



LAND USE ORDER

AMENDMENTS

List of Amendments:
MSD: 070/25 – Battery Energy Storage Systems (BESS)

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LAND USE ORDER GUIDE

This guide is intended to provide clarity for the reader on how this document is structured and meant to be used to regulate subdivision and development. This guide does not form part of the Land Use Order and may be updated without following amendment procedures identified in Section 1.

This Order is organized into six sections as follows:

SECTION	DESCRIPTION
Section 1	Administration – outlines the purpose of this Order and the powers of subdivision and development authorities, including procedures for accepting, processing, and approving applications.
Section 2	General Use Regulations – outlines requirements for various development site characteristics, such as drainage and site development that must be read in conjunction with the applicable regulations from Sections 3, 4, and 5. In some cases several subsections of Section 2 and Section 3 will be applicable to a development. For example, a set of standards exists for development near water, regardless of the specific use being residential, commercial, or industrial, and needs to be considered in conjunction with the parking subsection, as well as the applicable land use district provisions in Section 4.
Section 3	Specific Use Regulations – provides specialized subdivision and/or development requirements based on the defined use(s) in Section 5. For example, a Development Permit for a Shipping Container to support an industrial use must consider regulations in subsection 3.13 in conjunction with several sections in Section 2, and the applicable district in Section 4.
Section 4	Land Use Districts – are key to providing clarity on whether a specific use is permitted, discretionary, or prohibited on a parcel of land. If permitted or discretionary, the applicable sections of Section 2 and Section 3 must be considered. If prohibited, a proponent would have to apply for a redesignation (rezoning) to a district that would allow it.
Section 5	Definitions – all specific uses as well as terms used to regulate subdivision and development of a site, are defined in Section 5. Definitions need to be understood to determine what sections of Section 2, 3, and 4 a decision-making authority must consider.
Section 6	Land Use Districts Maps – is the tool used to identify which land use district in Section 4 applies to a site.

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Section 1 Administration

1 Administration

1.1 PURPOSE

- 1.1.1 The purpose of this Land Use Order (“Order”) is to regulate and control the use and development of land and buildings within the Municipality to facilitate the orderly and economic development of Special Areas 2, 3, and 4. This Order is to be used in conjunction with guidelines, standards, policies, and procedures as adopted and amended by the Minister having authority over the Special Areas Board from time to time, or by their delegate.

More specifically, this Order:

- (a) designates a land use district to each parcel of land within the boundaries of Special Areas 2, 3, and 4;
- (b) establishes the roles and responsibilities of the Development Officer, Development Authority, and Municipal Planning Commission; and
- (c) establishes the method for making decisions on application for redesignations and Development Permits.

1.2 APPLICABILITY AND ADDITIONAL REQUIREMENTS

- 1.2.1 The provisions of this Order apply to all land and developments within the boundaries for Special Areas 2, 3, and 4 (the “Municipality”).
- 1.2.2 Compliance with this Order does not exempt any person undertaking a development from complying with all applicable municipal, provincial, or federal legislation, and respecting any easements, covenants, agreements, or other contracts affecting the land or the development.
- 1.2.3 In addition to meeting the requirements of this Order, it is the responsibility of the applicant to obtain other such permits, approvals or licences that may be required by the Municipality or other Provincial and/or Federal Government departments and agencies. A person(s) who applies for, or is in possession of a valid Development Permit is responsible for complying with or carrying out development in accordance with:
- (a) the conditions of any caveat, covenant, easement, instrument or agreement affecting the land or building;
 - (b) the requirements of other applicable policies and procedures as adopted by the Minister or their delegate from time to time; and

- (c) any successor or replacement legislation or regulation which may be enacted in substitution thereof.
- 1.2.4 If any provision of this Order is found to be unenforceable or contradictory to superseding laws and regulations, it is the intention of the Minister that such provision be severed from this Order and that every other provision of this Order continue in force and effect.
- 1.2.5 All applications for redesignation, subdivision, or development that are not deemed complete prior to this Order coming into effect, shall be required to align with this Order and all provisions of this Order shall be applicable to all decisions on these applications.

1.3 NON-CONFORMING BUILDINGS AND USES

- 1.3.1 Non-conforming buildings and non-conforming uses shall be treated in accordance with the *Municipal Government Act (Act)*, and any amendments thereto.

1.4 RULES OF INTERPRETATION

- 1.4.1 Compliance with the regulations in this Order shall be interpreted and applied as follows:
 - (a) **“SHALL”** or **“MUST”** are directive terms that indicate the action(s) outlined are mandatory and therefore must be complied with, without discretion by Administrative Authorities and developers/landowners.
 - (b) **“MAY”** is a discretionary term, meaning the provision in question can be enforced by the Municipality if it chooses to do so, dependent on the particular circumstances of the site and/or application.
 - (c) **“SHOULD”** is a directive term that provides direction to strive to achieve the outlined action but is not mandatory. When the regulation is directed to the applicant, the onus is on the applicant to justify why the desired action or result is not proposed, and/or will not be achieved.
- 1.4.2 Words and terms used in this Order shall have the same meaning as given to them in the *Municipal Government Act* unless otherwise defined in **Section 5 Definitions**. Where no definition is provided in this Order, the *Municipal Government Act* or the *Alberta Interpretation Act*, *Webster’s New Collegiate Dictionary* shall be used.
- 1.4.3 Should a proposed use not be defined in **Section 5 Definitions**, it shall be at the discretion of the Development Authority on how to process the proposed development (see **subsection 1.12 Development – Decisions**), which may require amending this Order as outlined in **subsection 1.19 Amendments**.
- 1.4.4 The system of measurement used in this Order is the metric system. Metric standards take precedence over graphic and imperial measurements should there be conflict. Conversions to imperial decimal measurements are provided in brackets where possible (e.g. 1.0m (3.28ft)).
- 1.4.5 For the purpose of confirming compliance with this Order, measurements shall be rounded off to the same number of significant figures as set out in this Order.

1.5 DEVELOPMENT AUTHORITY

- 1.5.1 The Development Authority exercises development powers and duties on behalf of the Municipality.
- 1.5.2 The Development Authority is:
- (a) the Development Officer while carrying out his or her functions or duties under this Order and/or the *Municipal Government Act*; or
 - (b) the Municipal Planning Commission while exercising development powers or duties under this Order and/or the *Municipal Government Act*.

1.6 SUBDIVISION AUTHORITY

- 1.6.1 The Subdivision Authority exercises subdivision powers and duties on behalf of the Municipality.
- 1.6.2 The Subdivision Authority is as established in accordance with the *Act* by a separate Ministerial Order, such as the “Subdivision Authority” Order.

1.7 APPEAL BODY

- 1.7.1 The Appeal Body shall be either:
- (a) the local appeal board as appointed by the Special Areas Board pursuant to the *Municipal Government Act*; or
 - (b) the Land and Property Rights Tribunal pursuant to the *Municipal Government Act*.

1.8 POWERS AND DUTIES OF ADMINISTRATIVE AGENCIES

- 1.8.1 In addition to the decision-making authority listed in **subsection 1.12 Development – Decisions**, and duties outlined in **subsection 1.17 Stop Orders/Orders Of Compliance**, the Development Authority:
- (a) must administer all Development Permit applications, in accordance with the *Act*, this Order, and all other applicable plans, policies and/or procedures and decide upon all Development Permit applications;
 - (b) may refuse to accept a Development Permit application where the prescribed fee for a Development Permit has not been paid;
 - (c) must upon reasonable notice make available for inspection during office hours, all applications and decisions for Development Permits, subject to any legislation in force restricting availability;
 - (d) must collect fees according to the approved fee schedule;
 - (e) may perform site visits to verify information submitted by an applicant in support of a Development Permit application;
 - (f) may refuse to accept or refuse to deem complete a Development Permit application where:

- i. the information required in **subsection 1.11 Development – Applications** is not provided, or;
 - ii. the quality of information provided is inadequate or insufficient to properly evaluate the application;
- (g) shall attend appeal hearings to explain decisions relating to applications for Development Permits; and
- (h) must issue the following notices and acknowledgements on Development Permit applications:
 - i. notice of complete application;
 - ii. notice of incomplete application;
 - iii. notice of decision; and
 - iv. notice of refusal/deemed refusal of an application.

1.8.2 The Subdivision Authority:

- (a) must administer all subdivision applications in accordance with this Order and decide upon all subdivision applications;
- (b) may refuse to accept a subdivision application where the prescribed fee for a subdivision application has not been paid;
- (c) may refuse to deem complete a subdivision application where:
 - i. the information required is not provided; and/or
 - ii. the quality is inadequate to properly evaluate the application.
- (d) shall keep and maintain for the inspection of the public upon reasonable notice copies of all decisions and ensure that copies of same are available to the public at a reasonable charge;
- (e) shall keep a register of all applications for subdivision, including the decisions therein and the reasons therefore;
- (f) shall receive all applications for subdivision including the prescribed application fees and decide upon all applications in accordance with the Order with consideration of all comments received through circulation;
- (g) shall issue the following notices and acknowledgements on subdivision applications:
 - i. notice of complete application;
 - ii. notice of incomplete application;
 - iii. notice of decision; and
 - iv. notice of refusal/deemed refusal of an application.
- (h) a notice shall be issued to the applicant on the form created by the Subdivision Authority and sent by:
 - i. mail; or
 - ii. email if consent has been granted by the applicant to send by email.

- (i) shall circulate applications for subdivision for comments to an adjacent municipality when the original parcel boundaries are adjacent to the municipal boundary or where an Intermunicipal Development Plan requires, except subdivision applications not requiring circulation under the *Municipal Government Act*;
- (j) shall prepare, sign and transmit all notices of decision to the relevant agencies in accordance with the matters pertaining to Subdivision and Development Regulation;
- (k) shall ensure all conditions are complied with prior to endorsement to the satisfaction of the Municipality;
- (l) shall endorse Land Titles instruments to affect the registration of the subdivision of land; and
- (m) shall attend appeal hearings to explain decisions relating to applications for subdivisions.

1.9 CONTROL OF DEVELOPMENT

- 1.9.1 In conjunction with **subsection 1.2 Applicability and Additional Requirements**, no development other than those designated in **subsection 1.10 Development – Permit Not Required** shall be undertaken within the Municipality, unless an application for it has been approved and a Development Permit has been issued.

1.10 DEVELOPMENT – PERMIT NOT REQUIRED

- 1.10.1 This section does not negate the requirement of obtaining all required permits, as applicable, under the *Safety Codes Act* or any other provincial or federal statute.
- 1.10.2 The following developments shall not require a Development Permit:
 - (a) any use or development if it is deemed exempted under section 618(1) of the *Municipal Government Act*;
 - (b) any use or development exempted by the Lieutenant Governor in Council pursuant to section 618(4) of the *Municipal Government Act*;
 - (c) telecommunication antenna systems that are regulated by Innovation, Science and Economic Development Canada;
 - (d) the completion of a development which was lawfully under construction at the date this Order came into effect provided the building is completed in accordance with the terms and conditions of any Development Permit(s) grants;
 - (e) the completion of a development that did not require a Development Permit under the previous Land Use Order and which was lawfully under construction provided the development is completed within 12 months from the date this Order came into effect and complied with any applicable requirements of the previous Land Use Order with respect to the development;
 - (f) an official notice, sign, placard or bulletin required to be displayed pursuant to provisions of federal, provincial or municipal legislation;
 - (g) livestock wire fences; and

- (h) the use of a building or part thereof for a federal, provincial, or municipal election, referendum or plebiscite.

1.10.3 The following developments shall not require a Development Permit but must otherwise comply with all other provisions of this Order (e.g., setback from roads, front yard, etc.). **A Development Permit is required to vary the development regulations or any other requirement of this Order.**

- (a) The carrying out of works, maintenance, or repair to any building provided that such works do not include structural alterations or major works of renovation.
- (b) Except for livestock wire fences that are not required to meet any standards, the erection or construction of gates, fences, walls, or other means of enclosure, that meet the standards of:
 - i. **subsection 3.8 Fences, Hedges And Screening;**
 - ii. **subsection 2.8 Corner Visibility Triangle Setback;** and
 - iii. **subsection 2.9 Development Adjacent to Rural Municipal Roads & Intersections (excluding Hamlets).**
- (c) The completion of a development that was lawfully under construction on or before the date of the first official notice of this Order, provided the development:
 - i. is completed within 12 months of the notice; and
 - ii. complies with any Development Permit issued for it.
- (d) The use of a development mentioned in (c) above which was constructed in accordance with the provisions in (c) above.
- (e) A temporary non-residential building or structure, the sole purpose of which is incidental to the erection or alteration of a building for which a Development Permit was issued, and which is removed upon completion of the erection or alteration of the building.
- (f) A temporary shipping container in accordance with **subsection 3.19 Shipping Containers**. All permanent shipping containers must obtain a Development Permit.
- (g) The maintenance or repair of public works, services or utilities carried out on or behalf of a federal, provincial, or municipal government.
- (h) The construction, maintenance and repair of private walkways, pathways, driveways, and similar works that:
 - i. do not create additional access to a highway or municipal road; or
 - ii. forms part of an active Development Permit;provided however that nothing in this **subsection (h)** shall be interpreted as granting authorization to encroach upon a municipal road or road allowance.
- (i) The use of a building or part thereof for a federal, provincial, or municipal election, referendum or plebiscite.
- (j) Beekeeping, Commercial and Beekeeping, Hobby in the A – Agricultural district, RMU – Rural Mixed-Use district, and AVO – Airport Vicinity Overlay.

- (k) Farm animals in the A – Agricultural district and RMU – Rural Mixed-Use district.
- (l) Farm animals on lands owned by Special Areas Board.
- (m) Any extensive agricultural use.
- (n) A home occupation – desk and phone in any district.
- (o) A home occupation – minor in all districts *except* the H- Hamlet District.
- (p) A secondary suite dwelling in compliance with **subsection 3.18 Secondary Suites**.
- (q) The construction or placement of an accessory farm building or structure in the A – Agricultural district.
- (r) The installation of a solar energy system – microgeneration not within the AVO – Airport Vicinity Overlay district, or H – Hamlet district.
- (s) A day home in any district.
- (t) The erection and construction of decks associated or attached to a dwelling that complies with the standards of the applicable district and **subsection 2.6 Projections into Setbacks**.
- (u) Solar energy systems – microgeneration attached.
- (v) The construction or placement of an accessory building (i.e. garden, shop or tool sheds), provided it does not exceed:
 - i. 13.90m² (150sqft) in floor area in any Hamlet district or 18.58m² (200sqft) in any other district;
 - ii. 3.65m (12ft) in height in any Hamlet district or 4.88m (16ft) in any other district; and
 - iii. meets the setbacks and site coverage standards established in the applicable land use district.
- (w) The demolition of a building.
- (x) One double-sided non-illuminated sign for identification, direction, or warning, no more than 2.97m² (32sqft) in area may be erected on any parcel of land or affixed to the exterior of any building without need for a Development Permit. Signs not meeting these criteria are required to obtain a Development Permit.
- (y) Small signs displayed for the convenience of the public, including signs which identify restrooms, freight, entrance, parking entrance or exit, or the like, not exceeding 0.50m² (5sqft) in area.
- (z) On-Site Battery Energy Storage – Small

Should any requirement of this Order need to be relaxed (varied), or waived, such as setbacks prescribed in the applicable land use district in **Section 4**, or standards from **Sections 2 or 3**, then an application for a Development Permit shall be made and development shall not commence unless a Development Permit is issued by the Development Authority.

1.11 DEVELOPMENT – APPLICATIONS

1.11.1 Except as provided in **subsection 1.10 Development – Permit Not Required** of this Order, no person shall undertake any development unless:

- (a) a Development Permit has first been issued pursuant to this Order; and
- (b) the development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development.

1.11.2 An application for a Development Permit shall be completed and submitted to the Development Authority in writing, in the form required by the Development Authority, and shall be accompanied by the prescribed Development Permit fee and application submission requirements, including:

- (a) authorization of the registered landowner;
- (b) a site plan of the land to be developed, drawn to scale, showing the following:
 - i. legal description of the site with north arrow;
 - ii. area and dimensions of the land to be developed including lot coverage, and setbacks;
 - iii. area and external dimensions of all existing and proposed buildings and structures;
 - iv. any provisions for existing and proposed off-street loading and vehicle parking, including all access and exit points to the site;
 - v. any existing and proposed rights-of-way and easements;
 - vi. the location of any significant environmental features that may impact development, which may include water bodies, trees and other mature vegetation, flood prone areas, and significant changes in topographical slopes;
 - vii. the location of proposed fencing and landscaping intended for screening and/or buffering from adjacent properties;
 - viii. locations and distances of on-site existing and proposed water, sewer connections, septic tanks, disposal fields, water wells, culverts and crossings;
 - ix. site drainage and finished lot grades;
 - x. the location of any existing signage; and
 - xi. the location of any proposed signage requiring a Development Permit.
- (c) maps and information to confirm the presence or absence of abandoned wells in accordance with Alberta Energy Regulator’s Directive 079: Surface Development in Proximity to Abandoned Wells.
- (d) a statement of the proposed use(s) and any potential positive or negative impacts on adjacent lands and how the development is designed to ensure or mitigate them;
- (e) a statement of the previous known land uses and any known provincial approvals that have been obtained in the past;
- (f) a copy of any provincial approvals received for the proposed development (e.g. Alberta Utilities Commission);

- (g) a statement of ownership of land and the interest of the applicant therein;
- (h) the estimated commencement and completion dates of the proposed development;
- (i) a copy of the Certificate of Title (less than three months old) showing the current registered owner(s); and
- (j) if the form(s) are not signed by the landowner(s) of the land subject to the proposed development, then a statement signed by the landowner(s) authorizing the applicant(s) to apply for and be issued the Development Permit.

1.11.3 In addition to the information required under **subsection 1.11.2** above, the following information may be required by the Development Authority, depending on the scale, type and location of the proposed development:

- (a) a Surveyor's Certificate or Real Property Report;
- (b) copies of floor plans, elevations, and sections of proposed buildings and structures including:
 - i. an indication of the exterior finishing materials and colour; and
 - ii. the height from grade;
- (c) the estimated cost of the project or contract price;
- (d) information on the method for the supply of potable water and disposal of waste;
- (e) lot grading and/or storm water management plans shall be required for all commercial and industrial development applications, if in the opinion of the Development Authority, the proposed development is likely to significantly alter the natural drainage on the site or increase run-off onto adjacent lands;
- (f) a groundwater and/or geotechnical analysis to properly evaluate the development;
- (g) a private sewage disposal system site evaluation to determine the site suitability and potential private sewage disposal system acceptable for the site;
- (h) a traffic impact study or traffic impact assessment;
- (i) a noise impact assessment;
- (j) a historical impact report identifying the absence or presence of archaeological sites;
- (k) environmental studies and/or assessments confirming the land is suitable for the proposed development and would not negatively impact lands of environmental significance;
- (l) information describing the handling, storage and disposal of any noxious, toxic, radioactive, flammable, or explosive materials that may be included in the proposed development;
- (m) information regarding fire suppression, emergency response protocols and/or on-site security;
- (n) when there is potential for phased development of a single parcel, a master site plan demonstrating the remainder of the lands can be developed in accordance with this Land Use Order and any other applicable plan, policy, or engineering standard;

- (o) to advertise and conduct a public meeting for the purpose of exchanging information regarding the proposed development with the community; the date, time and/or location of which may be specified by the Development Authority. The costs of advertising and conducting such a public meeting shall be borne solely by the applicant for the Development Permit; and
 - (p) any other reasonable information that the Development Authority deems is necessary to render a decision on the application.
- 1.11.4 At the discretion of the Development Authority, digital copies of information required in **subsections 1.11.2 and 1.11.3** may be accepted in lieu or in addition to printed copies.
- 1.11.5 Where technical reports are required to support an application, the report shall be certified by a professional who is accredited to practice in Alberta in the related field to the satisfaction of the Development Authority.
- 1.11.6 The application shall not be deemed complete until the application contains the documents and other information necessary to review the application, as required by the Development Authority. If a public meeting as specified in **subsection 1.11.3(o)** is required, the application for the Development Permit shall not be deemed complete until the conclusion of the public meeting.
- 1.11.7 The Development Authority shall issue a notice of “Complete” or “Incomplete” application in accordance with the requirements of the *Act* to the applicant on the form created by the Development Authority and sent by:
 - (a) mail, or
 - (b) by email where consent has been granted by the applicant to send by email.

1.12 DEVELOPMENT – DECISIONS

- 1.12.1 The Development Officer shall:
 - (a) receive, consider and decide on an application for a Development Permit, with or without conditions, for those uses listed as a permitted use for the relevant land use district which comply with the development standards in the land use district;
 - (b) refer, with his/her recommendations, to the Municipal Planning Commission, any application for a Development Permit for those uses listed as a discretionary use in the land use district, or a permitted use which does not comply with the development standards of the land use district or any other requirement of this Order;
 - (c) refer, at his/her discretion, a permit application for any development for comments to those authorities (provincial and regional) whose interest or jurisdiction may be affected, for comments on the proposed development;
 - (d) notwithstanding the provisions of **subsection (a)**, may refer any application to the Municipal Planning Commission at his/her discretion, which in his/her opinion should be decided by the Commission.
- 1.12.2 The Municipal Planning Commission shall:
 - (a) decide on any application referred to it by the Development Officer which shall result in either:

- i. approving the application with conditions; or
 - ii. approving the application without conditions; or
 - iii. refusing the application with reasons.
- 1.12.3 Development Permit applications for discretionary uses that are within the following distances stated below shall be circulated to the relevant municipality for comments and recommendations prior to a decision being made:
 - (a) 1600m (5249ft) of the boundary of an adjacent rural municipality; and/or
 - (b) 3200m (10499ft) of the boundary of an adjacent urban municipality.
- 1.12.4 A Development Permit application may be approved by the Municipal Planning Commission where the proposed development does not comply with the development standards in this Order if:
 - (a) the amount of variance granted for any measurable standard in this Order does not exceed 20% of the standard or the measurable standard is being varied to comply with a provincial approval; and
 - (b) in the opinion of the Municipal Planning Commission the proposed development would not:
 - i. unduly interfere with the amenities of the neighbourhood; and
 - ii. materially interfere with or affect the use, enjoyment or value of the neighbouring properties; and
 - iii. the proposed development conforms with the use prescribed for that land or building in this Land Use Order.
- 1.12.5 Where the proposed use is not listed as a permitted or discretionary use in a land use district and is not otherwise defined in **Section 5 Definitions**, the Municipal Planning Commission may consider it to be listed as a discretionary use if, in its opinion, it is sufficiently similar in character and purpose to a listed permitted or discretionary use and conforms to the purpose and intent of the land use district.
- 1.12.6 The Development Authority may impose as a part of the approval of a Development Permit, such conditions as are deemed appropriate, including but not limited to, requiring the applicant enter into an agreement to construct or pay for the construction of public roadways or parking facilities, to install or pay for the installation of utilities or to pay an off-site levy or redevelopment levy imposed by Ministerial Order.
- 1.12.7 If a Development Permit application is refused, the Development Authority need not accept another application for the same or similar use on the same parcel for six months after the refusal, unless the reasons stated in the initial refusal notice have been addressed, and changes made to the application by the applicant.
- 1.12.8 If a decision is not made on a Development Permit application within 40-days after it is deemed complete by the Development Authority, then the applicant may deem it to be refused at the end of the 40-day period, unless they enter into a written agreement with the Development Authority to extend the decision timeframe.
- 1.12.9 The Development Authority may issue a temporary Development Permit, for a period not exceeding 12 months, unless a longer term is required in consideration of a land use that is

temporary for a specific use or project requirements.

1.12.10 Upon expiration of a temporary Development Permit an applicant may apply for an extension.

1.13 DEVELOPMENT – PERMIT ISSUANCE

1.13.1 A notice of decision by the Development Authority on an application for a Development Permit for a discretionary use, or a permitted use where the provisions of this Order have been relaxed or varied, shall be given in writing to:

- (a) the applicant by mail or email; and
- (b) posted on the Special Areas website; and
- (c) advertised in the local newspaper for a minimum of two weeks, and/or mailed to all adjacent landowners and all registered owners of land who, in the opinion of the Development Officer may, be affected.

1.13.2 A Development Permit granted pursuant to this Land Use Order for a discretionary use or a permitted use where the provisions of this Land Use Order have been relaxed or varied, does not come into effect until 21 days after the notice of decision is communicated to the applicant and other affected persons as per **subsection 1.13.1** above.

For the purpose of this section, the date of receipt of the notice of decision is deemed to be five days from the date that the decision is mailed. Any development proceeded with by the applicant prior to the expiration of this period is done solely at the risk of the applicant.

1.13.3 A Development Permit granted pursuant to this Land Use Order for a permitted use where no provisions of this Land Use Order have been relaxed or varied, shall be effective upon the notice of decision being communicated to the applicant and does not require public circulation of the application.

1.13.4 The Development Authority may add a condition to a permit requiring the applicant to notify the Development Authority upon commencement of development on the subject site.

1.13.5 When the Development Authority refuses an application for a Development Permit, the decision shall contain reasons for the refusal.

1.13.6 Where an appeal is made pursuant to this Land Use Order, a Development Permit which has been granted shall not come into effect:

- (a) until the appeal has been determined by the Appeal Body and the permit is affirmed, modified or nullified thereby, or
- (b) in the event of a further appeal, until the appeal has been determined by the Court of Appeal or, in the event of a rehearing by the Appeal Body, until the appeal has been reheard and determined by the and the permit is affirmed, modified or nullified thereby.

1.13.7 If the development authorized by a permit is not commenced within 12 months from the date of its effective date after the expiration of any applicable appeal period, the permit is deemed to be void, unless a longer timeframe is provided within this Order, or the Development Authority has previously granted an extension to this period to the applicant in writing.

1.13.8 If after the issuance of a Development Permit, it becomes known to the Development

Authority that:

- (a) the application for a Development Permit contains a misrepresentation; or
- (b) facts have not been disclosed which should have been disclosed at the time of consideration of the application for the Development Permit; or
- (c) the Development Permit was issued in error;

then the Development Permit may be suspended or canceled by notice in writing, issued by the Development Authority to the applicant at the address and/or email address given in the Development Permit application.

- 1.13.9 A Development Permit granted pursuant to this Land Use Order shall not in any way relieve a person from the responsibility of complying with the provisions of this Land Use Order (unless specifically stated on the Development Permit) or the provisions of any other Ministerial Order for Special Areas, any federal or provincial legislation or any encumbrance, instrument, covenant, or agreement affecting the development or subdivision.

1.14 SUBDIVISION – APPLICATIONS

- 1.14.1 An application for a subdivision shall be made to the Subdivision Authority using the prescribed form(s) signed by the landowner or their authorized agent and unless otherwise directed by the Subdivision Authority shall be accompanied by documents containing the information required to be submitted under Part 2 of Matters Related to Subdivision and Development Regulation.
- 1.14.2 At the discretion of the Subdivision Authority, digital copies of information required in **subsection 1.14.1** above may be accepted in lieu or in addition to printed copies.
- 1.14.3 Where technical reports are required to support an application, the report shall be certified by a professional who is accredited to practice in Alberta in the related field to the satisfaction of the Subdivision Authority.
- 1.14.4 The application shall not be deemed complete until the application contains the documents and other information necessary to review the application, as required by the Subdivision Authority.
- 1.14.5 The Subdivision Authority shall issue a notice of “Complete” or “Incomplete” application in accordance with the requirements of the *Act* to the applicant on the form created by the Subdivision Authority and sent by mail unless consent has been granted by the applicant to send it by email.

1.15 SUBDIVISION – DECISIONS

- 1.15.1 The Subdivision Authority shall:
- (a) Receive, consider and decide on an application for a subdivision in accordance with the *Act*, the Matters Related to Subdivision and Development Regulation, this Order and any other applicable plans, policies or procedures.

