B-SUN Business, Sunshine Road District

1 PURPOSE: To accommodate a combination of residential and business activities on the same parcel, with residential as the primary use. This District only applies to parcels adjacent to Sunshine Road within NW-08-25-28-W04M in addition to Lot:1, Block:3, Plan:0210259.

a) This District shall only apply to the following parcels:
   i. Lot:1, Block:3, Plan:0210259;
   ii. Lot:2, Block:3, Plan:0210259;
   iii. Lot:15, Block:4, Plan:0512679;
   iv. Lot:16, Block:4, Plan:0512679;
   v. Lot:3, Block:4, Plan:0412583;
   vi. Lot:4, Block:4, Plan:0412583;
   vii. Lot:5, Block:4, Plan:0412583;
   viii. Lot:6, Block:4, Plan:0412583;
   ix. Lot:7, Block:4, Plan:0412583;
   x. Lot:8, Block:4, Plan:0412583;
   xi. Lot:9, Block:4, Plan:0412583;
   xii. Lot:10, Block:4, Plan:0412583;
   xiii. Lot:11, Block:4, Plan:0412583;
   xiv. Lot:12, Block:4, Plan:0412583;
   xv. Lot:13, Block:4, Plan:0412583; and
   xvi. Lot:14, Block:4, Plan:0412583.

b) All parcels listed in 1(a) shall be redesignated to the Business, Sunshine Road District on the date of adoption of Bylaw C-8805-2026.

c) Redesignation of parcels to this District shall not be approved, other than for the parcels identified in Section 1(a), upon Bylaw C-8805-2026 coming into full force and effect.

2

PERMITTED USES:

Accessory Building ≤ 150.00 m^2 (1614.59 ft^2)
Agriculture (General)
Beekeeping
Dwelling, Single Detached > 140.00 m^2 (1506.95 ft^2)
Dwelling, Manufactured

DISCRETIONARY USES:

Accessory Building > 150.00 m^2 (1614.59 ft^2)
Accessory Dwelling Unit
Agriculture (Intensive)
Alcohol Production
Animal Health (Inclusive)
Automotive Services (Minor)
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Dwelling, Single Detached ≤ 140.00 m^2 (1506.95 ft^2)
Home-Based Business (Type I)
Home-Based Business (Type II)
Industrial (Light)
Industrial (Medium)
Kennel

Outdoor Storage
Retail (Small)
Shipping Container
Vehicle Sales (Minor)

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

3 MINIMUM PARCEL SIZE:

a) The minimum size of parcels is the area of that parcel at the time of adoption of Bylaw C-8805-2026.

4 MAXIMUM PARCEL SIZE:

a) 5.6 ha (13.84 ac)

5 MAXIMUM PARCEL COVERAGE:

a) For the purposes of this District, the area defined as a Business Use Area shall include any areas where activities relating to a Business Use occur, such as:
    i. Enclosed buildings or structures;
    ii. Outside storage;
    iii. Parking lots; and
    iv. Any other area deemed by the Development Authority to be considered as part of the Business Use Area.
b) The maximum Business Use Area shall be 30% of a parcel.
c) Notwithstanding Section 5(b), the Development Authority may, at its discretion, lower the maximum area to be utilized as Business Use Areas.

6 MAXIMUM BUILDING HEIGHT:

a) 10.0 m (32.81 ft)

7 MINIMUM SETBACKS:

Front Yard	**Side Yard**	**Rear Yard**
45.0 m (147.64 ft) from Township Road 252 15.0 m (49.21 ft) from Sunshine Road	45.0 m (147.64 ft) from Township Road 252 15.0 m (49.21 ft) from Sunshine Road 40.0 m (131.23 ft) from Range Road 285 6.0 m (19.69 ft) from other parcels	40.0 m (131.23 ft) from Range Road 285 15.0 m (49.21 ft) from other parcels

