exterior finishing materials must be those as shown on the approved plan
- 24.7.2 - Landscaping:
 - (a) a minimum of 10% of the site shall be landscaped in accordance with the plan approved by the Municipal Planning Commission
- 24.7.3 - Outside storage:
 - (a) all exterior work areas, storage areas and waste handling areas shall be enclosed from view to the satisfaction of the Development Officer
 - (b) storage shall be screened to the satisfaction of the Development Officer
 - (c) all sites abutting a residential district shall be buffered and screened to the satisfaction of the Municipal Planning Commission
 - (d) wrecked or damaged vehicles which might be located on the property must be screened to the satisfaction of the Development Officer
- 24.7.4 - Garbage and waste must be stored in weatherproof and animal proof containers.

SECTION 25.0.0 HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT (HR-1)
LAND USE RULES

25.1.0 Purpose and Intent

The purpose and intent of this District is to provide for single family residential development.

25.2.0 List of Permitted Uses

- 25.2.1 - Accessory buildings
- 25.2.2 - Dwelling single detached
- 25.2.3 - Private swimming pools

25.3.0 List of Discretionary Uses

- 25.3.1 - Home occupations
- 25.3.2 - Day care centres
- 25.3.3 - Kindergartens
- 25.3.4 - Nursery schools
- 25.3.5 - Public buildings, uses, utilities and services

25.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

25.5.0 Minimum Requirements

25.5.1 - Area of site:

- (a) unserviced lots: 1,858 sq. m (20,000 square feet)
- (b) lots served by a public piped water system but not a public piped sewer system: 1,393.5 sq. m (15,000 square feet)
- (c) lots served by a public piped sewer system but not a public piped water system: 929 sq. m (10,000 square feet)
- (d) fully serviced lots: 418 sq. m (4,499.46 square feet)

25.5.2 - Width of site:

- (a) serviced lot: 13.5 m (44.29 feet)
- (b) unserviced lot: 30.5 m (100.0 feet)

25.5.3 - Front yard:

- (a) 6.1 m (20 feet)

25.5.4 - Side yards - sites with lanes:

- (a) principal buildings
 - (i) street side of corner site: 3 m (9.84 feet)
 - (ii) all other sites: 2.44 m (8.0 feet)
- (b) accessory buildings
 - (i) street side of corner site: 3 m (9.84 feet)
 - (ii) all other sites: 2.44 m (8.0 feet)

- 25.5.5 - Side yards - sites without lanes:
- (a) principal buildings
 - (i) one unobstructed side yard: 3 m (9.84 feet), the other 2.44 m (8.0 feet)
 - (ii) street side of a corner site: 3 m (9.84 feet)
 - (b) accessory buildings
 - (i) street side of a corner site: 3 m (9.84 feet)
 - (ii) all other sites: 2.44 m (8.0 feet)
- 25.5.6 - Rear yard:
- (a) principal building: 8 m (26.25 feet)
 - (b) accessory building: 2.44 m (8.0 feet)
- 25.5.7 - Habitable ground floor area per principal dwelling unit (excludes basement):
- (a) 90 sq. m (968.78 square feet) per unit, single storey dwelling
 - (b) 90 sq. m (968.78 square feet) per unit, being the combined area of any two levels of a split level dwelling
 - (c) 74 sq. m (796.55 square feet) main floor area, and 18 sq. m (193.76 square feet) second floor area, two storey dwelling
 - (d) 74 sq. m (796.55 square feet) split entry or bi-level main floor area, 18 sq. m (193.76 square feet, lower level
- 25.6.0 Maximum Limits
- 25.6.1 - Site coverage:
- (a) principal building: 35% of the site
 - (b) accessory buildings: 10% of the site
- 25.6.2 - Height of buildings:
- (a) principal building: 10 m (32.81 feet)
 - (b) accessory building: 5.5 m (18.04 feet)
- 25.6.3 - Maximum dwellings per lot is one.
- 25.7.0 Special Requirements

Prior to issuance of a development permit or building permit for development of a site not serviced by a public piped water system and/or a public piped sewer system, the Development Officer or Municipal Planning Commission must be satisfied that the method of sewage disposal will not be a public health hazard.

