

Land Use Bylaw

BYLAW NO. 3-96 as amended

County of Two Hills No. 21

Note:

This document has been prepared for convenience only. The official Bylaw, and any amendments thereto, which are available from the office of the County Administrator, should be consulted for all purposes of interpretation and application.

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Table of Contents

1.0	General	Page
1.1	Title.....	1
1.2	Purpose.....	1
1.3	Interpretation.....	1
1.4	Establishment of Districts.....	6
2.0	Agencies	
2.1	Development Authority.....	8
2.2	Development Authority Officer.....	8
2.3	Municipal Planning Commission.....	8
2.4	Subdivision and Development Appeal Board.....	8
3.0	Development Permits, Rules & Procedures	
3.1	Control of Development.....	9
3.2	Development Not Requiring a Development permit.....	9
3.3	Non-Conforming Buildings and Uses.....	9
3.4	Permission for Development.....	10
3.5	Development Permits and Notices.....	12
3.6	Notices Regarding Agricultural Operations.....	12
4.0	Appeals	
4.1	Appeal Procedure.....	14
4.2	Public Hearing.....	14
4.3	Decision.....	15
5.0	Enforcement & Administration	
5.1	Contravention.....	16
5.2	Application to Amend Bylaw.....	16
6.0	Land Use District Maps	18
7.0	General and Special Provisions	
7.1	General Provisions	24
7.1.1	Access.....	24
7.1.2	Subdivision of Land.....	24
7.1.3	Site Conditions.....	24
7.1.4	Top Soil Removal.....	25
7.1.5	Gravel Pits.....	25
7.1.6	Existing Substandard Lots.....	25
7.1.7	Sanitary Facilities.....	26
7.1.8	Protection from Exposure Hazards.....	26
7.1.9	Objects Prohibited or Restricted in Yards.....	26
7.1.10	Highways, Secondary Roads and Rural Roads.....	26
7.1.11	Access and Parking.....	27
7.1.12	Signs.....	28
7.1.13	Accessory Buildings in Districts other than the Agricultural District.....	30
7.1.14	Historical and Archaeological Sites.....	30
7.2	Special Provisions	30
7.2.1	Service or Gas Stations.....	30
7.2.2	Motels.....	31
7.2.3	Intensive Livestock Operations.....	32
7.2.4	Rural Industries.....	33
7.2.5	Manufactured Homes.....	34
7.2.6	Country Residential Uses (including Farmsteads).....	36

	Page
7.2.7 Country Residential (Resort) Uses	37
7.2.8 Recreational Trails.....	37
8.0 Land Use Districts	38
7.3.1 Agricultural (A) District	38
7.3.2 Controlled Urban Development (CUD) District	40
7.3.3 Urban General (UG) District	41
7.3.4 Country Residential (CR) District	43
7.3.5 Country Residential (Resort) (RR) District.....	44
7.3.6 Rural Industrial (RI) District	45
9.0 Conclusion.....	47
7.3.1 Amending Bylaws	47
7.3.2 Repealing Existing Controls.....	47
7.3.3 Date of Commencement	47
10.0 Figures 1 to 4.....	following 47

Bylaw No. 3-96 Land Use Bylaw As Amended

Pursuant to the Municipal Government, S.A., 1994, as amended, the Council of the County of Two Hills No. 21, duly assembled, hereby enact as follows:

1.0 General

1.1 Title

The title of this Bylaw shall be the Land Use Bylaw of the County of Two Hills No. 21.

1.2 Purpose

The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the County of Two Hills No. 21 to achieve orderly, economical and beneficial development and use of land and patterns of human settlement within the Municipality, and for that purpose, amongst other things,

1. to divide the municipality into districts;
2. to prescribe and regulate for each district the purposes for which land and buildings may be used;
3. to establish a Development Authority for the Municipality;
4. to establish the designated officer of Development Authority Officer for the Municipality;
5. to establish a method of making decisions on applications for development permits including the issuing of development permits;
6. to provide the manner in which notice of the issuance of a development permit is to be given; and
7. (a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

1.3 Interpretation

In this Bylaw

1. **"Act"** means the Municipal Government Act, S.A. 1994, as amended;
2. **"accessory building"** means a building separate and subordinate to the main building, the use of which is incidental to that of the main building and is located on the same parcel of land;
3. **"accessory use"** means a use customarily incidental and subordinate to the main use or building and is located on the same parcel of land with such main use or building;
4. **"airport"** means any area of land or water, including the frozen surface thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, including any building, installation or equipment in connection therewith, operated by the Department of National Defense or for which an airport license has been issued by the Ministry of Transport;

5. **"bed and breakfast establishment"** means a development within a dwelling which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of 2 bedrooms, with or without meals, are provided for remuneration to members of the public;
6. **"building"** includes anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge that forms part of a highway or road;
7. **"Council"** means the Council of the County of Two Hills No. 21;
8. **"country residential use"** means a one-family dwelling or a manufactured home which is situated on a parcel of land used solely for residential purposes and accessory uses. The one-family dwelling or manufactured home may be occupied permanently or seasonally;
9. **"crops"** means any agricultural product, including trees, but excluding livestock;
10. **"development"** means
 - a. an excavation or stockpile and the creation of either of them, including gravel pits, or
 - b. a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land, or
 - c. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
 - d. a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;
11. **"Development Authority"** means the Development Authority as established within this Bylaw pursuant to the Act;
12. **"Development Authority Officer"** means the designated officer, as established within this Bylaw pursuant to the Act, and that person appointed as a Development Authority Officer pursuant to a resolution of the Council;
13. **"development permit"** means a permit authorizing a development issued pursuant to this Land Use Bylaw;
14. **"discretionary use"** means the use of land or a building provided for in this Land Use Bylaw for which a development permit may be issued upon an application having been made;
15. **"dwelling"** means any building or structure used exclusively for human habitation and which is supported on a permanent foundation or base extending below ground level and includes multiple dwellings, apartments, and lodging and boarding houses, but does not include manufactured homes of any kind whether standing on wheels or supported by blocks, jacks, or any other temporary foundation;
16. **"dwelling unit"** means any building or self contained portion of a building, set or suite of rooms for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separated or shared toilet facilities intended as a permanent or semi-permanent residence not separated from

direct access to the outside by another separate or self-contained set or suite of rooms;

17. **"duplex"** means two dwelling units sharing a common wall, and located side by side or one above another;
18. **"extensive agriculture"** means the use of land or buildings, including one dwelling unit or manufactured home, for the production of crops or livestock which require larger tracts of land;
19. **"farmstead"** means a habitable dwelling unit, together with improvements which are either accessory to the dwelling unit and/or used in connection with the raising or production of crops or livestock, and situated on a parcel of land used in connection with such farming operations;
20. **"floor area"** means the total area of all floors of all buildings including accessory buildings located on any parcel of land, excluding the area of basement floors;
21. **"fragmented parcel of land"** means a parcel of land that is separated from the balance of a titled parcel by a natural barrier such as a river or a coulee which prohibits reasonable or normal access, or by a physical barrier such as a highway, road, or railroad;
22. **"front line"** means the boundary line of a parcel of land lying adjacent to a highway or road;
23. **"front yard"** means a yard extending across the full width of a parcel of land from the front line of the parcel of land to the nearest wall of the main building situated on the parcel of land;
24. **"highway"** means a highway as defined in the Public Highways Development Act, R.S.A. 1980, Chapter P-28;
25. **"home occupation"** means any occupation, trade, profession, or craft carried out by an occupant of a dwelling unit as a use secondary to the residential use of the building, and which does not change the character thereof or have any exterior evidence of such secondary use other than a small name plate, not exceeding 0.2 sq. m in area. A home occupation does not include the outdoor storage of a stock in trade, nor the employment of more than one paid assistant at the dwelling unit other than the occupant and the occupant's family;
26. **"intensive agriculture"** means a commercial agricultural operation other than intensive livestock operations which, due to the nature of the operation, may be able to use smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, sod farms, market gardens, kennels and beekeeping;
27. **"intensive livestock operations"** means the rearing and feeding of livestock on a continuous basis for commercial purposes. Without restricting the generality of the foregoing this definition includes feed lots, poultry or fowl operations, and fur farms;
28. **"kennels"** means an establishment for the keeping, breeding and raising of 3 or more domestic animals for profit or gain, but shall not apply to the keeping of animals in a veterinary clinic for the purpose of observation and/or recovery necessary to veterinary treatment;

29. **"livestock"** means any animal agricultural product. For the purposes of this Bylaw, livestock shall include, but not be limited to, cattle of all kinds and ages raised for all purposes, hogs, sheep, chickens, turkeys, horses, mink, rabbits, etc.;
30. **"lot"** means
 - a. a quarter section,
 - b. a river or a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office,
 - c. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, or
 - d. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision;
31. **"main building"** means a building in which is conducted the main or principle use of the parcel of land on which it is erected;
32. **"main use"** means the principle or major use on a parcel of land;
33. **"manufactured home"** means a structure, whether ordinarily equipped with wheels or not, that is manufactured to be moved from one point to another by being towed or carried, which can be connected to utilities, and which provides year-round living accommodation for one or more persons;
34. **"manufactured home park"** means a parcel of land under a single title which has been or is intended to be divided into rentable spaces of manufactured home stalls for the long term accommodation of manufactured homes;
35. **"modular dwelling"** means a prefabricated or factory built dwelling unit with a pitched roof of 4:12 or greater. Modular dwellings are normally constructed and transported to a site in sections with neither chassis, running gear, nor their own wheels. Such units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling units;
36. **"municipality"** means the County of Two Hills No. 21;
37. **"Municipal Planning Commission"** means the Municipal Planning Commission of the County of Two Hills No. 21 which is established by Council pursuant to the Act;
38. **"natural resource extraction industry"** means an industry engaged in the extraction of natural resources such as clay, sand, gravel, coal, petroleum, natural gas, and other minerals, and which may include the processing of these through primary treatment into a raw, marketable form;
39. **"non-conforming building"** means a building
 - a. that is lawfully constructed or lawfully under construction at the date a land use bylaw or any amendment thereof affecting the building or the land on which the building is situated becomes effective, and
 - b. that on the date the land use bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the land use bylaw;

40. **"non-conforming use"** means a lawful specific use
 - a. being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
 - b. that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw;
41. **"one-family dwelling"** means a building containing only one dwelling unit;
42. **"owner"** means
 - a. in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or
 - b. in the case of any other land, the person shown as the owner of land on the municipality's assessment roll prepared in accordance with the Municipal Government Act;
43. **"parcel of land"** means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;
44. **"permitted use"** means the use of land or a building provided for in a land use bylaw for which a development permit shall be issued upon an application having been made;
45. **"public utility building"** means a building for a public utility as defined in the Municipal Government Act in which the proprietor of the public utility maintains its office or offices and/or maintains or houses any equipment used in connection with the public utility;
46. **"rear line"** means the boundary line of a parcel of land lying opposite to the front line of the parcel and/or farthest from a highway or road;
47. **"rear yard"** means a yard extending across the full width of a parcel of land from the rear line of the parcel of land to the nearest wall of the main building situated on the parcel of land;
48. **"recreational use"** means a recreational development conducted on a single site where the prime reason for location is to take advantage of natural physical features, including the availability of large areas of land, to provide day-to-day sporting and athletic facilities and the structures incidental thereto. This use includes ski slopes, golf courses, archery, trap and rifle ranges, race tracks, boating, riding, swimming, picnicking, and similar uses, and may include a refreshment stand or snack bar incidental to the primary use;
49. **"rural commercial use"** means a commercial use that is minor in scale and which serves the farm community in which the use is located, such as farm machinery repair shops, welding shops, or a grocery store with or without gas pumps;
50. **"rural industries"** mean those industrial uses which may be considered unsuitable for an urban area, and which may provide services to the rural area. Notwithstanding the generality of the foregoing, rural industries shall include sawmills, fertilizer plants, sand and gravel and mineral extraction and processing, and agriculturally-oriented industries and facilities, but shall not include business establishments primarily engaged in servicing, repairing or retailing of goods;

51. **"rural road"** means a road as defined in the Public Highways Development Act, R.S.A. 1980, Chapter P-28, and located within the A, CUD or R1 Districts;
52. **"secondary road"** means a road designated as such by Ministerial Order pursuant to the Public Highways Development Act and described by plates published in the Alberta Gazette pursuant to Alberta Regulation 164/69 as 500, 600, 700, and 800 series;
- 52a. **"shelterbelt"** means trees or other vegetation, whether in a line or in a cluster, which is designed and/or planted to retard or mitigate the effects of wind action;
53. **"side line"** means the boundary line of a parcel of land lying between a front line and a rear line of a parcel;
54. **"side yard"** means a yard extending between a front yard and a rear yard from the side line of a parcel of land to the nearest wall of the main building situated on the parcel of land;
55. **"Subdivision and Development Appeal Board"** means the Subdivision and Development Appeal Board of the County of Two Hills No. 21 which is established pursuant to the Act;
56. **"yard"** means a part of a parcel of land upon or over which no main building is to be erected;

and all other words and expressions have the meanings respectively assigned to them in the Act.