8 GENERAL REGULATIONS:

a) For the purposes of this District the following uses shall be identified as a Business Use:
    i. Agriculture (Intensive);
    ii. Animal Health (Inclusive);
    iii. Alcohol Production;

iv. Automotive Services (Minor);
v. Home-Based Business (Type II);
vi. Industrial (Light);
vii. Industrial (Medium);
viii. Kennel;
ix. Retail (Small); and
x. Vehicle Sales (Minor)

b) Prior to any Business Use being considered on a parcel, a Dwelling Unit shall be established on the parcel
c) Any proposed Business Use shall be compatible with the residential and agricultural character of parcels on Sunshine Road and other adjacent parcels
d) A Business Use shall only be considered where the Applicant is the landowner and can prove the parcel is their primary residence. The Applicant shall demonstrate primary residency by providing the following evidence:
    i. the Applicant's name and subject parcel listed on a valid government issued identification; and
    ii. the Applicant's name and subject parcel listed on a recent utility or service bill
e) Notwithstanding Section 8(d), a Business Use shall be considered for tenants of the Dwelling Unit, where the Applicant provides:
    i. a signed lease agreement between the tenant and landowner; and
    ii. authorization from the landowner
f) Where two or more Business Uses are proposed on a parcel, a Development Permit may be issued to an Applicant who does not meet the criteria of Section 8(d) and/or 8(e) where the Development Authority can verify that at least one Business Use owner resides in the primary residence
g) A Development Permit shall not be issued to any Applicant that does not meet the criteria of Section 8(d), Section 8(e), or Section 8(f)
h) Any change in residential tendency shall void any issued Development Permit for a Business Use
i) A Business Use shall only be permitted in the rear yard of the parcel as defined in Sections 9(b) and 9(d)
j) Notwithstanding Section 8(i), the Development Authority may consider the placement of an Accessory Building for the purposes of a Business Use within the front yard, where the Development Authority deems there is no material impact
k) The registered Overland Drainage Right-of-Way (Plan No: 041 2585) shall not be infringed on or negatively impacted by developments on any parcel

9 RESIDENTIAL GENERAL REQUIREMENTS:

a) Notwithstanding Lot: 1, Block: 3, Plan: 0210259 and Lot: 14, Block: 4, Plan: 0412583, a Dwelling Unit shall be oriented to front onto Sunshine Road
b) Dwelling Units for Lot: 1, Block: 3, Plan: 0210259 and Lot: 14, Block: 4, Plan: 0412583 shall be oriented to front onto Township Road 252
c) For the purposes of this District, the rear yard shall be defined as the area extending from the elevation of the primary Dwelling Unit furthest from Sunshine Road to the rear property line for parcels that front onto Sunshine Road
d) For the purposes of this District, the rear yard shall be defined as the area extending from the elevation of the primary Dwelling Unit furthest from Township Road 252 to the rear property line for parcels that front onto Township Road 252
e) A Dwelling Unit shall be developed on a parcel prior to the Development Authority's consideration of any Accessory Dwelling Unit

f) Notwithstanding Section 9(e), an Accessory Dwelling Unit may be considered concurrent to a Dwelling Unit when located in the same building

10 BUSINESS USE GENERAL REQUIREMENTS:

a) The maximum term of the first Development Permit issued relating to a Business Use shall be one (1) year
b) For subsequent applications to extend the first development approval, a Development Permit may be issued for a period of up to three (3) years if:
    i. The application is for the same business Use intensity;
    ii. The Business Use development is not in violation of any conditions of the first Development Permit at the time of Development Permit renewal; and
    iii. There are no active Bylaw enforcement orders related to the Business Use
c) For any subsequent applications to extend the second Development Permit approval, a Development Permit may be issued for a period of up to five (5) years if:
    i. The application is for the same business Use intensity;
    ii. The Business Use development is not in violation of any conditions of the previous Development Permit at the time of Development Permit renewal; and
    iii. There are no active Bylaw enforcement orders related to the Business Use
d) Where an application proposes a higher business intensity than the most recently approved Development Permit, or a different Business Use, the maximum term of the Development Permit issued shall be one (1) year, and the term and renewal sequence in a) to c) begins again
e) The Development Authority has the discretion to determine whether an application proposes a higher business intensity
f) The maximum hours of operation for activities relating to a Business Use occurring outside an enclosed building shall be limited to:
    i. 8:00 a.m. to 7:00 p.m., Monday to Friday;
    ii. 9:00 a.m. to 5:00 p.m., on Saturdays; and
    iii. no activities on Sundays or statutory holidays
g) Notwithstanding Section 10(f), the Development Authority has the discretion to vary the maximum business hours when considering:
    i. Rationale for request to extend business hours;
    ii. Potential impacts on traffic;
    iii. Potential impacts to adjacent and surrounding Dwelling Units; and
    iv. All matters considered reasonable for the Development Authority
h) The maximum number of non-resident employees for a Business Use shall be limited to 6
i) Notwithstanding Section 10(h), the Development Authority has the discretion to further limit the number of non-resident employees for a Business Use within an issued Development Permit
j) A Business Use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority
k) The Development Authority may consider the placement of parking, outside storage, and uses that do not impede safe vehicle movement, conflict with access easements or affect compliance with other regulations set out within this District within the rear yard setback areas defined in Section 7 of this District where they are screened in accordance with Section 15 of this District.
l) A maximum of 2 Vehicle (Commercial) registered to the Business Use owner may be stored on any parcel within the District