- (b) Prior to a decision being rendered refer as required by the *Act*, the Matters Related to Subdivision and Development Regulation, and this Order, to those authorities, agencies, and individuals for comments on the proposed subdivision, including:
 - i. the Municipal Planning Commission at the Subdivision Authority's discretion; and
 - ii. to an adjacent municipality:
 - (i) as required within an adopted Intermunicipal Development Plan, or
 - (ii) if there is no adopted Intermunicipal Development Plan and the subject lands are within 1600m (5249ft) of the boundary of an adjacent rural municipality, or within 3200m (10499ft) of an adjacent urban municipality.
 - (c) Allow those who were referred an application as required above at least 30 days to provide comments in writing.
- 1.15.2 An application may be approved where the proposed subdivision does not comply with this Order, if in the opinion of the Subdivision Authority:
 - (a) The proposed subdivision would not unduly interfere with the amenities of the neighbourhood;
 - (b) The proposed subdivision would not materially interfere with or affect the use, enjoyment or value of the neighbouring properties; and
 - (c) The proposed land use is allowed in the applicable land use district.
- 1.15.3 Where the proposed use is not listed in a land use district, the Subdivision Authority may consider it to be so listed if, in its opinion, it is sufficiently similar in character and purpose to a listed use.
- 1.15.4 The Subdivision Authority may impose as a part of the approval of a subdivision, such conditions as are deemed appropriate, including but not limited to, requiring the applicant to:
 - (a) enter into an agreement to construct or pay for the construction of public roadways or parking facilities,
 - (b) to install or pay for the installation of utilities, or
 - (c) to pay an off-site levy or redevelopment levy imposed by Ministerial Order.
- 1.15.5 If a subdivision application is refused, the Subdivision Authority need not accept another application for the same or similar use on the same parcel for six months after the refusal, unless the reasons stated in the initial refusal notice have been addressed, and changes made to the application by the applicant.

1.16 APPEAL PROCEDURE

- 1.16.1 An appeal and its related procedures and decision-making with respect to a decision on a subdivision or Development Permit application is governed by the *Municipal Government Act*.

1.17 STOP ORDERS/ORDERS OF COMPLIANCE

- 1.17.1 Where the Development Authority finds a development or use of land or buildings is not in accordance with:

- (a) the *Municipal Government Act* or the Regulations under the *Act*;
- (b) the conditions of a Development Permit or subdivision approval;
- (c) this Land Use Order; or
- (d) an order, decision, or permit issued by an Appeal Body

the Development Officer may issue a stop order in accordance with the *Act*.

- 1.17.2 A person who receives a notice pursuant to **subsection 1.17.1** above may appeal to the appeal body in accordance with the process outlined in *the Municipal Government Act*.

1.18 ENFORCEMENT

- 1.18.1 A person who contravenes or fails to comply with a Development Permit or a condition attached thereto is guilty of an offense and is liable on summary conviction to a fine as established by the Municipality.
- 1.18.2 Where a person fails or refuses to comply with an order directed to him or her under **subsection 1.17 Stop Orders/Orders Of Compliance**, or an order of an Appeal Body, the Minister or a person appointed by him or her may, in accordance with the *Act*, enter upon the land or building and take such action as is necessary to carry out the order.
- 1.18.3 Where the Municipality or a person appointed by it carries out an order, the Minister shall cause the costs and expenses incurred in carrying out the order to be added to the tax roll of the parcel of land, and the amount:
- (a) is deemed for all purposes to be a tax imposed under the *Act* from the date it was added to the tax roll; and
 - (b) forms a special lien against the parcel of land in favour of the Municipality from the date it was added to the tax roll.

1.19 AMENDMENTS

- 1.19.1 Any person may apply to the Special Areas Board to have this Order amended by writing and stating reasons in support of the application.
- 1.19.2 The Minister may at any time initiate amendments to this Order by its own notice.
- 1.19.3 All applications for amendments of this Order shall be made using the approved form, accompanied by:
- (a) the approved fee;
 - (b) a statement of the applicant's interest in the land;
 - (c) any drawings, plans or maps required by the Municipality; and
 - (d) any documents as required by the Municipality.
- 1.19.4 Prior to the public hearing, the amending order shall be referred to Palliser Regional Municipal Services, and any other persons or agencies the Municipality considered necessary, for comment and such comments are to be read at the public hearing.
- 1.19.5 If an application for an amendment to this Order has been refused by the Special Areas Board,

then the Special Areas Board need not accept an application for an amendment for the same use on the same parcel of land for six months from the date of the refusal.

2

Section 2 General Land Use Regulations

2 General Land Use Regulations

2.1 ENVIRONMENT AND TOPOGRAPHICAL FEATURES

- 2.1.1 The Development Authority shall consider the environmental impact of any proposed development within an area that has been identified as environmentally significant in *"Environmentally Significant Areas in the Palliser Region – M.D. of Starland No. 47"* (March 1991) or the successor thereto.
- 2.1.2 The following regulations pertain to development in and around topographical features, including hills, escarpments, slopes, and valleys.
- 2.1.3 Definitions:
- (a) **Figure 1: Topographical Features**, illustrates the terms defined in this subsection;
 - (b) *"Bench"* means a plateau or level (slope, typically between 1% and 15%) occurring between the brink of one slope and the toe of another;
 - (c) *"Brink of slope"* means the point where a slope begins to fall off steeper than 20%;
 - (d) *"Escarpment"* means a river valley wall, typically up to 91.44m (300ft) high;
 - (e) *"Escarpment protrusion"* means the projection of the brink of an escarpment slope by at least 30.48m (100ft) into a valley; and
 - (f) *"Height of slope"* means the distance between the toe and crest of the slope.
 - (g) *"Toe of slope"* means the point at the bottom, or baseline section, of a slope where the slope ends and is no longer greater than 20%.
 - (h) *"Crest of slope"* means the point at the top of a slope where the slope ends and is no longer greater than 20%.
- 2.1.4 Isolated features
- (a) For isolated land projections such as hummocks and buttes:
 - i. slopes greater than 20% shall not be developed unless otherwise approved by the Development Authority; and
 - ii. slopes greater than 15% may require special engineering or other treatment to be developed.
 - (b) If such isolated features are to be leveled:
 - i. the resulting slopes shall not exceed 20%; and

- ii. the contours, leveling, compaction and other engineering and environmental aspects shall be satisfactory to the Development Authority and other relevant authorities.

2.1.5 Escarpment Protrusions

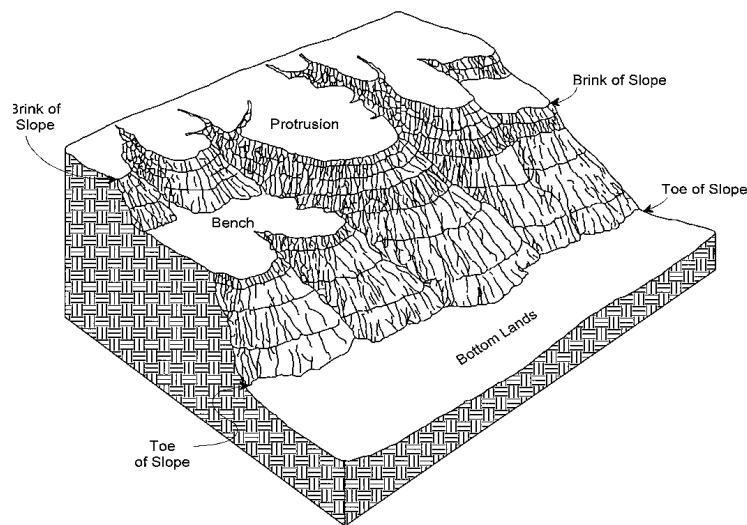
- (a) Escarpment protrusions wider than 91.44m (300ft) at their widest point shall not be removed.
- (b) Removed or leveled escarpment protrusions shall result in slopes of no more than 15% and of no more than 33% at the adjoining escarpment wall.

2.1.6 Minimum Setback Requirements

No part of any development shall be within the following minimum setbacks, unless otherwise determined by the Development Authority in consideration of a report provided from a professional engineer permitted to practice in Alberta.

- (a) Setbacks from toe of slope shall be the greater of the following:
 - i. 9.14m (30ft) where the slope height exceeds 3.05m (10ft);
 - ii. one-third the slope height, where the slope height exceeds 30.48m (100ft).
- (b) Setbacks from brink of slope shall be:
 - i. equal to the average depth of the valley.
- (c) Setbacks on benches shall be determined using **subsections 2.1.6 (a) and (b)** where:
 - i. the slope above the bench determines the setback from the toe; and
 - ii. the slope below the bench determines the setback from the brink.

- 2.1.7 The Development Authority, as a condition of approval, may require a restrictive covenant on title to address constraints related to topographical features, including hills, escarpments, slopes, and valleys.



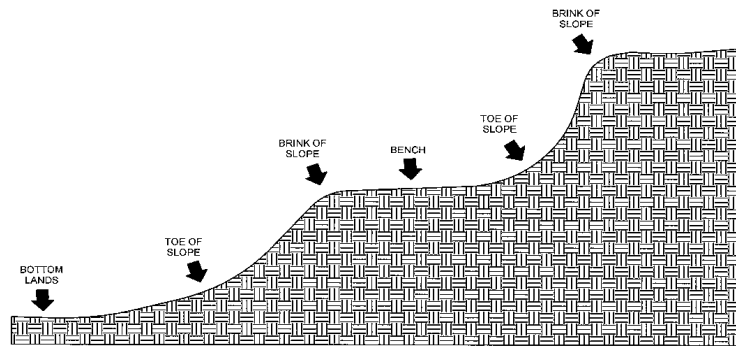


Figure 1: Topographical Features

2.2 DRAINAGE/ STORMWATER MANAGEMENT

- 2.2.1 All parcels shall be graded and drained in such a manner that surface water does not negatively impact neighbouring parcels.
- 2.2.2 To ensure adequate drainage and stormwater management on a site, the Development Authority may:
 - (a) require a drainage plan or stormwater management plan prepared by a professional engineer;
 - (b) establish minimum development elevations; and/or
 - (c) require the applicant to install a catch basin, trap drain system, or similar drainage system on site if there is potential that drainage will otherwise affect neighbouring parcels, or municipal infrastructure.
- 2.2.3 Within the H – Hamlet district, unless directed otherwise by the Development Authority, all parcels shall be graded in such a manner that all surface water will drain from building sites to a back lane and/or front street.

2.3 DEVELOPMENT NEAR WATER

- 2.3.1 No part of any permanent residential dwelling shall be within 38.10m (125ft) of the high-water mark of a river, lake, stream, or other permanent water body.
- 2.3.2 Residential development adjacent to a waterbody shall utilize approved facilities in accordance with the Private Sewage Disposal System Regulations.
- 2.3.3 The Development Authority shall consider the potential risk of groundwater contamination when reviewing proposed developments and refuse to approve any proposed development where in the opinion of the Development Authority there is a risk of groundwater contamination. The Development Authority may require the developer to have a water study undertaken by a qualified professional to determine the potential risk of groundwater contamination and require compliance with the recommendations or finding of such study as a condition of approval of any Development Permit.

Flood Hazard

- 2.3.4 Where the Development Authority suspects a flood hazard may exist, but no floodway or flood fringe have been identified, the Development Authority may require the applicant to undertake technical studies with the services of a qualified professional to delineate the floodway and flood fringe of the design flood and impose conditions of approval in accordance with such studies. Without limitation to the foregoing the Development Authority may refuse to approve an application for a proposed development if, in the opinion of the Development Authority, there is a flood hazard or floodproofing that cannot be adequately mitigated by conditions of approval.

Floodway

The following applies to lands identified in a technical study undertaken in accordance with **subsection 2.3.4:**

- 2.3.5 Except for utilities, no new buildings or outdoor storage shall be allowed in the floodway.
- 2.3.6 Excepting flood mitigation infrastructure, no alterations shall be made to a floodway.
- 2.3.7 No structures shall be constructed in, on, or under a floodway, unless, in the opinion of the Development Authority, there will be no obstruction to floodwaters and no detrimental effect on the hydrological system or water quality, including the natural interface of the riparian and aquatic habitat. Such structures include, but are not limited to, riprap, berms, fences, walls, gates, patios, docks or decks.

Flood Fringe

The following applies to lands identified in a technical study undertaken in accordance with **subsection 2.3.4:**

- 2.3.8 All electrical, heating, air conditioning and other mechanical equipment shall be located at or above the design flood level.
- 2.3.9 All buildings shall be designed and constructed with the ground floor elevation at or above the design flood level.
- 2.3.10 The requirements of **subsection 2.3.9** are encouraged, but not required, in the following situations:
- (a) construction of an accessory building, provided that the accessory building is not an accessory dwelling unit;
 - (b) attached garages, where work is conducted in accordance with the recommendations of the Alberta Building Code STANDATA relating to flood mitigation;
 - (c) renovations and repairs to an existing building; and
 - (d) where the Development Authority deems it unreasonable to meet the requirements due to site specific constraints and where work is conducted in accordance with the recommendations of the Alberta Building Code STANDATA relating to flood mitigation.
- 2.3.11 Notwithstanding **subsection 2.3.10**, basements or an addition to a building below the design flood level shall not be allowed.

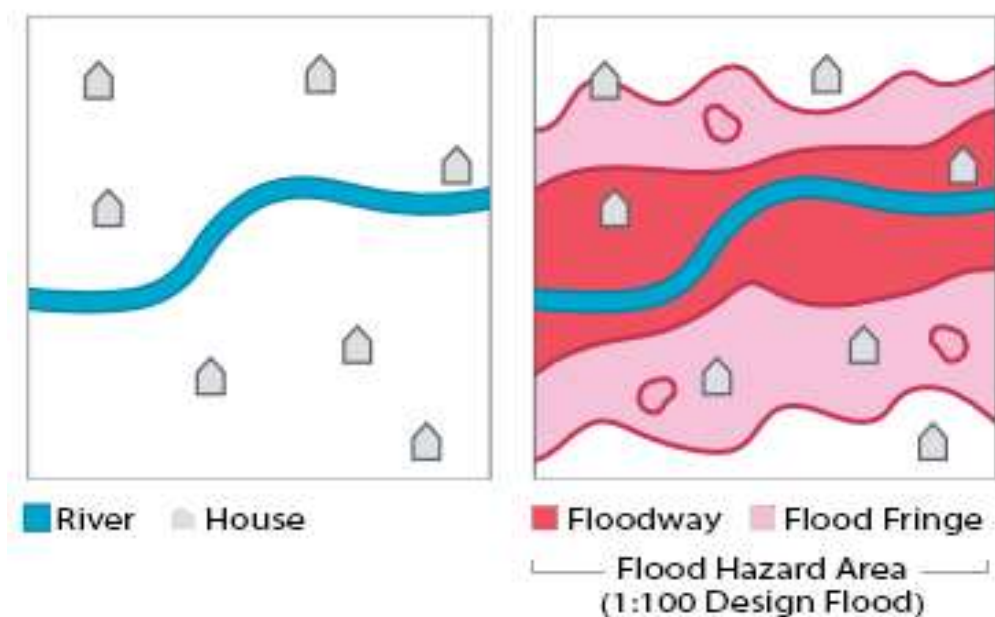


Figure 2: Provincially Defined Flood Areas

2.4 RELOCATED DWELLINGS OR BUILDINGS

- 2.4.1 Where a Development Permit has been approved for a relocated dwelling or relocated building the Development Authority:
- (a) may require as a prior to release condition, that the applicant provide a performance bond or a letter of credit in an amount up to the amount of the estimated cost of the on-site renovations and finishing required to ensure completion of any remediation or renovations set out as a condition of approval of the permit; and
 - (b) shall require as a prior to release condition that the applicant provide proof of insurance for the duration of the project, the insurance policy for which shall not be less than 12 months.
- 2.4.2 All remediation work and renovations to relocated buildings are to be completed within 12 months of the issuance of the Development Permit, unless otherwise stated on the Development Permit.
- 2.4.3 Prior to approving a Development Permit for a relocated building, the Development Authority may obtain written comments from adjacent landowners within a minimum of 60m (200ft).
- 2.4.4 The Development Authority may request an application to relocate a building or structure be accompanied by a recent photograph of the building/structure, and wherever possible the Development Officer may inspect the building/structure.

2.5 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- 2.5.1 No person shall keep or permit in any part of a front yard, side yard or rear yard in the H –

Hamlet district or GCR – Grouped Country Residential district:

- (a) any unregistered, dismantled, inoperable or wrecked vehicle for more than 14 successive days;
- (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; or
- (c) any excavation, storage or piling up of material unless a permit has been obtained for such use of the land.

2.5.2 The following shall apply in all land use districts:

- (a) outdoor storage of goods, materials or equipment outside of a building shall require a Development Permit unless the Development Authority has deemed the storage to be integral to another use that has been approved or that does not require a Development Permit;
- (b) where a Development Permit is required, outdoor storage areas may be required to be screened from view by means of fencing, shrubbery, trees and other landscaping to the satisfaction of the Development Authority; and
- (c) outdoor storage areas shall be located, developed and maintained in a neat and orderly manner.

2.6 PROJECTIONS INTO SETBACKS

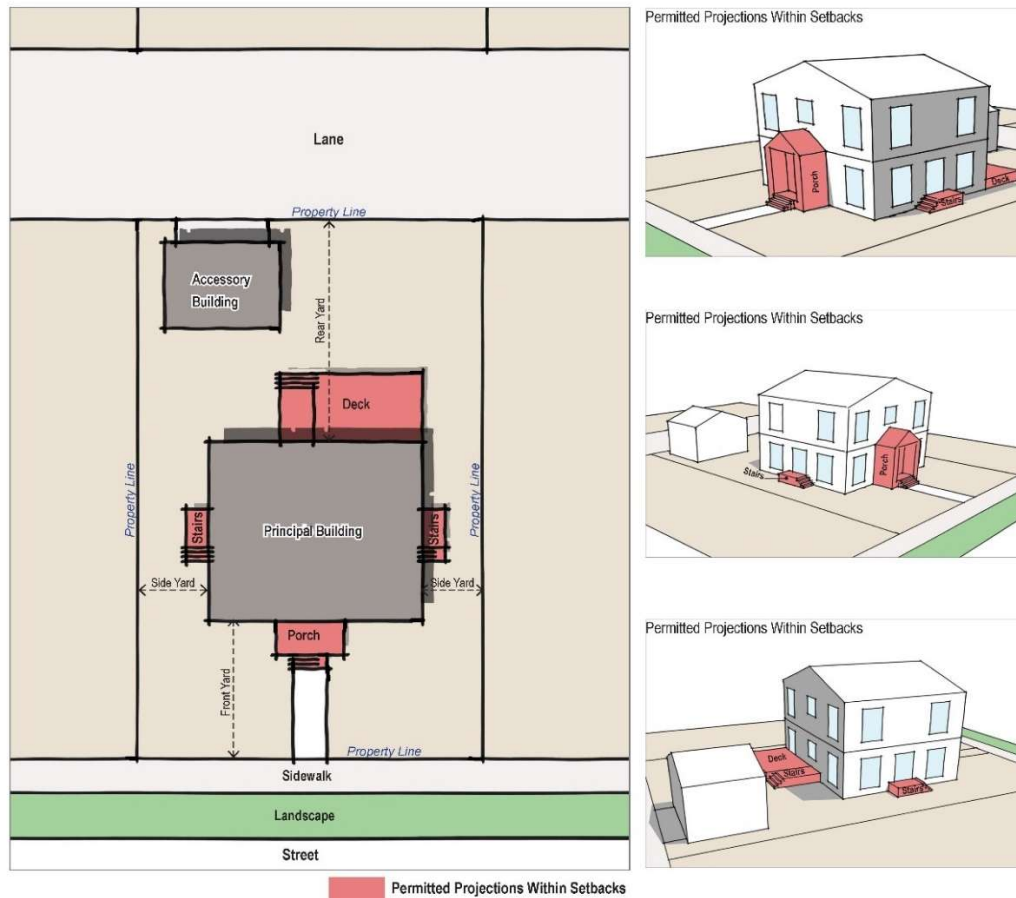


Figure 3: Permitted Projections

2.6.1 The following applies in the H – Hamlet district within front yards:

- (a) eaves, balconies, porches, bay windows, shade projections, chimneys, un-enclosed decks and any other un-enclosed projections may project a maximum of 0.6m (2ft) over or onto a required front yard.
- (b) un-enclosed steps and landings may project a maximum of 1.8m (6ft) over or onto a required front yard.

2.6.2 The following applies in the H – Hamlet district within side yards:

- (a) eaves, shade projections and chimneys, may project a distance not exceeding one-half of the minimum side yard requirement for the lot.
- (b) un-enclosed steps and landings shall be at grade to a side entrance and may project onto the entire required side yard. Un-enclosed steps and landings above grade shall be at the discretion of the Development Authority.

- (c) residential buildings with a side entrance requiring a side yard relaxation and/or having projections as described above shall maintain one side yard with no relaxation or projection except for eaves.

2.6.3 The following applies in the H – Hamlet district within rear yards:

- (a) eaves, balconies, bay windows, shade projections, chimneys, un-enclosed decks, and un-enclosed steps may project a maximum of 1.5m (4.9ft) over or onto a required rear yard.

2.7 DWELLING UNITS ON A PARCEL

2.7.1 No person shall construct or locate, or cause to be constructed or located, more than one dwelling unit on a parcel unless:

- (a) the land use district allows a higher number of dwelling units per parcel, and
- (b) a Development Permit has been issued to permit more than one dwelling unit on a parcel.

2.8 CORNER VISIBILITY TRIANGLE SETBACK

2.8.1 In the H – Hamlet district, on a corner parcel, nothing shall be erected, placed, planted or allowed to grow in a manner which may restrict traffic visibility at street intersections, between 0.9m (3ft) and 3m (10ft) above the centre line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 6.1m (20ft) from the point of intersection. See **Figure 4: Corner Visibility Triangle** below.

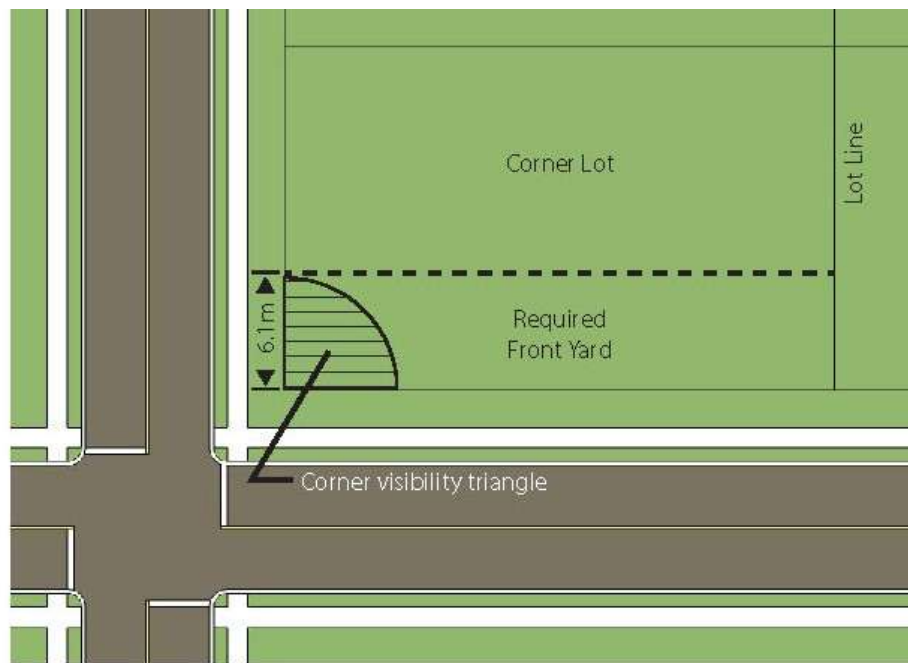
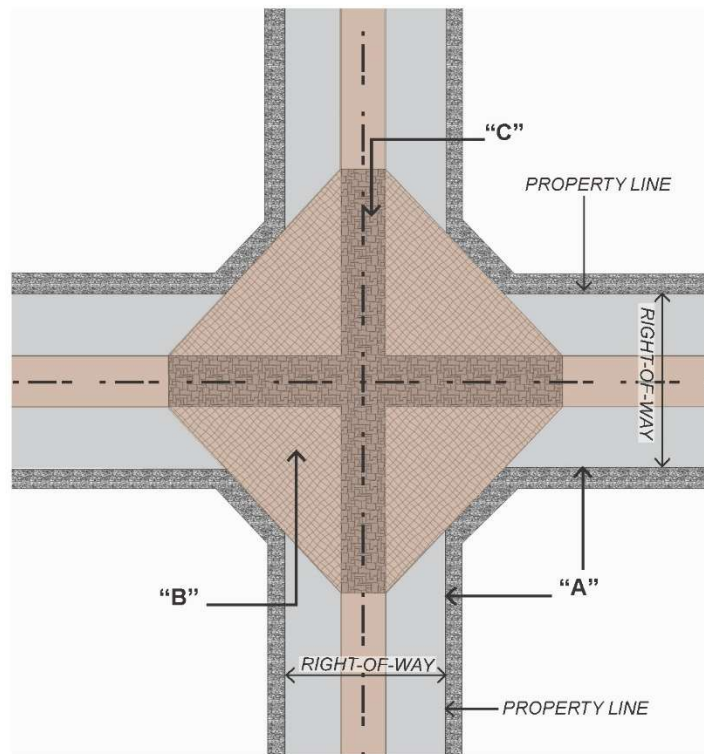


Figure 4: Corner Visibility Triangle

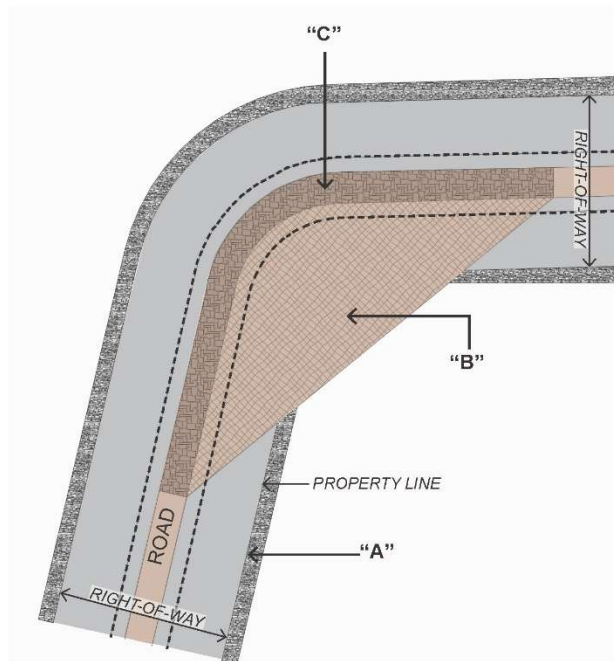
2.9 DEVELOPMENT ADJACENT TO RURAL MUNICIPAL ROADS & INTERSECTIONS (EXCLUDING HAMLETS)

- 2.9.1 For parcels not in the H – Hamlet district, the minimum setback for structures and developments (including shelterbelts and dugouts) shall be:
- (a) 30.48m (100ft) from the right-of-way of all municipal roads (see **Figure 5: Development restrictions near an intersection of two rural roads**), or
 - (b) As required by Alberta Transportation and Economic Corridors in the case of provincial highways.
- 2.9.2 Notwithstanding the above, shelterbelts at farmsteads shall require a setback distance at the discretion of the Development Authority.
- 2.9.3 Vehicle access to municipal roads shall not be permitted within 91.44m (300ft) of intersections (see **Figure 5: Development restrictions near an intersection of two rural roads**).
- 2.9.4 Development shall be restricted near roads which have a radius of curvature less than 853.44m (2800ft) in accordance with **Figure 6: Development restrictions near roads with a radius of curvature less than 853.44m**.
- 2.9.5 Road approaches shall be constructed where sightlines are at least 182.88m (600ft) in either direction.
- 2.9.6 For transportation-related developments, which require close proximity to a road, such as weigh scales or truck filling stations, the Development Authority may relax **subsections 1 to 5** above.
- 2.9.7 The Development Authority and/or Special Areas Board may limit the number of accesses in a quarter section and may require joint accesses.
- 2.9.8 To ensure development is logical, orderly, and considers future development opportunities, the Development Authority may require as a condition of a Development Permit or prior to the issuance of a Development Permit:
- (a) the dedication of a road right-of-way or service road;
 - (b) the submission of a statutory plan, such as an Area Structure Plan (ASP) or Area Redevelopment Plan (ARP); or
 - (c) the submission of a non-statutory plan, such as a Master Site Plan.