SECTION 26.0.0 HAMLET RESIDENTIAL (2) DISTRICT (HR-2) LAND USE RULES

26.1.0 Purpose and Intent

The purpose and intent of this District is to provide for single family and two family dwellings.

26.2.0 List of Permitted Uses

- 26.2.1 - Accessory buildings
- 26.2.2 - Dwelling duplex
- 26.2.3 - Dwelling semi-detached
- 26.2.4 - Dwelling single detached
- 26.2.5 - Private swimming pools

26.3.0 List of Discretionary Uses

- 26.3.1 - Day care centres
- 26.3.2 - Home occupations
- 26.3.3 - Kindergartens
- 26.3.4 - Nursery schools
- 26.3.5 - Public buildings, uses, utilities and services
- 26.3.6 - Signs

26.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

26.5.0 Minimum Requirements

26.5.1 - Area of site:

- (a) unserviced lots: 3,716 sq. m (40,000 sq. ft.)
- (b) lots served by a public piped water system, but not a public piped sewer system: 27,870 sq. m (30,000 sq. ft.)
- (c) lots served by a public piped sewer system, but not a public piped water system: 929 sq. m (10,000 sq. ft.)
- (d) fully serviced lots: 418 sq. m (4,499.46 sq. ft.)

26.5.2 - Width of site:

- (a) serviced lot: 13.5 m (44.29 feet)
- (b) unserviced lot: 30.5 m (100.0 feet)

26.5.3 - Front yard:

- (a) 6.1 m (20 feet)

26.5.4 - Side yard, sites with lanes:

- (a) principal buildings:
 - (i) 3 m (9.84 feet) street side of corner site
 - (ii) 2.44 m (8.0 feet) all other sites
- (b) accessory buildings:
 - (i) 3 m (9.84 feet) street side of corner site
 - (ii) 2.44 m (8 feet) all other sites

- 26.5.5 - Side yard, sites without lanes:
(a) principal buildings:
(i) 3 m (9.84 feet) one unobstructed side yard, the other 2.44 m (8.0 feet)
(ii) 3 m (9.84 feet) street side of a corner site
(b) accessory buildings:
(i) 3 m (9.84 feet) street side of a corner site
(ii) 2.44 m (8.0 feet) all other sites
- 26.5.6 - Rear yard:
(a) principal building: 8 m (26.25 feet)
(b) accessory buildings: 2.44 m (8.0 feet)
- 26.5.7 - Habitable ground floor area per principal single family dwelling unit, excluding basement:
(a) 74 sq. m (796.55 sq. ft.) per unit single storey
(b) 74 sq. m (796.55 sq. ft.) per unit being the combined area of any two levels of a split level dwelling unit
(c) 56 sq. m (602.80 sq. ft.) two storey dwelling main floor area, 18 sq. m (193.76 sq. ft.) second floor
(d) 56 sq. m (602.80 sq. ft.) split entry or bi-level main floor area, 18 sq. m (193.76 sq. ft.) lower level

26.6.0 Maximum Limits

- 26.6.1 - Site coverage:
(a) principal building: 35% of the site area
(b) accessory buildings: 25% of the site area
- 26.6.2 - Height of buildings:
(a) principal building: 10 m (32.81 feet)
(b) accessory building: 5.5 m (18.04 feet)
- 26.6.3 - Maximum dwelling units per lot is two

26.7.0 Special Requirements

Prior to issuance of a development permit or building permit for development of a site not serviced by a public piped water system and/or a public piped sewer system, the Development Officer of Municipal Planning Commission must be satisfied that the method of sewage disposal will not be a public health hazard.

SECTION 27.0.0 HIGHWAY COMMERCIAL DISTRICT (HiC) LAND USE RULES

27.1.0 Purpose and Intent

The purpose and intent of this District is to provide for commercial uses for the benefit of the travelling public. This district shall have a high standard of appearance, facilities and performance.