1.4 Establishment of Districts

1. For the purpose of this Bylaw the Municipality is divided into the following districts:
 - Agricultural District
 - Controlled Urban Development District
 - Urban General District
 - Country Residential District
 - Country Residential (Resort) District
 - Rural Industrial District
2. The boundaries of the Districts listed in Section 1.4.1 are as delineated on the Land Use District Map, being Schedule A and Schedules B1 to B4, both inclusive, hereto.
3. Where uncertainty exists as to the boundaries of Districts as shown on the Land Use District Map, the following rules shall apply:
 - Rule 1. Where a boundary is shown as following a road, highway, lane, or watercourse, it shall be deemed to follow the centre line thereof.
 - Rule 2. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.
 - Rule 3. In circumstance, not covered by Rules 1 and 2, the location of the boundary shall be determined:
 - a. where dimensions are set out on the Land Use District Map, by dimensions so set out, or

- b. where no dimensions are set out on the Land Use District Map with respect to such boundary, by measurement and use of the scale shown on the Land Use District Map.
- 4. Where the application of the above rules does not determine the exact location of the boundary of a District, the Council either on its motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary shall fix the portion of the boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and the degree of detail as to measurements and directions as the circumstances may require.
- 5. After the Council has fixed a boundary pursuant to the provisions of Section 1.3.4, the portion of the boundary so fixed shall not be thereafter altered except by an amendment to this Bylaw.
- 6. The municipality shall maintain a list of Council's decisions with respect to boundaries or portions thereof fixed by it.
- 7. Where two or more Districts overlap, the more restrictive requirements shall prevail.

2.0 Agencies

2.1 Development Authority

1. The Development Authority for the municipality is hereby established.
2. The Development Authority shall be:
 - a. the Municipal Planning Commission; and
 - b. the Development Authority Officer.

2.2 Development Authority Officer

1. The position of designated officer for the limited purpose of exercising the powers, duties and functions of a Development Authority Officer is hereby established.
2. The Development Authority Officer shall be appointed by resolution of the Council.
3. The powers, duties and functions of the Development Authority Officer shall be those described in this Bylaw.
4. The Development Authority Officer may sign, on behalf of the Development Authority, any order, decision, approval, notice or other thing made or given by it or by the Development Authority Officer.
5. The Development Authority Officer shall keep and maintain for inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto; keep a register of all applicants for development, including the decisions thereon and the reasons therefore.
6. In addition to his other duties, the Development Authority Officer shall be a designated officer for the purposes of inspection, remedy, enforcement, or action pursuant to Section 542 of the Act.

2.3 Municipal Planning Commission

1. The Municipal Planning Commission shall perform such duties as are specified for it in this Bylaw.

2.4 Subdivision and Development Appeal Board

1. The Subdivision and Development Appeal Board shall perform such duties as are specified for it in this Bylaw.

3.0 Development Permits, Rules and Procedures

3.1 Control of Development

1. No development other than that identified in Section 3.2 of this Bylaw shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

3.2 Development Not Requiring a Development Permit

The following development shall not require a development permit:

1. The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation.
2. The erection or construction of gates, fences (other than wire fences), walls or other means of enclosure (other than on corner lots or where abutting a road or highway used by vehicular traffic) less than 1.0 m (3.3 ft.) in height in front yards and less than 2.0 m (6.6 ft.) in side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means of enclosure.
3. A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw.
4. The maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled.
5. On parcels of land of land exceeding 32.0 ha (79.1 ac.) which lie farther than 1.6 km (1.0 mile) from an incorporated urban municipality, any construction, excavation or other operation which is part of extensive agriculture, excepting:
 - a. all farm residences, whether dwelling units or manufactured homes, and
 - b. all non-agricultural accessory buildings, and
 - c. any other structure (other than fences), or dugouts within 38.0 m (124.7 ft.) of the center line of a road, or within 40.8 m (133.9 ft.) of a property line adjacent to a secondary road or a highway, for which development permits will be required.

3.3 Non-Conforming Buildings and Uses

1. A non-conforming use of land or a building may be continued but if that use is discontinued for a period of six consecutive months or more, any future use of the land or building must conform with the provisions of this Bylaw.
2. A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made thereto or therein.
3. A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.
4. A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- a. to make it a conforming building,
 - b. for routine maintenance of the building, if the Development Authority considers it necessary, or
 - c. in accordance with the powers possessed by the Development Authority pursuant to the Act and Section 3.4.10. of this Bylaw to approve a development permit notwithstanding any non-compliance with the regulations of this Bylaw.
5. If a non-conforming building is damaged or destroyed to the extent of more than 75 per cent of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw.
 6. The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

3.4 Permission for Development

1. An application for a development permit shall be made to the Development Authority Officer in writing and shall include or be accompanied by:
 - a. the name and mailing address of both the applicant(s), and the owner(s) of the subject site (if different from the applicant);
 - b. the legal description of the subject site;
 - c. the proposed uses;
 - d. a site plan, in duplicate, showing:
 - i. the location of all existing and proposed buildings and structures,
 - ii. proposed front, rear, and side yards, if any,
 - iii. proposed off-street vehicle parking and loading facilities, if any, and
 - iv. access points to the site;
 - e. the estimated commencement and completion dates;
 - f. the estimated cost of the project or contract price; and
 - g. the required fee, as calculated in Section 3.4.3 of this Bylaw.
2. At the discretion of the Development Authority Officer, the applicant may be asked to submit floor plans, elevations and sections, in duplicate, before the application is considered complete.
3. Each application for development shall be accompanied by a fee calculated as follows:
 - a. \$25.00 for permitted uses with an estimated cost of less than \$200,000, or
 - b. \$50.00 for discretionary uses with an estimated cost of less than \$200,000, plus
 - c. \$1.00 for every \$1,000 over \$200,000 of estimated cost.
4. Once a development permit application has been finally decided (that is, after any and all appeal period have been completed), an applicant for a development permit may apply to the Council for a refund of part of his application fee. Such a refund may be approved by the Council, at its sole discretion, after taking into account the amount of the fee paid and any and all expenses of the County, including staff time and expert advisory or legal input, in dealing with the development permit application.
5. The Development Authority Officer shall:
 - a. receive, consider and decide on all applications for a development permit for those uses which constitute permitted uses in a district and further which will fully comply with the minimum and/or maximum standards for that district, on all applications for a development permit for a Home

- Occupation, or where the regulation has been assigned by this Bylaw to the Development Authority Officer for consideration and decision;
- b. refer, with his recommendations, to the Municipal Planning Commission for its consideration and decision applications for a development permit for those uses which constitute discretionary uses in a district (other than Home Occupations) or which will not fully comply with the minimum and/or maximum standards for that district, or those where the regulation has been assigned by this Bylaw to the Municipal Planning Commission for consideration and decision; and
 - c. refer, with his recommendations, to the Municipal Planning Commission for its consideration and decision any application which, in his opinion and at his discretion, should be decided by the Commission.
6. The Municipal Planning Commission shall receive, consider and decide on all applications for a development permit referred to it by the Development Authority Officer for consideration and decision.
 7. In making a decision, the Development Authority may approve a development permit application unconditionally, impose conditions considered appropriate, including whether the permit or any conditions shall be considered permanent or applicable for a specific period of time, or refuse the application.
 8. The Development Authority may require as a condition of issuing a development permit that the applicant enter into an agreement with the municipality:
 - a. to construct or pay for the construction of a road required to give access to the development, off-street or other parking facilities, and loading and unloading facilities,
 - b. to install or pay for the installation of public utilities that are necessary to serve the development other than telecommunications systems or works,
 - c. to pay an off-site levy imposed by Bylaw, and
 - d. to give security to ensure that the terms of the agreement are carried out.
 9. In the case where an application for a development permit has been refused by the Development Authority or the Subdivision and Development Appeal Board, the submission of another application for a development permit on the same property and for the same or similar use of the land by the same or any other applicant may, at the discretion of the Development Authority Officer, not be accepted by the Development Authority Officer for at least one year after the date of the refusal by the Development Authority or the Subdivision and Development Appeal Board, whichever date is the later.
 10. In the case where a proposed specific use of land or a building is not provided for in any district in this Bylaw, the Development Authority may determine that such use is similar in character and purpose to a permitted or a discretionary use prescribed for that District.
 11. The Development Authority may approve an application for a development permit even though the proposed development does not comply with this Bylaw or is a non-conforming building, if, in the opinion of the Development Authority,
 - a. the proposed development would not
 - i. unduly interfere with the amenities of the neighbourhood, or
 - ii. materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - b. the proposed development conforms with the use prescribed for that land or building in the Bylaw.

12. An application for a development permit is, at the option of the applicant, be deemed to be refused if a decision thereon is not made by the Development Authority within 40 days after receipt of the application by the Development Authority Officer unless the applicant has entered into an agreement with the Development Authority to extend the 40-day period. The person claiming to be affected may appeal in writing as provided for in this Bylaw as though he has received a refusal at the end of the period specified herein.

3.5 Development Permits and Notices

1. A permit granted pursuant to this Bylaw does not come into effect until 15 days after the date an order, decision or development permit is publicized as described in Section 3.5.3 of this Bylaw, and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
2. Where an appeal is made to the Subdivision and Development Appeal Board, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit decided on by that Board.
3. When a development permit has been issued, the Development Authority Officer shall:
 - a. immediately post a notice of the decision conspicuously on the property for which the application has been made; and/or
 - b. immediately mail a notice in writing to all adjacent land owners who, in the opinion of the Development Authority Officer, may be affected; and/or
 - c. immediately publish a notice in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.
4. Notwithstanding Section 3.5.3 above, no notice shall be given in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw were relaxed or varied in the decision of the Development Authority.
5. Notwithstanding Section 3.5.1 above, a development permit for a permitted use where the provisions of this Bylaw were neither relaxed or varied in the decision of the Development Authority comes into effect immediately after its issuance.
6. If the development authorized by a development permit is not commenced within 12 months from the date of its issue, or carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority Officer.
7. A decision of the Development Authority on an application for a development permit shall be given in writing and a copy of it shall be sent to the applicant.
8. When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

3.6 Notices Regarding Agricultural Operations

Section 640(2)(f) of the Act (which comes into force on May 1, 2002), requires that a Land Use Bylaw establish a method of providing written notice to owners of land situated adjacent to an agricultural operation, as defined in the Agricultural Operations Practices Act.

Since agricultural operations occur in almost all parts of the County, in order to comply with this requirement, the County will develop a written notice which will be sent to all County landowners on an annual basis to advise them:

- a. that agriculture is a substantial component of the economy of the County of Two Hills and is actively undertaken in most all parts of the County, and
- b. that, as a result, cultivating, seeding, spraying, fertilizing, harvesting, combining, livestock, livestock movement, management of manures, creating new cultivation or pasture lands from wooded lands, and all other activities associated with agricultural operations, including the resulting dust, noise, vibration, odours, and glare, at most hours of the day and night in certain seasons, are normal occurrences in the County, and
- c. that these activities should be expected to be encountered.

This notice will also be provided to realtors, community groups, and all other agents and agencies who may come in contact with new landowners or prospective landowners.