"A"	Setback for Development 30.48m (100ft) from Roadway Right-of-Way
"B"	No buildings, fences, trees or similar obstructions to visibility more than 1m (3.3ft) above road grade to be located in this area.
"C"	No vehicle access in this area 91.44m (300ft).

Figure 5: Development restrictions near an intersection of two rural roads.



"A"	Setback for Development 30.48m (100ft) from Roadway Right-of-Way
"B"	No buildings, fences, trees or similar obstructions to visibility more than 1m (3.3ft) above road grade to be located in this area.
"C"	No vehicle access in this area.

Figure 6: Development restrictions near roads with a radius of curvature less than 853.44m.

2.10 CORNER PARCELS

- 2.10.1 The parcel lines and yards of corner parcels shall be determined by the following (**Figure 7: Corner Parcel and Reverse Corner**):
- (a) the front parcel line of a corner parcel is the shortest parcel line abutting a road;
 - (b) the exterior side parcel line of a corner parcel is the longest parcel line abutting a road;
 - (c) the interior side parcel line of a corner parcel is the longest parcel line abutting a parcel; and
 - (d) the rear parcel line of a corner parcel is the shortest parcel line abutting a parcel or lane.
- 2.10.2 Notwithstanding **2.10.1** above or anything else in this Order, the Development Authority may determine a corner parcel to be a reverse corner parcel (**Figure 7: Corner Parcel and Reverse Corner**).
- 2.10.3 The Development Authority shall determine the front, rear and side yards of a reverse corner parcel by taking into account:
- (a) the general pattern and location of existing buildings on adjacent parcels;

- (b) the size and geometry of the corner parcel;
- (c) the ability to create sufficient privacy on the parcel and privacy for adjacent parcels;
- (d) ensure safe traffic movement at the intersection, considering the primary flow of traffic and access to the parcel; and
- (e) the general aesthetics, considering the location and height of fencing and hedges.

2.10.4 For parcels other than corner parcels which have frontage on two roads, or for parcels which are not rectangular in shape, the Development Authority shall determine the yard designations.

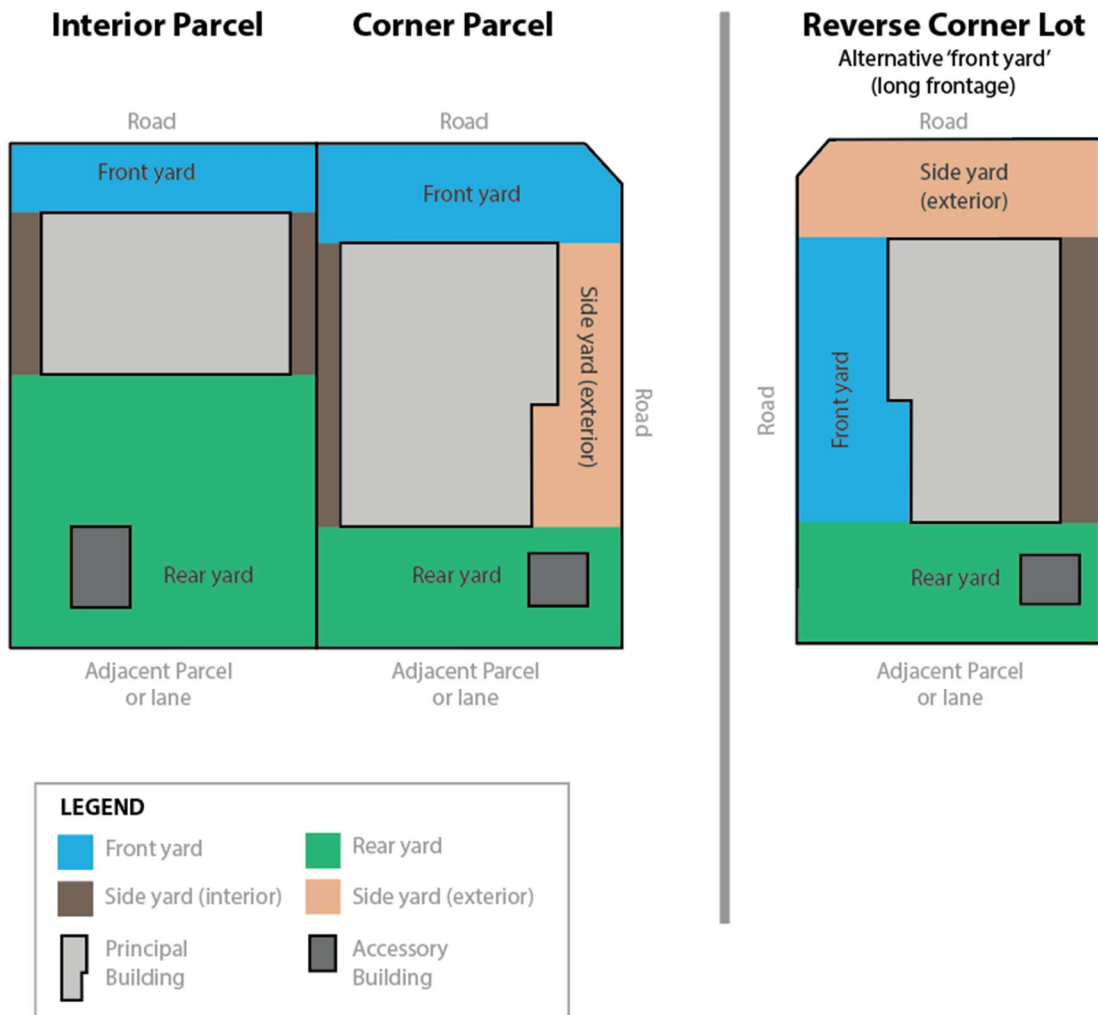


Figure 7: Corner Parcel and Reverse Corner Parcel

2.11 SINGLE LOT SUBDIVISION

2.11.1 Prior to rendering a decision on a subdivision application proposing to create one additional parcel, the Subdivision Authority may, at their own discretion require:

- (a) the dedication of a road allowance; and/or
- (b) the subdivision be within a Comprehensively Planned Area (e.g. ASP or ARP); and/or
- (c) the submission of a Master Site Plan to ensure future subdivision and development applications will be compliant with this Land Use Order.

Comprehensively Planned Area	means areas of the municipality that are guided by a comprehensive plan such as an Area Structure Plan or Area Redevelopment Plan in accordance with provisions of the <i>Act</i> .
Master Site Plan	means a plan that provides design guidance for the development of a large area of land. The purpose of the Master Site Plan is to prove that future phases of development can occur in compliance with this Land Use Order and other applicable municipal standards, but does not constitute an approval, endorsement, permit, or guarantee of such for future phases.

2.12 MULTI-LOT SUBDIVISION & AREA PLANNING

2.12.1 The Municipality may require multi-lot subdivisions that proposes to create between two and four new parcels be within a Comprehensively Planned Area (e.g., ASP or ARP) prior to rendering a decision on a subdivision application.

2.12.2 The Municipality shall require multi-lot subdivisions that propose to create five or more new parcels be within a Comprehensively Planned Area (e.g., ASP or ARP) prior to rendering a decision on a subdivision application.

2.12.3 An Area Structure Plan or Area Redevelopment Plan for a Comprehensively Planned Area shall consider the following:

- (a) the phasing of development;
- (b) the size and number of parcels proposed;
- (c) the installation and construction of roads and utilities;
- (d) the types of uses to be contained on the site, with particular specificity provided in the case of any use involving the storage and/or transportation of explosives;
- (e) potential impacts on adjacent land uses, and proposed measures to reduce those impacts;
- (f) any applicable provincial and federal regulations (i.e. Private Sewage Disposal Regulation, Explosives Act and Regulations);
- (g) the environmental suitability of the site with particular consideration to soils, slopes, drainage and any hazard lands; and,
- (h) any other matters the Subdivision Authority considers necessary.

2.13 RESIDENTIAL DEVELOPMENT

2.13.1 Where industrial, commercial, or other uses with the potential for off-site impacts have been approved by the Municipality or other government agencies then residential development proposed in close proximity shall be required to sign the **Country Residential Declaration** and may require as a condition of approval that the Country Residential Declaration be registered on title.

2.13.2 The following minimum floor areas shall apply in all districts:

Use	Minimum Floor Area per Dwelling Unit
(a) Dwelling, Detached	65.03m ² (700sqft)
(b) Dwelling, Duplex	65.03m ² (700sqft)
(c) Dwelling, Ground-Oriented Multi-Unit	65.03m ² (700sqft)
(d) Dwelling, Apartment	65.03m ² (700sqft)
(e) Dwelling, Secondary Suite	38.0m ² (400sqft)
(f) Dwelling, Tiny Home	27.87m ² (300sqft)
(g) All other dwelling types	At the discretion of the Development Authority

3

Section 3

Specific Use Regulations

3 Specific Use Regulations

This section of the Land Use Order contains regulations for specific land uses outlined below.

3.1	Accessory Buildings, Structures and Uses	3.14	Manufactured Homes
3.2	Cannabis Regulations	3.15	Natural Resource Extraction and Processing Facilities
3.3	Communication Towers	3.16	Parking
3.4	Data Centres	3.17	Screening, garbage and waste storage
3.5	Daycare Centre	3.18	Secondary Suites
3.6	Development in Proximity to Airports and Private Airstrips	3.19	Shipping Containers
3.7	Farm Animal Units	3.20	Signs
3.8	Fences, Hedges And Screening	3.21	Solar Energy Systems -
3.9	Home Occupations	3.22	Solar Energy System - Microgeneration Solar Energy System -
3.10	Industrial & Commercial Development	3.23	Tiny Homes
3.11	Industrial Work Camps	3.24	Waste Management Facilities (Private Landfills)
3.12	Loading	3.25	WECS – Commercial
3.13	Manufactured Home Park	3.26	WECS – MICROGENERATION

3.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

- 3.1.1 No accessory building shall be used as a dwelling unit unless the building meets the requirements of the *Safety Codes Act* and a Development Permit for a dwelling unit, or other dwelling type, has been issued for the building.
- 3.1.2 A structure which is attached to the principal building by a roof, floor, or foundation is not an accessory building, it is considered part of the principal building and shall comply with all requirements applicable to the principal building.
- 3.1.3 An accessory building, structure, or use shall be located at least 1.00m (3.3ft) from any principal building.

3.1.1 BATTERY ENERGY STORAGE SYSTEMS (BESS)

Off-Site Battery Energy Storage:

- (a) In addition to the Development Permit requirements stated in this Order, applications for an Off-Site Battery Energy Storage shall include a copy of the application and approval from the Alberta Utilities Commission (AUC).
- (b) Minimum setback requirements for an Off-site Battery Energy Storage shall adhere to the following:
 - i. setbacks from any provincial highway shall be as per Alberta Transportation and Economic Corridors.
 - ii. setbacks from any municipal road allowance shall be 30.48m (100ft).
 - iii. Where no road allowance is located between property lines where both parcels are included in the same Off-Site Battery Energy Storage project, no setback is required.
 - iv. Where the adjacent parcel is not included in the Off-Site BESS project, the development shall be required to meet the applicable noise requirements set out in Alberta Utilities Commission (AUC) Rule 012: Noise Control.
 - v. An Off-Site BESS setback from existing habitable dwellings shall be a minimum of 800m (2625 ft.).
 - i. Minimum setback requirements in subsection 2 (e) may be reduced by the Development Authority upon consideration of a written agreement of the affected landowner, and under the following conditions:
 - 1. If a lesser distance is agreed to by the owner of the affected parcel or dwelling, the minimum setback shall not be less than the setback permitted under AUC regulations and approved by the AUC for the specific project.
 - 2. Any agreement between the owner of the affected parcel and the developer shall be submitted as an attachment to the Development Permit.
 - 3. An agreement in a form satisfactory to the Development Authority may be required to be registered on the land title of

the affected property as a condition of approval of any Development Permit.

- (c) An application for an Off-Site Battery Energy Storage must be accompanied by an Emergency Response Plan completed to the satisfaction of the Special Areas Board Regional Fire Chief.

On-site Battery Energy Storage

- (a) In addition to the Development Permit requirements stated in this Order, applications for an On-Site Battery Energy Storage System – Large, shall include a copy of the application and approval from the Alberta Utilities Commission (AUC).
- (b) An On-Site Battery Energy Storage – Large must comply with all other municipal, provincial, and federal regulations and legislation (e.g. the Hydro and Electric Energy Regulation).
- (c) An application for an On-Site Battery Energy Storage – Large must be accompanied by an Emergency Response Plan completed to the satisfaction of the Special Areas Board Regional Fire Chief.

3.2 CANNABIS REGULATIONS

- 3.2.1 Cannabis retail sales shall comply with all municipal, provincial and federal regulations.
- 3.2.2 Cannabis production facilities shall comply with all municipal, provincial, and federal regulations.
Any application for a cannabis café will require an amendment to this Order.

3.3 COMMUNICATION TOWERS

- 3.3.1 A Development Permit is not required for communication towers since Innovation, Science and Economic Development (ISED) Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers. In making its decision regarding the communication tower and related facilities, ISED Canada considers the following:
 - (a) the input provided by the municipal authority approving;
 - (b) compliance with Transport Canada’s painting and lighting requirements for aeronautical safety;
 - (c) Health Canada’s safety guidelines respecting limits of exposure to radio frequency fields; and
 - (d) if an environmental impact assessment is required in order to comply with the *Canadian Environmental Assessment Act*.
- 3.3.2 At the time of an application to ISED Canada for a communication tower, the Special Areas Board may provide input in accordance with ISED Canada’s process.

3.4 DATA CENTRE

- 3.4.1 As per **Section 5 Definitions**, for the purposes of this Land Use Order, Data Centres are divided into two categories:
- (a) Data Centre – Type 1 Stand-Alone; and
 - (b) Data Centre – Type 2 Grid.
- 3.4.2 A Development Permit application for a Data Centre – Type 1 Stand-Alone or Data Centre – Type 2 Grid shall provide the following information in addition to other Development Permit requirements stated in this Order:
- (a) details pertaining to the power source for the data centre, including the size, frequency of use, and modeled noise at the property line of any generator(s) or stand-alone power source used in the development;
 - (b) location of any adjacent or nearby land uses, including agricultural operations, residential dwellings, commercial uses, or educational/institutional uses within 750m (2461ft) of the operating area of the data centre;
 - (c) details on the hours of operation, number of employees, and security provisions for the site; and
 - (d) details pertaining to the mitigation of anticipated impacts (e.g. berming or screening to mitigate visual and noise impacts).
- 3.4.3 Prior to rendering a decision on a Development Permit application for a Data Centre – Type 1 Stand-Alone or a Data Centre – Type 2 Grid the Development Authority shall consider:
- (a) the expected or modeled noise volume from the development measured or modeled at the property line;
 - (b) the distance to any nearby residential dwelling(s) or other impacted businesses or land uses;
 - (c) use of screening and/or landscaping to mitigate impacts to adjacent property; and
 - (d) any other anticipated impacts, including vibration and smells.
- 3.4.4 Minimum setback requirements for Data Centre – Type 1 Stand-Alone or a Data Centre – Type 2 Grid shall adhere to the following:
- (a) setbacks from any provincial highway shall be as per Alberta Transportation and Economic Corridors.
 - (b) setbacks from any municipal road allowance shall be a minimum of 30.48m (100ft).
 - (c) the modeled sound level shall not exceed 45 dBA at the property line of the development.
 - i. Minimum setback requirement for modeled sound levels referred to in **subsection 3.4.4 (c)** above may be reduced by the Development Authority upon consideration of a written agreement of the affected landowner. Any agreement between the owner of the affected parcel and the developer shall be submitted as an attachment to the Development Permit application. An agreement in a form satisfactory to the Development Authority may be required to be registered on the

land title of the affected property as a condition of any Development Permit that is issued.

3.5 DAYCARE CENTRE

- 3.5.1 Prior to rendering a decision on a Development Permit application for a daycare centre, the Development Authority shall consider:
- (a) potential traffic generation;
 - (b) proximity to a park or other open or recreation areas;
 - (c) isolation of the proposed site from other residential uses;
 - (d) buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of their properties by nearby residents;
 - (e) consistency in terms of intensity of use with other development in the area; and
 - (f) any other matter the Development Authority considers relevant to the application.
- 3.5.2 All daycare centres must adhere to the applicable provincial legislation.

3.6 DEVELOPMENT IN PROXIMITY TO AIRPORTS AND PRIVATE AIRSTRIPS

- 3.6.1 Transport Canada / NAV Canada maintains the federal jurisdiction for all airport/ airstrip related development. The local Development Authority does not have jurisdiction to consider an application for airports/ airstrips.
- 3.6.2 Where a development is proposed within 1000m (3280ft) of the boundary of a known and recognized airport, aerodrome, or airstrip, the Development Authority shall refer the proposal to Transport Canada / NAV Canada for an opinion.
- 3.6.3 If in the opinion of Transport Canada / NAV Canada, the proposed development would conflict with flight operations, the Development Authority may refuse the application or may require the application be amended, or conditions imposed on the Development Permit to reduce the conflict.

3.7 FARM ANIMAL UNITS

- 3.7.1 Farm animals regulations shall be as follows:
- (a) Within the A – Agricultural district no Development Permit shall be required for farm animals and the following farm animals regulations stated below shall not apply.
 - (b) Within any district that is not the A – Agricultural district the following regulations for farm animals apply:
 - i. One farm animal unit is permitted for every 0.81ha (2ac) of land contained within a parcel. The maximum number of farm animal units permitted shall be calculated in accordance with the total amount of hectares fenced and dedicated to animal uses on the parcel. Where the total number of calculated animal units is not a round number, the number shall be rounded up to the nearest round number.
 - ii. The total number shall not exceed 10 farm animal units on any given parcel.

- iii. Farm animal types and the number of animals that equate to one farm animal unit shall be established in accordance with **Table 1: Farm Animal Units**.

Category of Animal	Number of Animals that Equate to One Farm Animal Unit
Cow	1
Horse	1
Mule	1
Donkey	1
Bison	1
Swine	1
Poultry (chicken, turkeys, ducks, geese)	20
Sheep / Goats	4
Other	As per Development Authority

Table 1: Farm Animal Units

3.8 FENCES, HEDGES AND SCREENING

- 3.8.1 In the H – Hamlet district on a parcel with a residential use as the principal use, the maximum height above grade of a fence located within a yard shall be in accordance with **Table 2: Maximum Fence Height in a Residential Yard**. Livestock wire fences are exempt from these requirements.

Yard	Maximum Fence Height From Grade
Rear	1.8 m (6ft)
Interior side	1.8 m (6ft)
Front	1.0 m (3.3ft)
Exterior Side	1.2 m (4ft)

Table 2: Maximum Fence Height in a Residential Yard

- 3.8.2 On a corner parcel within the corner visibility triangle setback as regulated in **subsection 2.8 Corner Visibility Triangle Setback**, hedges and trees shall be planted and trimmed to a maximum of 1m (3.3ft) in height to ensure public safety and/or good visibility for traffic and pedestrian purposes. Livestock wire fences are exempt from these requirements.
- 3.8.3 Materials used to construct fences may be wood, brick, stone or concrete, or metal and shall be aesthetically acceptable and in general conformity with adjacent properties. Livestock wire fences are exempt from these requirements.

3.9 HOME OCCUPATIONS

- 3.9.1 As per **subsection 1.10 Development – Permit Not Required**, a home occupation – Phone & Desk that meets all the requirements in **Table 3: Home Occupation Requirements**, does not require a Development Permit.

3.9.2 Where a home occupation does not meet the requirements of a home occupation – Phone & Desk in this Order and therefore requires a Development Permit, the Development Authority shall determine whether it is a home occupation – minor or home occupation – major based on the definitions provided in **Section 5 Definitions** this Order.

3.9.3 Home occupation – minor or home occupation – major shall be regulated in accordance with **Table 3: Home Occupation Requirements.**

Requirement	Home Occupation Classifications		
	Phone & Desk	Minor	Major
(a) Development Permit required?	No	Only in H – Hamlet district	Yes
(b) Annual business licence required?	No	No	No
(c) Use of accessory building?	No	Yes	Yes
(d) On-premises sales or customer visits?	No	Max. 10 per week	Max. 20 per week
(e) Commercial deliveries allowed?	No	No	Yes
(f) On-site storage of commercial vehicles?	No	No	Max. 2
(g) Food prepared and/or sold on site?	No	No	Yes
(h) Off-site employees? (persons not living in the dwelling unit)	No	Yes	Yes
(i) Outdoor storage or display of materials, commodities or finished products related to the use?	No	No	Yes
(j) On-site advertising?	No	one non-illuminated sign or name plate not exceeding 2.97m ² (32sqft)	

Table 3: Home Occupation Requirements

3.9.4 The Development Authority may issue a temporary Development Permit for a home occupation – minor or home occupation – major (e.g. one year). Where a temporary Development Permit has been issued an applicant may seek renewal for a home occupation permit.

3.9.5 To mitigate impacts to neighbouring properties the Development Authority may place conditions on a Development Permit for a home occupation – minor or home occupation – major to regulate:

- (a) the location, scale and visibility of outdoor storage areas to ensure the residential and/or agricultural character of the area is maintained, and the proposed development does not negatively impact neighbouring properties;
- (b) the hours of operation of the business;

- (c) the number of off-site employees;
- (d) the size and location of parking areas;
- (e) on-site advertising;
- (f) the number, size, location, and visibility of commercial vehicles allowed to be stored on-site; and
- (g) to mitigate impacts of noise, dust, traffic, or vibrations.

3.10 INDUSTRIAL & COMMERCIAL DEVELOPMENT

- 3.10.1 Industrial or commercial uses relating to the storage, rental, sale, or repair of large/ heavy vehicles and equipment:
- (a) shall be kept in an orderly and well-maintained state, and
 - (b) shall have good access to well-developed local roads or provincial highways.
- 3.10.2 The Development Authority may place conditions on a Development Permit for industrial or commercial uses to minimize impacts due to noise, odour, dust, unsightliness of stored materials, or vibrations.

3.11 INDUSTRIAL WORK CAMPS

- 3.11.1 A permanent or temporary Development Permit for an industrial work camp may be issued by the Development Authority.
- (a) Prior to the expiration of a temporary Development Permit for an industrial work camp an applicant may apply for a continuance of the use for an additional period of up to 24 months at the discretion of the Development Authority.
- 3.11.2 In addition to other requirements in this Order pertaining to industrial work camps, a permanent Development Permit for an industrial work camp may be considered by the Development Authority under the following conditions:
- (a) the site is suitable for the long-term use as an industrial work camp, including adequate transportation access, minimal impacts to neighbouring properties, and sufficient servicing (water, sewer, drainage); and
 - (b) the site or adjacent lands are not designated by the Municipality for another type(s) of future development that would be incompatible with an industrial work camp.
- 3.11.3 An application for a Development Permit for an industrial work camp must provide the following information:
- (a) the location, type, and purpose of the industrial work camp;
 - (b) description of adjacent land uses, including the location and distance to any dwelling unit within 500m (1640ft);
 - (c) the method of supplying water, sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the current Alberta Private Sewage Systems Standard of Practice 2021 and be to the satisfaction of the health authority;

- (d) the number of persons proposed to reside in the industrial work camp;
- (e) demonstrate approval from Alberta Environment and Protected Areas if the industrial work camp is located on Crown Land;
- (f) the start date of the development, date of occupancy, and removal date of the industrial work camp;
- (g) reclamation measures once the industrial work camp is no longer needed; and
- (h) post security with the Municipality with sufficient time to remove and reclaim the site if the industrial work camp remains on the site after the project is either completed or if work has stopped to the extent that the Development Authority no longer feels the industrial work camp is relevant to the project, or to reclaim the site if required after the industrial work camp has been removed from the site.

3.11.4 All applications for an industrial work camp shall comply with the following:

- (a) shall be an accessory development to an approved industrial or commercial development for construction employees and located within close proximity of the site of industrial or commercial development;
- (b) all required access provisions shall be provided to the satisfaction of the Development Authority at the sole cost of the developer; and
- (c) the applicant shall guarantee that the industrial work camp will be removed, and the site returned to its original condition.

3.12 LOADING

3.12.1 For commercial, industrial, or other non-residential developments, the Development Authority may require adequate dedicated loading space(s) that:

- (a) cause no interference with traffic on the adjoining or abutting streets or lanes during vehicular backing and/or turning movements; and
- (b) is a sufficient size and dimension to accommodate delivery vehicles.

3.13 MANUFACTURED HOME PARK

3.13.1 All applicants for a new manufactured home park or existing manufactured home park proposed to be redeveloped shall provide a site plan and comprehensive Development Permit application which shall detail the following to the satisfaction of the Development Authority:

- (a) minimum separation distances between buildings;
- (b) total parcel size and manufactured home pad size(s);
- (c) servicing strategy for water, sewer and storm;
- (d) storage and common amenity areas;
- (e) vehicle and pedestrian circulation routes;
- (f) parking areas;
- (g) landscaping of common areas;

- (h) screening and fencing;
 - (i) internal addressing system; and
 - (j) any other matter the Development Authority considers necessary to assess the application.
- 3.13.2 Where a manufactured home park is listed as a permitted or discretionary use, the following regulations shall apply:
 - (a) no on-street parking shall be permitted within the manufactured home park. All parking stalls shall be provided per **subsection 3.16 Parking**.
 - (b) visitor parking shall be provided pursuant to **subsection 3.16 Parking** and be dispersed throughout the park with signage.
- 3.13.3 All roads in a manufactured home park shall be:
 - (a) well drained and maintained to the satisfaction of the Municipality.
 - (b) be least 10.06m (33ft) in width; and
 - (c) constructed to standards that are satisfactory to the Municipal Planning Commission.
- 3.13.4 Internal pedestrian pathways shall have a minimum width of 1m (3.3ft) and be surfaced to the satisfaction of the Development Authority.
- 3.13.5 Not less than 5% of the gross site area of a manufactured home park shall be devoted to outdoor amenity space and recreational uses in a convenient and accessible location to residents. This outdoor amenity space shall be landscaped to the satisfaction of the Municipal Planning Commission within one year of the start of construction of the manufactured home park.
- 3.13.6 All setbacks from property lines will adhere to the setbacks required in the applicable land use district.
- 3.13.7 Separation distances between buildings, including manufactured homes, within the manufactured home park shall be a minimum of 3m (9.8ft).
- 3.13.8 A screened storage compound shall be provided within the manufactured home park for trucks, campers, travel trailers, snowmobiles, boats, etc. to the satisfaction of the Development Authority.
- 3.13.9 All manufactured home park lots within a manufactured home park shall be clearly defined on the ground by permanent flush stakes or markers with a lot number or other address system.
- 3.13.10 A maximum of one identification sign at each entrance to the manufactured home park is required:
 - (a) not exceeding an area of 3m² (32sqft); and
 - (b) not exceeding a height of 1.8m (6ft).

3.14 MANUFACTURED HOMES

- 3.14.1 Manufactured homes shall have a permanent foundation adhering to the *Safety Codes Act*.
- 3.14.2 The undercarriage of each manufactured home shall be completely screened from view by the

foundation or by skirting within 30 days of placement of the manufactured home.

- 3.14.3 All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory prefabricated units or of a quality equivalent thereto, so that design and construction will complement the manufactured home. Additions to a manufactured home shall have a foundation and skirting equivalent to that of the manufactured home.
- 3.14.4 All manufactured homes shall be provided with steps and landings to all entrances within 30 days of their placement.
- 3.14.5 Manufactured homes constructed more than 15 years prior to the date of the Development Permit application may be permitted only subject to the following:
 - (a) that the applicant provide proof of age of the home; and
 - (b) the home is deemed to be in good condition by the Development Authority based on evidence, such as:
 - i. photographs,
 - ii. an inspection report by a qualified professional, and/or
 - iii. a documented site visit by a municipal employee.