27.2.0 List of Permitted Uses

- 27.2.1 - Signs
- 27.2.2 - Tourist information kiosks

27.3.0 List of Discretionary Uses

- 27.3.1 - Cafes
- 27.3.2 - Campgrounds
- 27.3.3 - Holiday trailer parks
- 27.3.4 - Market sales
- 27.3.5 - Mobile home sales, prefab house sales and holiday trailer sales
- 27.3.6 - One dwelling unit, accessory to the principal commercial use
- 27.3.7 - Motels
- 27.3.8 - Motor vehicle and/or equipment sales
- 27.3.9 - Restaurants and cocktail lounges
- 27.3.10 - Service stations
- 27.3.11 - Truck terminals

27.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

27.5.0 Minimum Requirements

- 27.5.1 - Front yard
 - (a) with a service road, 11 m (36.09 feet) from the nearest limit of the right-of-way of the service road
 - (b) without a service road, 41 m (134.51 feet) from the nearest limit of the right-of-way of the primary or secondary highway
- 27.5.2 - Side yard
 - (a) 6 m (19.68 feet)
- 27.5.3 - Rear yard
 - (a) 8 m (26.25 feet)
- 27.5.4 - Site dimensions:
 - (a) each parcel shall have a minimum frontage width of 60.96 m (200 feet) to a maximum frontage width of 182.88 m (600 feet)
 - (b) each parcel shall have a minimum depth of 45.72 m (150 feet), to a maximum depth of 152.4 m (500 feet)

- (c) the aggregate length of the frontage of the lot or lots when measured along or in relation to the right-of-way of the highway, is 304.8 m (1,000 feet), or less
- 27.5.5 - Building height
 - (a) maximum 10 m (32.81 feet)
- 27.6.0 Special Requirements
- 27.6.1 - Landscaping
A minimum of 10% of the site area shall be landscaped in accordance with the plan approved by the Municipal Planning Commission.
- 27.6.2 - The Municipal Planning Commission may allow a building to be occupied by a combination of one or more of the use listed for this District and each use shall be considered as a separate use, and each use shall obtain a separate occupancy permit.

SECTION 28.0.0 LOCAL RURAL COMMERCIAL (LRC) LAND USE RULES

28.0.0 Purpose and Intent

The purpose and intent of the District is to permit commercial development within the Municipality which provides essential services to residents.

28.1.0 List of Permitted Uses

- 28.2.1 - Grocery stores
- 28.2.2 - Service stations

28.3.0 List of Discretionary Uses

- 28.3.1 - Accessory buildings
- 28.3.2 - Commercial uses associated with recreational development
- 28.3.3 - Farm equipment repair shops and sales
- 28.3.4 - One dwelling unit accessory to the principal commercial use
- 28.3.5 - Signs

28.4.0 General Land Use Regulations

The general land uses regulations apply as contained in Section 8 as well as the following provisions.

28.5.0 Minimum Requirements

- 28.5.1 - Parcel size:
 - (a) 0.5 ha (1.24 acres)
- 28.5.2 - Front yard:
 - (a) 15 m (49.21 feet) from any internal subdivision road
 - (b) 15 m (49.21 feet) from any municipal road
 - (c) 72 m (236.22 feet) from any primary or secondary highway
- 28.5.3 - Side yard:
 - (a) 30 m (98.42 feet) from any municipal road
 - (b) 6 m (19.68 feet)
- 28.5.4 - Rear yard:
 - (a) 15 m (49.21 feet)

28.6.0 Maximum Requirements

- 28.6.1 - Height of buildings:
 - (a) principal building: 10 m (32.80 feet)
 - (b) accessory buildings: 5 m (16.40 feet)

28.7.0 Special Requirements

The exterior finishing materials and style of the building should be compatible with the existing structures surrounding the proposed development.