4.0 Appeals

4.1 Appeal Procedure

1. An appeal may be made to the Subdivision and Development Appeal Board if the Development Authority:
 - a. refuses to issue a development permit upon application,
 - b. fails to issue a development permit within 40 days of receipt of an application,
 - c. issues a development permit subject to conditions, or
 - d. issues an order under Section 5.1 of this Bylaw,by the person who has applied for the permit or who is affected by the order.
2. Any other person affected by an order, decision or development permit made or issued by the Development Authority may also appeal to the Subdivision and Development Appeal Board.
3. Notwithstanding Sections 4.1.1 and 4.1.2 above, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw were relaxed, varied or misinterpreted in the decision of the Development Authority.
4. An appeal shall be made by the person who has applied for a development permit or by a person affected by an order made under Section 5.1 of this Bylaw by serving a written notice of the appeal, containing reasons, to the Subdivision and Development Appeal Board within 14 days after:
 - a. the date on which the person is notified of the order or decision or issuance of the development permit, or
 - b. if no decision is made with respect to the application within the 40-day period or within any extension under Section 3.4.11 of this Bylaw, the date the period or extension expires, andtogether with the fee established in Section 4.1.5 of this Bylaw.
5. Each appeal shall be accompanied by a fee of \$100.00.
6. An appeal shall be made by any other person affected by an order, decision or development permit made or issued by the Development Authority by serving a written notice of the appeal, containing reasons, to the Secretary of the Subdivision and Development Appeal Board within 14 days after the date on which the notice of the issuance of the permit was given in accordance with Section 3.5.3.

4.2 Public Hearing

1. Within 30 days of receipt of a notice of appeal, the Subdivision and Development Board must hold an appeal hearing respecting the appeal.
2. The Subdivision and Development Appeal Board must give at least 5 days' notice in writing of the hearing to:
 - a. the appellant,
 - b. the Development Authority whose order, decision or development permit is the subject of the appeal,
 - c. those owners who were notified under Section 3.5.3 of this Bylaw, and
 - d. any other person that the Subdivision and Development Appeal Board considers to be affected by the appeal.

3. The Subdivision and Development Appeal Board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal including:
 - a. the application for the development permit, the decision and the notice of appeal, or
 - b. the order made under Section 5.1 of this Bylaw.
4. At the appeal hearing referred to in Section 4.2.1, the Subdivision and Development Appeal Board must hear:
 - a. the appellant or any person acting on behalf of the appellant,
 - b. the Development Authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the Development Authority,
 - c. any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and
 - d. any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear, or a person acting on behalf of that person.

4.3 Decision

1. The Subdivision and Development Appeal Board must give its decision in writing together with reasons for the decision within 15 days of concluding the hearing.
2. In determining an appeal, the Subdivision and Development Appeal Board:
 - a. must comply with the Land Use Policies established pursuant to the Act, any statutory plans in effect, and, subject to Section 4.3.2.d, this Bylaw,
 - b. must have regard to but is not bound by the Subdivision and Development Regulations established pursuant to the Act,
 - c. may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own, or
 - d. may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - i. the proposed development would not
 - A. unduly interfere with the amenities of the neighbourhood, and
 - B. materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - ii. the proposed development conforms with the use prescribed for that land or building in this Bylaw.
3. A decision made under this part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of law or jurisdiction pursuant to the Act. An application for leave to the Court of Appeal shall be made:
 - a. to a judge of the Court of Appeal, and
 - b. within 30 days after the issue of the decision sought to be appealed.

5.0 Enforcement and Administration

5.1 Contravention

1. If a Development Authority finds that a development, land use or use of a building is not in accordance with
 - a. the Act or the Regulations made pursuant to the Act, or
 - b. a development permit or subdivision approval, or
 - c. this Bylaw,the Development Authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or all or any or all of them to:
 - i. stop the development or use of the land or building in whole or part as directed by the notice, or
 - ii. demolish, remove or replace the development, or
 - iii. carry out any other actions required by the notice so that the development or use of the land or building complies with the Act, the regulations made pursuant to the Act, a development permit, a subdivision approval, or this Bylaw,within the time set out in the notice.
2. If a person fails or refuses to comply with an order directed to him under Section 5.1 of this Bylaw or an order of the Subdivision and Development Appeal Board, the Council or a person designated by it may, in accordance with the Act, enter on the land or building and take any action necessary to carry out the order.
3. If a Subdivision and Development Appeal Board issues an order under Section 5.1 of this Bylaw, the Development Authority Officer, at his discretion unless otherwise directed by the Subdivision and Development Appeal Board, may register a caveat under the Land Titles Act in respect of such order against the certificate of title for the land that is the subject of the order, provided that the Development Authority Officer must discharge said caveat when the order has been complied with.
4. Where the Council or a person appointed by it carries out an order, the costs and expenses incurred in carrying out the order shall be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on the land.
5. A person who contravenes or fails to comply with any provision of this Bylaw, or contravenes or fails to comply with a development permit or a condition attached to it is guilty of an offense and is liable on summary conviction to fine not exceeding \$10,000.00 exclusive of costs.

5.2 Application to Amend Bylaw

1. A person may apply to have this Bylaw amended, by applying in writing, furnishing reasons in support of the application and paying the fee therefore required under Section 5.2.3 of this Bylaw.
2. Council may, at any time, initiate an amendment to this Bylaw by directing the Development Authority Officer to initiate an application therefore.
3. All applications for amendment to the Land Use Bylaw shall be made to the Municipality and shall be accompanied by the following:
 - a. an application fee of \$500.00 for each application;

- b. the name and mailing address of both the applicant(s), and the owner(s) of the subject site (if different from the applicant);
 - c. the legal description of the subject site;
 - d. the proposed uses;
 - e. an indication of the District or other changes proposed for this Bylaw by the applicant, together with reasons for the changes in support of the application.
4. If the proposed amendment is adopted by Council, Council may decide that the whole or part of the application fee shall be returned to the applicant.

6.0 Land Use District Maps

Schedule A – Land Use District Map (See pocket at back of Bylaw.)