m) Notwithstanding the use of Vehicle (Commercial) registered to the Business Use owner, all other trips generated by a Vehicle (Commercial) shall be limited to periodic deliveries
n) All waste fluids, materials, and goods shall be stored, handled and disposed of in accordance with provincial requirements
o) Outside storage shall only be contemplated in conjunction with a Business Use and screened in accordance with the regulations of Section 15 of this District
p) Business Uses shall adhere to all applicable Rocky View County Bylaws

11 ACCESSORY BUILDING REQUIREMENTS:

a) The development of an Accessory Building over >150.00 m^2 (1614.59 ft^2) shall only be considered when contemplated in conjunction with a Business Use
b) Accessory Buildings being used in conjunction with a Business Use shall be setback 40.0 (131.23 ft) from any Dwelling Unit on an adjacent parcel
c) 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
d) Building façade widths that exceed 15.0 m (49.21 ft) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width
e) An Accessory Building being used in conjunction with a Business Use shall be positioned in a manner to avoid interference with the privacy of any Dwelling Unit
f) Bay doors on Accessory Buildings shall be located away from any adjacent Dwelling Unit
g) Bay doors on Accessory Buildings shall default to being closed

12 BUSINESS USE SPECIFIC REQUIREMENTS:

Alcohol Production

a) Alcohol Production shall be limited to the manufacturing of beer, spirits and other alcoholic beverages, and the packaging, storage and shipping of products manufactured on the parcel
b) Notwithstanding the definition of Alcohol Production in this Bylaw, hospitality areas, tours, tastings, special events and any consumption of products on the premises are not part of Alcohol Production and shall not be permitted in this Business Use
c) The Development Authority may consider an area for the retail sale of products produced on-site, provided the area is consistent with the provisions for Retail (Small)
d) All manufacturing, fermentation, distilling, aging, packaging and storage shall be carried out within a fully enclosed building
e) No odour from fermentation, mashing or distilling shall be detectable beyond the building.
f) Proof of the required Alberta Gaming, Liquor and Cannabis manufacturer's licence shall be provided before operation begins

Animal Health (Inclusive)

g) The Development Authority may consider small-scale pens and enclosures.
h) Notwithstanding the definition of Animal Health (Inclusive) in this Bylaw, animal runs associated with this Business Use shall not be considered within this Business Use

Automotive Services (Minor)

i) Activities relating to this Business Use shall be limited to the servicing of only those vehicles that meet the definition of "private passenger vehicle" in the *Traffic Safety Act*

Home-Based Business (Type II)

j) A Home-Based Business (Type II) shall comply with Sections 145 to 147 of this Bylaw. Where Sections 145 to 147 and this District address the same matter, including the maximum number of non-resident employees, hours of operation, business-related visits, outside storage, signage, and the term and renewal of a Development Permit, Sections 145 to 147 shall apply.
k) All other provisions of this District continue to apply to a Home-Based Business (Type II).