SECTION 29.0.0 PUBLIC AND QUASI-PUBLIC DISTRICT (PQP) LAND USE RULES

29.1.0 Purpose and Intent

The purpose and intent of the District is to provide for the development of public and quasi-public uses.

29.2.0 List of Permitted Uses

29.2.1 - None

29.3.0 List of Discretionary Uses

- 29.3.1 - Animal hospitals
- 29.3.2 - Cemeteries
- 29.3.3 - Churches
- 29.3.4 - Colleges
- 29.3.5 - Fairgrounds (rodeo grounds)
- 29.3.6 - Hospitals
- 29.3.7 - Penal institutions
- 29.3.8 - Public arenas
- 29.3.9 - Public parks
- 29.3.10 - Public service buildings and institutions
- 29.3.11 - Schools

29.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

29.5.0 Minimum Requirements

29.5.1 - Area of site:

- (a) Minimum area of site is dependent on land use and shall be in accordance with the following table:

<u>Use</u>	<u>Minimum Area of Site</u>
Cemeteries	1.0 ha (2.47 acres)
Churches	1.0 ha (2.47 acres)
Colleges	8.0 ha (19.77 acres)
Fairgrounds	8.0 ha (19.77 acres)
Hospitals	4.0 ha (9.88 acres)
Penal institutions	64.75 ha (160 acres)
Public arenas	8.0 ha (19.77 acres)
Public parks	0.4 ha (1.0 acre)
Public service buildings	0.5 ha (1.23 acres)
Schools	1.6 ha (3.94 acres)
Animal hospitals	0.5 ha (1.23 acres)

- 29.5.2 - Front yard:
 - (measured from the nearest limits of the road right-of-way)
 - (a) 15 m (49.21 feet) from any service road
 - (b) 30 m (98.42 feet) from any municipal road
 - (c) 71 m (232.94 feet) from any primary or secondary highway
- 29.5.3 - Side yard:
 - (a) 15 m (49.21 feet) from any service road
 - (b) 30 m (98.42 feet) from any municipal road
 - (c) 6 m (19.68 feet) in all other cases
- 29.5.4 - Rear yard:
 - (a) 15 m (49.21 feet)

SECTION 30.0.0 PUBLIC SERVICE COMMERCIAL (PSC) LAND USE RULES

30.1.0 Purpose and Intent

The purpose and intent of the District is to provide for commercial uses that are a public service in nature and need to be located adjacent to related uses which are allowed as permitted or discretionary uses in other districts.

30.2.0 List of Permitted Uses

- 30.2.1 - Accessory buildings
- 30.2.2 - Cemeteries
- 30.2.3 - Crematoriums
- 30.2.4 - Funeral homes

30.3.0 List of Discretionary Uses

- 30.3.1 - Public buildings, uses, utilities and services
- 30.3.2 - Veterinarian clinics

30.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

30.5.0 Minimum Requirements

- 30.5.1 - Area of site:
 - (a) 0.5 ha (1.23 acres)
- 30.5.2 - Width of site:
 - (a) 46 m (150.92 feet)
- 30.5.3 - Front yard:
 - (measured from the nearest limit of a road right-of-way)
 - (a) 16 m (52.49 feet) from a municipal road
 - (b) 84 m (275.6 feet) from any primary or secondary highway
- 30.5.4 - Side yard:
 - (measured from the nearest limit of a road right-of-way for corner lots and from the side propertyline for internal lots)
 - (a) 8 m (26.25 feet) from the side property line
 - (b) 16 m (52.49 feet) from a municipal road
 - (c) 84 m (275.6 feet) from any primary or secondary highway

30.6.0 Maximum Limits

- 30.6.1 - Height of buildings:
 - (a) principal building: 12 m (39.4 feet)
 - (b) accessory buildings: 4 m (13.1 feet)
- 30.6.2 - Height shall be measured from the average elevation of the finished ground level adjoining the exterior walls of a building to the highest point of a building

30.6.3 - Building coverage:
(a) 35% of site

30.6.4 - Landscaping:
(a) 25% of site

30.7.0 Building Requirements

30.7.1 - Building design:
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.