Schedule B1 – Duvernay and Brosseau

Schedule B2 – Beauvallon

Schedule B3 – Morecambe

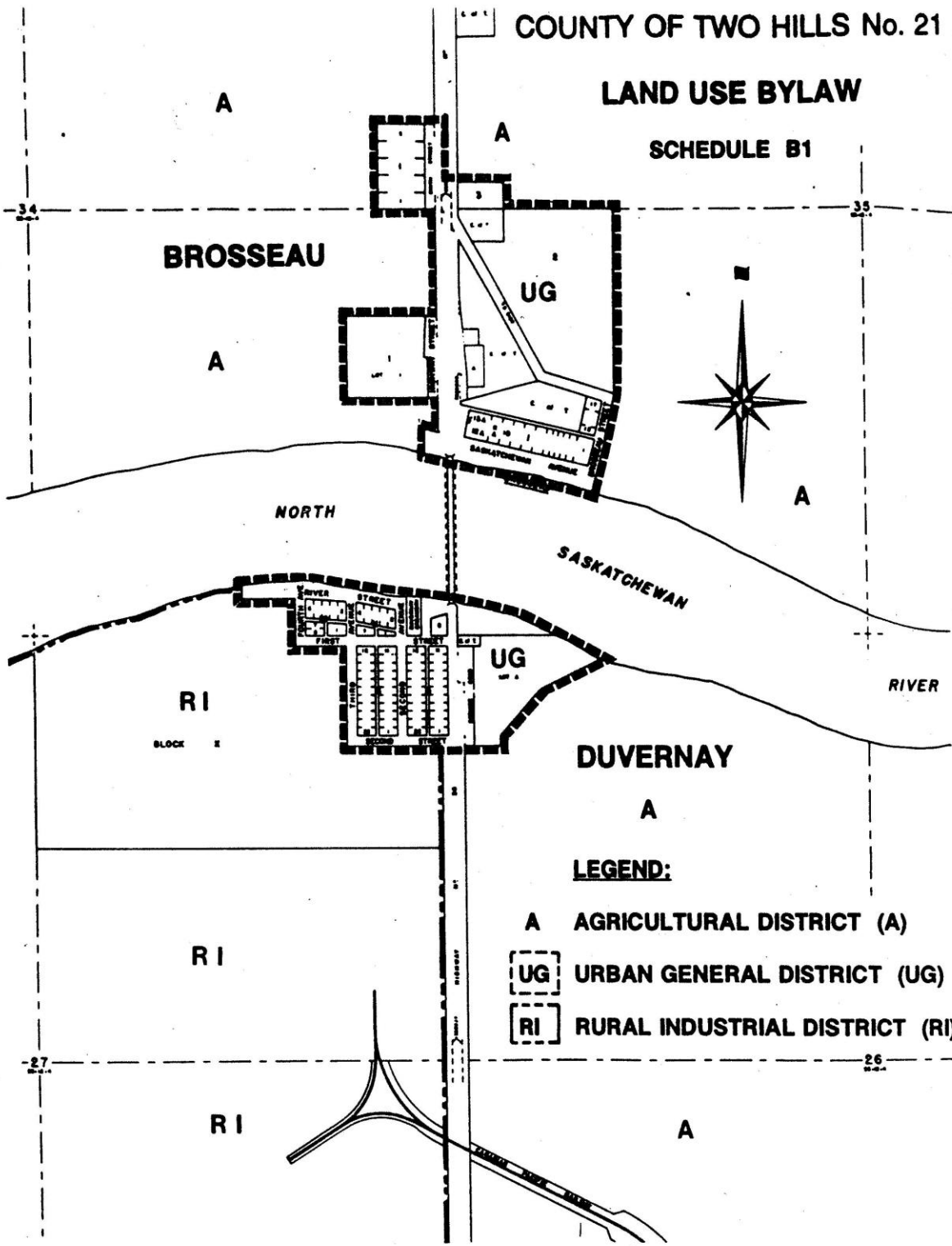
Schedule B4 – Musidora

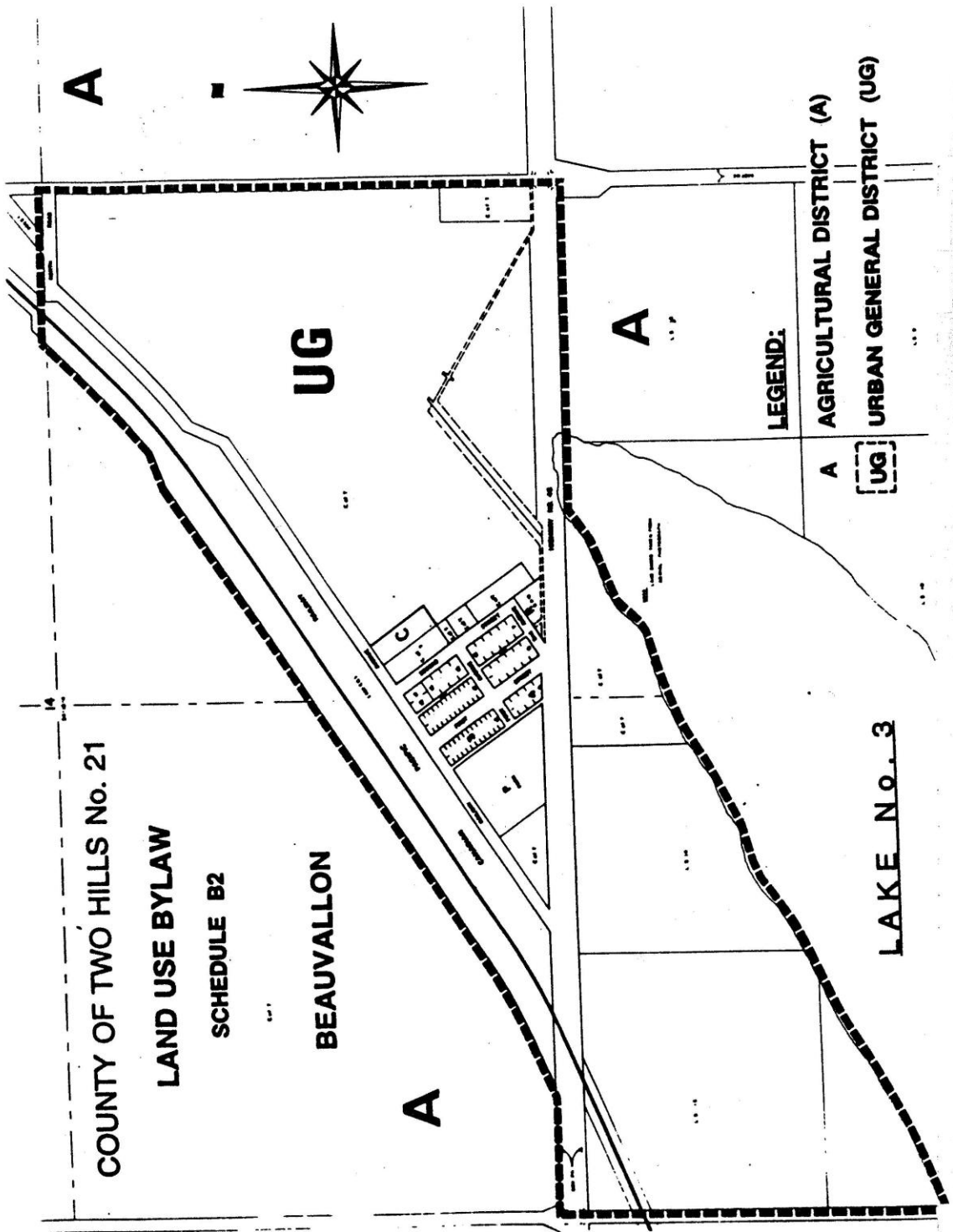
Schedule B5 – Hairy Hill

COUNTY OF TWO HILLS No. 21

LAND USE BYLAW

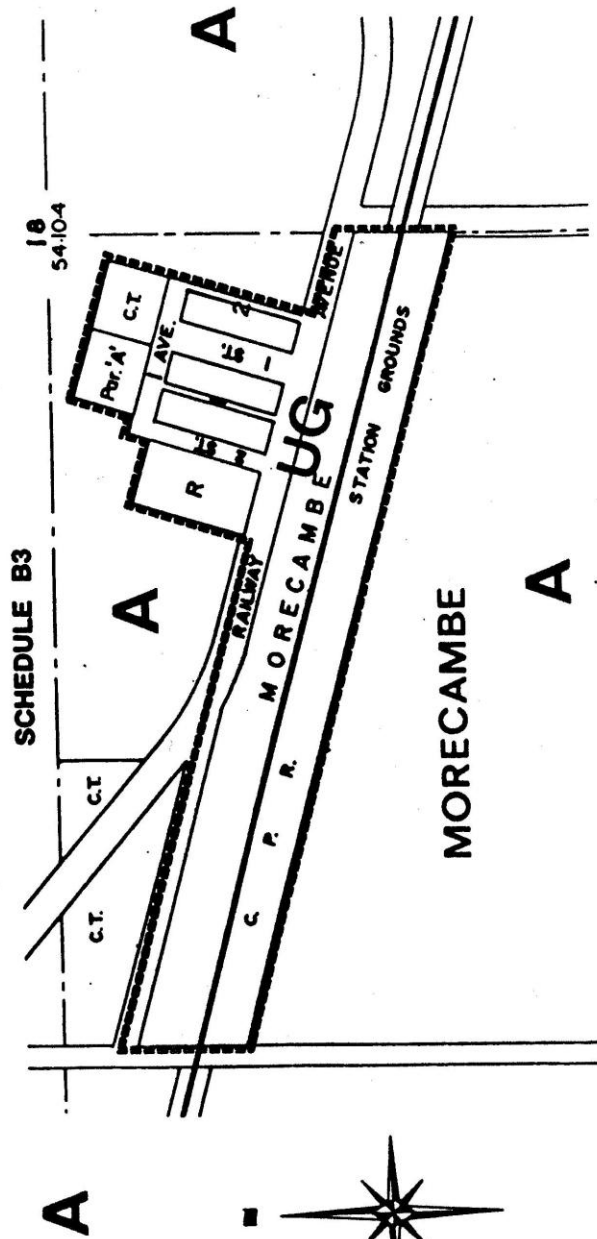
SCHEDULE B1





COUNTY OF TWO HILLS No. 21

LAND USE BYLAW



LEGEND:

A AGRICULTURAL DISTRICT (A)

UG URBAN GENERAL DISTRICT (UG)

COUNTY OF TWO HILLS No. 21

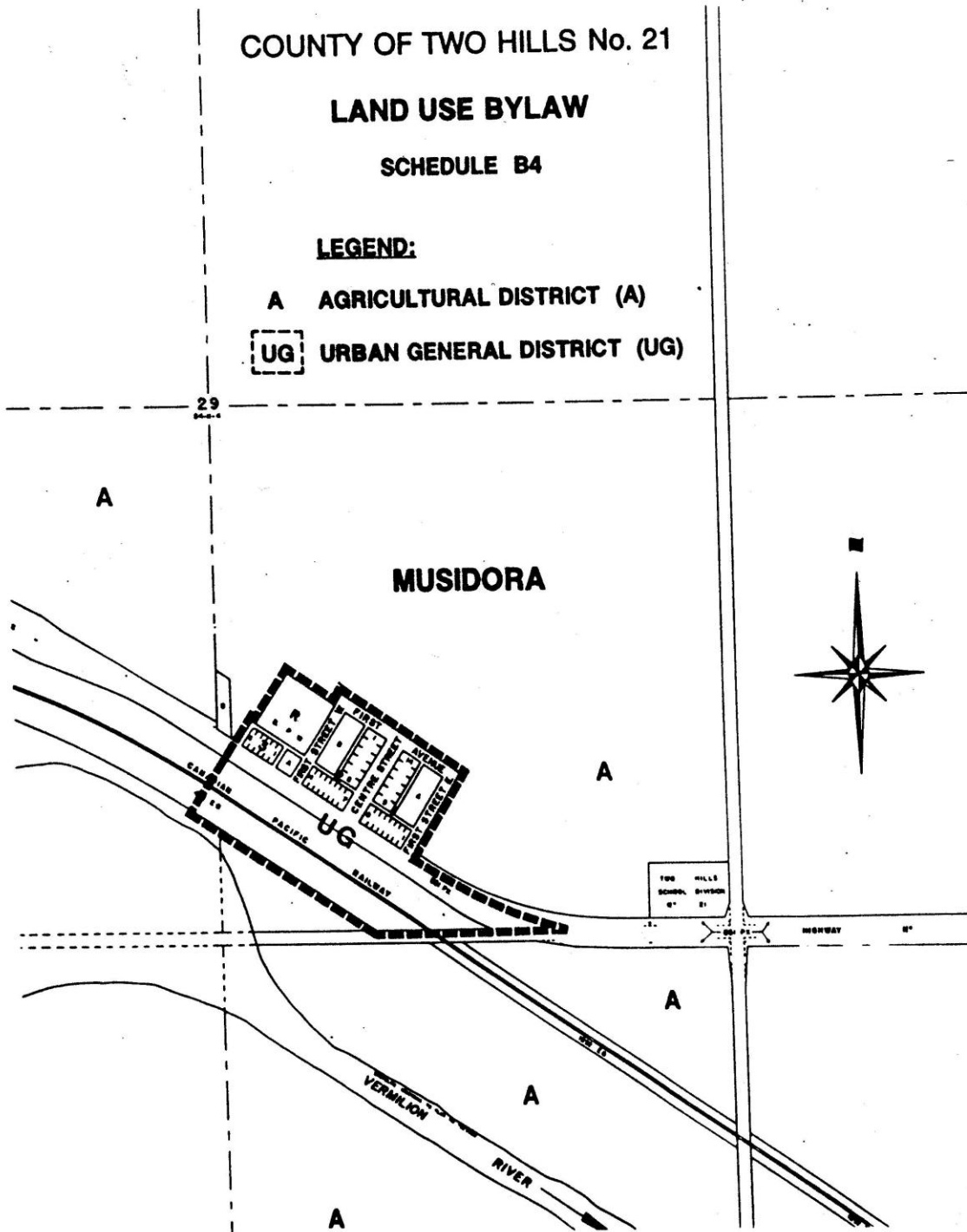
LAND USE BYLAW

SCHEDULE B4

LEGEND:

A AGRICULTURAL DISTRICT (A)

UG URBAN GENERAL DISTRICT (UG)

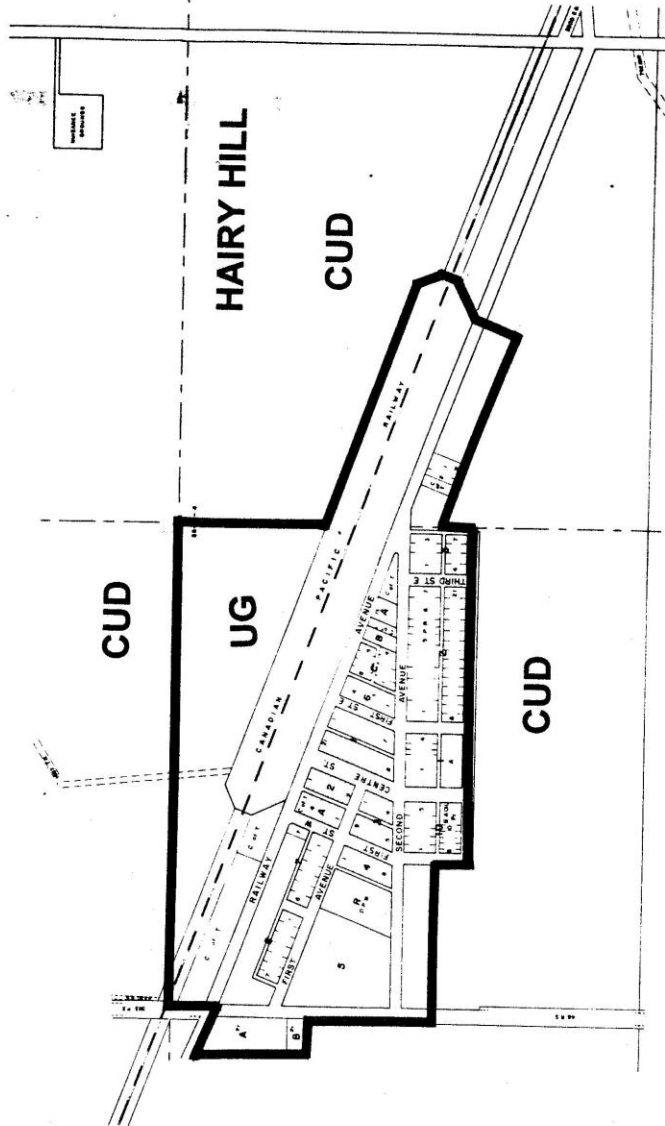


**COUNTY OF TWO HILLS NO. 21
LAND USE BYLAW
SCHEDULE B5**

LEGEND:

CUD CONTROLLED URBAN DEVELOPMENT DISTRICT (CUD)

UG URBAN GENERAL DISTRICT (UG)



Schedule B3

Schedule B4

Schedule B5

7.0 General and Special Provisions

7.1 General Provisions

7.1.1 Access

1. No development permit shall be issued unless the proposed development has direct access from a rural road, secondary road, or highway constructed, at a minimum, to the County's normal road specifications for year-round access.
2. If a rural road, secondary road or highway, or an access to any of them, must be constructed or upgraded in order to provide adequate access to a proposed development in order to satisfy Section 7.1.1.1 above, such road, secondary road, highway or access shall be developed at the developer's expense.

7.1.2 Subdivision of Land

1. Where the development of land involves a subdivision of land, a development permit shall not be issued until an application for subdivision has been submitted to the Subdivision Authority for the Municipality and written evidence has been received by the Development Authority Officer that the necessary subdivision has the approval of that Subdivision Authority.
2. The number of dwelling units permitted on any parcel of land shall not exceed one, except that, at the discretion of the Development Authority, more dwelling units, to no maximum, may be permitted on a lot of 24.0 ha (59.3 ac.) or more.
3. Section 7.1.2.2 shall not apply when the second or any additional dwelling unit:
 - a. is to be occupied by a person who, in the sole opinion of the Development Authority, is employed in an agricultural pursuit on the site where the dwelling unit is to be located, or
 - b. is contained in a building designed for or divided into two or more dwelling units, or
 - c. is a manufactured home within a manufactured home park, or
 - d. is in a building that is the subject of a condominium plan registered in a Land Titles office under the Condominium Property Act.
4. Notwithstanding Sections 7.1.2.2 and 7.1.2.3 above, only one dwelling shall be permitted on each lot in the Country Residential, Country Residential (Resort), and Urban General Districts, except as otherwise permitted in this Bylaw. Guest houses, the location of a dwelling unit within an accessory building, or the use of a holiday trailer, manufactured home, etc. as a second dwelling unit on a lot, even on a temporary or part time basis, shall not be permitted in the Urban General, Country Residential, or Country Residential (Resort) Districts as they constitute a second dwelling unit.