3.15 NATURAL RESOURCE EXTRACTION AND PROCESSING FACILITIES

- 3.15.1 Natural resources extraction or processing facilities shall be located at least 304.80 m (1000 ft) from the nearest dwelling not occupied by the owner/operator of the natural resources extraction or processing facilities operation.
 - (a) If a Development Permit application requests a variance to locate a natural resources extraction or processing facility within 304.8m (1000ft) of a dwelling the application shall be referred to the owner of the affected dwelling prior to issuance of the permit, in order that the owner may comment on the proposal.
- 3.15.2 In addition to other Development Permit application requirements stated in this Order, the Development Authority may request any of the following to support an application for natural resources extraction or processing facility:
 - (a) a copy of any provincial approvals, including those for Code of Practice or pit registration with Alberta Environment and Protected Areas;
 - (b) an extraction phasing plan;
 - (c) information pertaining to the hours of operation during the day and months and/or days of operations during the year;
 - (d) an environmental or biophysical impact assessment;
 - (e) a plan to buffer the impacts to adjacent developments through the use of berms, screening or means of buffering;
 - (f) a traffic impact assessment; and
 - (g) a reclamation plan.
- 3.15.3 In addition to other conditions that may be permitted to be added to a Development Permit by this Order, the Development Authority may add conditions to any Development Permit

approval for natural resources extraction or processing facility to address the following:

- (a) limitations on the time of day or time of the year the use may operate to mitigate impacts to adjacent properties;
- (b) protection of environmental matters, including groundwater and surface water protection;
- (c) traffic safety, including a requirement for a Road Use Agreement; and
- (d) adjacent impacts from noise, dust, or vibrations.

3.15.4 Any application for a natural resources extraction or processing facility in a flood hazard area shall be referred to Alberta Environment and Protected Areas.

3.15.5 Road use/development agreements shall be required to ensure road conditions are not negatively affected by the traffic generated by natural resources extraction or processing facility and to provide dust control requirements.

3.16 PARKING

3.16.1 Parking shall be provided according with the following:

Use	Minimum number of parking stalls
a) Eating and Drinking Establishment	1 parking space per 10 seats
b) Drinking Establishment	1 parking space per 10 seats
c) Hotels & Motels	1 parking space per guest suite
d) Dwellings	1 parking space per dwelling unit.
e) Manufactured Home Park	1 parking stall per manufactured home lot; 1 visitor parking space per every 2 manufactured home lots.
f) Professional Office	1 parking stall per 74m ² (800sqft) of gross floor area
g) Retail & Service, general	1 parking stall per 74m ² (800sqft) of gross floor area
h) Personal Service	1 parking stall per 74m ² (800sqft) of gross floor area
i) Financial Institution	1 parking stall per 74m ² (800sqft) of gross floor area
j) Service, repair and equipment rental shop	1 parking stall per 74m ² (800sqft) of gross floor area
k) Educational Institution	High School or Post-Secondary – 4 parking stalls per classroom All others: 1 parking stall per classroom

l) Hospital	1 parking stall per 93m ² . (1000sqft) of gross floor area
m) Library	2 parking stalls per 93m ² (1000sqft) of gross floor area
n) Indoor Recreation Facility	1 parking stall per 10 seats
o) Places of worship	1 parking stall per 15 seats
p) All other uses	At the discretion of the Development Authority

3.16.2 For multiple use sites, parking requirements shall be based on the sum of the calculation of parking required for each individual use.

3.16.3 A parking space shall not be less than:

- (a) 14.86m² (160sqft) in area, and
- (b) shall not be less than 2.44m (8ft) wide.

3.16.4 Parking shall be located on the same site as the development and located and constructed to the standards of the Development Authority so that:

- (a) it is reasonably accessible to the vehicle intended to be accommodated; and
- (b) it can be properly maintained.

3.16.5 The Development Authority may reduce or waive parking requirements where:

- (a) the configuration of the building(s);
- (b) access requirements;
- (c) site dimensions; or
- (d) a parking study provided by the applicant/developer

are determined by the Development Authority to justify a variance is warranted.

3.17 SCREENING, GARBAGE AND WASTE STORAGE

3.17.1 Garbage and waste material shall:

- (a) be stored in weatherproof and animal proof containers; and
- (b) be screened from pedestrian pathways and public roads, excluding lanes.

3.17.2 The following shall be screened from adjacent parcels, public streets and pedestrian pathways to the satisfaction of the Development Authority:

- (a) outside storage areas;
- (b) shipping containers;
- (c) commercial developments abutting a residential parcel;
- (d) industrial developments abutting a residential parcel; and

- (e) parking areas for non-residential uses.

3.18 SECONDARY SUITES

- 3.18.1 A secondary suite dwelling unit may be developed only in a single-detached dwelling.
- 3.18.2 Only one secondary suite shall be allowed per principal dwelling.
- 3.18.3 Where a secondary suite is limited to the basement of a principal dwelling it may cover the entire basement area.
- 3.18.4 A secondary suite shall not be smaller than 38m² (400sqft) in total floor area.
- 3.18.5 One on-site parking stall shall be provided per secondary suite.
- 3.18.6 In the H – Hamlet district, if the secondary suite parking space is provided in the front yard, a minimum 30% of the front yard must remain as landscaped area.
- 3.18.7 A principal building containing a secondary suite may not be converted into condominiums; ownership of a property containing a secondary suite must be an undivided fee simple title.

3.19 SHIPPING CONTAINERS

- 3.19.1 A shipping container is considered an accessory building.
- 3.19.2 A shipping container may be used for temporary storage subject to the following conditions:
 - (a) the shipping container is only used during the construction of a building or development;
 - (b) all required permits have been obtained for construction of the building or development on the site; and
 - (c) the shipping container is removed within 15 days of the end of the construction period.
- 3.19.3 A shipping container used for permanent storage shall be subject to the following:
 - (a) **subsection 3.8 Fences, Hedges And Screening;**
 - (b) the Alberta Building Code and all legislation applicable to electrical and fire safety;
 - (c) the shipping container shall not be used for the housing of animals, storage of refuse, or for contaminated or hazardous material;
 - (d) the shipping container shall not be used as fencing, screening, or for advertising;
 - (e) the shipping container(s) shall not be stacked or otherwise raised on a structure; and
 - (f) the shipping container shall not occupy required off-street parking and/or loading spaces or interfere with the circulation of vehicles or pedestrians.

3.20 SIGNS

- 3.20.1 Except as stated in **subsection 1.10 Development – Permit Not Required**, no sign shall be erected on land or affixed to any exterior surface of a building or structure unless a Development Permit for this purpose has been issued by the Development Authority.

- 3.20.2 The area of a sign is determined by the perimeter of the sign. In the case of a sign comprised of individual letters or symbols, the area shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in computation of surface area.
- 3.20.3 No sign, billboard or sign structure shall be erected without the prior consent of the registered owner of the land in question.
- 3.20.4 No sign, billboard or sign structure shall be erected where it may interfere with, obstruct, or be confused with any authorized traffic sign, signal, or device.
- 3.20.5 No sign, billboard, or sign structure shall be erected adjacent to or within the prescribed distance of a provincial highway without prior approval of Alberta Transportation and Economic Corridors.
- 3.20.6 No sign or sign structure shall be erected on or affixed to public property without the prior written consent of the appropriate public body.
- 3.20.7 No sign or sign structure shall be erected where it may obstruct visibility of vehicular traffic.
- 3.20.8 All signs shall be designed and manufactured to a professional standard or quality equivalent thereto.
- 3.20.9 For signs requiring a Development Permit that are to be erected adjacent to an urban municipality, the Development Authority may require the sign to comply with the setback and design guidelines for signs in that urban municipality.
- 3.20.10 All signs and sign structures shall be kept in a safe, clean, and tidy condition and, if not so kept, may be required to be renovated or removed by the Municipality.
- 3.20.11 Within the H – Hamlet district the following separation distances between signs shall apply:
- (a) 9.14m (30ft) adjacent to a municipal road; or
 - (b) 100m (328ft) adjacent to a primary highway or as required by Alberta Transportation and Economic Corridors.
- 3.20.12 Within the H – Hamlet district signs projecting from a supporting building or attached to a building or structure may be permitted provided that:
- (a) a minimum height clearance of 2.74m (9ft) be provided from any sidewalk below;
 - (b) the signs shall not project above the roof by more than 0.91m (3ft);
 - (c) the total sign area does not exceed a ratio of 20% of the building face to which it is attached;
 - (d) the sign does not project within 0.61m (2ft) of the curb;
 - (e) the sign does not project more than 2m (6.5ft) from the face of the building; and
 - (f) the sign does not exceed 9.29m² (100sqft) in area.
- 3.20.13 Within the H – Hamlet district freestanding signs (directional, advertising or identification) may be permitted provided that:
- (a) the sign does not exceed 9.14m (30ft) in overall height;
 - (b) the maximum total sign area allowable is 13.94m² (150sqft);

- (c) the sign shall be a minimum of 6.1m (20ft) from a curb or 1.52m (5ft) from the property line;
 - (d) **subsection 3.20.10** is adhered to; and
 - (e) the sign does not impede pedestrian or vehicular traffic routes.
- 3.20.14 Within the H – Hamlet district signs installed on a roof shall not exceed 9.29m² (100sqft) and no portion of the sign shall extend beyond the periphery of the roof on which it is located.
- 3.20.15 Within the H – Hamlet district portable electronic signs (typically used for temporary construction or community advertising) may be permitted provided that:
- (a) maximum sign area shall not exceed 10.03m² (108sqft);
 - (b) maximum height shall not exceed 2.44m (8ft);
 - (c) the sign is not located in the corner visibility triangle;
 - (d) the lighting of a mobile sign does not adversely affect residential sites and/or traffic lights;
 - (e) all other relevant sign regulations in this Order are complied with; and
 - (f) a valid Development Permit has been obtained for signs to be in place for more than seven consecutive days;
- 3.20.16 Within the H – Hamlet district any sign which will overhang a sidewalk or public property, the owner of the sign shall:
- (a) indemnify and hold harmless the Municipality for any claim related to the construction and maintenance of the sign; and
 - (b) furnish a public liability insurance policy of such an amount satisfactory to the Municipality as co-insured.

3.21 SOLAR ENERGY SYSTEM - COMMERCIAL

- 3.21.1 A Solar Energy System – Commercial development application shall be considered in accordance with the following requirements:

Minimum Setback Requirements:

- (a) The minimum distance between a building or structure (also referred to as “setback”) associated with a Solar Energy System – Commercial and a property line shall be as follows:

(i) from any Provincial Highway:	As per Alberta Transportation
(ii) from any municipal road allowance:	30.48m (100ft)
(iii) where no road allowance is located between property lines and where both parcels are included within the Solar Energy System – Commercial project area	7.62m (25ft) or No setback required where: (i) both parcels contain solar infrastructure, and (ii) both landowners have provided

	written agreement to the location of the placement of the solar infrastructure.
(iv) where no road allowance is located between property lines and where one parcel is not included within the Solar Energy System – Commercial project area	7.62m (25ft)

- (b) The Development Authority may consider a reduction to the minimum setback requirements stated above in (a) where there is a legal agreement registered on title between the applicant for a Solar Energy System – Commercial development and the adjacent landowner affected by the setback reduction.
- (c) An applicant shall submit one Solar Energy System – Commercial Development Permit application for the entire project in alignment with any provincial approval (e.g., AUC approval).
- (d) In addition to other application requirements specified in this Order, an applicant shall submit a copy of all provincial approvals (e.g., AUC approval) as part of an application for a Solar Energy System – Commercial development.

3.22 SOLAR ENERGY SYSTEM - MICROGENERATION

- 3.22.1 Development of Solar Energy System- Microgeneration – Attached shall follow the requirements for that principal building and use (i.e., solar panels on a roof).
- 3.22.2 Development of Solar Energy System- Microgeneration – Stand Alone shall follow the minimum requirements for accessory building and uses in the applicable land use district.

3.23 TINY HOMES

- 3.23.1 In addition to standard Development Permit application requirements listed in this Order, the applicant shall provide the following to the Development Authority in support of an application for a Dwelling, Tiny Home:
 - (a) site plan, including location of any building(s), landscaping, parking area(s); and
 - (b) details of any building(s), including elevation drawings, floor plans, photos (if applicable), and measurements pertaining to distances to property lines and any other buildings on the property.
- 3.23.2 Where Dwelling, Tiny Home is listed as a permitted or discretionary use in a district the following regulations apply:
 - (a) sites shall be designed to fit within the surrounding neighbourhood with a preference for a well-landscaped and/or treed property that minimizes the visual difference between the tiny home and other surrounding larger homes.

- (b) when considering approval, the Development Authority shall consider future build out of the property in relation to the surrounding neighbourhood and how the tiny home would fit into the scale and size of the neighbourhood.

3.24 WASTE MANAGEMENT FACILITIES (PRIVATE LANDFILLS)

- 3.24.1 Private landfills will only be permitted on a temporary basis for the disposal of material from a demolition project. On completion of the demolition project, the private landfill site shall be closed and capped.
- 3.24.2 Private landfill developments may be permitted under the following conditions:
 - (a) the landfill is used solely for the burial of demolition waste from buildings or other structures;
 - (b) no hazardous materials or chemicals of any kind are buried in the landfill site;
 - (c) permission from the relevant provincial agency has been granted prior to any excavation;
 - (d) permission from the registered landowner in writing has been provided to the Development Authority;
 - (e) the proposed landfill site shall be located at least 300m (984.25ft) from the nearest school, hospital, dwelling or food establishment, unless the owner of the affected development gives written permission for a relaxation.

3.25 WECS – COMMERCIAL

- 3.25.1 In addition to the Development Permit application requirements stated in this Order, applications for a WECS – Commercial Development Permit shall include:
 - (a) One WECS – Commercial Development Permit application for the entire project in alignment with any provincial approval (e.g., AUC approval).
 - (b) An accurate site plan showing and labeling all relevant information including the specific location and distances of each existing and proposed wind turbine including setbacks, all associated electrical system information (substations, collection and transmission system) on or abutting the subject lot or parcel, MET towers, and contours of the land and access roads for the complete WECS – Commercial.
 - (c) An accurate plan showing the titled parcels and location of WECS – Commercial in the application.
 - (d) A digital database listing exact GPS location and base elevation of each wind turbine in a format acceptable to the Development Authority (e.g., ESRI shapefile).
 - (e) Project specifications indicating:
 - i. the WECS – Commercial maximum rated output in kilowatts (or megawatts); sound characteristics; number, dimensions, and type of towers, rotors, and turbines (height & design); substation details; and collection line locations and details.
 - (f) Reports and agreement for:

- i. a Noise Impact Assessment in accordance with the AUC requirements including a noise contour map indicating the 45 dBA isoline and a table of predicted sound levels at surrounding dwellings and property lines.
 - ii. a report regarding any public information meetings or other process conducted by the developer in accordance with this Order or provincial approval; and a Road Use Agreement;
 - (g) Copies of all regulatory and utility permits, approvals, appropriate reports, comments and requests for approvals (e.g., Transport Canada, NAV Canada, AUC, AESO, Alberta Environment and Protected Areas).
- 3.25.2 A WECS – Commercial Development Permit shall have a maximum five-year development timeline.
- 3.25.3 Commencement of development shall occur within three years of the issuance of the Development Permit.
- 3.25.4 A WECS – Commercial development application shall be considered in accordance with the following requirements:
- (a) Maximum tower height shall be considered in accordance with the manufacturer and technical requirements for maximum efficiency.
 - (b) Minimum setback requirements for towers shall adhere to the following:
 - i. setbacks from any provincial highway shall be as per Alberta Transportation and Economic Corridors.
 - ii. setbacks from any municipal road allowance shall be 30.48m (100ft) from the outside of the rotor arc.
 - iii. where no road allowance is located between property lines and where both parcels are included within the same WECS – Commercial development boundary – 7.62m (25ft) from the outside of the rotor arc.
 - iv. where the adjacent parcel is located outside of the development boundary the minimum setback shall be the greater of 550m (1804.5ft) or the modeled sound level not exceeding 45 dBA to the adjacent property line.
 - (c) Minimum setback requirements may be reduced by the Development Authority upon consideration of a written agreement of the affected landowner. Any agreement between the owner of the affected parcel and the developer shall be submitted as an attachment to the Development Permit application. An agreement in a form satisfactory to the Development Authority may be required to be registered on the land title of the affected property as a condition of approval of any Development Permit.
 - (d) Existing Dwellings: A WECS – Commercial tower base setback from existing habitable dwellings shall be a minimum of 800m (2625 ft).
 - i. A lesser distance may be agreed to by the owner of the affected dwelling. If a lesser distance is agreed to by the owner of the affected dwelling the minimum setback shall not be less than that determined in accordance with the modeled sound level AUC requirement at a distance of 15m (49ft) from the nearest or most impacted dwelling. Any agreement between the owner of the affected dwelling and the

developer shall be submitted as an attachment to the Development Permit application. An agreement in a form satisfactory to the Development Authority may be required to be registered on the land title of the affected property as a condition of approval of any Development Permit.

- (e) All electrical collection lines used to interconnect the towers and/or substation facilities shall:
 - i. be underground installation unless otherwise approved by the Development Authority; and
 - ii. all collection lines that run parallel to a road allowance shall be 30.48m (100ft) or greater from any municipal road.
- (f) No advertising shall appear on the tower or blades. The turbine may contain the manufacturers and/or owner's identification only.
- (g) In order to facilitate rural remote air ambulance services, all towers are to be lit with sufficient lumens to ensure night vision compatibility.
- (h) If not required by an AUC approval process, public consultation, including hosting and advertising of a public meeting may be required by the Development Authority.

3.26 WECS – MICROGENERATION

3.26.1 A Development Permit application for a WECS – Microgeneration shall be accompanied by:

- (a) the manufacturer's information on power generation and tower construction;
- (b) an appropriate letter of approval from NAV Canada if required;
- (c) shadow/flicker and noise data shall be considered and acceptable reports completed by an accepted professional in the field may be required if deemed appropriate as determined by the Development Authority;
- (d) a sound report as measured at the property line of the parcel where the Development Permit is applied;
- (e) scaled drawings of the foundation and tower showing compliance with CSA Standards and certified by a professional structural engineer;
- (f) an accurate site plan showing and labeling the information including the specific location of the WECS with setbacks from property lines; and
- (g) any additional information deemed necessary by the Development Authority to make an informed decision.

3.26.2 A WECS – Microgeneration shall be considered in accordance with the following requirements:

- (a) maximum tower height for parcels 0.2 – 0.4ha (0.5 – 1.0ac) shall be 30.48m (100ft).
- (b) maximum tower height for parcels greater than 0.4ha (1.0 ac) shall be 40m (131ft).
- (c) tower height shall be in accordance with the manufacturer requirements and shall conform to the setback requirements below.
- (d) The WECS – Microgeneration tower base shall be no closer to the property line than the total height of the WECS – Microgeneration, and no part of the tower structure,

including guy wire anchors, may extend closer than 3.05 m (10ft) to the property boundaries of the site. The Development Authority may waive the tower base setback requirements if the adjacent property owner provides permission with a letter of agreement for the location of the WECS – Microgeneration to be closer than these requirements.

- (e) The WECS – Microgeneration tower base shall be no closer to a dwelling unit on an adjacent property than the total height of the WECS – Microgeneration. No variance or relaxation of this requirement is permitted. This distance may be greater if it is determined that shadow flicker is a factor on adjacent properties. (Note: shadow may be up to 3.6 times the distance of tower height in winter months).
- (f) A satisfactory report from a sound engineering professional may be required to ensure noise levels are not above that of normal ambient background noise on adjacent properties. This determination shall be measured at the at the property line of the parcel in a direct line between the WECS – Microgeneration and the dwelling.
- (g) A WECS – Microgeneration shall be finished in a non-reflective matte and in a colour that minimizes any obtrusive impact to the satisfaction of the Municipal Planning Commission.
- (h) Except for the manufacturer logo, no advertising shall appear on the tower, blades, or turbine.
- (i) A circulation of the proposal to adjacent property owners shall be required prior to a decision being made by the Development Authority. Any comments received from the circulation shall be considerations for decision.
- (j) If the active production of electricity from a WECS – Microgeneration is discontinued for two years or more, then the WECS – Microgeneration shall be removed entirely, and the site shall be restored to pre-construction condition.

4

Section 4 Land Use Districts

4 Land Use Districts

4.1 ESTABLISHMENT OF DISTRICTS

4.1.1 For the purpose of this Order, Special Areas Board is divided into the following districts:

Short Title	District Name
A	Agricultural district
H	Hamlet district
RC	Rural Commercial district
RI	Rural Industrial district
GCR	Grouped Country Residential district
RMU	Rural Mixed-Use district
AVO	Airport Vicinity Overlay district

4.2 DISTRICT BOUNDARIES

4.2.1 The locations and boundaries of the land use districts are shown on the land use district maps, which form **Section 6** of this Land Use Order.

4.2.2 The locations of boundaries shown on the land use district maps shall be governed by the following:

- (a) Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof.
- (b) Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.
- (c) In circumstances not covered by (a) and (b) the location of the district boundary shall be determined:

- i. using any dimensions given on the map, or
 - ii. where no dimensions are given, measurement using the scale shown on the map.
- 4.2.3 Where the exact location of the boundary of a land use district cannot be determined, using the rules in **subsection 4.2.2**, Special Areas Board, on its own motion or on a written request, shall fix the location.
 - (a) in a manner consistent with the provisions of this Order; and
 - (b) with the appropriate degree of detail required.
- 4.2.4 In the case of water bodies, streams, rivers or other cases, the municipal boundary shall be as determined in accordance with the *Municipal Government Act*.
- 4.2.5 The location of a district boundary, once fixed, shall not be altered except by an amendment of this Order.
- 4.2.6 The Special Areas Board shall keep a list of its decisions fixing the locations of district boundaries.

4.3 LAND USE DISTRICT DESIGNATIONS

- 4.3.1 All parcels in the Special Areas are deemed to be designated as A – Agricultural district unless otherwise designated on the maps provided in **Section 6**.

4.4 HAMLETS

- 4.4.1 For the purposes of this Order, Hamlets are listed below:

Altario	Esther	Richdale
Benton	Excel	Rose Lynn
Bindloss	Hemaruka	Scapa
Buffalo	Iddesleigh	Scotfield
Carolside	Jenner	Sedalia
Cavendish	Kirriemuir	Sheerness
Cereal	Lanfine	Sibbald
Cessford	Loyalist	Stanmore
Chinook	Monitor	Sunnynook
Compeer	New Brigden	Wardlow
Dorothy	Pollockville	Watts

A



AGRICULTURAL DISTRICT

4.5 A – AGRICULTURAL DISTRICT

Purpose:

- 4.5.1 The purpose and intent of this district is to provide for extensive agriculture while accommodating similar and compatible uses that support a healthy rural economy and community.

Development Permit Not Required:

- 4.5.2 For uses that do not require a Development Permit see **subsection 1.10** of this Order. (e.g., accessory farm buildings, home occupation - minor, day home, and hobby beekeeping.)

Permitted Uses:

- 4.5.3 Within the Agricultural district the following are permitted uses:

- | | |
|-------------------------------|---|
| (a) Accessory Farm Buildings* | (l) Market Garden |
| (b) Beekeeping, Commercial | (l.1) On-Site Battery Energy Storage - Small |
| (c) Beekeeping, Hobby* | (m) Passive Outdoor Recreation Area |
| (d) Day Care Centre | (n) Playground |
| (e) Day Home* | (o) Utility, Public |
| (f) Dwelling, Rural | (p) Secondary Suite* |
| (g) Extensive Agriculture* | (q) Shipping Container |
| (h) Farm Animals* | (r) Veterinary Clinic- Class 1 (Small Animal) |
| (i) Government Institution | (s) Veterinary Clinic- Class 2 |
| (j) Home Occupation – Major | (t) WECS – Microgeneration |
| (k) Home Occupation - Minor* | |

*May not require a permit, check **subsection 1.10** of this Order to see all exemptions.

Discretionary Uses:

4.5.4 Within the Agricultural district the following are discretionary uses:

(a) Abattoir	(z) Hospital
(b) Accessory Building, Structure or Use	(aa) Hotel/Motel
(c) Active Outdoor Recreation Facility	(bb) Indoor Recreation Facility
(d) Agricultural Processing Facility	(cc) Industrial Work Camp
(e) Agricultural Supply Depot and Sales	(dd) Kennel
(f) Auction Facility	(ee) Manufacturing, Light
(g) Bed & Breakfast	(ff) Microbrewery And Craft Distillery
(h) Bulk Oil and Fuel Depots & Sales	(gg) Museum
(i) Building, Relocated	(hh) Natural Resource Extraction and Processing Facility
(j) Campground	(hh.1) Off-Site Battery Energy Storage
(k) Cannabis Retail	(hh.2) On-Site Battery Energy Storage – Large
(l) Cannabis Production Facility	(ii) Recreational Vehicle Storage Facility
(m) Cemetery	(jj) Retail & Service, General
(n) Commercial Fertilizer Supply and Sales	(kk) Retail & Service, Heavy
(o) Commercial Horticulture	(ll) Sign**
(p) Data Centre – Type 1 Stand Alone	(mm) Self-Storage Facility
(q) Data Centre – Type 2 Grid	(nn) Service, Repair, And Equipment Rental Shop
(r) Dwelling, Additional Rural	(oo) Solar Energy System - Commercial
(s) Dwelling, Ground Oriented Multi-Unit	(pp) Special Care Housing
(t) Dwelling, Relocated	(qq) Tourist Lodge Facility
(u) Dwelling, Tiny Home	(rr) Utility, Private
(v) Eating And Drinking Establishment	(ss) Warehousing
(w) Educational Institution	(tt) WECS – Commercial
(x) Farmers Market	
(y) Greenhouse Operation	

Those signs that are not exempt from a permit in **subsection 1.10 of this Order.

4.5.5 In accordance with **subsection 1.12.5**, those uses which, in the opinion of the Municipal Planning Commission, are similar to a permitted or discretionary use listed in this district.

Parcel Area

4.5.6 The parcel area requirements for the Agricultural district shall be as follows:

Use	Parcel Area Requirements
(a) Extensive Agriculture	i. Parcel area shall be a minimum of an unsubdivided quarter section (160ac), more or less, except, where the quarter is fragmented or reduced by: 1. natural barriers such as water bodies or ravines; 2. physical man-made barriers such as registered public roadways and railways; 3. a previously separated parcel for an institutional or public use, or public utility facility; 4. a parcel separated pursuant to the provisions of this Order; 5. in which case the Development or Subdivision Authority may permit a lesser site area. ii. 32ha (80ac) subdivisions are prohibited.
(b) Farmstead Separation	i. shall not exceed the minimum area required to subdivide out an existing dwelling and related improvements (shelterbelts, corrals, barns, sheds, wells, septic systems etc.) which normally are associated with a farmstead; and ii. shall minimize the amount of productive agricultural land included in the subdivision.
(c) Vacant Parcel (all other uses)	i. shall be a minimum of 0.8ha (2ac); and ii. shall not exceed a maximum of 8.1ha (20ac).

Setbacks

4.5.7 Minimum setbacks for buildings on parcels owned by the Special Areas Board shall be at the discretion of the Development Authority.

4.5.8 Minimum setbacks for buildings on parcels not owned by the Special Areas Board shall be in accordance with the following table:

Setback	From developed or undeveloped municipal road right-of-way	From Provincial Highway	Abutting another Parcel
(a) Front	30.48m (100ft)	(i) As required by Alberta	(ii) N/A

	Transportation and Economic Corridors		
(b) Rear	30.48m (100ft)	(i) As required by Alberta Transportation and Economic Corridors	(ii) 7.62m (25ft)
(c) Side (interior or exterior)	30.48m (100ft)	(i) As required by Alberta Transportation and Economic Corridors	(ii) 7.62m (25ft)

Minimum Floor Area

4.5.9 The minimum floor areas for residential dwelling units established in **subsection 2.13** shall apply.

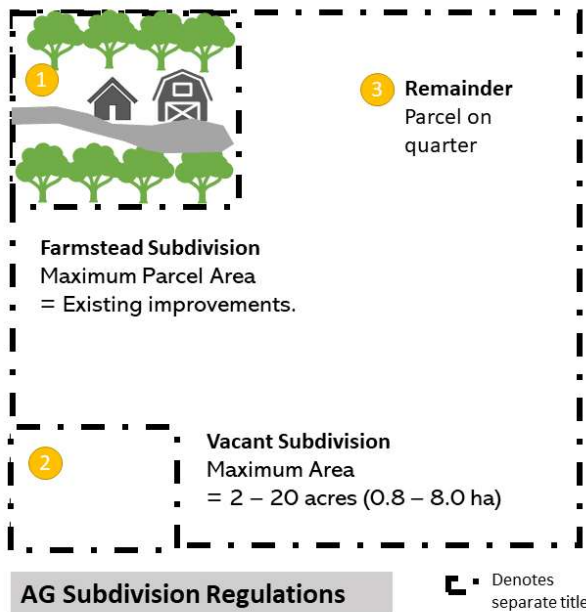
Total Parcels Per Quarter

4.5.10 The total parcels per quarter and dwelling units per parcel shall be in compliance with the following:

Units	Additional Requirements
(a) Maximum Number of Parcels per quarter section	i. Three parcels per quarter section may be permitted for any combination of the following purposes: 1. Extensive agriculture; 2. Farmstead separation; and/or 3. Vacant parcel(s) for a proposed use that complies with this land use district and deemed suitable by the Subdivision Authority. ii. The Subdivision Authority may, at its discretion, relax the provisions of this Order, to accommodate additional subdivisions for involuntary severances such as public utilities, schools, government institutions, and oil and gas facilities. iii. For clarity, if only a portion of a quarter section remains designated under the Agricultural district, that portion of the quarter section may contain up to three parcels in accordance with this Order. iv. Subdivision beyond three parcels will first require that portion of land be redesignated from the Agricultural district to an appropriate district in this Order.
(b) Dwelling Units per Parcel	i. In accordance with this Order (e.g., subsection 4.5.3: Permitted Uses), up to two dwelling units are permitted per parcel. ii. In accordance with this Order (e.g., subsection 4.5.4: Discretionary Uses), the Municipal Planning Commission may allow three or more dwelling units on a parcel.