30.7.2 - Accessory buildings:
Adjoining or accessory buildings shall be built in the same compatible architectural style and exterior finish and shall be subject to the approval of the Municipality and the developer. All accessory buildings shall be located at least two metres from any principal building unless connected to the principal building by a structural element (including a common foundation, roof, wall, etc.)

30.8.0 Loading and Parking Requirements

30.8.1 - Loading requirements:
(a) Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the site before moving onto adjacent public thoroughfare.
(b) A loading space shall be a minimum width of four metres and a minimum length of 9.2 metres and have a minimum of four metres of overhead clearance.

SECTION 31.0.0 RECREATION COMMERCIAL (RC) LAND USE RULES

31.1.0 Purpose and Intent

The purpose and intent of this District is to allow for recreational uses that change a fee for such a use.

31.2.0 List of Permitted Uses

- 31.2.1 - Accessory buildings
- 31.2.2 - Curling rink
- 31.2.3 - Golf course
- 31.2.4 - Recreation center
- 31.2.5 - Ski hill
- 31.2.6 - Water slide

31.3.0 List of Discretionary Uses

- 31.3.1 - Gun clubs
- 31.3.2 - Exhibition grounds
- 31.3.3 - Holiday trailer parks
- 31.3.4 - Horse riding academies
- 31.3.5 - Race tracks
- 31.3.6 - Swimming pools

31.4.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

31.5.0 Minimum Requirements

- 31.5.1 - Area of site:
 - (a) 2.0 ha (4.94 acres)
- 31.5.2 - Width of site:
 - (a) 90 m (295.27 feet)
- 31.5.3 - Front yard for recreational buildings:
 - (measured from the nearest limit of a road right-of-way)
 - (a) 60 m (196.84 feet) from a municipal road
 - (b) 53 m (173.88 feet) from a service road abutting a highway
 - (c) 16 m (52.49 feet) from a service road adjacent to a municipal road
- 31.5.4 - Side yard:
 - (measured from the nearest limit of a road right-of-way for corner lots and from the side property line for interal lots)
 - (a) 8 m (26.25 feet) from the side property line
 - (b) 16 m (52.49 feet) from a municipal road
 - (c) 84 m (275.6 feet) from any primary or secondary highway
 - (d) 53 m (173.88 feet) from a service road abutting a highway
- 31.5.5 - Rear yard:
 - (a) 16 m (52.49 feet)

31.6.0 Maximum Limits

31.6.1 - Height of buildings:

(a) principal buildings; 12 m (39.4 feet)

31.6.2 - Height shall be measured from the average elevation of the finished ground level adjoining exterior walls of a building to the highest point of a building

31.7.0 Building Requirements

31.7.1 - Building design:

(a) 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.

31.8.0 Loading and Parking Requirements

31.8.1 - Loading requirements:

(a) Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the site before moving onto adjacent public thoroughfare.

(b) A loading space shall be a minimum width of four metres and a minimum of four metres of overhead clearance.

SECTION 32.0.0 RURAL INDUSTRY (RI) LAND USE RULES

32.1.0 Purpose and Intent

The purpose and intent of the District is to provide for industrial uses suitable for an industrial park.

32.2.0 Performance Standards

To ensure compatibility among industrial uses allowed as discretionary uses in an industrial park. Instead of lengthy performance standards, uses as ranked below to ensure compatibility mixes are suggested.

32.3.0 Ranking of Uses

- 1 Indoor storage
- 2 Storage and handling of pipe and drilling equipment
- 3 Storage and handling of bulk building materials
- 4 Storage of automobiles, trucks and recreational vehicles
- 5 Agricultural processing
- 6 Agricultural distribution and storage
- 7 Auto wreckers
- 8 Scrap metal collection centres
- 9 Storage of construction equipment

32.4.0 Compatibility by Rank

- 32.4.1 - Uses ranked 1 to 4 may be allowed in the same industrial park
- 32.4.2 - Uses ranked 5 and 6 may be allowed in the same industrial park
- 32.4.3 - Uses ranked 7 to 9 may be allowed in the same industrial park
- 32.4.4 - Uses in a lower rank 1 to 4 may be allowed with uses 5 to 9
- 32.4.5 - Uses 1 to 6 may be allowed with uses 7 to 9 at the discretion of the Municipal Planning Commission if it considers the uses compatible.