7.1.3 Site Conditions

1. As a condition of the approval of any development permit, the Development Authority may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar uses.
2. As a condition of the approval of any development permit, the Development Authority may impose conditions requiring the retention of trees, or the additional planting of trees of such a type and extent that is considered necessary by the Development Authority.

3. A minimum buffer strip of 45.0 m (147.6 ft.) shall be preserved from the top of the bank of any river, creek or watercourse or from the high water mark of any surveyed, named or numbered body of water. No structures of any kind shall be permitted within this strip. Prior to considering the approval of any development permit, the Development Authority may require a soil analysis. The Development Authority may require, as a condition of any development permit, that additional setbacks be provided, at his sole discretion. No development shall be permitted within an area identified as having a potential flood hazard.
4. The location of any shelter belts shall be determined by the Development Authority as a condition of the approval of any development permit.
5. No buildings, fences, trees, haystacks or other similar obstructions to visibility shall be permitted at the intersection of two rural roads as shown on Figure 5 of this Bylaw.

7.1.4 Top Soil Removal

A permit is required before the commencement or continuation of the removal of top soil. Such permits shall only be granted where it is shown to the satisfaction of the Development Authority that the land will not be adversely affected by removal. The Development Authority may refer any application for a development permit involving the removal of top soil to the Soil Conservation Officer acting under the Soil Conservation Act, for approval.

7.1.5 Gravel Pits

1. The extraction of gravel for use by other than the personal use of a landowner shall require a development permit.
2. The developer shall, in an application for a development permit for the extraction of gravel, designate all aggregate haul roads to be used during the operation of the proposed pit. The Development Authority shall be notified in writing of any changes to the proposed haul roads.
3. The Development Authority may require a developer to enter into a development agreement with the Municipality to:
 - a. upgrade and/or maintain roads;
 - b. provide noise abatement and visual screening; and
 - c. provide security in the form of an irrevocable letter of credit or performance bond in order to both guarantee the undertaking of the activities described in the agreement, and to ensure reclamation is completed where no similar requirement is made by a Provincial Department.

7.1.6 Existing Substandard Lots

Notwithstanding the provisions of this Bylaw, development on substandard lots existing on the date of the passage of this Bylaw may be approved by the Development Authority. Compliance with Provincial Regulations respecting plumbing and drainage, health, and building construction will be required. Where an application is made to subdivide an existing development and the uses conform with the Bylaw, the various minimum setback and yard requirements may be varied as the Development Authority deems suitable.

7.1.7 Sanitary Facilities

All development shall be provided with sanitary sewage facilities to the satisfaction of the Regional Health Authority and any involved Provincial Department or Official.

7.1.8 Protection from Exposure Hazards

1. The location of an anhydrous ammonia or liquefied petroleum gas (AA or LPG) storage tanks with a water capacity exceeding 2000 litres shall be in accordance with the requirement of the Development Authority, but in no case be less than a minimum distance of 121.9 m (399.9 ft.) from assembly, institutional, commercial or residential buildings.
2. Anhydrous ammonia or liquefied petroleum gas containers with a water capacity of less than 2000 litres shall be located in accordance with regulations under the Gas Protection Act.
3. Flammable liquids storage tanks at bulk plants or service stations shall be located in accordance with regulations under the Fire Prevention Act.
4. Setbacks from pipelines and other utility corridors shall be at the discretion of the Development Authority and be in accordance with the appropriate Provincial Regulations or Legislation.

7.1.9 Objects Prohibited or Restricted in Yards

1. No person shall keep or permit on any parcel of land:
 - a. any dismantled or wrecked vehicle for more than 14 consecutive days unless screened from public view in a manner acceptable to the Development Authority;
 - b. any object or chattel which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the District in which it is located; or
 - c. any excavation, storage or piling up of materials required during construction, unless all necessary safety measures are undertaken, and the owner of the material or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.
2. No fur bearing animals, fowl or livestock other than domestic pets and no kennels shall be permitted within the Urban General District, the Country Residential, or the Country Residential (Resort) Districts except at the sole discretion of the Development Authority.

7.1.10 Highways, Secondary Roads and Rural Roads

1. No development permit shall be issued for development within 0.8 km (0.5 mile) of the boundary of the right-of-way of a highway until a permit has been issued by Alberta Transportation and Utilities.
2. Development permits are required for all development located within 45.0 m (147.6 ft.) of the centre line of a rural road.
3. On a parcel of land located at the intersection of a secondary road or a highway with a rural road, development shall be restricted or prohibited as noted on Figure 2 of this Bylaw.

4. On a parcel of land located at the intersection of two secondary roads or highways, or a secondary road with a highway, development shall be restricted or prohibited as noted on Figure 3 of this Bylaw.
5. On a parcel of land located in the inside of a curve of a road, development shall be restricted or prohibited as noted on Figure 4 of this Bylaw.
6. No development shall be located so that access to a secondary road is within 150 m (492.1 ft.) of the beginning or end of a road curve of greater than twenty degrees curvature, or within 300 m (984.2 ft.) of the intersection of two roads as noted on Figures 2, 3 and 4 of this Bylaw.
7. No development shall be located so that the access to a rural road is within 91 m (298.6 ft.) of the beginning or end of a road curve.
8. Access to a secondary or rural road shall not be permitted where it would be:
 - a. less than 150 m (492.1 ft.) from an existing access on the same side of the road;
 - b. less than 150 m (492.1 ft.) from a bridge;
 - c. less than 150 m (492.1 ft.) from an at-grade railway crossing; or
 - d. at a point where the gradient of the road is in excess of 3% when the existing surveyed road has been constructed to secondary road standards and in the case of an existing surveyed access will be permitted only if construction to secondary road standards is expected within two years and the grade will then be less than 3%.
9. No trees or shelter-belts shall be planted adjacent to secondary roads within the area as noted on Figures 2, 3 and 4 of this Bylaw.
10. Where secondary road intersects a highway, Provincial Regulations shall apply to development adjacent to the secondary road.
11. For rural roads:
 - a. there shall not be more than two approaches developed per 0.8 km (0.5 mile) except at the discretion of the Development Authority Officer;
 - b. prior to any new approach being developed, the land owner shall enter into a development agreement with the municipality as described in Section 3.4.7 of this Bylaw;
 - c. whenever possible, joint access shall be encouraged at the discretion of the Development Authority.

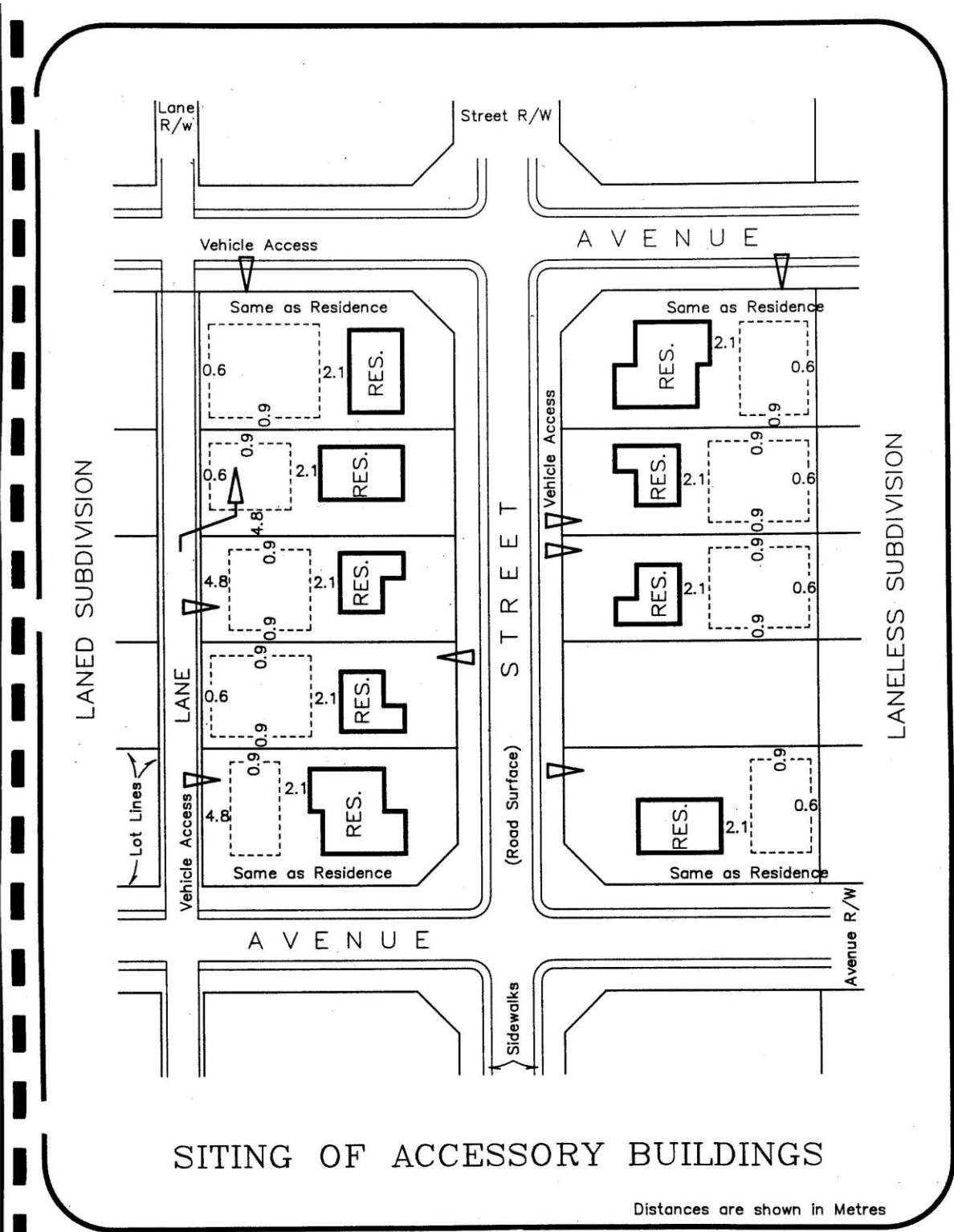
7.1.11 Access and Parking

1. In all Districts, accesses onto roads and secondary roads shall be permitted only at locations approved by the Development Authority.
2. In all Districts, off-street parking spaces and off-street loading spaces shall be provided in accordance with the minimum requirements for each use.
3. Unless otherwise approved by the Development Authority, a parking space shall not be less than 2.6 m (8.5 ft.) in width nor less than 5.45 m (17.9 ft.) in length.
4. Unless otherwise approved by the Development Authority, all required parking spaces and loading spaces shall be located on the same lot as the main building or use.

5. If not otherwise provided for, the owner of the land to be developed may, subject to the approval of the Development Authority:
 - a. provide required off-street parking on land other than that to be developed, or
 - b. at his option and in lieu of providing off-street parking, pay to the municipality such amount of money on such terms as the Development Authority considers reasonable in return for the equivalent public parking space to be provided by the municipality elsewhere in the District. Any money so received by the municipality shall be used only for the development of municipal off-street parking facilities.

7.1.12 Signs

1. No signs or advertising structures of a commercial, directional or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless a development permit has been issued for the sign or structure.
2. No signs or advertising structures shall be erected on or affixed to private property without the prior consent of the property owner or tenant.
3. No signs, billboards, advertising structures or signboards shall be erected on or affixed to public property without the prior consent of the appropriate public body.
4. Notwithstanding the generality of Section 7.1.12.1, nor the provisions of Sections 7.1.12.2 and 7.1.12.3, the following signs may be erected on land or affixed to the exterior surface of a building or structure without application for a development permit provided that no such signs shall be illuminated and provided further that any necessary permits have been obtained in accordance with the Highway Development Control Regulations:
 - a. signs for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character, or to a hotel, motel, club or similar institution, provided that such signs shall not exceed 1.2 sq m (12.9 sq. ft.) and be limited to one sign per parcel of land;
 - b. temporary advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of construction or similar work, announcement of any local event of a religious, educational, cultural, political, or similar character provided that such advertisement shall not exceed 2.0 sq. m (21.5 sq. ft.), and provided further that all such temporary advertisements shall be removed by the advertiser within 15 days of the completion of the event or works to which such advertisements relate; and
 - c. advertisements or signs in relation to the function of local public authorities, utility boards or other public or quasi-public bodies.
5. No sign or advertisement shall resemble or conflict with a traffic sign, nor shall it be a traffic hazard.
6. All advertisements shall be kept in a safe, clean and tidy condition, and may by decision of the Development Authority be required to be renovated or removed.
7. No signs or advertising structures other than those specified under Section 7.1.12.4 above shall be permitted in Country Residential or Country Residential (Resort) Districts.