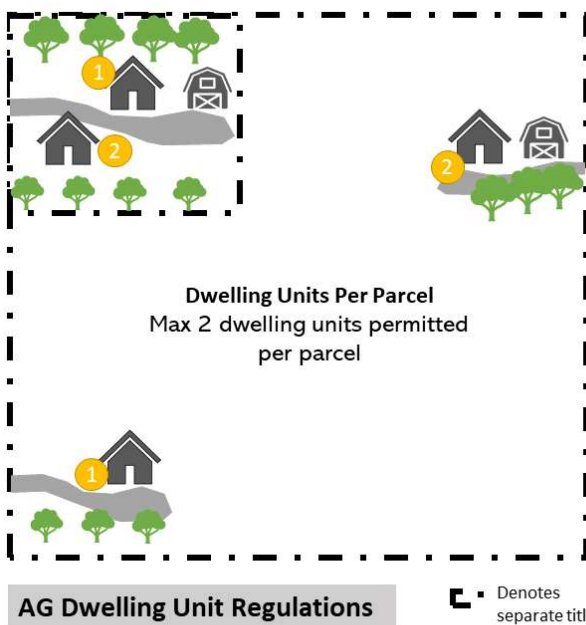
Regulations Visually

4.5.11 The below graphics visually represent the regulations within the Agriculture district. If there is a conflict between the graphics and the written regulations, the written regulations prevail.



Maximum 3 parcels per quarter in AG (without re-zoning)

See **subsections 4.5.6** and **4.5.10(a)**



Maximum 2 dwelling units per parcel in AG (without re-zoning)

See **subsection 4.5.10(b)**

H



Hamlet District

4.6 H – HAMLET DISTRICT

Purpose

- 4.6.1 The purpose and intent of the Hamlet district is to accommodate a broad range of land uses to support a healthy and diverse population and community in hamlets in accordance with the Municipal Development Plan.

Development Permit Not Required

- 4.6.2 For uses that do not require a Development Permit see **subsection 1.10** of this Order.

Permitted Uses

- 4.6.3 Within the Hamlet district, the following uses are permitted uses:

- | | |
|--|---|
| a) Accessory Building, Structure or Use* | g.1) On-Site Battery Energy Storage - Small |
| b) Day Home* | h) Passive Outdoor Recreation Area |
| c) Dwelling, Detached | i) Personal Service |
| d) Dwelling, Duplex | j) Professional Office |
| e) Dwelling, Prefabricated | k) Secondary Suite* |
| f) Government Institution | l) Utility, Public |
| g) Home Occupation - Minor* | |

*May not require a permit, check **subsection 1.10** of this Order to see exemptions.

Discretionary Uses

- 4.6.4 Within the Hamlet district, the following uses are discretionary uses:

- | | |
|--|----------------------------|
| (a) Abattoir | (e) Auction Facility |
| (b) Active Outdoor Recreation Facility | (f) Bed & Breakfast |
| (c) Agricultural Processing Facility | (g) Beekeeping, Commercial |
| (d) Agricultural Supply Depot & Sales | (h) Beekeeping, Hobby |

(i) Bulk Oil and Fuel Depots & Sales	(mm) Kennel
(j) Building, Relocated	(nn) Library
(k) Campground	(oo) Manufacturing, Heavy
(l) Cannabis Retail Sales	(pp) Manufacturing, Light
(m) Car Wash	(qq) Market Garden
(n) Cemetery	(rr) Microbrewery And Craft Distillery
(o) Commercial Fertilizer Supply and Sales	(ss) Manufactured Home Park
(p) Commercial Horticulture	(tt) Museum
(q) Data Centre – Type 2 Grid	(uu) Natural Resource Extraction and Processing Facility
(r) Day Care Centre	(uu.1) On-Site Battery Energy Storage - Large
(s) Drinking Establishment	(vv) Recreational Vehicle Storage Facility
(t) Drive-through Facility	(ww) Recycling Depot
(u) Dwelling, Apartment	(xx) Retail & Service, General
(v) Dwelling, Ground Oriented Multi-Unit	(yy) Retail & Service, Heavy
(w) Dwelling, Manufactured	(zz) Self-Storage Facility
(x) Dwelling, Recreational Vehicle	(aaa) Service Station
(y) Dwelling, Relocated	(bbb) Service, Repair, And Equipment Rental Shop
(z) Dwelling, Tiny Home	(ccc) Shipping Container
(aa) Eating And Drinking Establishment	(ddd) Sign**
(bb) Educational Institution	(eee) Solar Energy System – Microgeneration Stand Alone
(cc) Extensive Agriculture	(fff) Special Care Housing
(dd) Farm Animals	(ggg) Utility, Private
(ee) Financial Institution	(hhh) Vehicle Sales and Service
(ff) Greenhouse Operation	(iii) Veterinary Clinic- Class 1 (Small Animal)
(gg) Home Occupation – Major	(jjj) Warehousing
(hh) Hotel/Motel	(kkk) Waste Management Facility
(ii) Indoor Recreation Facility	(lll) WECS – Microgeneration
(jj) Industrial Park	(mmm) Wrecking Yard
(kk) Industrial Storage Yard	
(ll) Industrial Work Camp	

Those signs that are not exempt from a permit in **subsection 1.10 of this Order.

4.6.5 In accordance with **subsection 1.12.5**, those uses which, in the opinion of the Municipal

Planning Commission, are similar to a permitted or discretionary use listed in this district.

Principal Use:

- 4.6.6 For the purpose of **subsections 4.6.2- 4.6.7**, a principal use of either residential, commercial, or industrial must be established for each parcel at the Development Authority's discretion.

Minimum Parcel Area:

- 4.6.7 Based on the principal use of the parcel, no parcel shall be created in the Hamlet district which is less than:

Principal Use	NOT Serviced by Piped Water or Sewer	Serviced by Piped Sewer ONLY	Serviced by Piped Water and Sewer
(a) Residential	1858m ² (20000sqft)	929m ² (10000sqft)	464m ² (5000sqft)
(b) Commercial	At discretion of Development Authority	At discretion of Development Authority	464m ² (5000sqft)
(c) Industrial	At discretion of Development Authority	At discretion of Development Authority	1858m ² (20000sqft)

Minimum Floor Area

- 4.6.8 The minimum floor areas for residential dwelling units established in **subsection 2.13.2** shall apply.

Minimum Parcel Dimensions:

- 4.6.9 Based on the principal use of the parcel, the following parcel dimensions are required in the Hamlet district:

Principal Use	Minimum Parcel Width	Minimum Parcel Length
(a) Dwelling, Detached, Prefabricated, or Mobile	15.24m (50ft)	30.48m (100ft)
(b) Dwelling, Duplex	18m (59ft) per unit	30.48m (100ft)
(c) Dwelling, Ground-oriented Multi-Unit	Interior Unit: 4.9m (16ft) End Unit: 7.6m (25ft)	30.48m (100ft)
(d) Dwelling, Apartment	24.4m (80ft)	30.48m (100ft)
(e) Commercial Uses	15.24m (50ft)	30.48m (100ft)
(f) Industrial Uses	30.48m (100ft)	61m (200ft)

Minimum Setbacks

4.6.10 Minimum setbacks for buildings on lands owned by the Special Areas Board shall be at the discretion of the Development Authority.

4.6.11 Minimum setbacks for buildings on lands not owned by the Special Areas Board shall be in accordance with the following table:

Use	Front Setback	Rear Setback	Side Setback (Interior)	Side Setback (Exterior)
Dwelling, Detached, or Duplex	7.62m (25ft)	7.62m (25ft)	1.52m (5ft)	3.05m (10ft)
Apartment or Ground-oriented Multi-Unit Dwelling	7.62m (25ft)	7.62m (25ft)	3.05m (10ft)	3.05m (10ft)
Residential Accessory Buildings	Equal to or greater than principal building	0.98m (3ft)	0.98m (3ft)	3.05m (10ft)
Commercial Principal Building	3.05m (10ft)	7.62m (25ft)	3.05m (10ft)	3.05m (10ft)
Industrial Principal Building	3.05m (10ft)	7.62m (25ft)	3.05m (10ft)	3.05m (10ft)
Commercial or Industrial Accessory Buildings	Equal to or greater than principal building	1.52m (5ft)	1.52m (5ft)	3.05m (10ft)



4.7 RC – RURAL COMMERCIAL DISTRICT

Purpose:

- 4.7.1 The purpose of this district is to provide for commercial uses which have a rural character in order to serve a wide area of the Special Areas Board.

Development Permit Not Required:

- 4.7.2 For uses that do not require a Development Permit see **subsection 1.10** of this Order (e.g. day home, some home occupations).

Permitted Uses

- 4.7.3 Within the Rural Commercial district, the following uses are permitted uses:

- | | |
|---|---|
| a) Auction Facility | o) Market Garden |
| b) Accessory Building, Structure or Use | p) Museum |
| c) Beekeeping, Commercial | p.1) On-Site Battery Energy Storage – Small |
| d) Car Wash | q) Passive Outdoor Recreation Area |
| e) Day Home* | r) Personal Service |
| f) Day Care Centre | s) Playground |
| g) Eating And Drinking Establishment | t) Professional Office |
| h) Farmers Market | u) Retail & Service, General |
| i) Financial Institution | v) Retail & Service, Heavy |
| j) Government Institution | w) Solar Energy System –
Microgeneration Stand Alone |
| k) Greenhouse Operation | x) Service Station |
| l) Home Occupation - Minor | y) Shipping Container |
| m) Indoor Recreation Facility | z) Utility, Public |
| n) Library | |

Discretionary Uses:

4.7.4 Within the Rural Commercial district, the following uses are discretionary uses:

a) Abattoir	s) Hospital
b) Active Outdoor Recreation Facility	t) Hotel/Motel
c) Agricultural Supply Depot & Sales	u) Kennel
d) Bed & Breakfast	v) Manufacturing, Light
e) Bulk Oil and Fuel Depots & Sales	w) Microbrewery And Craft Distillery
f) Building, Relocated	w.1) On-Site Battery Energy Storage - Large
g) Campground	x) Recreational Vehicle Storage Facility
h) Cannabis Retail Sales	y) Recycling Depot
i) Commercial Fertilizer Supply and Sales	z) Sign**
j) Commercial Horticulture	aa) Self-Storage Facility
k) Data Centre – Type 2 Grid	bb) Service, Repair, And Equipment Rental Shop
l) Drive-through Facility	cc) Solar Energy System – Commercial
m) Drinking Establishment	dd) Tourist Lodge Facility
n) Dwelling, Detached – Accessory to an Approved Use	ee) Utility, Private
o) Dwelling, Relocated – Accessory to an Approved Use	ff) Vehicle Sales and Service
p) Dwelling, Prefabricated – Accessory to an Approved Use	gg) Veterinary Clinic- Class 1 (Small Animal)
q) Educational Institution	hh) Veterinary Clinic- Class 2
r) Home Occupation – Major	ii) Warehousing
	jj) WECS – Microgeneration

Those signs that are not exempt from a permit in **subsection 1.10 of this Order.

4.7.5 In accordance with **subsection 1.12.5**, those uses which, in the opinion of the Municipal Planning Commission, are similar to a permitted or discretionary use listed in this district.

Parcel Area

- 4.7.6 Subject to the provisions of this Order, no parcel shall be created in this district that is less than 0.81ha (2.0 ac).

Setbacks

- 4.7.7 Minimum setbacks for buildings on parcels owned by the Special Areas Board shall be at the discretion of the Development Authority.
- 4.7.8 Minimum setbacks for buildings on parcels not owned by the Special Areas Board shall be in accordance with the following table:

Setback	From developed or undeveloped municipal rural road right-of-way	From Provincial Highway	From an Internal Subdivision Road, Service Road, or abutting another Parcel
(a) Front	30.48m (100ft)	As required by Alberta Transportation and Economic Corridors	7.62m (25ft)
(b) Rear	30.48m (100ft)	As required by Alberta Transportation and Economic Corridors	7.62m (25ft)
(c) Side (interior or exterior)	30.48m (100ft)	As required by Alberta Transportation and Economic Corridors	7.62m (25ft)

Maximum Building Height

- 4.7.9 The following maximum building height shall apply to buildings in this district:

Accessory Buildings

- (a) Maximum Height
- i) Must be less than the principal building
 - ii) Adjacent to residential zones 6m (19.6ft)

Minimum Floor Area

- 4.7.10 The minimum floor areas for residential dwelling units established in **subsection 2.13.2** shall apply.

RI

RURAL INDUSTRIAL DISTRICT

4.8 RI – RURAL INDUSTRIAL DISTRICT

Purpose

- 4.8.1 This land use district is intended to accommodate industrial and business uses not dependent on municipal services (e.g.: water and sanitary sewer), often requiring larger tracts of land. This land use district is not intended for industrial and business uses that are more appropriately located within an urban area.

Development Permit Not Required

- 4.8.2 For uses that do not require a Development Permit see **subsection 1.10** of this Order.

Permitted Uses

Within the Rural Industrial district, the following uses are permitted uses:

(a) Accessory Building, Structure or Use

(b) Government Institution

(c) Greenhouse Operation

(d) Home Occupation - Minor*

(e) Industrial Storage Yard

(e.1) On-Site Battery Energy Storage - Small

(f) Passive Outdoor Recreation Area

(g) Recycling Depot

(h) Self-Storage Facility

(i) Service Station

(j) Service, Repair, & Equipment Rental

(k) Solar Energy System – Microgeneration Stand Alone

(l) Utility, Public

(m) Warehousing

* May not require a permit, check **subsection 1.10** of this Order to see all exemptions.

Discretionary Uses

4.8.3 Within the Rural Industrial district, the following are discretionary uses:

(a) Abattoir	(x) Industrial Park
(b) Agricultural Processing Facility	(y) Industrial Work Camp
(c) Agricultural Supply Depot & Sales	(z) Kennel
(d) Bulk Oil and Fuel Depots & Sales	(aa) Manufacturing, Heavy
(e) Building, Relocated	(bb) Manufacturing, Light
(f) Cannabis Production Facility	(cc) Market Garden
(g) Car Wash	(dd) Microbrewery And Craft Distillery
(h) Cemetery	(ee) Museum
(i) Commercial Fertilizer Supply and Sales	(ff) Natural Resource Extraction and Processing Facility
(j) Commercial Horticulture	(ff.1) Off-Site Battery Energy Storage
(k) Data Centre – Type 1 Stand Alone	(ff.2) On-Site Battery Energy Storage- Large
(l) Data Centre – Type 2 Grid	(gg) Professional Office
(m) Day Care Centre	(hh) Retail & Service, General
(n) Drinking Establishment	(ii) Recreational Vehicle Storage Facility
(o) Drive-through Facility	(jj) Shipping Container
(p) Eating And Drinking Establishment	(kk) Sign**
(q) Educational Institution	(ll) Solar Energy System – Commercial
(r) Farmers Market	(mm) Utility, Private
(s) Financial Institution	(nn) Vehicles Sales & Service
(t) Home Occupation – Major	(oo) Veterinary Clinic- Class 1 (Small Animal)
(u) Hospital	(pp) Veterinary Clinic- Class 2
(v) Hotel/Motel	(qq) Waste Management Facility
(w) Indoor Recreation Facility	(rr) Wrecking Yard

Those signs that are not exempt from a permit in **subsection 1.10 of this Order.

4.8.4 In accordance with **subsection 1.12.5**, those uses which, in the opinion of the Municipal Planning Commission, are similar to a permitted or discretionary use listed in this district.

Parcel Area

- 4.8.5 Subject to the provisions of this Land Use Order, no parcel shall be created in this district that is less than 1.62ha (4ac).

Setbacks

- 4.8.6 Minimum setbacks for buildings on parcels owned by the Special Areas Board shall be at the discretion of the Development Authority.
- 4.8.7 Minimum setbacks for buildings on parcels not owned by the Special Areas Board shall be in accordance with the following table:

Setback	From developed or undeveloped municipal rural road right-of-way	From Provincial Highway	From an Internal Subdivision Road, Service Road, or abutting another Parcel
(a) Front	30.48m (100ft)	As required by Alberta Transportation and Economic Corridors	7.62m (25ft)
(b) Rear	30.48m (100ft)	As required by Alberta Transportation and Economic Corridors	7.62m (25ft)
(c) Side (interior or exterior)	30.48m (100ft)	As required by Alberta Transportation and Economic Corridors	7.62m (25ft)



GROUPED COUNTRY RESIDENTIAL DISTRICT

4.9 GCR – GROUPED COUNTRY RESIDENTIAL DISTRICT

Purpose

- 4.9.1 The purpose of this district is for multi-lot country residential developments that are comprehensively planned and designed to be compatible with a rural setting.

Development Permit Not Required

- 4.9.2 For uses that do not require a Development Permit see **subsection 1.10** of this Order.

Permitted Uses

- 4.9.3 Within the Group Country Residential district, the following uses are permitted uses:

- | | |
|---|--|
| (a) Accessory Building, Structure or Use* | (e.1) On-Site Battery Energy Storage - Small |
| (b) Day Home* | (f) Passive Outdoor Recreation Area |
| (c) Dwelling, Detached | (g) Playground |
| (d) Dwelling, Duplex | (h) Secondary Suite* |
| (e) Home Occupation - Minor* | (i) Utility, Public |

* May not require a permit, check **subsection 1.10** of this Order to see all exemptions.

Discretionary Uses

- 4.9.4 Within the GCR district, the following uses are discretionary uses:

- | | |
|--|--|
| (a) Active Outdoor Recreation Facility | (k) Dwelling, Secondary Suite |
| (b) Bed & Breakfast | (l) Dwelling, Tiny Home – Large Lot |
| (c) Beekeeping, Commercial | (m) Farm Animals |
| (d) Beekeeping, Hobby | (n) Greenhouse Operation |
| (e) Building, Relocated | (o) Home Occupation – Major |
| (f) Day Care Centre | (p) Indoor Recreation Facility |
| (g) Dwelling, Ground Oriented Multi-Unit | (q) Market Garden |
| (h) Dwelling, Manufactured | (q.1) On-Site Battery Energy Storage - Large |
| (i) Dwelling, Prefabricated | (r) Personal Service |
| (j) Dwelling, Relocated | (s) Professional Office |

(t) Sign**

(u) Special Care Housing

(v) Solar Energy System – Microgeneration
Stand Alone

(w) Utility, Private

Those signs that are not exempt from a permit in **subsection 1.10 of this Order.

4.9.5 In accordance with **subsection 1.12.5**, those uses which, in the opinion of the Municipal Planning Commission, are similar to a permitted or discretionary use listed in this district.

Parcel Area and Dimensions

4.9.6 Parcels in the Group Country Residential district shall confirm with the following:

Dimension	Requirements
a) Parcel Area (for all Uses)	Minimum 0.40ha (1ac) Maximum 2.02ha (5ac)
b) Minimum Parcel Width for Residential Lots	30.48m (100ft)
c) Notwithstanding the above, the maximum parcel area may	be increased to accommodate an existing dwelling and related improvements (shelterbelts, corrals, barns, sheds, wells, septic systems, etc.) which normally are associated with an existing farmstead or residential yard site.

Density

4.9.7 The maximum dwelling units per parcel in the GCR district is two.

Setbacks

4.9.8 Minimum setbacks for buildings on parcels owned by the Special Areas Board shall be at the discretion of the Development Authority.

4.9.9 Minimum setbacks for buildings on parcels not owned by the Special Areas Board shall be in accordance with the following table:

Setback	Principal Dwelling	Accessory Building	Other uses
(a) From municipal road	30.48m (100ft)	30.48m (100ft) and front setback shall not be less than that of the principal building	30.48m (100ft)
(b) From internal road	7.62m (25ft)	7.62m (25ft) and front setback shall not be less than that of the principal building	7.62m (25ft)
(c) From adjacent property line	7.62m (25ft)	7.62m (25ft) and front setback shall not be less than that of the principal building	7.62m (25ft)
(d) From Provincial Highway	As required by Alberta Transportation and Economic Corridors	As required by Alberta Transportation and Economic Corridors	As required by Alberta Transportation and Economic Corridors

Minimum Floor Area

4.9.10 The minimum floor areas for residential dwelling units established in [subsection 2.13.2](#) shall apply.



4.10 RMU – RURAL MIXED-USE DISTRICT

Purpose

4.10.1 This land use district is intended to accommodate a variety of isolated rural residential and business land uses, at times on the same parcel, that require larger individual parcels of land than are available in urban areas.

Development Permit Not Required

4.10.2 For uses that do not require a Development Permit see [subsection 1.10](#) of this Order.

Permitted Uses

4.10.3 Within the Rural Mixed-Use district, the following uses are permitted uses:

- | | |
|---|---|
| (a) Accessory Building, Structure or Use* | (l) Market Garden |
| (b) Day Home* | (l.1) On-Site Battery Energy Storage - Small |
| (c) Dwelling, Detached | (m) Passive Outdoor Recreation Area |
| (d) Dwelling, Prefabricated | (n) Playground |
| (e) Educational Institution | (o) Professional Office |
| (f) Extensive Agriculture* | (p) Retail & Service, General |
| (g) Farm Animals* | (q) Secondary Suite* |
| (h) Government Institution | (r) Solar Energy System – Microgeneration Stand Alone |
| (i) Greenhouse Operation | (s) Utility, Public |
| (j) Home Occupation Minor* | (t) Warehousing |
| (k) Home Occupation – Major | |

* May not require a permit, check [subsection 1.10](#) of this Order to see all exemptions.

Discretionary Uses:

4.10.4 Within the Rural Mixed-Use district, the following uses are discretionary uses:

(a) Active Outdoor Recreation Facility	(q) Manufacturing, Light
(b) Bed & Breakfast	(q.1) On-Site Battery Energy Storage - Large
(c) Building, Relocated	(r) Recreational Vehicle Storage Facility
(d) Car Wash	(s) Recycling Depot
(e) Day Care Centre	(t) Retail & Service, Heavy
(f) Dwelling, Duplex	(u) Self-Storage Facility
(g) Dwelling, Ground Oriented Multi-Unit	(v) Shipping Container
(h) Dwelling, Manufactured	(w) Sign **
(i) Dwelling, Recreational Vehicle	(x) Special Care Housing
(j) Dwelling, Relocated	(y) Tourist Lodge Facility
(k) Dwelling, Secondary Suite	(z) Utility, Private
(l) Dwelling, Tiny Home – Large Lot	(aa) Vehicle Sales and Service
(m) Farmers Market	(bb) Veterinary Clinic- Class 1 (Small Animal)
(n) Indoor Recreation Facility	(cc) Veterinary Clinic- Class 2
(o) Industrial Storage Yard	(dd) WECS – Microgeneration
(p) Kennel	

Those signs that are not exempt from a permit in **subsection 1.10 of this Order.

4.10.5 In accordance with **subsection 1.12.5**, those uses which, in the opinion of the Municipal Planning Commission, are similar to a permitted or discretionary use listed in this district.

Parcel Area

4.10.6 All parcels in the Rural Mixed-Use district shall comply with the following:

- (a) Minimum 1.21ha (3ac)
- (b) Maximum 8.09ha (20ac)
- (c) Notwithstanding the above, the maximum parcel area may be increased to accommodate an existing dwelling and related improvements (shelterbelts, corrals, barns, sheds, wells, septic systems, etc.) which normally are associated with an existing farmstead or residential yard site.

Setbacks

- 4.10.7 Minimum setbacks for buildings on parcels owned by the Special Areas Board shall be at the discretion of the Development Authority.
- 4.10.8 Minimum setbacks for buildings on parcels not owned by the Special Areas Board shall be in accordance with the following table:

Setback	Principal Building	Accessory Building
(a) Front Yard or Side Yard (exterior) - from developed/undeveloped municipal road allowance	30.48m (100ft)	Equal to or greater than principal building
(b) Front Yard or Side Yard (exterior) From provincial highway	As required by Alberta Transportation and Economic Corridors	
(c) Side Yard (interior) abutting another parcel	7.62m (25ft)	7.62m (25ft)

Minimum Floor Area

- 4.10.9 The minimum floor areas for residential dwelling units established in **subsection 2.13.2** shall apply.

AVO



AIRPORT VICINITY OVERLAY DISTRICT

4.11 AVO – AIRPORT VICINITY OVERLAY DISTRICT

Purpose

- 4.11.1 The purpose of this overlay district is to provide regulations and standards in addition to the underlying land use district with specific requirements for airport operations and development in the vicinity of airports on the lands described below for the following purposes:
- (a) to define the airspace around airports to be maintained free from obstacles in order to minimize the dangers presented by obstacles to an aircraft; and
 - (b) to prevent the airport from becoming unusable from development of obstacles around the airport.
 - (c) to minimize impact of aircraft noise on the health, safety, and environment of the communities within and/or around the higher noise contour areas of the airport.

Permitted Uses

- 4.11.2 Within the Airport Vicinity Overlay district, the following uses are permitted uses:
- (a) Permitted uses listed in the underlying land use district; and
 - (b) Any use that has received provincial and/or federal approval.

Discretionary Uses

- 4.11.3 Within the Airport Vicinity Overlay district discretionary uses listed are those in the underlying land use district.

Maximum Height

- 4.11.4 The height of all development within the Airport Vicinity Overlay district shall be measured from the applicable airport elevation.
- 4.11.5 The following height limitations take precedence over any height restrictions stated in any land use district:
- (a) The Development Authority may issue a Development Permit if no point of the development will exceed the height of the take-off/approach surfaces; and/ or the transitional surfaces; as applicable, in accordance with the height limitation contours shown in **Figure 8: Airport Height Limitations and Cross-Sections**.

Special Requirements

- 4.11.6 Unless otherwise provided for in this district, the requirements of the underlying land use district shall apply to all development within the AVO district.
- 4.11.7 Where a development is proposed near a known and recognized airport the Development Authority may refer the proposal to Transport Canada for an opinion.
- 4.11.8 If in the opinion of Transport Canada, the proposed development would conflict with flight operations, the Development Authority may refuse the application, or may require that the application be amended or conditions imposed on any Development Permit that is issued to reduce/ eliminate the conflict.
- 4.11.9 Any new development within the AVO district shall not be permitted if, in the opinion of the Development Authority, the development generates a large amount of smoke, dust, attracts birds, or any other use which may be in conflict with safe airport operations.