Kennel

l) Notwithstanding the definition of Kennel in this Bylaw, private off-leash dog parks and/or venues hosting dog shows for entertainment purposes shall not be considered within this Business Use

Industrial (Light)

m) All activities, operations, processes, equipment, materials, goods, products and waste associated with Industrial (Light) shall be located and carried out within a fully enclosed building
n) Where the Development Authority deems a proposal to create any nuisance impacts, the Development Authority shall consider the proposal as Industrial (Medium)
o) No air contaminants, smoke, steam, fumes, visible emissions, particulate matter or odour shall be detectable beyond the building that contains the use
p) Process ventilation and exhaust shall be filtered or treated to meet Section 12(o) of this District, and shall discharge at least 3.0 m (9.84 ft) above grade and away from adjacent Dwelling Units
q) Noise-generating equipment, including compressors, dust collectors, fans and mechanical systems, shall be located within the building or fully enclosed
r) No vibration that is perceptible without instruments, and no heat or glare from the use, shall be detectable at any property line
s) Outdoor lighting shall comply with the Outdoor Lighting regulations for Business/Commercial and Industrial Districts in Part 5 of this Bylaw
t) Dangerous goods, fuels and chemicals and all other fluids shall be limited to the quantities reasonably required for the business, stored inside the building in accordance with the Alberta Fire Code and the Safety Codes Act, and kept in approved containers with secondary containment where required
u) The manufacture, processing, or storage of explosives, fireworks, ammunition, or radioactive materials is prohibited
v) The Development Authority has the discretion to require a fire protection and emergency response plan where the nature of the materials or processes warrants it
w) Loading and unloading shall take place only in the loading area shown on the approved site plan

Industrial (Medium)

x) Industrial (Medium) shall be a Business Use in which all or a portion of the activities are carried on outdoors, within an outside activity area approved under this section
y) A development that, in the opinion of the Development Authority, cannot be mitigated so that noise, appearance, odour or other impacts do not extend beyond the boundaries of the parcel shall be considered Industrial (Heavy).
z) In accordance with Section 2 of this District an Industrial (Heavy) use shall not be permitted in this District

aa) Wreckage and salvage yards, scrap or vehicle dismantling, recycling or composting facilities, bulk fuel stations, aggregate crushing or stockpiling, concrete or asphalt batching, rendering, chemical or fertilizer manufacturing, incineration and tractor-trailer storage yards are prohibited
bb) The manufacture, processing or storage of explosives, fireworks, ammunition or radioactive materials is prohibited
cc) Activities, equipment, materials and waste that are not identified in the approved site plan shall be located and carried out within a fully enclosed building
dd) Outside activities and equipment shall be confined to an outside activity area shown on the approved site plan, and the Development Authority shall list in the Development Permit the outside activities that are permitted
ee) The Development Authority shall specify in the Development Permit the maximum number and type of equipment, machinery and vehicles used in the outside activity area
ff) Loading and unloading shall take place only in the loading area shown on the approved site plan
gg) No smoke, steam, fumes, visible emissions, particulate matter or odour shall extend beyond the boundaries of the parcel
hh) Outdoor surfaces shall be stabilized and maintained to control dust
ii) No vibration that is perceptible without instruments, and no heat or glare from the use, shall be detectable at any property line
jj) Outdoor lighting shall comply with the Outdoor Lighting regulations for Business/Commercial and Industrial Districts in Part 5 of this Bylaw
kk) Dangerous goods, fuels and chemicals and all other fluids shall be limited to the quantities reasonably required for the business, stored inside the building in accordance with the Alberta Fire Code and the Safety Codes Act, and kept in approved containers with secondary containment where required

Vehicle Sales (Minor)

ll) The sale or leasing of vehicles within this Business Use shall be limited to vehicles with a gross vehicle weight of 4,536 kg or less
mm) The maximum number of vehicles made available for sale or leasing within the Vehicle Sales (Minor) shall be six (6)
nn) Vehicles made available for sale or leasing shall only be stored or displayed on the parts of the parcel approved exclusively for Vehicle Sales (Minor)
oo) One parking stall shall be available for every vehicle available for sale or leasing
pp) In addition to the Development Permit application requirements listed in Section 16 of this District, a Development Permit application for this Business Use shall also require a Vehicle Listing Plan that provides all necessary details on the vehicles to be sold or leased on the parcel
qq) Prior to commencing Vehicle Sales (Minor), the Applicant shall provide the County with a copy of a valid automotive business licence issued by the Alberta Motor Vehicle Industry Council (AMVIC), where a licence is required under provincial legislation, and shall maintain the licence for as long as the use continues