SITING OF ACCESSORY BUILDINGS

Distances are shown in Metres

Siting of Accessory Buildings sketch

7.1.13 Accessory Buildings in Districts other than the Agricultural District

1. An accessory building shall not be used as a dwelling unit.
2. The siting of a detached garage or other accessory building shall be in accordance with Figure 6 of this Bylaw.
3. The siting of an accessory building on an irregularly shaped parcel of land shall be as required by the Development Authority.
4. An accessory building shall not be located in a front yard.
5. An accessory building shall not be located closer than 2 m (6.56 ft.) to a main building.
6. The height of an accessory building shall not exceed 4.5 m (14.76 ft.).
7. Where a structure is attached to the main building on a site by a roof, an open or enclosed structure, a floor or a foundation, the structure is to be considered a part of the main building and is not an accessory building.

7.1.14 Historical and Archaeological Sites

Historical sites or archaeological sites identified pursuant to The Historical Resources Act shall be protected in accordance with guidelines established by Alberta Community Development.

7.2 Special Provisions

7.2.1 Service or Gas Stations

Where permitted under this Bylaw, service or gas stations shall comply with the following special provisions:

1. Service or gas stations shall be located in such a manner that:
 - a. no entrance or exit thereto for motor vehicles shall be within 60 m (196.8 ft.) of an entrance to or exit from a firehall, public or private school, playground, library, church, hospital, children's or old people's home or other similar public or quasi-public institutions;
 - b. no part of a service station or gas station building or of any pump or other accessory building or structure shall be within 6.0 m (19.7 ft.) of a side or rear line;
 - c. service stations shall have a front yard of not less than 12.0 m (39.4 ft.) and no fuel pump shall be located closer than 6.0 m (19.7 ft.) to the front line; and
 - d. underground storage tanks shall be set back from adjacent buildings in accordance with Provincial Regulations and legislation.
2. The minimum site areas shall be 740.0 sq. m (7965.3 sq. ft.) and the maximum ratio of floor area to site area shall be 25% of the site area. For service stations including car wash, the minimum site area shall be 1100 sq. m (11,840.3 sq. ft.).
3. Where a service station forms part of a shopping centre or auto dealership development, the minimum site area and maximum building coverage may be varied at the discretion of the Development Authority.

4. All parts of the site to which vehicles may have access shall be hard surfaced and drained to the satisfaction of the Development Authority.
5. No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reason of dust, noise, gases, odours, smoke or vibration.
6. The site of the buildings shall be maintained in a clean and tidy condition and free from all rubbish and debris.

7.2.2 Motels

Where permitted under this Bylaw, motels shall comply with the following special provisions:

1. For the purposes of this Section, a rentable unit means a separate unit on a motel site used or intended to be used for the accommodations of one or more persons.
2. Site requirements for motels shall be as follows:

	Minimum Site Area/Unit	Minimum Required Yards	Minimum Parking on Site
One Storey	139.0 sq. m (1496.2 sq. ft.)	Front 7.5 m (24.6 ft.) Side 3.0 m (9.8 ft.) Rear 3.0 m (9.8 ft.)	One per sleeping unit
Two Storey	92.0 sq. m (990.3 sq. ft.)	Front 7.5 m (24.6 ft.) Side 3.0 m (9.8 ft.) Rear 3.0 m (9.8 ft.)	One per sleeping unit

3. Except in the case of rentable units and any other buildings connected by a continuous roof to form a shelter for motor vehicles, not less than 13.6 m (11.8 ft.) of clear and unoccupied surface space shall be provided between each rentable unit and any other building on the site.
4. Each rentable unit shall face onto or abut a driveway not less than 6.0 m (19.7 ft.) in width and shall have unobstructed access thereto.
5. Not more than one motor vehicle entrance and one motor vehicle exit to a street, each with a minimum width of 7.5 m (24.6 ft.) at its narrowest point, shall be permitted, provided that one combined motor vehicle entrance and exit shall be permitted, not less than 9.0 m (29.5 ft.) in width.
6. The owner, tenant, operator or person in charge of a motel shall at all times:
 - a. maintain the site, buildings, structures, and improvements in a clean, tidy and attractive condition free from all rubbish and debris;
 - b. maintain garbage and/or incineration facilities to the satisfaction of the Development Authority;
 - c. maintain an appropriate fence where required, not less than 75 cm (30 in.) in height around the boundaries of the site;
 - d. landscape and keep the site landscaped; and
 - e. be responsible for providing all utility and sewage disposal and water supply facilities to meet the requirements of Provincial Regulations and legislation.

7.2.3 Intensive Livestock Operations

1. The distinction between an intensive livestock operation and extensive or intensive agriculture for the purposes of this Bylaw is based on the following factors:
 - a. On a parcel of land of 32.0 ha (79.1 ac.) or more:
 - i. a housing density, either open feedlot or building confinement, greater than one Animal Unit per 300 sq. m (3229.2 sq. ft.), and
 - ii. a period of confinement greater than 90 consecutive days.
However, this does not include the confinement of livestock for wintering in a normal farming operation.
 - b. On a parcel of land of less than 32.0 ha (79.1 ac.):
 - i. a housing density of one animal unit per 0.4 ha (0.99 ac.) or more.
2. The term Animal Unit for the purposes of this Bylaw is based on an assessment of the amount of animal waste produced by type of animal. The following is a listing of the number of animals equivalent to one animal unit.

<u>Kind of Animal</u>	<u>No. of Animals Equivalent to One Animal Unit</u>
Dairy Cows	0.8
Beef, cows or bulls.....	1.0
Feeder cattle	1.5
Replacement Heifers.....	2.0
Calves	5.0
Calves	5.0
Sow - farrows to weaning (includes gilts suckling 18.0 kg (39.6 lbs)	3.0
Feeder Hogs (54 kg (120 lbs.) average)	5.0
Weaner Hogs (20 kg (44 lbs) or less)	15.0
Hens	125.0
Chicks, broilers	250.0
Turkey Hens, heavies	75.0
Turkey Toms, heavies	50.0
Turkey Broilers	100.0
Rams or ewes plus lambs.....	5.0
Lambs.....	12.0
Horse.....	1.0
Mink.....	80.0
Rabbits	40.0

3. The above criteria are not those which distinguish intensive livestock operations which come within the guidelines of the Code of Practice for the Safe and Economic Handling of Animal Manures prepared by the Provincial Government, the Alberta Association of Municipal Districts and Counties, and various farm industry commissions, associations, boards and councils.

An agricultural operation may be considered to be an intensive livestock operation by this Bylaw, and thus be considered in accordance with the relevant regulations and procedures indicated within this Bylaw, but not be considered to be an intensive livestock operation by the Code of Practice. Likewise, an agricultural operation may be considered to be an intensive livestock operation by the Code of Practice, but not be considered to be an intensive livestock operation by this Bylaw.

Nevertheless, all intensive livestock operations will be required to meet the guidelines of the Code of Practice.

4. All development proposals shall be considered and decided upon by the Development Authority individually based upon their individual merit and consideration should be given to such items as:
 - a. site selection;
 - b. waste disposal;
 - c. first owner priority;
 - d. distance from roads and water bodies; and
 - e. whether the proposed development meets the Code of Practice for the Safe and Economic Handling of Animal Manures.
5. A development permit shall not be issued for any poultry operation or livestock breeding, fattening, milking or holding operation within 1.6 km (1.0 mile) of a hamlet or urban municipality if the presence of the poultry or livestock development may prevent the subdivision or development of land in the hamlet or urban municipality in the foreseeable future.
6. The Development Authority may request comments respecting any development permit application for an intensive livestock operation from the Agricultural Specialist, Alberta Environmental Protection, and the Regional Health Authority prior to considering the issuance of a permit.
7. The Development Authority may request plans of sufficient detail to fully assess intensive livestock feeding operations.
8. Where in the opinion of the Development Authority, a proposal for the development of an intensive livestock operation may have detrimental impacts extending beyond the parcel of land (for instance, relating to ground water, odour, waste disposal), the Development Authority may require an applicant to submit a professional evaluation of the means of mitigating any potential detrimental impacts, and may require, as a condition of the approval of a development permit, that the recommended means of mitigating any potential detrimental impacts be undertaken by the applicant. If the development proposal is located within the Controlled Urban Development District, submission of the professional evaluation and undertaking the recommended mitigating measures will be required by the Development Authority.
9. The Development Authority may require as a condition of approval that a development permit be reviewed and rescinded if there are complaints regarding odour or where the amenities of an area are affected by a development it is approving.
10. A development permit for an intensive livestock operation may limit the maximum number of livestock to be confined.

7.2.4 Rural Industries

1. In considering a development permit application for a rural industry, the Development Authority may request advisory comment by the following authorities whose interest or jurisdiction may be affected:
 - Alberta Transportation and Utilities
 - Alberta Agriculture, Food and Rural Development
 - Alberta Environmental Protection
 - the Regional Health Authority
 The Development Authority shall request that any comments from these authorities be made in writing.

2. In addition to the information required for all development permit applications, each development permit application for a rural industry shall be accompanied by the following additional information:
 - Type of Industry
 - Size of Buildings
 - Number of Employees
 - Estimated Water Demand and Anticipated Source
 - Type of Effluent and Method of Treatment
 - Transportation Routes to be Used (Rail and Road)
 - Reason for Specific Location
 - Any Accessory Works Required (Pipeline, Railway Spurs, Etc.)
 - and/or any such other information as may be reasonably required by the Development Authority.
3. All site regulations and requirements shall be based upon the type of industrial development proposed, and shall be at the discretion of the Development Authority.

7.2.5 Manufactured Homes

1. Manufactured homes shall have Canadian Standard Association Certification.
2. All accessory structures, such as patios, porches, additions and skirting, shall be:
 - a. factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the manufactured homes;
 - b. considered as part of the main building; and
 - c. erected only after obtaining a development permit.
3. A manufactured home shall be skirted from the floor level to the ground level to shall match the existing external finish of the manufactured home.
4. The floor area of porches and additions shall be proportionate to the floor area of the manufactured home, and this relationship shall be determined by the Development Authority.
5. No accessory building shall be located in the front yard of a manufactured home.
6. Any storage facilities for furniture, domestic equipment or seasonally used equipment shall be covered or screened either individually on the lot or communally. Such storage facilities shall conform to the local building, Fire, Electrical and plumbing standards.
7. The following regulations also apply to manufactured homes located not in manufactured home parks, but as individual dwelling units on individual parcels of land:
 - a. The hitch and wheels are to be removed from the manufactured home.
 - b. All manufactured homes shall be placed on a foundation or base. The manufactured home is to be attached by means of bolting or otherwise to the foundation or base.
 - c. The property is to be grassed and landscaped within one year from the date of issue of the development permit.
 - d. Minimum lot area and width may be less than that required in this Bylaw in the case of existing registered substandard lots, with the approval of the Development Authority.
8. The following regulations shall also apply to manufactured home parks:

- a. In a manufactured home park, individual manufactured homes shall be located a minimum of 7.5 m (24.6 ft.) from the carriage way of a street and a minimum of 4.5 m (14.8 ft.) from adjacent parcels of land. This 7.5 m or 4.5 m wide area shall be landscaped and/or fenced to the satisfaction of the Development Authority.
- b. All streets in a manufactured home park shall be constructed and maintained to the satisfaction of the Development Authority. Minimum right-of-way width shall be 9.0 m (29.5 ft.).
- c. All parks shall be provided with safe convenient, all-season pedestrian walkways, each of at least 0.9 m (2.95 ft.) in width, intended for use between individual manufactured homes, the manufactured home park street, and all community facilities provided for park residents.
- d. Visitor parking spaces shall be provided at a ratio of at least one space for every two manufactured homes. These spaces shall be located at convenient locations throughout the manufactured home park, and shall not be used for the storage of boats, trailers, etc.
- e. The design of manufactured home parks shall be to the satisfaction of the Development Authority.
- f. All municipal utilities shall be provided underground to dwellings in a manufactured home park.
- g. In a manufactured park, 5% of the gross site area shall be devoted to recreational space. This recreation space shall be placed in locations convenient to all park residents, free from traffic hazards, shall not be included in areas designated as buffer strips, and shall be clearly defined.
- h. All areas of a manufactured home park not occupied by manufactured homes and their additions, internal streets, pedestrian walkways, driveways, parking and storage areas, permanent buildings and any other developed facilities, shall be fully landscaped to the satisfaction of the Development Authority. Screen fences or walls shall be erected where deemed necessary by the Development Authority around rear yards, refuse collection points and playgrounds.
- i. No part of a manufactured home park shall be used for non-residential purposes except for home occupations, where a development permit has been issued, and such other uses as are required for the direct serving and well being of the park residents and for the management and maintenance of the manufactured home park.
- j. Manufactured home park facilities shall be arranged to create a home-like atmosphere. This objective can help be achieved by variations in street pattern and block shapes.
- k. Each staff for a manufactured home dwelling within a manufactured home park shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
- l. Street lighting in a manufactured home park shall be to the same standards as that in a conventional residential neighbourhood.
- m. Signs
 - i. Only one main, free standing identification sign shall be erected at the entrance to a manufactured home park unless the Development Authority is of the opinion that a further and similar sign may be allowed under exceptional circumstances of the layout, location and size of the park related to surrounding areas. The sign or signs shall be of a size, type and construction of residential character and appearance, and acceptable to the Development Authority.
 - ii. Directional signs within the manufactured home park shall be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.
- n. Manufactured homes shall be separated from each other by at least 6.0 m (19.7 ft.) side-to-side and shall also be at least 3.0 m (9.8 ft.) from both the

front and the rear stall line, provided further that any porch or addition to a manufactured home shall be regarded as part of the manufactured home for the purpose of spacing.