AIRPORT HEIGHT LIMITATION CONTOURS

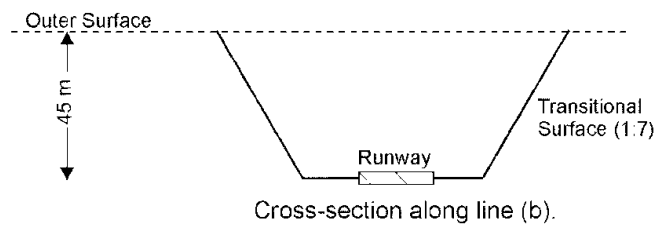
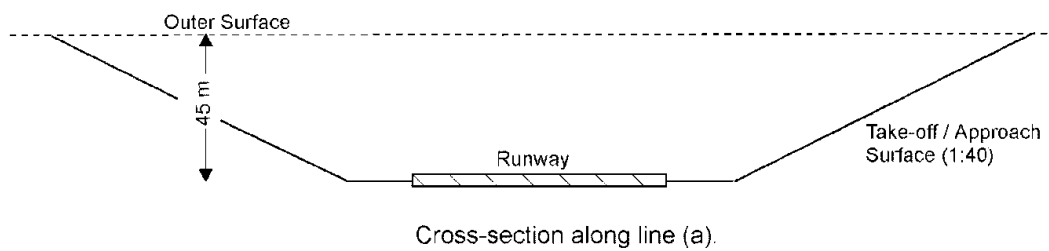
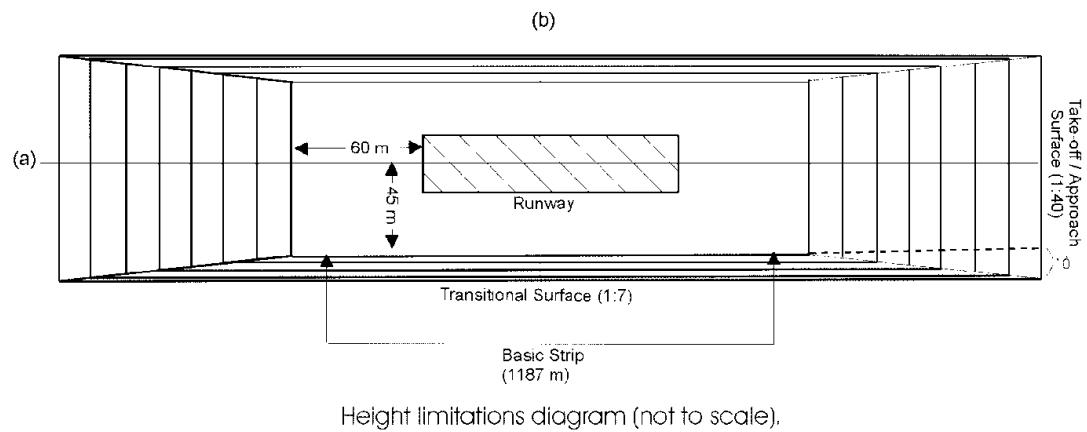


Figure 8: Airport Height Limitations and Cross-Sections

5

Section 5 Definitions

5 Definitions

The following definitions pertain to terms and words used within the Land Use Order.

G

General Definitions (related to individual site developments – e.g., setbacks, parking or general terms that are not land uses)

L

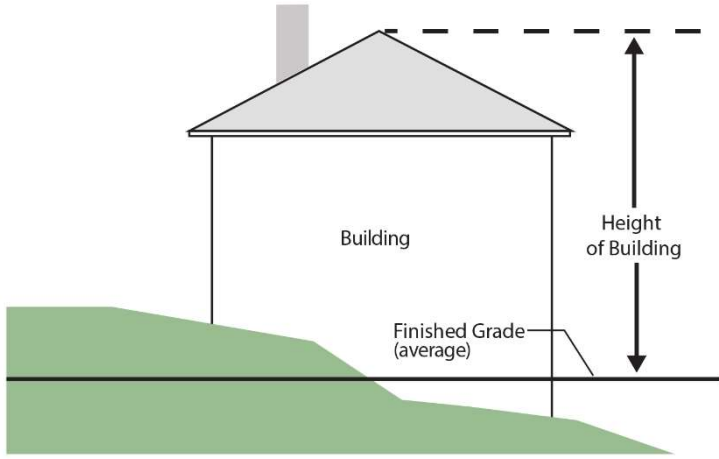
Land Use Definitions (permitted or discretionary uses)

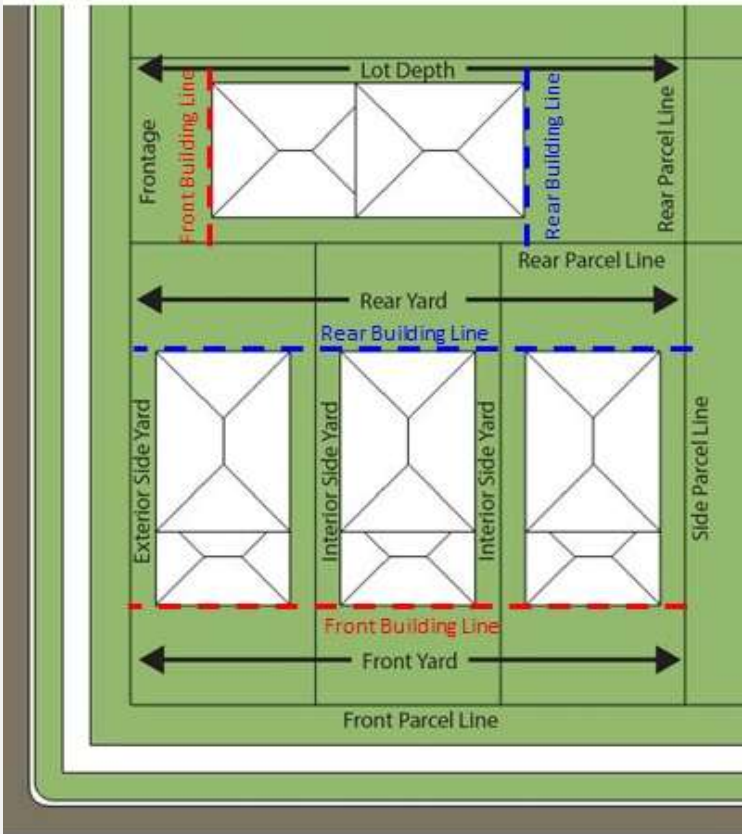
Terms in **Blue are cross-references for convenience only.

Disclaimer: The following table contains definitions for terms and words used within this Land Use Order. The column on the far right is for information purposes only to assist with navigating the Order.

TERM	DEFINITION	
A		
ABATTOIR	The use of land, buildings, or structures for the slaughtering of animals and processing of meat products.	L
ACCESSORY BUILDING or ACCESSORY USE	A building or use, separate and subordinate or incidental to the principal building or use located on the same site.	L
ACCESSORY FARM BUILDING or STRUCTURE	Buildings and/or structures used for storing grain, equipment, livestock, and anything else incidental to the agricultural operation of the parcel, but does not include a secondary suite, dwelling unit, shipping container, retail component, commercial storage of fertilizer, or facilities used for the processing of livestock or crops.	L
ACT	The <i>Municipal Government Act</i> RSA 2000 c. M-26, as amended.	G

ACTIVE OUTDOOR RECREATION FACILITY	Land requiring substantial alteration or development to support sports and active recreation conducted outdoors, but not primarily to support tourism. Typical uses include sports fields, outdoor tennis/pickleball courts, athletic fields, bowling greens, riding stables, race tracks, horseshoe pits, golf courses, skateboard parks, playgrounds, volleyball courts, and includes accessory uses such as park maintenance and service facilities, but does not include a tourism facility, or playground.	L
AGRICULTURAL PROCESSING FACILITY	A facility where cleaning, drying, and other processes are used to prepare seed, grains, and other crops, not including cannabis, for agricultural purposes or consumption by humans or animals. An agricultural processing facility may include warehousing of raw farm products and a retail component to wholesalers or consumers.	L
AGRICULTURAL SUPPLY DEPOT AND SALES	A facility that specializes in the bulk storage of agricultural products and farm supplies and may include a retail component, but does not include sale or storage of fertilizers, or the processing of agricultural products.	L
AIRPORT	An area used or intended for the arrival and departure or servicing of aircraft and includes any building, installation, or equipment in connection therewith.	L
AIRSTRIPE – PRIVATE	An area of land used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, but which is not licenced by any Provincial or Federal authority. All aerodrome facilities are regulated by Transport Canada.	L
APPEAL BODY	The board hearing a subdivision or Development Permit appeal in accordance with the <i>Municipal Government Act</i> .	G
AREA REDEVELOPMENT PLAN	A statutory plan adopted by Ministerial Order in accordance with the <i>Municipal Government Act</i> . An area redevelopment plan provides the framework to guide future redesignation, subdivision, and Development Permit applications on an area of land that must consider existing developments.	G
AREA STRUCTURE PLAN	A statutory plan adopted by Ministerial Order in accordance with the <i>Municipal Government Act</i> . An Area Structure Plan provides the framework to guide future redesignation, subdivision, and Development Permit applications on an area of land that has little to no previous development.	G
AUCTION FACILITY	A development specifically intended for the auctioneering of livestock, goods, equipment including temporary storage of such goods and may include the temporary holding of the livestock. This use class does not include on-site slaughtering such as an abattoir or one-time on-site estate auction sales.	L
B		
BALCONY	An extension of a floor projecting from the wall of a building and enclosed by a parapet or railing.	G
BASEMENT	That portion of a building between two floor levels which is partly underground but which has a portion of its height from finished floor to finished ceiling above the adjacent finished grade.	G

Battery Energy Storage System (BESS):	One or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building or to the electrical grid. This includes, but is not limited to, the following: battery cells; thermal, battery, and energy management system components; and accessory equipment, buildings, and structures.	L
BED AND BREAKFAST	A type of home occupation where there is a lodging facility within an owner-occupied dwelling having no more than three (3) guest rooms and providing common dining facilities, but no cooking facilities in guest rooms.	L
BEEKEEPING, COMMERCIAL	The raising of honey bees for commercial purposes and may include onsite sales. All activity related to beekeeping must comply with the <i>Bee Act</i> .	L
BEEKEEPING, HOBBY	The raising of no more than two hives of honey bees for personal use (no sales). All activity related to beekeeping must comply with the <i>Bee Act</i> .	L
BENCH (TOPOGRAPHICAL)	As shown on Figure 1: Topographical features , means a plateau or level (slope, typically between 1% and 15%) occurring between the brink of one slope and the toe of another.	G
BULK OIL AND FUEL DEPOTS & SALES	Land, buildings and equipment used for the bulk storage, dispensing and sale in bulk quantities of liquid or gaseous fuel but does not include a service station.	L
BRINK OF SLOPE	As shown on Figure 1: Topographical features , means the point where a slope begins to fall off steeper than 20%.	G
BUILDING	A roofed structure with solid exterior walls which is used or intended to be used as shelter for persons, animals, equipment, or goods and services.	G
BUILDING HEIGHT	The vertical distance from the finished grade to the highest point of the roof excluding chimneys, ventilators, vent pipes, antennas, lightning rods, spires, elevator machinery and roof top heating/cooling units. 	G

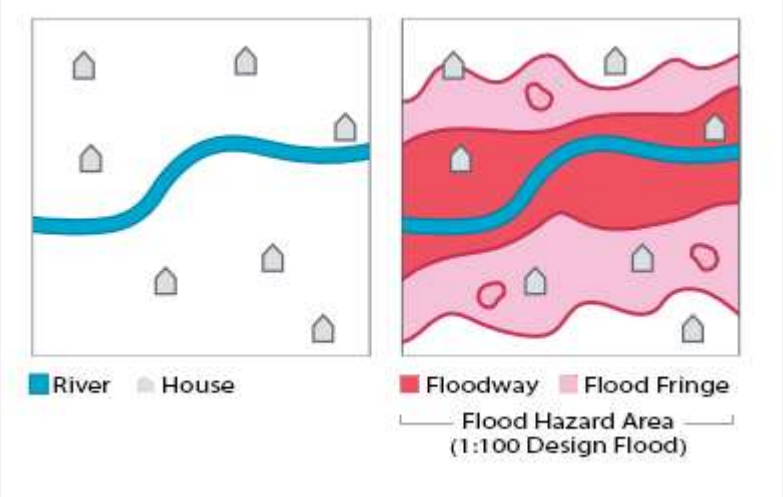
BUILDING LINE	The extended line of the wall of the building or any portion of the building which faces the line of the parcel. 	G
BUILDING LINE, FRONT	A line parallel to the front parcel line drawn across the parcel through the point where a building on the parcel is closest to the front parcel line.	G
BUILDING LINE, REAR	A line parallel to the rear parcel line drawn across the parcel through the point where a principal building on the parcel is closest to the rear parcel line.	G
BUILDING, RELOCATED	The relocation of a building on the same site or from another site to a new site.	G
C		
CAMPGROUND	A recreational development for the purpose of providing temporary accommodation mainly for recreational vehicles and tents and may include other camp-style accommodations such as yurts and small seasonal cabins. A campground is not construed to mean a development for the purpose of accommodating long-term or permanent occupancy by recreational vehicles or manufactured homes.	L
CANNABIS CAFÉ	A development where the primary purpose of the facility is the sale of cannabis to the public, for consumption within the premises and which is authorized by provincial and/or federal legislation.	L

CANNABIS PRODUCTION FACILITY	A facility providing for the production, storage, processing and/ or distribution of cannabis and which is owned or operated by a licenced cannabis producer or distributor.	L
CANNABIS RETAIL SALES	A retail store licenced by the Province of Alberta where cannabis and cannabis accessories are sold to individuals who attend the premises.	L
CAR WASH	An establishment for the washing of motor vehicles, which may employ production-line methods, mechanical devices, staffed hand wash facilities, or unstaffed self-wash facilities, and may include washing stations for pets.	L
CEMETERY	A use of land that may include structures and buildings to accommodate ceremonies and/ or remains of the deceased.	L
COMMENCEMENT OF DEVELOPMENT	The moment physical work / construction is started on a site (e.g., excavation, construction) or the land use has begun.	L
COMMERCIAL FERTILIZER SUPPLY AND SALES	A facility that specializes in the bulk storage and sale of solid and liquid fertilizers and includes other agricultural chemicals.	L
COMMERCIAL HORTICULTURE	The production of crops that does not require large areas of land and/or large amounts of water to support operations and may include greenhouse operations and/or market gardens but does not include a cannabis production facility.	L
COMMUNICATION TOWER	A structure designed to support antennas for telecommunications and broadcasting and may include television, cellular phone, or wireless internet or radio signals. Communication towers are regulated by Innovation, Science & Economic Development Canada however municipal consultation is required and considerations respected.	L
COMPREHENSIVELY PLANNED AREA	An area of the municipality that is guided by a comprehensive statutory plan inclusive of an Area Structure Plan or Area Redevelopment Plan in accordance with the provisions of the <i>Act</i> .	G
CONFINED FEEDING OPERATION	An activity on land that is fenced, enclosed or within where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the <i>Agricultural Operations Practices Act</i> through the Natural Resources Conservation Board.	L
COUNTRY RESIDENTIAL DECLARATION	A form available at the Special Areas Board administrative offices pertaining to residential development in proximity to other land uses.	G
CREST OF SLOPE	The point at the top of a slope where the slope ends and is no longer greater than 20%.	G
D		
DATA CENTRE	The industrial use of a building, dedicated space within a building, or a group of buildings to house computer systems and associated components, such as telecommunications and storage systems. It generally includes backup components and infrastructure for power supply, data communication connections, environmental controls (e.g., air conditioning, fire suppression) and various security devices.	L

DATA CENTRE – TYPE 1 STAND-ALONE	A data centre that receives its electrical power the majority of the time from a stand-alone generator.	L
DATA CENTRE – TYPE 2 GRID	A data centre that receives its electrical power the majority of the time from the electrical grid system and relies on generator power solely as backup power.	L
DAY HOME	A childcare facility operated from a private residence for up to and including six non-resident children between the ages of 0 and 12 and complies with the Family Day Home Standards Manual for Alberta.	L
DAYCARE CENTRE	A facility providing group day care, family daycare, nursing school, child minding, out of school care, or specialized daycare for more than six non-resident children between the ages of 0 and 12.	L
DECK	A flat, floored concrete or wooden structure, usually elevated above grade level and usually adjoining a dwelling and accessory to the principal residential use or building. A deck may consist of roofing and means of vertical enclosure but will not include any insulation or heating apparatus contained within the structure.	G
DEVELOPMENT AUTHORITY	A person (or persons) appointed as Development Officer by Board Order; or the Municipal Planning Commission appointed by Board Order.	G
DEVELOPMENT	Includes: a) an excavation or stockpile and the creation of either of them; or b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on or under land of any of them; or c) a change of use of land or a building, or an act done in relation to land or a building that results or is likely to result in a change in the land or the building; or d) a change in the intensity of use of land or building that results in or is likely to result in a change in the intensity of use of the land or building.	G
DEVELOPMENT COMMENCEMENT or COMMENCEMENT OF DEVELOPMENT	The moment construction is started on site (i.e., excavation) or the land use has begun for the purposes of the Development Permit application.	G
DEVELOPMENT COMPLETION OR COMPLETION OF DEVELOPMENT	The moment the components of the development have been constructed and installed, required building / Development Permit conditions and requirements have been met for the purposes of the Development Permit application, and/or the final inspection reports have been received (as required for the project).	G
DEVELOPMENT OFFICER	A person appointed by Special Areas Board for performing Development Authority duties.	G
DEVELOPMENT PERMIT	A document authorizing development issued under this Land Use Order.	G
DISCRETIONARY USE	The use of land or a building for which a Development Permit <u>may</u> be issued at the discretion of the Development Authority, with or without conditions.	G
DRINKING ESTABLISHMENT	An establishment licenced by Alberta Gaming, Liquor and Cannabis, in which alcoholic beverages are served for consumption on the premises and any preparation or serving of food is accessory thereto. This term includes restaurants, bars, taverns, pubs and lounges.	L

DRIVE-THROUGH FACILITY	A building that includes a queuing lane and windows for the purpose of serving customers while they remain in their vehicle and may include the sale of food (e.g., fast food) or non-food services (e.g., banking).	L
DWELLING, ADDITIONAL RURAL	A third or more dwelling unit(s) on a parcel. At the discretion of the Development Authority, an additional rural dwelling unit may be in one or more of the following forms: detached, duplex, manufactured, ground-oriented multi-unit, prefabricated, or tiny home.	L
DWELLING, APARTMENT	A building designed for residential use that is divided into five or more dwelling units and where two or more dwelling units share a common entrance.	L
DWELLING, DETACHED	A building that contains one dwelling unit and is physically detached from any other dwelling unit. A detached dwelling does not include a dwelling, manufactured, dwelling, prefabricated, secondary suite, or dwelling, recreational vehicle.	L
DWELLING, DUPLEX	A building consisting of two dwelling units. Each dwelling shall have separate, individual, and direct access to grade, with no interior access connections/ access between dwelling units. A dwelling, duplex does not include a secondary suite.	L
DWELLING, GROUND-ORIENTED MULTI-UNIT	A building consisting of three or more dwelling units, each of which has an individual entrance to the outdoors. This includes townhouses, rowhouses, triplexes and fourplexes, but does not include an apartment.	L
DWELLING, MANUFACTURED OR MANUFACTURED HOME	A dwelling that is transported in either single or multiple sections and conforms to either CAN-CSA Z241 or CAN-CSA Z2420 MH standards, as amended or replaced from time to time, for manufactured or park model homes. The minimum gross floor area shall be 27.87m ² (300sqft).	L
DWELLING, PREFABRICATED	A dwelling unit or portion of a dwelling unit that is constructed in an off-site location and moved to the site to be set on a permanent foundation.	L
DWELLING, RECREATIONAL VEHICLE	A vehicle or a portable structure designed to be carried on a vehicle providing temporary sleeping accommodation for travel and recreation purposes. Recreational vehicles include but are not limited to motor homes, campers, and holiday trailers. Recreational vehicles do not include manufactured homes. Recreational vehicles may be considered on a seasonal or semi-permanent basis in the districts where it is listed as a permitted or discretionary use.	L
DWELLING, RELOCATED	A previously occupied detached dwelling or duplex dwelling that is relocated from one site to another.	L
DWELLING, RURAL	The first and/or second dwelling unit on a parcel in one or more of the following dwelling forms: detached, duplex, manufactured, or prefabricated. Does not include dwelling, tiny home.	L
DWELLING, SECONDARY SUITE	A dwelling unit that is subordinate to the primary dwelling unit or use of the parcel and may be developed within the same building or in a separate building from the principal use. See subsection 3.18 .	L

DWELLING, TINY HOME	Includes: (a) a residential building containing no more than one dwelling unit that is the principal or accessory dwelling on a parcel; and (b) is greater than 27.87m² (300sqft) in floor area; and (c) is less than 65.03m² (700sqft) in floor area; and (d) is physically detached from any other dwelling unit on the property. This definition does not include a dwelling manufactured home, dwelling recreational vehicle, or dwelling secondary suite.	L
DWELLING UNIT	A building or a self-contained portion of a building for the residential use of one or more people living as a single housekeeping unit, and containing complete sleeping, cooking and toilet facilities.	G
E		
EASEMENT	The right to use land generally for access to other property or as a right-of-way for a public utility.	G
EATING AND DRINKING ESTABLISHMENT	A development where food and beverages are prepared and served and may include supplementary alcoholic beverage service licenced by Alberta Gaming, Liquor and Cannabis. This term refers to such uses as restaurants, cafes, lunch and tearooms, ice cream parlors, banquet facilities and take-out restaurants.	L
EDUCATIONAL INSTITUTION	Buildings and structures used for the assembly of persons for educational purposes, where classrooms, libraries, offices, recreational facilities, and other related facilities are provided for course participants and staff, and where dormitory accommodations and common kitchen and dining facilities may also be provided.	L
ESCARPMENT	As shown on Figure 1: Topographical features , means a river valley wall, typically up to 91.44m (300ft) high.	G
ESCARPMENT PROTRUSION	As shown on Figure 1: Topographical features , means the projection of the brink of an escarpment slope by at least 30.48m (100ft) into a valley.	G
EXTENSIVE AGRICULTURE	The production of crops and/or raising of livestock that requires large areas of land and/or large amounts of water to support operations, but does not include confined feeding operations, or cannabis production facilities.	L
F		
FARM ANIMALS	The keeping of animals as livestock or as pets on a parcel.	L
FARM ANIMAL UNIT	For a type of farm animal, the number determined by dividing the number of individuals of the type of farm animal by the factor listed in for that type of farm animal.	G
FARMERS MARKET	A temporary, seasonal, or occasional market held in an open area or in a structure where groups of individual sellers offer for sale to the public items such as fresh farm produce, food, beverages, arts, crafts and other retail goods.	L

FARMSTEAD SEPARATION	The approval by the subdivision authority of the subdivision of a parcel of land for an existing dwelling unit and related improvements (shelterbelts, corrals, barns, sheds, wells, septic systems etc.) which normally are associated with a farm operation.	G
FENCE	A physical or visual barrier formed by a trellis, louver, solid hedge of trees or shrubs, a wooden, metal, plastic or masonry structure, or a combination thereof.	G
FINANCIAL INSTITUTION	A business that is open to the public and engaged in banking and that performs closely related functions such as making loans, and investments, and may include the provision of automatic teller machines.	L
FLOOD DEFINITIONS 		G
FLOOD, DESIGN	The 1:100 flood used to define the floodway and flood fringe zones on a Flood Hazard Overlay Map as determined through the Alberta Flood Hazard Identification Program or a flood hazard study undertaken by a qualified professional.	G
FLOOD FRINGE	The portion of the flood hazard area outside of the floodway as determined through the Alberta Flood Hazard Identification Program or a flood hazard study undertaken by a qualified professional. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.	G
FLOOD HAZARD AREA	The area of land that will be flooded during the 1:100 design flood. The flood hazard area is divided into two zones, the floodway and the flood fringe.	G
FLOOD MITIGATION INFRASTRUCTURE	Infrastructure such as berms and dams with a dedicated flood mitigation purpose.	G
FLOODPROOFING	The alteration of land or structures either physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or building setbacks from water bodies to maintain a floodway and to allow for potential erosion.	G
FLOODWAY	The portion of the flood hazard area where flows are deepest, fastest and most destructive as determined through the Alberta Flood Hazard Identification Program or a flood hazard study undertaken by a qualified professional. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.	G

FLOOR AREA	The total floor area of every room and passageway contained in a building, not including the floor areas of basements, attached garages, sheds, open porches, patios, open decks, verandas or breezeways.	G
FRONTAGE	The distance along the property line adjacent to a highway or public street.	G
G		
GOVERNMENT INSTITUTION	A building or structure owned, operated, or occupied by a provincial, federal or local government agency.	L
GRADE	The elevation of land or a surface.	G
GRADE, FINISHED (average)	The average of the highest elevation and the lowest elevation where a building is situated, or is proposed to be situated, on a parcel.	G
GREENHOUSE OPERATION	A building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants and may include a related retail or wholesale component, but does not include a market garden, or activities related to cannabis.	L
GROSS FLOOR AREA	Total floor area contained within the building measured to the external face of the external walls and excluding the roof.	G
GROUP CARE HOME	see Special Care Housing	G
H		
HEAVY MANUFACTURING	see Manufacturing, Heavy	L
HEIGHT OF SLOPE	The distance between the toe and crest of the slope.	G
HEIGHT, BUILDING	see Building Height	G
HOME OCCUPATION – MAJOR	A commercial or industrial use subordinate to the residential character of the subject property that is of a significant size or intensity of operation that it is likely to have off-site impacts such as noise, dust, vibrations, traffic or visual change to the property. A Home Occupation – Major may include on-premises sales, commercial deliveries, on-site outdoor storage, display of goods, off-site employees, on-site advertising, and food prepared on-site.	L
HOME OCCUPATION – MINOR	A commercial use subordinate to the residential character of the property that is a moderate size or intensity of operation and may have minor off-site impacts, such as noise, dust, or traffic. A Home Occupation – Minor may include limited on-premises sales, commercial deliveries, indoor storage, off-site employees, and on-site advertising.	L
HOME OCCUPATION – PHONE & DESK	A commercial use subordinate to the residential character of the property that consists of a home office and associated equipment and areas. A Home-Occupation – Phone & Desk shall not include off-site employees, commercial deliveries, outdoor storage, on-site advertising, use of accessory buildings, food preparation, or on-premises sales.	L

HOSPITAL	A facility that provides health, medical, and/or surgical care to the sick or injured and may include accessory uses including but not limited to, laboratories, outpatient clinics, cafeterias, gift shops, training facilities, classrooms, and offices integral to the function of the hospital.	L
HOTEL/MOTEL	A building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms, which may contain bar/kitchen facilities.	L
I		
INDOOR RECREATION FACILITY	The use of buildings or structures for recreation, amusement, or entertainment primarily conducted indoors, such as billiard halls, community halls, bowling alleys, arcades, fitness centres, sport facilities, gymnasiums, dance studios, theatres, cinemas, auditoria, swimming pools, concert halls, and galleries.	L
INDUSTRIAL PARK	The development of three or more contiguous parcels of land for industrial purposes.	L
INDUSTRIAL STORAGE YARD	A use: (a) where goods, motor vehicles or equipment used in road construction, building construction, renewable energy projects, oilfield services and similar industries are stored outdoors when not being used; or (b) where the vehicles and equipment stored may also be serviced, cleaned or repaired; or (c) that may involve the storage of construction material such oil and gas pipeline materials; or (d) that does not involve the storage of any derelict vehicles or derelict equipment; or (e) that does not involve the production or sale of goods as part of the use; or (f) that may have a building for the administrative functions associated with the use.	L
INDUSTRIAL WORK CAMP	A residential complex used to house employees by various contracting firms on a temporary basis, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time and may include accessory uses such as a temporary office, storage yard and other similar and complementary uses deemed compatible with the surrounding area.	L
INVOLUNTARY SEVERANCE	A subdivision of land necessary for roads, utilities, oil and gas facilities and other similar land uses that result in a parcel of land that is less than a basic unit of land within the agricultural district (quarter section).	G
J		
K		
KENNEL	Any place where three or more dogs and/or cats over six months of age are maintained, boarded, bred, trained, or cared for remuneration or sale.	L