13 TRAFFIC MANAGEMENT:

a) No new approaches shall be permitted off Range Road 285
b) Applicants shall demonstrate that the site access, circulation and parking areas are sufficient to prevent parking and queuing on County roads
c) No parking or queuing is permitted along Range Road 285
d) Vehicular access serving a Business Use shall be provided from Sunshine Road by an approach approved by the County

e) Shared or consolidated approaches may be required where they improve safety, provide adequate sight distance, reduce the number of approaches or support coordinated road improvements. Where a shared approach is required, legal access easements and maintenance agreements satisfactory to the County shall be provided
f) A maximum of fifteen (15) Business Use related vehicle trips may be generated per day per parcel in this District
g) Notwithstanding 13(f), the Development Authority may establish a lower maximum number of Business Use related trips where supported by the County's accepted transportation analysis, having regard to road capacity, approach design, intersection conditions and cumulative traffic in the District. A Development Permit shall not authorize traffic that exceeds the capacity identified in the County's accepted transportation analysis
h) A Business Use shall provide sufficient on-site space for parking, loading, deliveries by Vehicle (Commercial), queuing, emergency access, snow storage and forward vehicle movements
i) Employee, customer, visitor and contractor vehicles shall be parked entirely on the parcel in designated parking areas
j) A Vehicle (Commercial) shall not reverse onto or from a public road, and any gate shall be set back so that the vehicle can stop entirely outside the road Right-of-Way
k) Unnecessary idling of a Vehicle (Commercial) is prohibited
l) Where a transportation analysis identifies a road, approach or intersection improvement necessary to support a Business Use, the Development Authority may require that the improvement be:
    i. constructed before the Business Use commences;
    ii. secured through an agreement and financial security;
    iii. linked to staged limits on trips or intensity until the improvement is complete; or
    iv. addressed through another lawful infrastructure-financing mechanism approved by Council
m) The Development Authority may require the Applicant to keep and provide records of daily trips, delivery times and vehicle inventory
n) Mud, gravel, soil or debris deposited on a public road by a Business Use shall be removed promptly by the Business Use owner

14 OUTSIDE STORAGE REQUIREMENTS:

General

a) Outside storage shall be accessory to a Business Use and shall not become the principal Business Use of the parcel
b) The maximum area of outside storage shall be 5% of the parcel area and shall form part of the area for business uses in Section 5 of this District
c) Outside storage shall be confined to the area shown on the approved site plan, kept orderly and maintained in good condition
d) Outside storage areas shall have a stable, dust-controlled surface and shall not interfere with drainage or emergency access
e) Outside storage shall not be located within the Overland Drainage Right-of-Way referenced in Section 8(k)
f) Outside storage shall not be located within a wetland, drainage easement, overland drainage route, stormwater facility or area subject to flooding or ponding, unless supported by an accepted professional assessment
g) Outside storage shall not include salvage materials, scrap, derelict or dismantled vehicles, unrelated waste, uncontained hazardous materials, or materials stacked above the approved screening

h) Vehicles and equipment within the outside storage area shall be directly associated with the approved Business Use and shall not be stored for the purpose of a standalone truck, trailer or equipment storage use
i) For the purposes of this District any vehicle that does not move within 96 hours is considered stored
j) Fuels, chemicals, oils and other hazardous materials shall be stored in approved containers, in secured areas and with secondary containment where required
k) Bulk fuel storage is prohibited within an outside storage area
l) Parking and outside storage related to a Business Use shall not be located within a landscape buffer required by Section 15
m) All outside storage shall be screened in accordance with Section 15

Shipping Containers

n) A maximum of one Shipping Container may be located within an approved outside storage area. A Shipping Container shall be screened, shall not be stacked and shall not be used for signage
o) The placement of a Shipping Container shall align with requirements set out within Section 150.1 (b) to Section 150.1 (e) of this Bylaw
p) Notwithstanding Section 7 of this District and Section 150.2(a) of this Bylaw, a Shipping Container may be placed no closer than 30.0 m (98.43 ft) to Range Road 285, where the Shipping Container is screened from the road in accordance with Section 15 of this District to the satisfaction of the Development Authority