- o. Manufactured home parks shall comply with the standards established by Federal Government agencies responsible for housing.
- p. The minimum site area for a manufactured home park shall be 2 ha (4.94 ac.).
- q. The maximum permissible density for a manufactured home park shall be 20 manufactured homes per gross developable hectare (8.09 per ac.) at any stage of development.
- r. The minimum size for a stall for a manufactured home shall be 370.0 sq. m (3982.6 sq. ft.).

7.2.6 Country Residential Uses (including Farmsteads)

1. Country residential uses shall be discouraged:
 - a. on lands currently under agricultural production that are classified as either arable or improved pasture, and assessed as having a 40% agricultural productivity capability or higher, unless the applicant can show the assessment is inappropriate;
 - b. on sites where adequate year-round access is not available by either paved or graveled all-weather road;
 - c. on sites where access is directly onto a primary or secondary highway;
 - d. on sites where necessary services are not provided at the sole expense of the developer; and
 - e. on sites where water quality and/or quantity is marginal or substandard.
2. Notwithstanding Section 7.2.6.1, the subdivision of one parcel of land per quarter section for country residential uses, including existing farmsteads, shall be allowed.
3. On sites not subject to the restrictions of Section 7.2.6.1, the subdivision of two parcels of land per quarter section for country residential uses, including existing farmsteads, may be permitted.
4. The Development Authority may consider approval of a development permit application for a country residential use on a parcel of land which is non-conforming to the requirements of this Bylaw in terms of size when the parcel of land has been registered as a separate parcel of land prior to passage of this Bylaw.
5. A parcel of land for a country residential use shall not be less than 0.4 ha (0.99 ac.) nor more than 4.0 ha (9.89 ac.) in size. In the case of farmsteads, where shelter belts, driveways, fences or other natural or man-made features are considered part of the farmstead, the size of the parcel of land may be determined by the Development Authority following an inspection of the site.
6. Where an existing farmstead has been separated from a quarter section, it shall be regarded as a site for a country residential use for the purposes of this Bylaw.
7. Except in the case of an internal road system, no building shall be located closer than 38 m (124.7 ft.) from the centre line of any adjoining road, or closer than 40.8 m (133.9 ft.) from a property line adjacent to a secondary road or a primary highway. If the regulations of the District in which the building is located are more restrictive, the regulations of the District will apply.
8. Where permitted in this Bylaw, all country residential uses shall be developed in accordance with the requirements of the Country Residential District.

9. Multiple lot subdivisions created by plan of subdivision for country residential uses shall have a minimum lot size of 0.4 ha (0.99 ac.) and a maximum lot size of 1.21 ha (2.99 ac.).

7.2.7 Country Residential (Resort) Uses

1. Country residential (resort) uses shall be permitted only on those parcel of lands created for that use.
2. Each country residential (resort) use shall be considered on the basis of land capability for residential development, including such issues as environmental capability, public access to the water, water pollution, congestion and other pertinent matters.

7.2.8 Recreational Trails

1. Notwithstanding that Recreational Uses are listed as discretionary uses within the Agricultural (A) District, the Controlled Urban Development (CUD) District, the Urban General (UG) District, and the Rural Industrial (RI) District, the use of land, including abandoned or former railroad rights-of-way, for recreational trail purposes shall not be allowed, except in specific locations as approved pursuant to applications for development permits.
2. Applications for development permits for recreational trails shall not only indicate the location of the trail, but also what will be done to build or create the trail, to sign the trail, to limit trespassing from the trail, and to deal with any garbage or litter resulting from trail use, weed control and fire control.
3. Generally speaking, recreational trails may be allowed throughout the County, but shall be limited to small areas and short distances under the control of specific organizations. Those organizations shall be responsible for both development and regular maintenance of the trail. As a condition of the approval of any development permit for the establishment of a recreational trail, the County may require that the operating organization accept responsibility for these actions, and provide a guarantee that the development and maintenance will take place in accordance with the development permit application information described in Subsection 2. above and the Development Authority's requirements.

8. Land Use Districts

8.1 Agricultural (A) District

8.1.1 Purpose

The General Purpose of the Agricultural District is to permit activities associated with primary economic production, and to preserve valuable agricultural land from inappropriate development.

This District comprises almost all of the land in the municipality, and includes all of the area so designated on the Land Use District Map.

8.1.2 Permitted Uses

- a. Extensive Agriculture
- b. Buildings and uses accessory to a permitted use

8.1.3 Discretionary Uses

- a. Abattoirs
- b. Auto Wreckers
- c. Bed and Breakfast Establishments
- d. Cemeteries and Churches
- e. Country Residential Uses
- f. Drive-in Theatres
- g. Farmsteads
- h. Home Occupations
- i. Intensive Agriculture
- j. Intensive Livestock Operations
- k. Institutional and Public Uses
- l. Natural Resource Extraction Industries
- la. Public Utilities
- m. Recreational Uses
- n. Rural Commercial Uses
- o. Rural Industries
- p. Urban uses on approved sites in existing urban-type subdivisions and hamlets
- q. Other similar uses as approved by the Development Authority
- r. Buildings and uses accessory to a discretionary use

8.1.4 Regulations

1. Minimum Lot Area - Permitted Uses - 32.0 ha (79.1 ac.), except for the following situations:
 - a. where a discretionary use is allowed, the remainder after the parcel of land for the discretionary use is removed from the site;
 - b. where the parcel of land is fragmented by a natural or physical barrier;
 - c. where the original quarter section is less than 64.7 ha (160 ac.), a minimum area of not less than 24.0 ha (59.3 ac.);
 - d. where a parcel of land has been separated from the original quarter section, a minimum area of not less than 24.0 ha (59.3 ac.);
 - e. where the original quarter section abuts a river, the size of the unsubdivided quarter section,
 - f. where it is desirable in order to split leasehold or other partial interests, a minimum area of not less than 24.0 ha (59.3 ac.).
2. Minimum Lot Area - Discretionary Uses - as required by the Development Authority.

3. Minimum Required Front Yard - 38 m (124.7 ft.) from the centre line of any adjoining road, and 40.8 m (133.9 ft.) from the property line adjacent to a secondary road or a primary highway.
4. Minimum Required Side Yard - 10% of mean width of the parcel of land provided that no side yard need exceed 60.0 m (196.84 ft.) except for a parcel of land with two front lines (at the intersection of two roads, secondary roads, or highways) where the minimum side yard required shall be at the discretion of the Development Authority.
5. Minimum Required Rear Yard - 7.5 m (24.6 ft.).

8.2 Controlled Urban Development (CUD) District

8.2.1 Purpose

The General Purpose of the Controlled Urban Development District is to permit activities associated with primary economic production, while limiting such development in consideration of the proximity of urban development.

This District comprises the land in the municipality near the Town of Two Hills, the Villages of Willingdon, Myrnam, and Derwent, and the hamlet of Hairy Hill.

8.2.2 Permitted Uses

- a. Extensive Agriculture
- b. Buildings and Uses accessory to a permitted use

8.2.3 Discretionary Uses

- a. Bed and Breakfast Establishments
- b. Cemeteries
- c. Churches
- d. Country Residential Uses on parcels of land existing at the date this Bylaw was passed
- e. Farmsteads
- f. Home Occupations
- g. Institutional and Public Uses
- h. Intensive Agriculture
- i. Intensive Livestock Operations
- j. Natural Resource Extraction Industries
- ja. Public Utilities
- k. Recreational uses
- l. Other similar uses as approved by the Development Authority
- m. Buildings and uses accessory to a discretionary use

8.2.4 Regulations

1. All applications for development permits shall be submitted to the nearby or adjacent municipality for review and comments prior to considering a decision on a development permit. The Development Authority shall give due consideration to the comments of the nearby or adjacent municipality.
2. Minimum Lot Area - Permitted Uses - as required in the Agricultural District.
3. Minimum Lot Area - Discretionary Uses - as required by the Development Authority.
4. Minimum Required Front Yard - 38 m (124.7 ft.) from the centre line of any adjoining road, and 40.8 m (133.9 ft.) from the property line adjacent to a secondary road or a primary highway.
5. Minimum Required Rear and Side Yards - as required in the Agricultural District.

8.3 Urban General (UG) District

8.3.1 Purpose

The General Purpose of the Urban General District is to permit a wide variety of urban-type uses within the larger unincorporated hamlets of the municipality.

This District comprises the land in hamlets of Duvernay, Hairy Hill, Musidora, Morecambe, Beauvallon and Brosseau.

8.3.2 Permitted Uses

- a. One-Family Dwellings
- b. Buildings and Uses accessory to a permitted use

8.3.3 Discretionary Uses

- a. Bed and Breakfast Establishments
- b. Cemeteries
- c. Churches
- d. Duplexes
- e. Highway Commercial Uses
- f. Home Occupations
- g. Institutional and Public Uses
- h. Manufactured Homes
- i. Manufactured Home Parks
- j. Offices
- k. Parks and Playgrounds
- ka. Public Utilities
- l. Recreational Uses
- m. Retail and Service Establishments
- n. Warehousing
- o. Other similar uses as approved by the Development Authority
- p. Buildings and Uses accessory to a discretionary use

No use is to be established that is, or will become, obnoxious by way of noise, odour or fumes.

8.3.4 Regulations

1. Minimum Width and Lot Area
 - i. for One-Family Dwellings:

Use	Width (m (ft.))	Area (sq. m (sq. ft.))
Unserviced	30 (98.4)	1850.0 (19,913.2)
Both Services	15 (49.2)	555.0 (5974.0)
Sewerage Only	30 (98.4)	925.0 (9956.6)
Water Only	30 (98.4)	1390.0 (14,961.8)

Minimum requirements may be varied by the Development Authority where adequate methods of providing water and disposing of sewage can be shown.

- ii. All other uses - as required by the Development Authority.

2. Minimum Floor Area
 - i. for Residential uses:

Use	Area (sq. m (sq. ft.))
One-Family Dwellings	55.5 (597.4)
Duplexes	92.5 (995.7)
Manufactured Homes	37.0 (398.3)

- ii. All other uses - as required by the Development Authority.

3. Minimum Required Yards:

- i. Residential: Front Yard - 7.5 m (24.6 ft.)
 Rear Yard - 7.5 m (24.6 ft.)
 Side Yard - 10% of lot width, but not less than 1.5 m (4.92 ft.) each
 Side Yard on Corner Site - 4.5 m (14.8 ft.) on each flanking street
 - ii. Commercial: Retail stores built adjacent to existing similar uses may be built without front or side yards where there is lane access. Where there is no lane access, one side yard of at least 4.5 m (14.8 ft.) shall be provided.
 - iii. All other uses - as required by the Development Authority.

4. All development shall be provided with sanitary sewage disposal facilities pursuant to Provincial Regulations and legislation.