L		
LANDFILL	See Waste Management Facility	L
LANDSCAPING	Means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative fences and the like, arranged and maintained so as to enhance the appearance of the property and shall not include paved parking areas, sidewalks, uncleared natural bush, undergrowth or weed growth.	G
LANE	A public roadway usually less than 10m (32.8ft) wide typically providing secondary access to one or more parcels.	G
LIBRARY	A public, facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility but are not normally offered for sale.	L
LIGHT MANUFACTURING	See Manufacturing, Light	L
LOADING AREA, OFF-STREET	An area designed for the loading and unloading of goods from motor vehicles located on the same lot as the building, structure, or use that requires an off-street loading area.	G
LOADING SPACE, OFF-STREET	A space within an off-street parking area for the loading and unloading of goods from motor vehicles, excluding driveways, ramps, columns, offices and work areas.	G
LOT	A lot as defined in the <i>Municipal Government Act</i>, Part 17, Section 616, which is defined as: (i) a quarter section, (ii) a river lot shown on an official plan, as defined in the <i>Surveys Act</i>, that is filed or lodged in a land titles office, (iii) a settlement lot shown on an official plan, as defined in the <i>Surveys Act</i>, that is filed or lodged in a land titles office, (iv) 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 (v) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision. Also see the related definition Parcel.	G
M		
MANUFACTURING, HEAVY	The creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which may generate a detrimental impact, potential health or safety hazard or nuisance beyond the boundary of the parcel and may include supplementary warehouse and staging facilities.	L

MANUFACTURING, LIGHT	The creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which does not generate any detrimental impact, potential health or safety hazard or nuisance factors beyond the boundary of the lot.	L
MARKET GARDEN	Land used for agricultural activities conducted at a neighbourhood scale, including but not limited to community gardens, orchards, or gardens intended to grow produce for commercial sale, but does not include a greenhouse operation, or activities related to cannabis.	L
MASTER SITE PLAN	A plan that provides design guidance for the development of a large area of land. The purpose of the Master Site Plan is to prove that future phases of development can occur in compliance with this Land Use Order and other applicable municipal standards, but does not constitute an approval, endorsement, permit, or guarantee of such for future phases.	G
MICROBREWERY & CRAFT DISTILLERY	A licenced microbrewery or craft distillery facility that includes the brewing or distilling of alcoholic beverages or alcoholic products, which may include an associated bar, restaurant, public tasting, or may include the wholesale or retail sale of products that are mobile on-site.	L
MIXED USE DEVELOPMENT	A building which integrates a mixture of compatible residential and commercial land uses.	L
MANUFACTURED HOME	See Dwelling, Manufactured	L
MANUFACTURED HOME PARK	A parcel of land that has been planned, divided into manufactured home sites and improved for placement of manufactured homes for permanent residential use.	L
MODULAR HOME	See Dwelling, Prefabricated	L
MULTIPLE UNIT DWELLING	See Dwelling, Ground-Oriented Multi-Unit or Dwelling, Apartment	L
MUNICIPALITY	Special Areas 2, 3 and 4.	G
MUSEUM	An establishment, building or institution devoted to the procurement, care, study and display of objects of lasting interest or value and may have a retail component.	L
N		
NATURAL BOUNDARY	The visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself. In addition, the natural boundary includes edge of dormant or old side channels and marsh areas.	G
NATURAL RESOURCE EXTRACTION AND PROCESSING FACILITY	The extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment or processing into a raw, marketable form.	L
NON-CONFORMING BUILDING	A building lawfully constructed or lawfully under construction at the date a Land Use Order affecting the building or the land on which the building is situated becomes effective, and that on the date the Land Use Order becomes effective does not, or when constructed will not, comply with the Land Use Order.	G

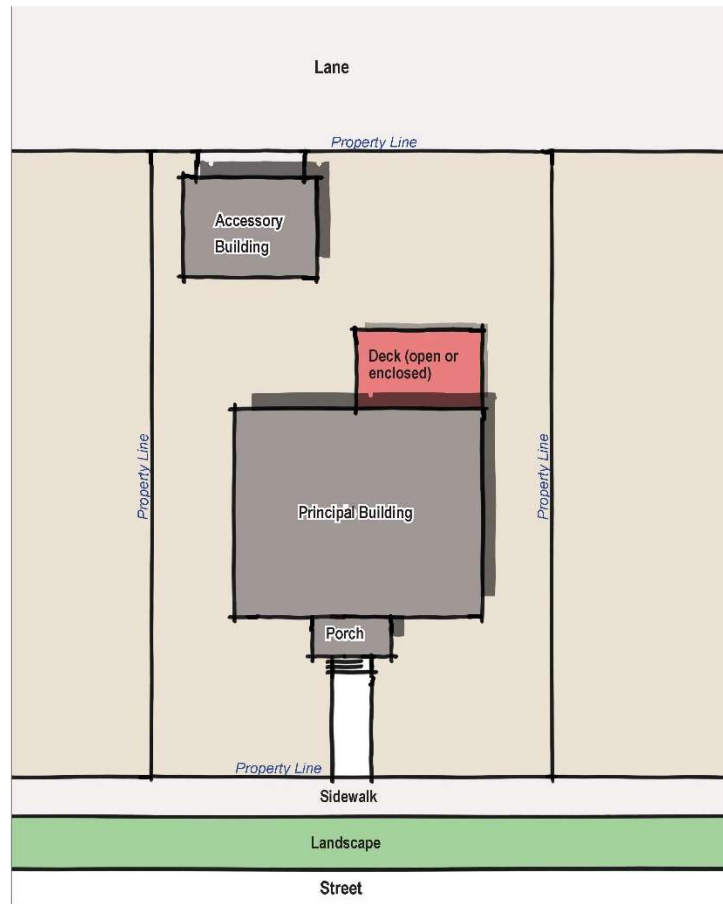
NON-CONFORMING USE	A lawful specific use being made of land or a building or intended to be made of a building lawfully under construction at the date a Land Use Order affecting the land or building becomes effective, and that on that date the Land Use Order becomes effective does not, or in the case of a building under construction will not comply with the Land Use Order.	G
O		
Off-Site Battery Energy Storage System	A Battery Energy Storage System (BESS) for the primary purpose of off-site use through the electrical grid.	L
On-Site Battery Energy Storage System- Small	A Battery Energy Storage System (BESS) with a nameplate capacity less than 1 megawatt (MW), that is intended primarily to service on-site electricity needs but may, at times, discharge into the electric grid.	L
On-Site Battery Energy Storage System- Large	A Battery Energy Storage System (BESS) with a nameplate capacity of 1 megawatt (MW) or greater, that is intended primarily to service on-site electricity needs but may, at times, discharge into the electric grid.	L
P		
PAD	A paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home or unit.	G

PARCEL	The aggregate of 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. Interior Parcel Corner Parcel Road Road Front Front Side yard area Exterior Side Yard Rear Rear Adjacent Parcel or Lane Adjacent Parcel or Lane LEGEND - Front yard area - Side yard area - Rear yard area	G
PARCEL AREA	The total area of land within the parcel.	G

PARCEL COVERAGE

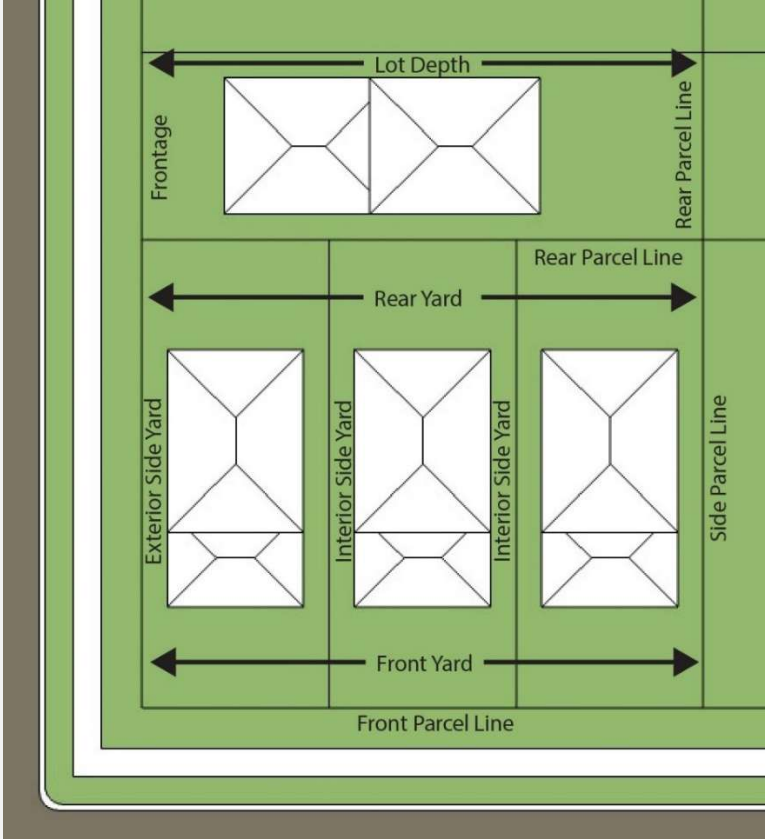
The percentage of the parcel area covered by the area of all buildings including accessory buildings, and excludes balconies, bay windows, canopies and sun shades, cornices, eaves and gutters, roof overhangs, fire escapes, sills, steps, open and enclosed terraces at grade or similar projections.

G



Area Included in Site Coverage Calculation

$$\frac{\text{Building Footprint(s)}}{\text{Lot Area}} = \text{Site Coverage \%}$$

PARCEL LINE	The boundary of a parcel. 	G
PARCEL LINE, EXTERIOR SIDE	A parcel line, other than a front parcel line or rear parcel line, which abuts a public street.	G
PARCEL LINE, FRONT	The shortest parcel line that abuts a public street, unless otherwise determined by the Development Authority in accordance with subsection 2.10 .	G
PARCEL LINE, INTERIOR SIDE	A parcel line other than a rear or front parcel line which is not common to a public street other than a lane, alley or walkway.	G
PARCEL LINE, REAR	The parcel line which lies the most opposite to and is not connected to the front parcel line.	G
PARCEL WIDTH	The average horizontal distance between two side parcel lines.	G

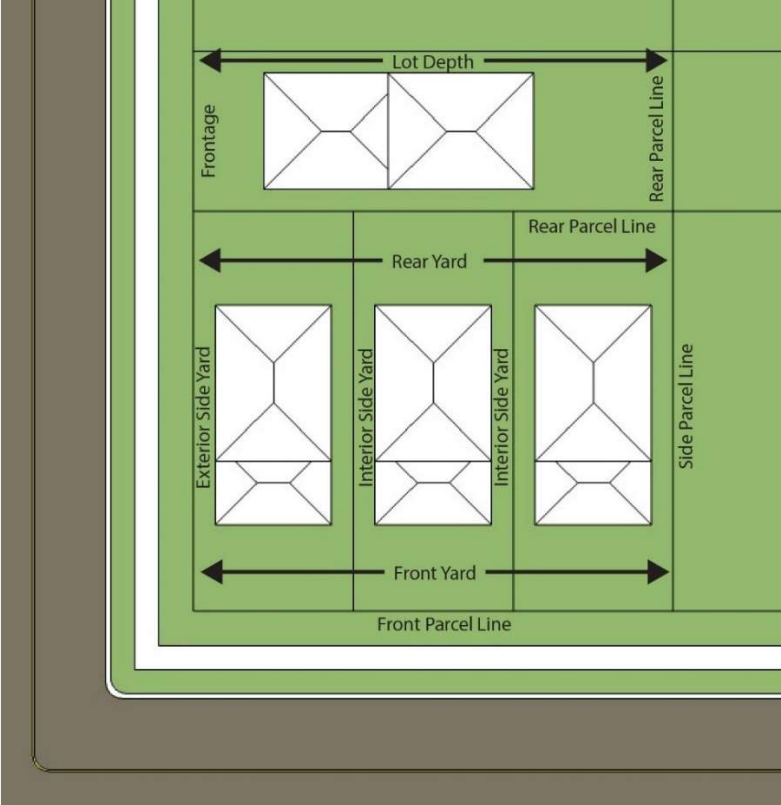
PARCEL, CORNER	A parcel having frontage on two more public streets other than a lane, alley or walkway at the intersection.	G
PARKING AREA	An open area of land, above or underground, other than a street, used for the parking of vehicles and shall include parking spaces, ingress, egress, and maneuvering isles.	G
PARKING AREA, OFF-STREET	A parking area located on the same parcel as the building, structure, or use.	G
PARKING SPACE	A space within a building or parking area, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, office and work areas.	G
PARKING SPACE, ACCESSIBLE	A parking space that is accessible for those with mobility needs.	G
PARTY WALL	A wall common to two dwelling units joining the abutting units across a common interior lot line.	G
PASSIVE OUTDOOR RECREATION AREA	An area with leisure activities that require little to no alteration or development of a site for public or private enjoyment of the landscape, natural habitat, or ecosystem. This may include activities such as wildlife observation, walking, biking, canoeing, picnicking, swimming, and/or learning of historical cultures and events.	L
PERMITTED USE	The use of land or a building which is listed as permitted in a land use district and for which a Development Permit must be issued, with or without conditions, by the Development Authority, if the proposed development meets all requirements of this Order.	G
PERSONAL SERVICE	A building used by a business for providing service to the person, including but not limited to medical clinic, dental clinic, barber shop or beauty salon.	L
PLAYGROUND	Land used for play structures intended for use by children.	L
PRINCIPAL BUILDING	A building which is constructed the main or principal use of the site on which it is erected.	G
PRINCIPAL DWELLING	The dwelling unit which is the largest and primary dwelling unit on the parcel.	G
PRINCIPAL USE	The main purpose for which land, buildings and structures on a parcel are ordinary used and is typically categorized as either residential, commercial, agricultural, or industrial.	G
PRODUCTIVE AGRICULTURAL LAND	Agricultural land that is presently producing an agricultural crop or has produced crops in the recent past.	G
PROFESSIONAL OFFICE	A facility for the processing, manipulation, or application of business information or professional expertise, and which may or may not offer services to the public. It does not include fabricating, assembling, or warehousing of physical products for retail or wholesale.	L
PUBLIC STREET	A street, lane, alley, or other thoroughfare intended for vehicular use.	G
R		
RECREATIONAL VEHICLE STORAGE FACILITY	A facility where recreational vehicles are kept for long-term storage when not in use by an occupant, but does not include the sale, service, rental, or repair of recreational vehicles.	L

RECYCLING DEPOT	A building or facility in which recyclable materials are collected, sorted, and then shipped off-site for processing or manufacturing.	L
RESTAURANT	See Eating and Drinking Establishment.	L
RETAIL & SERVICE, GENERAL	A building where merchandise, other than cannabis products, are offered for retail sale and are stored only in reasonably sufficient quantities to supply normal retail needs. A retail & service, general use does not include permanent outdoor display areas, the sale or servicing of vehicles and equipment, a service station, or car wash.	L
RETAIL & SERVICE, HEAVY	A use where merchandize, vehicles, and/ or equipment is offered for retail sales with permanent outdoor display or storage areas, but does not include a storage yard, recreational vehicle storage facility, or vehicle sales & service.	L
S		
SCREENING	A fence, wall, berm, hedge, or other barrier providing visual and/or acoustic separation of sites.	G
SELF-STORAGE FACILITY	A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of property and goods but does not include a recreational vehicle storage facility.	L
SENIORS RESIDENTIAL CARE	See Special Care Housing.	L
SERVICE STATION	Premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of passenger vehicles and light trucks and may include the auxiliary retail sale of other products, but shall not include any wholesale sales, automotive frame repairs, body repairs, or painting, heavy equipment, or heavy truck repair.	L
SERVICE, REPAIR & EQUIPMENT RENTAL SHOP	A commercial enterprise where equipment, vehicles or machines are repaired and serviced for customers and may include rental of vehicles or equipment, but does not include a storage yard, or wrecking yard.	L
SETBACK	The minimum distance between a building, structure, or permitted use and a parcel line.	G
SETBACK, EXTERIOR SIDE	The setback distance as measured between a building, structure, or permitted use and the exterior side parcel line.	G
SETBACK, FRONT	The distance between a building, structure, or permitted use, and the front parcel line.	G
SETBACK, INTERIOR SIDE	The minimum distance between a building, structure, or permitted use, and the interior parcel line.	G
SETBACK, REAR	The minimum distance between a building, structure, or permitted use, and the rear parcel line.	G
SHIPPING CONTAINER	A prefabricated container designed, constructed, and used for the transportation of goods by rail, ship, or truck, whether or not it is intended to continue to be used for this purpose.	L
SIGN	A device or structure for providing direction, information or calling attention to such things as a development, businesses, product, service, location, object, event, or person.	L

SIMILAR USE	A use of a site or building in a district which similar to a permitted use or discretionary use in that district that it meets the intent that district as set out in the purpose and intent statement but does not include a use that is specifically defined as a permitted or discretionary use in any other district.	G
SITE COVERAGE	Has the same meaning as parcel coverage.	G
SOLAR ENERGY SYSTEM – COMMERCIAL	Any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and which is intended to primarily provide electrical power for commercial resale.	L
SOLAR ENERGY SYSTEM – COMMERCIAL PROJECT AREA	All legal parcels of land listed on a Development Permit application for a Solar Energy System - Commercial.	L
SOLAR ENERGY SYSTEM – MICROGENERATION ATTACHED	Any device or system that is attached to a building and used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.	L
SOLAR ENERGY SYSTEM – MICROGENERATION STAND ALONE	Any device or system that is unattached to another building and used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.	L
SPECIAL CARE HOUSING	An institution or residential facility providing care to persons who require assistance based on age, infirmity, or other mental or physical condition. Special care housing may include ancillary uses that support residents, such as clinics, guest housing, staff housing, offices, food services, and personal services.	L
STRUCTURE	Any construction fixed to, supported by or sunk into land or water but does not include fences, retaining walls, concrete, asphalt, brick, tile, or similar surfaced areas.	G
SUBDIVISION	The legal division of a parcel of land by an instrument.	G
SUBDIVISION AUTHORITY	A subdivision authority established as per the <i>Municipal Government Act</i> .	G
T		
TEMPORARY	A duration up to one year, unless otherwise approved by the Development Authority, for a specific use or project requirements.	G
TEMPORARY BUILDING	A building that does not have its exterior walls supported on continuous concrete or masonry foundations or walls but shall not include manufactured housing or manufactured homes.	L
TEMPORARY USE	A proposed development where the intent is to operate the use or structure for a specified period of time, not to exceed one year unless otherwise approved by the Development Authority in consideration of a land use that is temporary but has longer term requirements due to the specific use or project. Any temporary Development Permit application will state a date on which the development will cease.	L

TOE OF SLOPE	The point at the bottom or baseline section, of a slope where the slope ends and is no longer greater than 20%.	G
TOURIST LODGE FACILITY	The use of land and/or building(s) to provide tourist-related goods or services to short-term overnight registered paying guests (e.g., guest ranch, hunting/outfitting lodge). This may include lodging for guests, and may include related dining facilities, sanitary facilities, retail component, and/ or ancillary assembly and recreation facilities for the exclusive use of guests. This definition does not include a museum, campground, or active outdoor recreation facility.	L
U		
UNSUBDIVIDED QUARTER SECTION	A titled area under the land survey system of 64.7ha (159.8 ac) more or less subdivision for road widenings, school sites and other public and quasi-public uses.	G
USE	The purpose for which any parcel, tract of land, building or structure is designed, arranged or intended for which it is occupied or maintained.	G
UTILITY	A system or works used to provide one or more of the following for consumption, benefit, convenience or use: a) waterworks; b) sewage disposal; c) public transportation operated by, or on behalf of, the Municipality; d) irrigation; e) drainage; f) fuel; g) electric power; h) heat; or i) waste management.	L
UTILITY, PRIVATE	A utility as defined in this Order that is operated by a non-public (i.e. private) entity, business or organization for the use of a group of individuals, households, businesses, or the general public.	L
UTILITY, PUBLIC	A utility as defined in this Order that is operated by a public government body and made available for public use.	L
V		
VEHICLE SALES AND SERVICE	An establishment where a person may purchase a new or used automobile, truck, motorcycle, or recreational vehicle and/or vehicle maintenance and servicing.	L
VEHICLE, DERELICT	Any vehicle no longer in road worthy condition, in a state of disrepair, wrecked or being dismantled but does not include vehicles stored in buildings, commercial or farm vehicles or vehicles used for commercial or industrial purposes on land zoned for commercial or industrial use in this Order.	G
VETERINARY CLINIC, CLASS 1	A facility for the medical treatment of small or large animals and includes provision for their overnight accommodation within the building only and may include associated office space.	L
VETERINARY CLINIC, CLASS 2	A facility for the medical care and treatment of small animals and household pets only and includes provision for the overnight accommodation within the building only and may include associated office space.	L

W		
WAREHOUSING	A building used for the storage of merchandise, equipment, or other things in large quantities until ready for sale or distribution, but does not include storage of fertilizer or oil, a commercial storage facility, farm accessory building, self-storage facility, or shipping container.	L
WASTE MANAGEMENT FACILITY	A use for the temporary or permanent storage of waste products in accordance with provincial regulations and guidelines.	L
WIND ENERGY CONVERSION SYSTEM (WECS), COMMERCIAL	A system consisting of a wind turbine(s) and related facilities in accordance with the Alberta Utilities Commission regulations, and which is intended to primarily provide electrical power for commercial resale. The boundary of a WECS – Commercial shall be defined by the legal boundaries of all titled parcels where the development has infrastructure proposed or located within.	L
WIND ENERGY CONVERSION SYSTEM (WECS), MICROGENERATION	A single power plant consisting of a wind turbine and related facilities rated in accordance with the Alberta Utilities Commission regulations, and which is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale. The boundary of a WECS – Microgeneration shall be the legal boundaries of the titled parcel where the wind turbine is located.	L
WRECKING YARD	Land and/or buildings where derelict motor vehicles, tractors, logging equipment, farm implements, motorcycles, boats and industrial equipment are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further use.	L
Y		

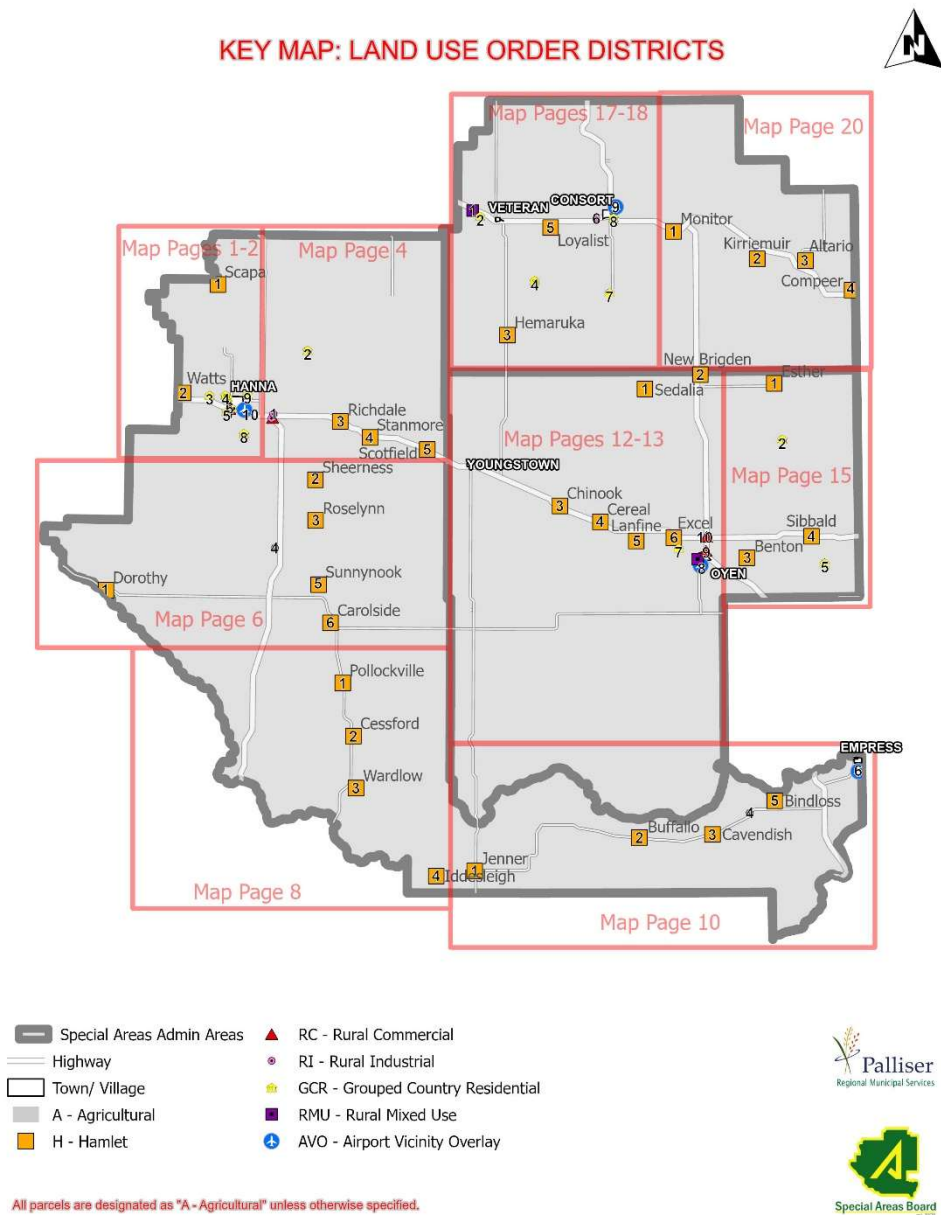
YARDS		G
YARD, FRONT	The area of a parcel located between the front parcel line and the front building line.	G
YARD, REAR	The area of a parcel located between the rear parcel line and the rear building line.	G
YARD, SIDE	The area of a parcel located between the interior or exterior side parcel line and the side building line. The side building line is a line parallel to the interior or exterior side parcel line drawn across the parcel through the point where a principal building on the parcel is closest to the interior or exterior side parcel line.	G
Z		

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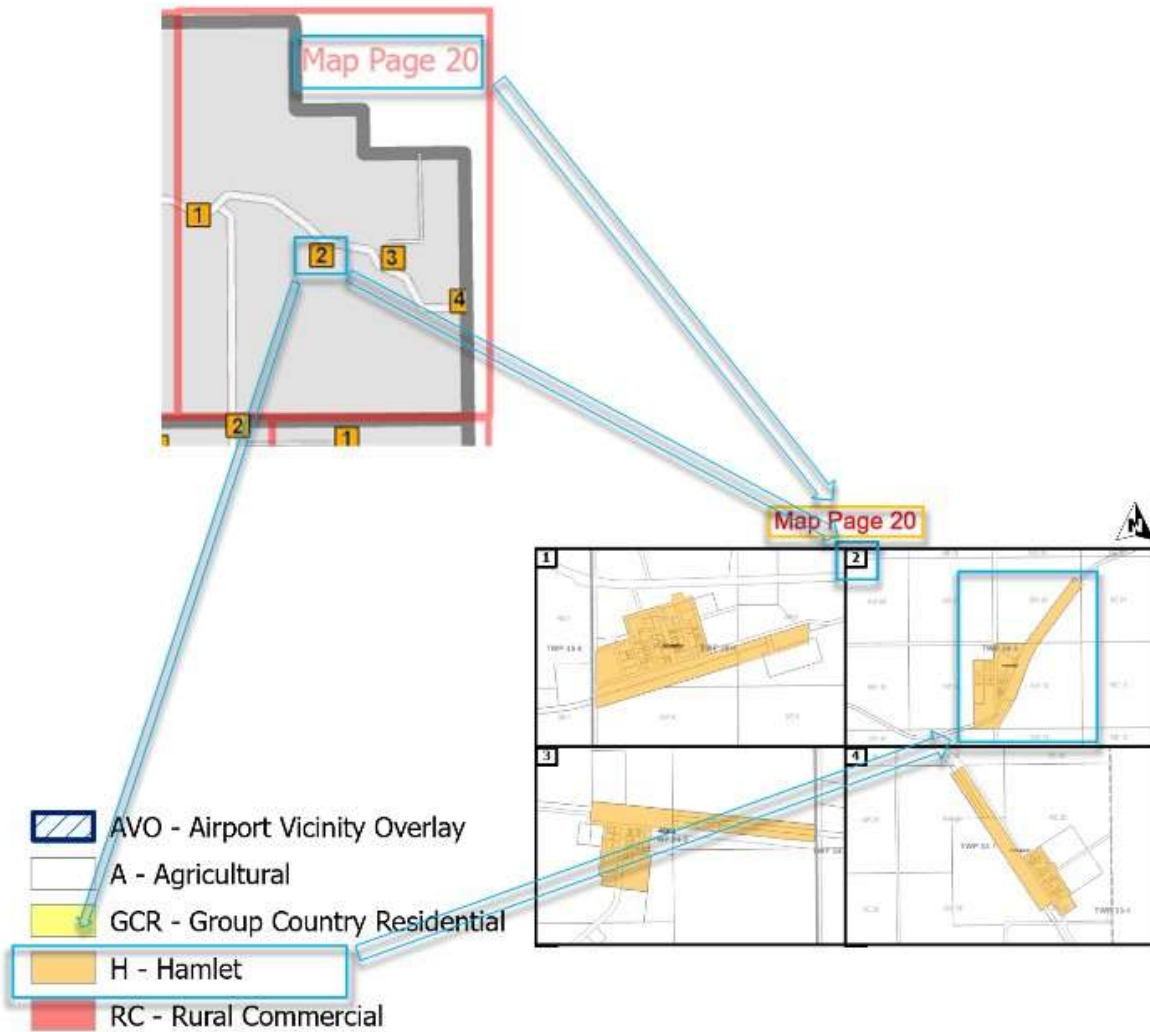
Section 6 Land Use Districts Maps

6 Land Use Districts Maps

- 6.1.1 Land use designations for all parcels within the Special Areas Board boundaries shall be in accordance with the maps shown here in **Section 6**. Where a land district is not shown on the map the parcel shall be designated as A – Agricultural district.