15 SCREENING AND LANDSCAPING REQUIREMENTS:

General

a) Screening and landscaping shall be provided in accordance with this section and the Landscaping and Fencing regulations in Part 5 of this Bylaw. Where a provision of this section conflicts with Part 5, the more restrictive provision shall apply
b) Outside storage, equipment, loading areas, waste enclosures and outdoor work areas associated with a Business Use shall be screened from adjacent parcels, nearby Dwelling Unit, Sunshine Road and Range Road 285
c) Screening and landscaping shall provide effective year-round mitigation, shall be sufficiently high and opaque, and shall not interfere with sightlines or drainage
d) A Landscaping and Screening Plan shall be submitted as part of a Development Permit application. The Development Authority shall evaluate the plan based on its compatibility with the surrounding area and consistency with adjacent properties

Landscape Buffer

e) A 10.0 m (32.81 ft) landscape buffer is required along the sides and rear of the property lines of the parcel
f) The landscape buffer shall be located on the parcel to mitigate off-site visual impacts associated with a Business Use on nearby residential development, shall extend continuously along the shared property line except where interrupted by an approved utility, drainage feature or approach, and shall be maintained for the duration of the Business Use
g) Development within a landscape buffer is restricted to:
    i. landscaping, berms, fencing and retained vegetation;
    ii. landscaped stormwater ponds and natural wetlands; and
    iii. utilities, drainage features and an approved approach where no practical alternative exists
h) Other uses not stated within Section 15(g) are prohibited within a landscape buffer

i) The Development Authority may require a landscape buffer wider than 10.0 m (32.81 ft) where a Business Use includes substantial outside storage, large equipment, outside operations or other activities that may create increased visual, noise or compatibility impacts

Screening

j) Screening shall consist of a combination of opaque fencing and landscaping, and shall not rely on a single screening method. Examples of screening shall include:
    i. a landscaped berm;
    ii. an opaque fence where additional immediate screening is required;
    iii. coniferous and deciduous trees;
    iv. shrubs and understory planting; and
    v. retention of existing mature vegetation where practical

k) Where a parcel contains outside storage, trailers, machinery, a Shipping Container, loading areas or other visually prominent business activity, enhanced screening shall be required and shall consist of:
    i. a minimum 10.0 m (32.81 ft) landscape buffer;
    ii. an opaque fence of 1.8 m (5.91 ft) to 2.0 m (6.56 ft) in height, where required;
    iii. a staggered row or grouping of coniferous trees;
    iv. supplemental deciduous trees and shrubs; and
    v. sufficient separation between the screening and the outside business activity to allow landscaping to establish and be maintained

l) Screening shall be designed to substantially obscure outside storage, vehicles, equipment, and operational areas from view at normal eye level from adjoining residential parcels and public roads. Complete concealment is not required; however, the Business Use Area shall be screened to avoid the appearance of an open industrial storage yard or tractor-trailer storage yard

m) The Development Authority may approve an alternative screening design where the Applicant demonstrates that existing topography or mature vegetation provides equivalent or superior year-round screening

n) Temporary screening may be required until required vegetation has become established

Berms

o) Where a berm is used, the berm shall:
    i. have a minimum height of 1.5 m (4.92 ft) above finished grade and a minimum top width of 1.5 m (4.92 ft);
    ii. have side slopes not steeper than 3 horizontal to 1 vertical (3:1);
    iii. be constructed of clean and suitable material, covered with topsoil, landscaped and permanently vegetated;
    iv. not interfere with drainage, wetlands, stormwater facilities, utilities, easements, the Overland Drainage Right-of-Way referenced in 8(k) or access, and shall not direct drainage onto adjacent parcels; and
    v. not obstruct required sightlines.

p) A berm shall not consist of an unmanaged stockpile of soil, fill, aggregate, construction material or other materials. The Development Authority may require a grading and drainage plan prepared by a qualified professional where berm construction materially alters site grades or drainage patterns.