8.4 Country Residential (CR) District

8.4.1 Purpose

The General Purpose of the Country Residential District is to permit and regulate the development of country residential uses in specific areas within the municipality.

This District comprises all of the land so designated on the Land Use District Map.

8.4.2 Permitted Uses

- a. One-Family Dwellings
- b. Buildings and Uses accessory to a permitted use

8.4.3 Discretionary Uses

- a. Bed and Breakfast Establishments
- b. Extensive Agriculture
- c. Home Occupations
- d. Institutional and Public Uses
- e. Manufactured Homes
- f. Natural Resource Extraction Industries
- fa. Public Utilities
- g. Recreational Uses
- h. Other similar uses as approved by the Development Authority
- i. Buildings and Uses accessory to a discretionary use

8.4.4 Regulations

1. Minimum Lot Area
 - a. One-family dwellings where minor agricultural and rural pursuits are also permitted - not less than 1.21 ha (2.99 ac.) and not more than 4.0 ha (9.88 ac.)
 - b. One-family dwellings where minor agricultural and rural pursuits are not permitted - not less than 0.4 ha (0.99 ac.) and not more than 1.21 ha (2.99 ac.)
 - c. All other uses - as required by the Development Authority.
2. Minimum Floor Area
 - a. One-family dwellings - 55.0 sq. m (592.0 sq. ft.)
 - b. All other uses - as required by the Development Authority.
3. Minimum Required Yards
 - a. One-family dwellings and manufactured homes - from internal roads:
 - i. Front Yard - 7.5 m (24.6 ft.)
 - ii. Rear Yard - 7.5 m (24.6 ft.)
 - iii. Side Yard - 6.0 m (19.7 ft.)
 - b. Other uses - from internal roads - as required by the Development Authority.
 - c. All uses - from all other roads - 38.0 m (124.7 ft.)
4. All development shall be provided with sanitary sewage disposal facilities pursuant to Provincial Regulations and legislation. In addition, the availability and suitability of water on the site must be confirmed before any development permit for a country residential use is issued.
5. No fur bearing animals, fowl or livestock, other than domestic pets, may be kept on a parcel of land less than 1.21 ha (2.99 ac.) in area, except that one saddle horse may be permitted on each parcel of land.

8.5 Country Residential (Resort) (RR) District

8.5.1 Purpose

The General Purpose of the Country Residential (Resort) District is to permit and regulate the development of country residential resort uses in specific areas within the municipality.

This District comprises all of the land so designated on the Land Use District Map.

8.5.2 Permitted Uses

- a. One-Family Dwellings
- b. Campgrounds
- c. Picnic Grounds
- d. Recreational Uses
- e. Buildings and Uses accessory to a permitted use

8.5.3 Discretionary Uses

- a. Bed and Breakfast Establishments
- b. Extensive Agriculture
- c. Home Occupations
- d. Institutional and Public Uses
- e. Manufactured Homes
- ea. Public Utilities
- f. Other similar uses as approved by the Development Authority
- g. Buildings and Uses accessory to a discretionary use

8.5.4 Regulations

1. Minimum Lot Area
 - a. One-family dwellings - 1858.0 sq. m (19,999.3 sq. ft.)
 - b. All other uses - as required by the Development Authority.
2. Minimum Length of Front Line
 - a. One-family dwellings - 30.0 m (98.4 ft.) or as required by the Development Authority.
 - b. All other uses - as required by the Development Authority.
3. Minimum Floor Area
 - a. One-family dwellings - 37.0 sq. m (398.3 sq. ft.)
 - b. All other uses - as required by the Development Authority.
4. Minimum Required Yards
 - a. One-family dwellings
 - i. Front Yard - 7.5 m (24.6 ft.)
 - ii. Rear Yard - 7.5 m (24.6 ft.)
 - iii. Side Yard - 20% of the mean parcel width, provided that no side yard need exceed 6.0 m (19.7 ft.)
 - b. All other uses - as required by the Development Authority.
5. All development shall be provided with sanitary sewage disposal facilities pursuant to Provincial Regulations and legislation. In addition, the availability and suitability of water on the site must be confirmed before any development permit for a country residential use is issued.

8.6 Rural Industrial (RI) District

8.5.1 Purpose

The General Purpose of the Rural Industrial District is to regulate the development of those industries which require large tracts of land and which may not be appropriate within an urban municipality. No industrial use will be allowed in this District if the Development Authority considers it to be an objectionable, dangerous, or potentially hazardous development.

This District comprises all of the land so designated on the Land Use District Map.

8.5.2 Permitted Uses

- a. Light industrial buildings and uses
- b. Manufacturing
- c. Warehousing
- d. Buildings and Uses accessory to a permitted use

8.5.3. Discretionary Uses

- a. Industrial plants for manufacture of petroleum products, chemical and allied products, pulp and paper products, stone, clay and glass products, cement and lime products, fertilizers, animal by-products
- b. Industrial plants which will be engaged in the primary metal industry, metal processing, the processing of wood or wood products, the processing of natural gas or its derivatives, the manufacture of asphalt, gravel crushing
- c. Incinerators
- d. Sewage treatment and disposal plants
- e. Public utilities, recreational or municipal uses as are unlikely to have restrictive effects upon the development of the industrial area, and which are compatible with the industrial uses, or such accessory uses which are essential to the industrial uses.
- f. Other similar uses as approved by the Development Authority
- g. Buildings and Uses accessory to a discretionary use

8.5.4. Regulations

1. In considering a development permit application for a rural industry, the Development Authority may request advisory comment by the following authorities whose interest or jurisdiction may be affected:
Alberta Transportation and Utilities
Alberta Agriculture, Food and Rural Development
Alberta Environmental Protection
the Regional Health Authority
The Development Authority shall request that any comments from these authorities be made in writing.
2. In addition to the information required for all development permit applications, each development permit application for a rural industry shall be accompanied by the following additional information:
Type of Industry
Size of Buildings
Number of Employees
Estimated Water Demand and Anticipated Source
Type of Effluent and Method of Treatment
Transportation Routes to be Used (Rail and Road)
Reason for Specific Location
Any Accessory Works Required (Pipeline, Railway Spurs, Etc.)

and/or any such other information as may be reasonably required by the Development Authority.

3. All site regulations and requirements shall be based upon the type of industrial development proposed, and shall be at the discretion of the Development Authority.
4. Where development may produce effects that may be detrimental to other land uses inside or outside of the District, either directly or indirectly, by reasons of noise, odour, fumes, dust, smoke, appearance or otherwise, such development may be restricted by the Development Authority to particular parts of the District or may be subject to special regulations or conditions, or both.

9. Conclusion

9.1 Amending Bylaws

All amendments to this Bylaw shall be made by Council by Bylaw and in conformity with the provisions of the Municipal Government Act.

9.2 Repealing Existing Controls

Bylaw No. 3-91 is hereby repealed.

9.3 Date of Commencement

This Bylaw comes into effect upon the date of it finally being passed.

READ A FIRST TIME THIS _____ DAY OF _____, A.D. 199___,

Reeve

Administrator

READ A SECOND TIME THIS _____ DAY OF _____, A.D. 199___,

Reeve

Administrator

READ A THIRD TIME AND FINALLY PASSED THIS ___ DAY OF _____, A.D. 199___,

Reeve

Administrator

Figure 1

BOUNDARY OF SECONDARY ROADS

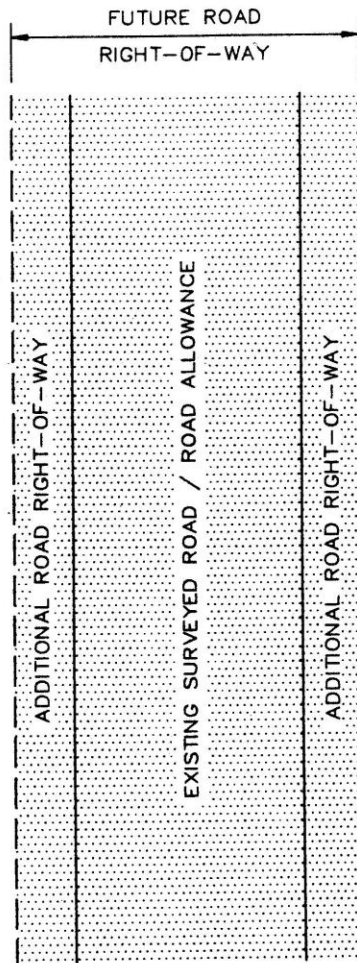


Figure 2

SETBACKS FROM
Rural Roads, Secondary Roads or Highways

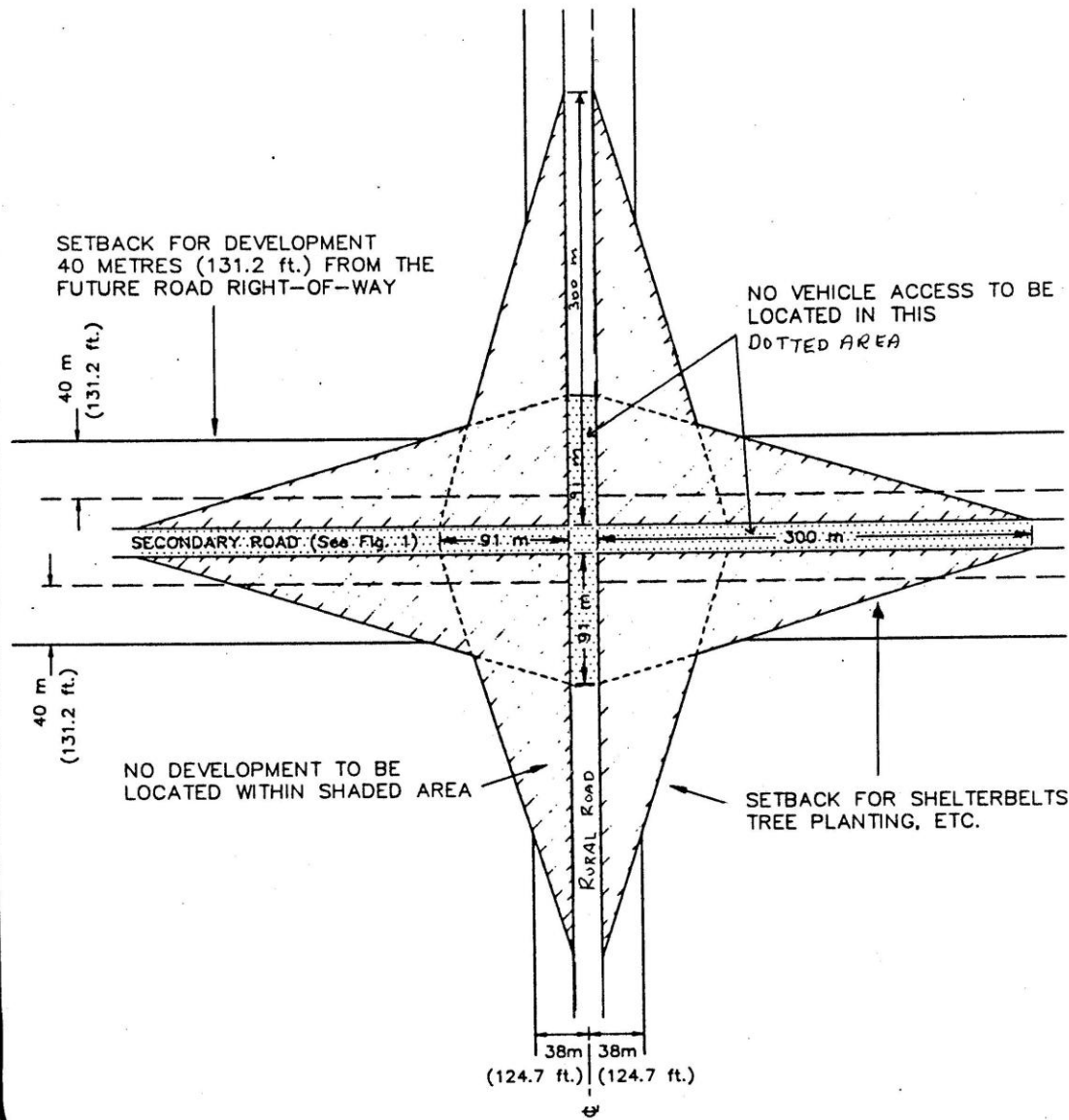


Figure 4

SETBACKS FROM CURVES

Degree of Curvature Greater than 20 Degrees