32.5.0 List of Permitted Uses

- 32.5.1 - None

32.6.0 List of Discretionary Uses

- 32.6.1 - 1) Indoor storage
- 32.6.2 - 2) Storage and handling of pipe and drilling equipment
- 32.6.3 - 3) Storage and handling of bulk building materials
- 32.6.4 - 4) Storage of automobiles, trucks and recreational vehicles
- 32.6.5 - 5) Agricultural processing
- 32.6.6 - 6) Agricultural distribution and storage
- 32.6.7 - 7) Auto wreckers
- 32.6.8 - 8) Scrap metal collection centres
- 32.6.9 - 9) Storage of construction equipment

- 32.6.10 - Offices as an accessory use may be allowed with uses 1 to 9
- 32.6.11 - Accessory buildings may be allowed with uses 1 to 9
- 32.6.12 - Public utility lot may be allowed with uses 1 to 9
- 32.6.13 - Sewage lagoons may be allowed in an industrial park with uses 1 to 9 provided setbacks as required by Alberta Environment are adhered to

32.7.0 General Land Use Regulations

The general land use regulations apply as contained in Section 8 as well as the following provisions:

32.8.0 Minimum Requirements

- 32.8.1 - Area of industrial park:
 - (a) 9 ha (22.24 acres)
- 32.8.2 - Area of lot:
 - (a) 0.4 ha (1 acre)
- 32.8.3 - Front yard:
 - (measured from the nearest limits of the road right-of-way)
 - (a) 6 m (19.68 feet) from an internal road
 - (b) 30.5 m (100 feet) from any municipal road
 - (c) 44 m (144.36 feet) from any primary or secondary highway
- 32.8.4 - Side yard:
 - (a) 30.5 m (100 feet) from any municipal road
 - (b) 44 m (144.36 feet) from any primary or secondary highway
 - (c) 5 m (16.4 feet) in all other cases
- 32.8.5 - Rear yard:
 - (a) 15 m (49.21 feet)
- 32.9.0 Locational criteria:
 - Metro:
 - 1. in airport vicinity protection area
 - 2. within .5 mile from a rail line or .5 mile from a primary or secondary highway
 - Regional:
 - 1. within .5 mile from a rail line or .5 mile from a primary or secondary highway; AND
 - a) more than 3 miles from the City of Calgary and more than 2 miles from a City, Town or Village; OR
 - b) within an area designated as airport vicinity protection area

32.10.0 Servicing Requirements

32.10.1 - Metro:

May be serviced by public sewer and water systems, storm, gas, power, internal paved roads. (Not to be as sophisticated as in an urban centre.) When park is close to an urban centre, the design should provide for the installation of the full range of services.

32.10.2 - Regional:

May not be serviced by public sewer, water, or other services.

SECTION 33.0.0 SMALL HOLDING DISTRICT (SH) LAND USE RULES

33.1.0 Purpose and Intent

The purpose and intent of the District is to provide for the development of residential uses at rural densities with minor agricultural pursuits and to recognize the existing Small Holding parcels.

33.2.0 List of Permitted Uses

- 33.2.1 - Accessory buildings
- 33.2.2 - Dwelling single detached
- 33.2.3 - Keeping of animals listed in Table A of Section 8 of this Bylaw at densities of no greater than one animal unit per 1.6 hectares (4.0 acres)
- 33.2.4 - Private swimming pools

33.3.0 List of Discretionary Uses

- 33.3.1 - Day care centres
- 33.3.2 - Home occupations
- 33.3.3 - Keeping of animals listed in Table A of Section __ of this Bylaw at densities of no greater than 2 animal units per 1.6 hectares (4.0 acres)
- 33.3.4 - Market gardens and greenhouses on parcels greater than 6 hectares (14.82 acres) (where there is a surface supply of water)
- 33.3.5 - Private riding arenas on parcels greater than 6 hectares (14.82 acres) in area
- 33.3.6 - Tree farms on parcels greater than 6 hectares (14.82 acres) in area (where there is a surface supply of water)

33.4.0 General Land Use Regulations

The General Land Use Regulations apply as contained in Section 8 as well as the following provisions.