Fencing

q) Where fencing is required for visual screening, the fence shall:

i. be opaque or substantially opaque and a minimum of 1.8 m (5.91 ft) in height;
ii. be constructed of durable materials and have a finished appearance toward the adjoining parcel;
iii. be designed without gaps that allow direct views of outside storage, vehicles or equipment;
iv. be supplemented by landscaping; and
v. be maintained in good condition

r) Fence height shall be determined in accordance with the Fencing regulations in Part 5 of this Bylaw, including the height of any berm on which a fence is located
s) Chain-link fencing shall not be permitted

Landscaping and Maintenance

t) The landscaping requirements within a landscape buffer shall be determined in accordance with Table 7 – Landscaping Standards of this Bylaw, to the satisfaction of the Development Authority
u) A minimum of 10% of the Business Use Area shall be landscaped, in addition to the landscape buffer
v) All tree and shrub planting shall be suitable to Zone 3b plant hardiness
w) Landscaping shall be completed within one (1) year of the issuance of the Development Completion Certificate, unless otherwise stated in the Development Permit
x) The Business Use owner is responsible for maintaining screening and landscaping for the life of the development, and dead, diseased or damaged landscaping shall be replaced by the Business Use owner
y) In accordance with Part 3 of this Bylaw, the County may require landscaping securities to ensure installation and maintenance of screening and landscaping
z) A Landscaping and Screening Plan shall be submitted in accordance with Section 16 of this District

16 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS:

a) In addition to the requirements of the Development Permit Application Requirements in Part 3 of this Bylaw, an application for a Business Use shall include:
    i. a detailed project description, including the activities that will occur on the parcel;
    ii. a site plan showing the residence, business-related buildings, outside storage areas, vehicle and equipment parking, employee and customer parking, loading areas, internal circulation and access and calculations demonstrating how the 30% Business Use Area is being met;
    iii. ownership or authorization documents, including, where the Applicant is a tenant, the lease agreement and owner authorization;
    iv. evidence of primary residency;
    v. a business operations plan;
    vi. transportation information;
    vii. an access and circulation plan including any relevant access easement agreements;
    viii. a Landscaping and Screening Plan;
    ix. a lighting plan;
    x. grading and drainage information;
    xi. private water and wastewater servicing information;
    xii. building plans and elevations;
    xiii. an outside storage plan;
    xiv. a parking, loading and turnaround plan;
    xv. information regarding noise, dust, odour and other potential nuisance impacts; and
    xvi. proposed signage
b) A business operations plan shall identify:

i. the business and the Business Use owner;
ii. the residency and ownership arrangement;
iii. the number of resident and non-resident employees;
iv. the days and hours of operation;
v. customer, employee and delivery vehicle trips, and delivery schedules;
vi. the number and type of vehicles, trailers, machinery and equipment, and the vehicle and equipment inventory;
vii. indoor and outdoor activities and stored materials;
viii. waste management;
ix. noise and dust sources;
x. seasonal variations; and
xi. emergency or after-hours activity

c) Transportation information shall address:
i. average daily and peak-hour traffic;
ii. Vehicle movements and vehicle dimensions;
iii. routes;
iv. approach requirements and sight distance;
v. loading, turnaround, circulation and parking; and
vi. required road, approach or intersection improvements.

d) The level of transportation analysis shall be determined by the County based on the anticipated and cumulative intensity of Business Uses in the District

e) A landscaping and screening plan shall be prepared in accordance with the Landscape Plan Requirements in Part 3 of this Bylaw and Section 15 of this District

f) The Development Authority may require, depending on the nature and scale of the Business Use:
i. A cross-section through the business area, landscape buffer and adjoining residential parcel, and photographs, visual simulations or sightline drawings from Sunshine Road and Range Road 285, adjacent dwellings and other sensitive viewpoints;
ii. A Noise Impact Assessment;
iii. A Dust Mitigation Plan;
iv. A photometric plan;
v. A stormwater management or drainage plan prepared by a qualified professional;
vi. Servicing assessments, including well testing and wastewater review;
vii. A spill-response or emergency-response plan;
viii. Proof of the required Alberta Gaming, Liquor and Cannabis manufacturer's licence;
ix. Copy of a valid automotive business licence issued by the Alberta Motor Vehicle Industry Council (AMVIC); and
x. any other transportation, engineering, environmental or technical information considered necessary by the Development Authority

g) Proof of the required Alberta Gaming, Liquor and Cannabis manufacture's licence shall be required when required when identified within this District

h) Proof of the issued Alberta Motor Vehicle Industry Council (AMVIC) shall be required when identified within this District

17 NEW DEFINITIONS:

Vehicle Sales (Minor) means a use where motor vehicles are sold or leased, and where no more than six vehicles are available for sale or lease at one time. The available motor vehicle shall be limited to those 4,536 kg or less.