HOW TO USE: LAND USE DISTRICT MAPS



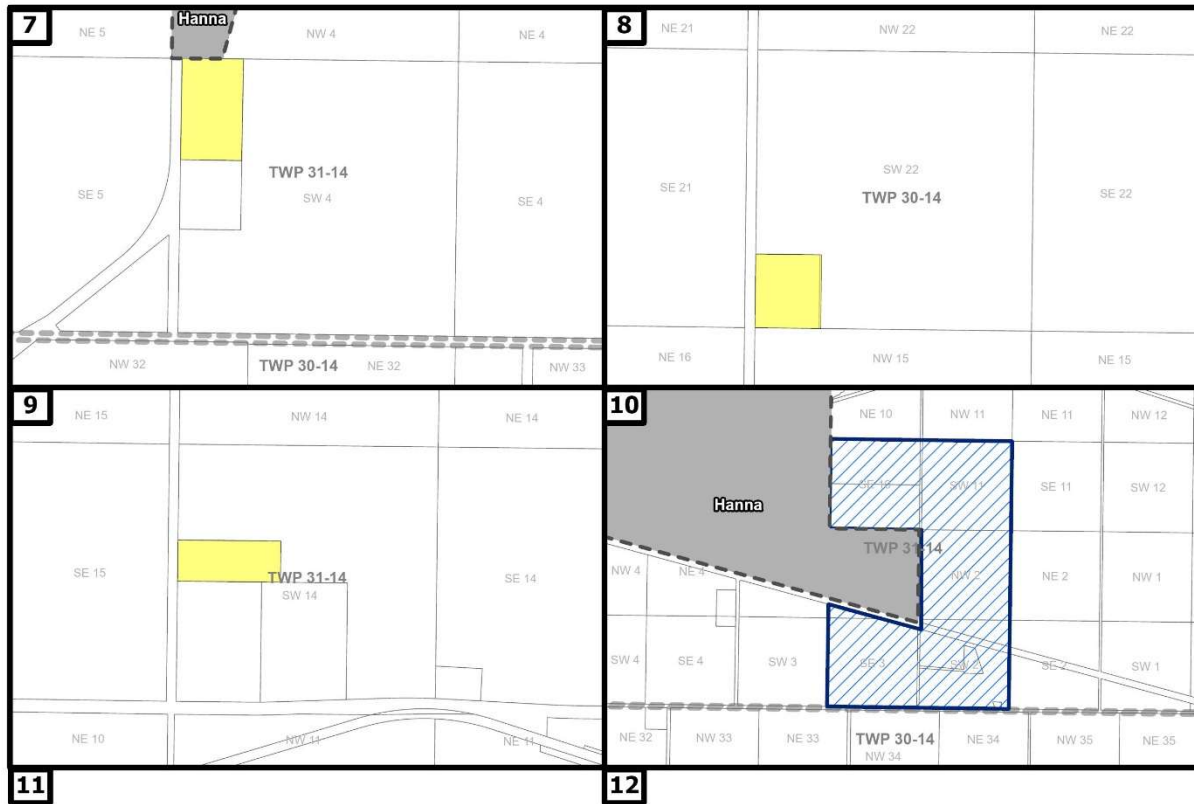
MAP PAGE 1



- | | |
|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
| RC - Rural Commercial | |

All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page 2



- | | |
|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
| RC - Rural Commercial | |

All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page: Left Blank For Future Redistricting



All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page 4



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|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
| RC - Rural Commercial | |

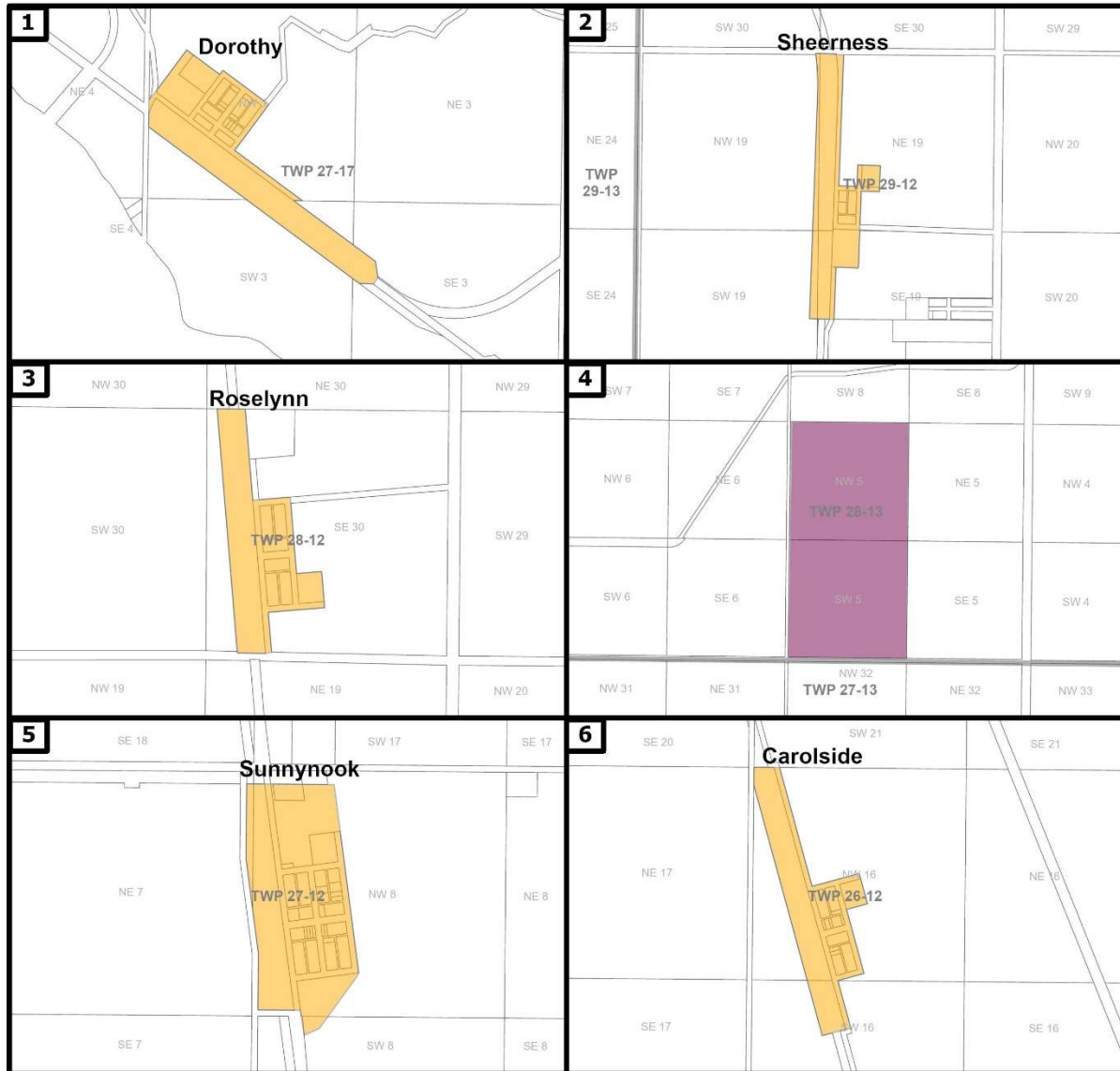
All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page: Left Blank For Future Redistricting



All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page 6



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|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
| RC - Rural Commercial | |

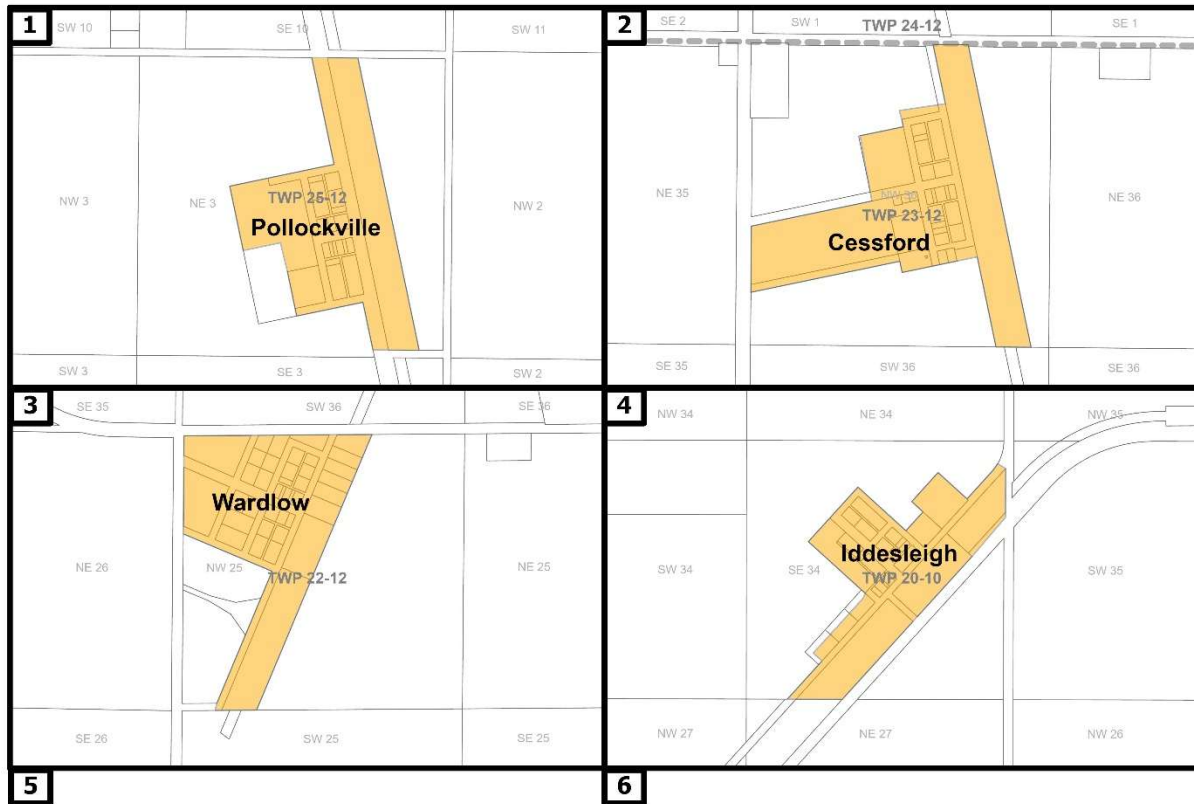
All parcels are designated as "A - Agricultural" unless otherwise specified.

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All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page 8



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|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
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| H - Hamlet | Township |
| RC - Rural Commercial | |

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Map Page: Left Blank For Future Redistricting



All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page 10



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|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
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| H - Hamlet | Township |
| RC - Rural Commercial | |

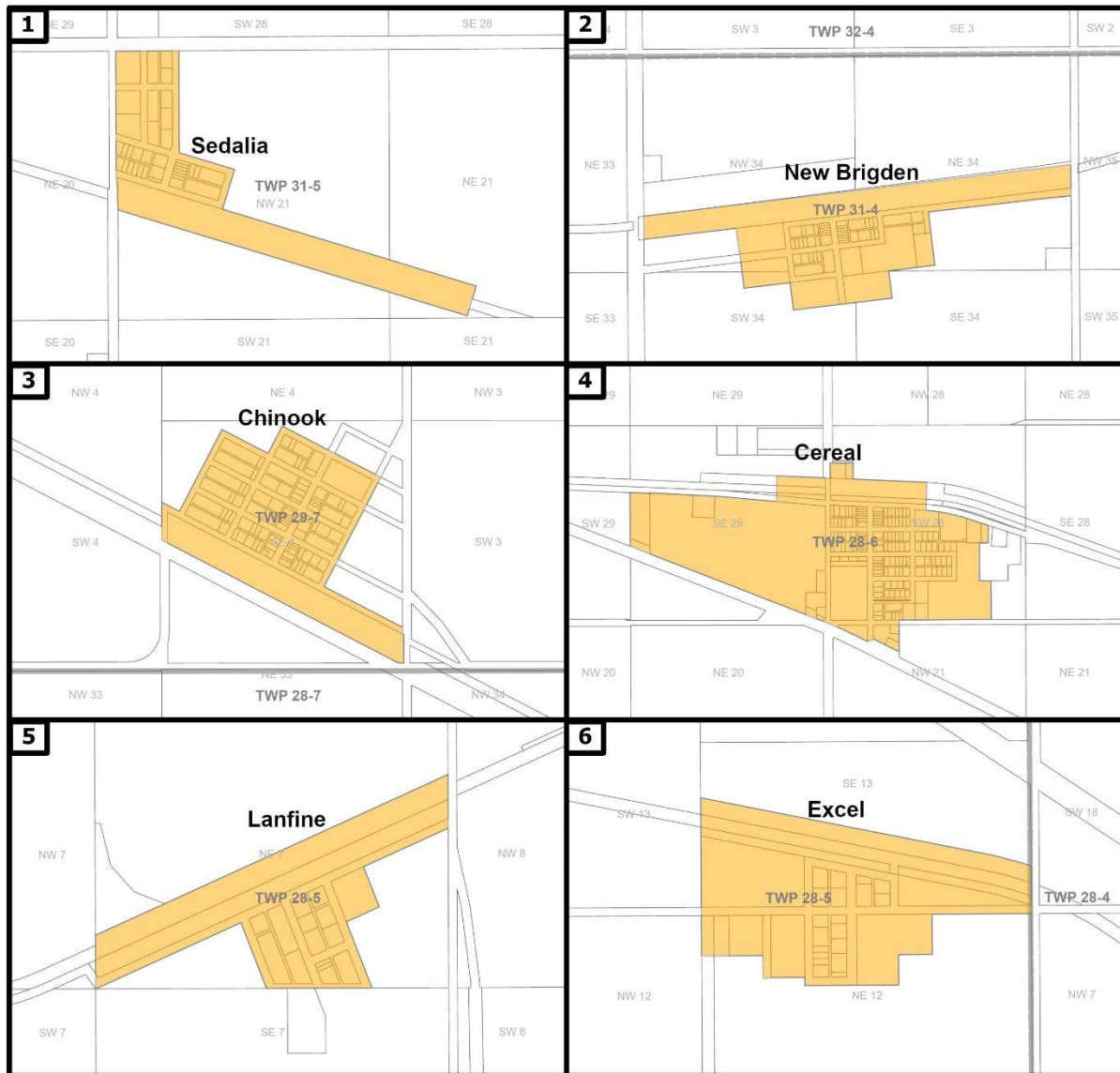
All parcels are designated as "A - Agricultural" unless otherwise specified.

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All parcels are designated as "A - Agricultural" unless otherwise specified.

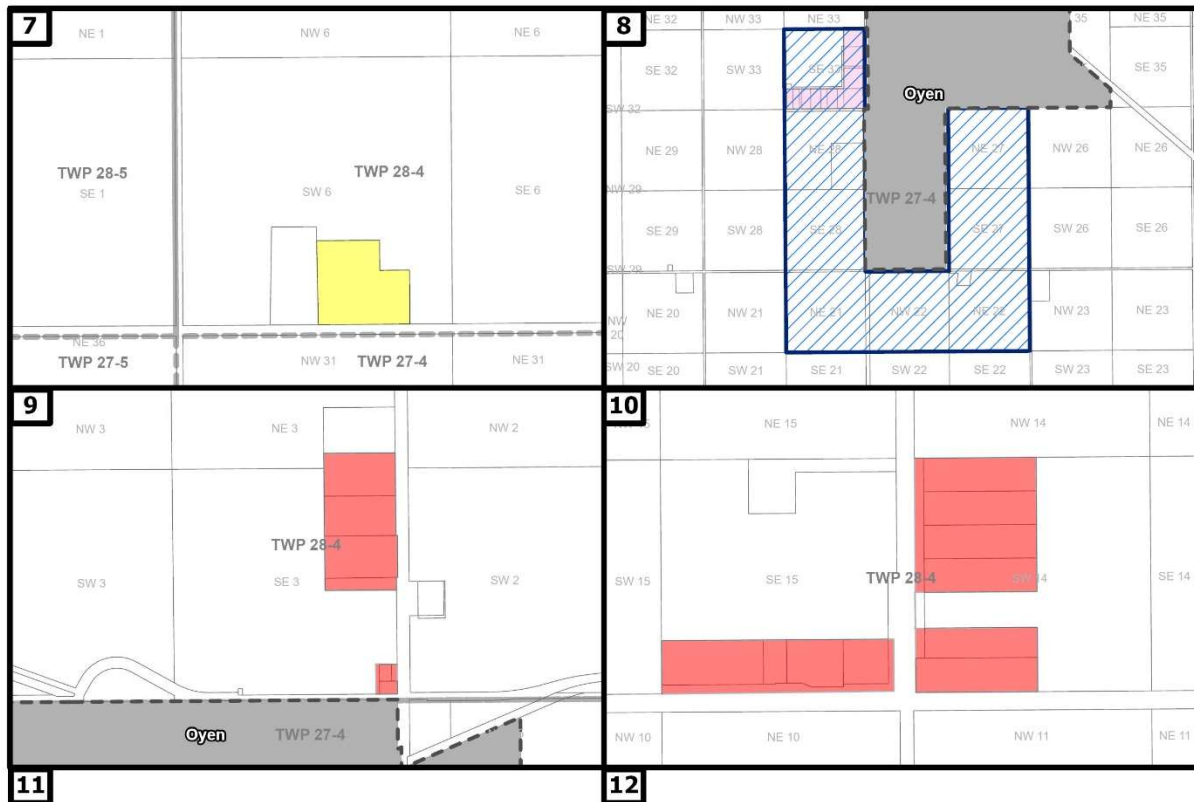
Map Page 12



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|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
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Map Page 13



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|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
| RC - Rural Commercial | |

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Map Page: Left Blank For Future Redistricting



All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page 15



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| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
| RC - Rural Commercial | |

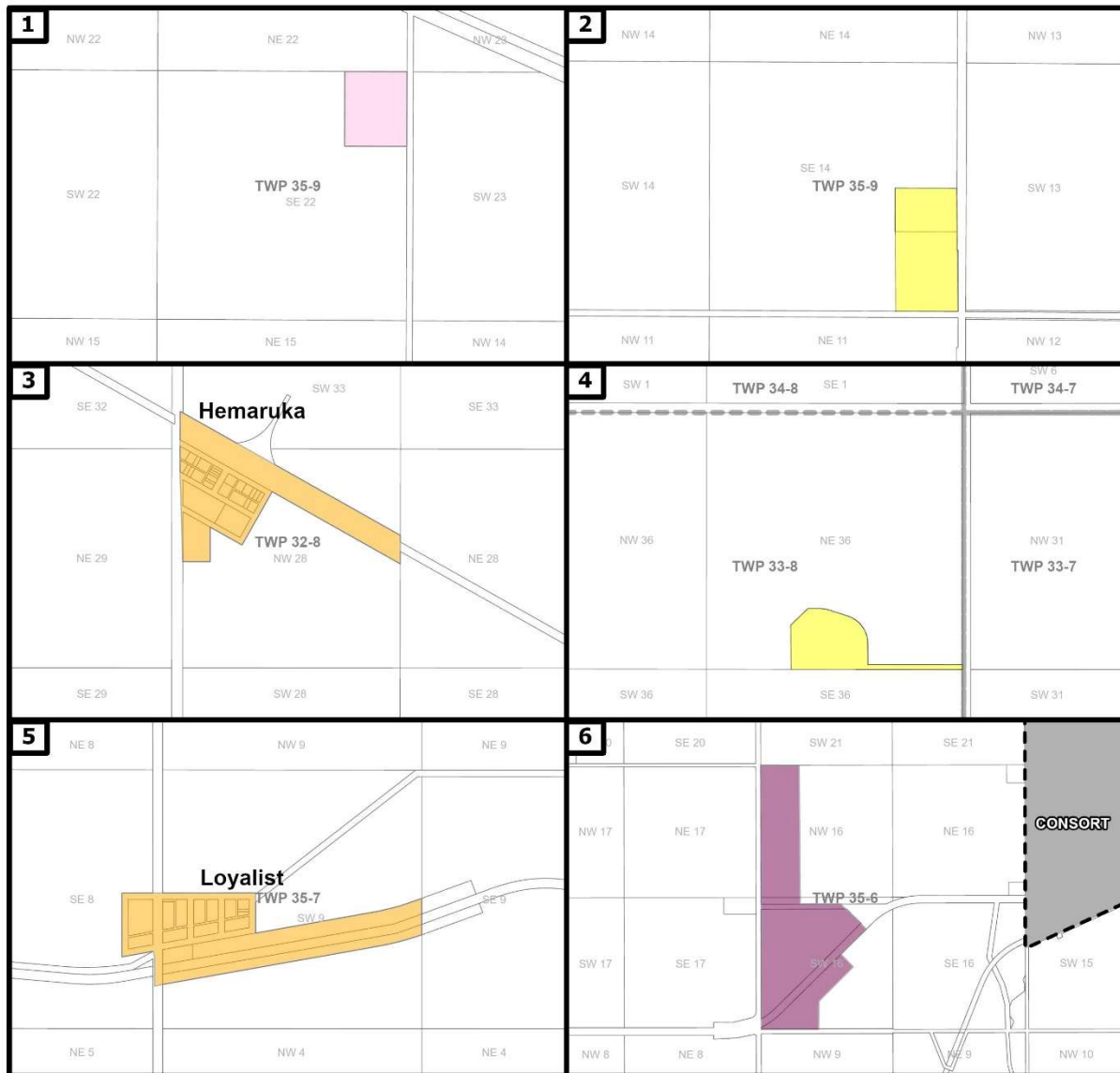
All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page: Left Blank For Future Redistricting



All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page 17



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|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
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Map Page 18



- | | |
|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
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| H - Hamlet | Township |
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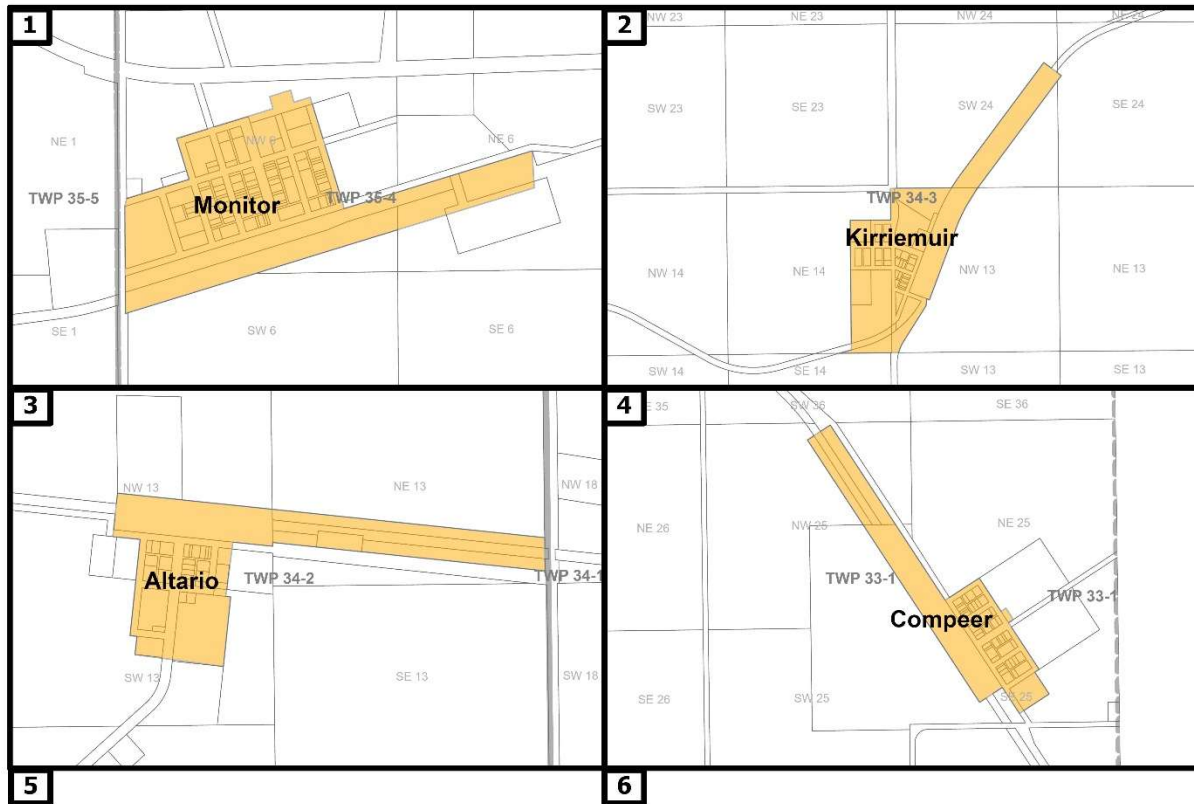
All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page: Left Blank For Future Redistricting



All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page 20



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|-----------------------------------|-----------------------|
| AVO - Airport Vicinity Overlay | RMU - Rural Mixed Use |
| A - Agricultural | RI - Rural Industrial |
| GCR - Grouped Country Residential | Town/ Village |
| H - Hamlet | Township |
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All parcels are designated as "A - Agricultural" unless otherwise specified.

Map Page: Left Blank For Future Redistricting



All parcels are designated as "A - Agricultural" unless otherwise specified.

Appendices

The Appendices do not form part of this Land Use Order,
but are presented for reference purposes.

Appendix A: Declaration Forms

A1. Country Residential Declaration 1 (Agricultural Area)

To be signed by a person wishing to develop a country residential parcel.

I understand that the location I have chosen for my development is in an agricultural area, knowing that I may suffer from dust, noise and smells. However, I realize this is a farming area and that these inconveniences are unavoidable if I choose to live here.

Name of Applicant

Legal Land Description

Signature of Applicant

A2. Country Residential Declaration 2 (Confined Feeding Operation)

To be signed by a person wishing to develop a detached dwelling or manufactured home in close proximity of a confined feeding operation

The Land Location where I want to build my house is only _____ metres from a confined feeding operation (i.e. feedlot / dairy barn / hog operation / poultry barn / manure disposal area).

I choose to build at this Land Location, knowing that I may suffer from smells, noises and flies from the animals and manure. However, I realize this is a farming area and that these nuisances are unavoidable if I choose to live here.

I also understand that land cannot be subdivided within certain distances of a confined feeding operation, as outlined in the Agricultural Operation Practices Act and its Regulations.

Name of Applicant

Legal Land Description

Signature of Applicant

A3. Country Residential Declaration 3 (Industrial Development)

To be signed by a person wishing to develop a dwelling in close proximity of a major business operation (e.g. wind energy / industrial / commercial).

The Land Location where I want to build the dwelling is _____ metres from a major business operation of this type: **wind energy** | **industrial** | **commercial** (circle applicable).

I choose to build at this Land Location, knowing that I may suffer from nuisance factors / land use conflicts, such as visual impact, noise, dust, smell, and vibration. However, I realize this is an area where major business operations (wind energy, industrial, commercial) have been approved and that these nuisances are unavoidable if I choose to live here.

Name of Applicant

Legal Land Description

Signature of Applicant