33.5.0 Minimum and Maximum Requirements

- 33.5.1 - The minimum parcel size shall be 1.6 ha (4.0 acres).
- 33.5.2 - The maximum parcel size shall be 8.09 ha (20.0 acres).
- 33.5.3 - Minimum front yard:
 - (a) 15 m (49.21 feet) from any internal subdivision road or service road
 - (b) 60 m (196.84 feet) from any municipal road
 - (c) 71m (232.94 feet) from any primary or secondary highway
- 33.5.4 - Minimum side yard:
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 10% of the mean width of the parcel, minimum 6 m (19.68 feet)

- 33.5.5 - Minimum rear yard:
 - (a) 15 m (49.21 feet)
- 33.5.6 - Minimum habitable floor area, excluding basement:
 - (a) 92 sq. m (990.31 sq. ft.) single storey dwelling
 - (b) 92 sq. m (990.31 sq. ft.) split level dwelling, the total area of two finished levels
 - (c) 74 sq. m (796.55 sq. ft) split entry or bi-level and the main floor;
 - 18 sq. m (193.76 sq. ft) finished lower level
 - (d) 74 sq. m (796.55 sq. ft) two storey dwelling, the main floor
 - 18 sq. m (193.76 sq. ft) second floor
- 33.5.7 - Maximum height of buildings:
 - (a) principal building, 10 m (32.81 feet)
 - (b) accessory buildings, 5.5 m (18.04 feet)
- 33.5.8 - Maximum dwellings per lot is one.
- 33.6.0 Lot Density

Maximum density is 0.3 lots per acre in title. Density approved shall be in direct ratio to the capacity of an approved water source to provide a 20 year safe yield of 2,273 l (500 Imp. gallons) per day per lot.

Urban Reserve District (UR) Land Use Rules

Purpose and Intent

The purpose and intent of this District is to protect land which is suited for future urban uses, as evidenced by an approved annexation study, as accepted by the Municipal District of Rocky View No. 44, from premature subdivision and development.

List of Permitted Uses

- Extensive agricultural pursuits
- Single family dwellings accessory to the agricultural use

List of Discretionary Uses

- Home occupations
- Natural resource extractive industries
- Public uses, utilities and services
- Radio and television towers

General Land Use Regulations

The general land use regulations apply as contained in Section - as well as the following provisions:

Minimum and Maximum Requirements

- The minimum parcel size shall be 0.81 ha (2.0 acres).
- The maximum parcel size shall be 4.0 ha (9.88 acres).
- Minimum front yard:
 - (a) 15 m (49.21 feet) from any internal subdivision road
 - (b) 30 m (98.42 feet) from any municipal road
 - (c) 71 m (232.94 feet) from any primary or secondary highway
- Minimum side yard: -
 - (a) 30 m (90.42 feet) from any municipal road
 - (b) 10% of the mean width of the parcel, minimum 6 m (19.68 feet)
- Minimum rear yard:
 - (a) 15 m (49.21 feet)
- Minimum habitable floor area, excluding basement:
 - (a) 92 sq. m (990.31 sq. ft.) single storey dwelling
 - (b) 92 sq. m (990.31 sq. ft.) split level dwelling, the total area of two finished levels
 - (c) 74 sq. m (796.55 sq. ft) split entry or bi-level and the main floor;
 - 18 sq. m (193.76 sq. ft) finished lower level
 - (d) 74 sq. m (796.55 sq. ft) two storey dwelling, the main floor
 - 18 sq. m (193.76 sq. ft) second floor