

$$X + Y = \text{Sum of height } (X+Y) \div 2 \Rightarrow \text{Height Average}$$

Illustration 2.5-2 - Building Height

Note: The above illustration is for clarification and convenience only and does not form part of this Bylaw. All provisions of this Bylaw must be referenced.

BULK FUEL DEPOT means lands, buildings and structures for the bulk storage and distribution of petroleum products excluding retail sales and cardlock operations.

BUNKHOUSE means a building designed and used for the accommodation of up to twenty (20) workers and consisting of at least sanitary facility and not less than two habitable rooms providing therein living, dining and sleeping accommodation in appropriate individual combination rooms.

BUSINESS, AGRI-TOURISM means a low intensity agricultural diversification and agri-tourism business that is secondary to the existing principal agricultural use of the land and is compatible with the agricultural character of the area. The business provides access to the general and traveling public and may include but are not limited to growing, packing and sale of agricultural food products, educational gatherings, festive gatherings, small-scale wineries and breweries and associated uses; minor food establishments and store fronts including farm gate stores, cafes and diners.

BUSINESS, CONTRACTORS means a business, trade or craft for gain or support conducted within the residential dwelling and/or accessory buildings for a person who occupies the dwelling. Typical uses include, but are not limited to; contractor services (i.e. electricians, plumbers and landscapers), parking of commercial vehicles, automotive and autobody repair. This use class does not include more intensive industrial type of uses that present exterior impacts such as noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, refuse matter, and storage of hazard or combustible materials which should be located in an industrial district.

BUSINESS, HOME BASED means a business operated within the residential dwelling and/or accessory buildings for a person who occupies the dwelling and does not create any impacts outside the dwelling or its accessory buildings where the occupation is conducted. It does not include any outside storage. The use is entirely contained within the dwelling or its accessory buildings and has no external impact on the neighbourhood. Typical uses, but not limited to; dressmaking, hairdressing, home crafts and handicrafts, picture framing, delivery services, mobile food vendors or caterers, individual instruction for training courses, off-site mobile repairs and installation, janitorial services, mobile entertainment



Section 11 AGRICULTURAL DISTRICTS

11.1. A Agricultural District

Purpose

To accommodate and promote agriculture land uses on larger parcels while having regard for the rural, agricultural character of the area.

Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Note: "Exempt" means development that does not require a development permit if it meets all the provisions of the Bylaw. For additional guidance please refer to Subsection 4.2.	Accessory Building and Use
	Abattoir
	Aerodrome
Accessory Building & Use, less than 10.0 m ² (107.6ft ²)	Agricultural Processing
Agriculture, Extensive	Agriculture Support Services
Agricultural Specialty	Animal Health Care Services
Auctioneering Services, On-Site	Auctioneering Services, Livestock
Business, Home Office	Auctioneering Services, No Livestock
Farm Building	Bed and Breakfast
Horticultural Use	Berming
Recreational Vehicle Storage, Outdoor - up to 4 vehicles	Boarding House
Sign, Identification	Bunkhouse
Tree Clearing	<u>Business, Agri-Tourism</u>
PERMITTED	Business, Contractors
Accessory Building and Use	Communication Tower
Business, Home Based	Day Care Services
Dwelling, Manufactured	Dwelling, Duplex
Dwelling, Modular	Dwelling, Move In/Relocation
Dwelling, Single Detached	Dwelling, Secondary Detached
Riding Arena, Private	Dwelling, Secondary Suite
Sign, Gateway and Directional	Eating Establishment, Indoor
Sign, On-Site Commercial (with an existing DP)	Eating Establishment, Outdoor
Utility Building	Group Home, Limited
	Group Home, Major
	Kennel
	Mineral and Resource Extraction/Processing
	Recreational Vehicles Storage Indoor considered as a Business, Contractors when located within pre-existing accessory buildings only.
	Recreational Vehicle Storage Outdoor
	Recreational Vehicle for living accommodation may be applied for as a temporary residential use in combination with a development permit application to construct a dwelling unit.
	Riding Arena, Public
	Signs, Third Party Commercial
	Wind Energy Conversion Systems

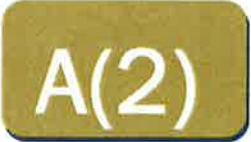
Site Regulations

- b) The following regulations shall apply to every development in this district.

PARCEL AREA	Minimum 32.37 ha (80.0 ac) or the area in title at the time of passage of this Bylaw.
FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line adjacent to any paved or hard surface County road allowance; or
	Minimum 60.0 m (196.9 ft) from the property line from any gravel County road allowance
	Minimum 15.0 m (49.2 ft) for Portable Farm Buildings and Exempt Accessory Buildings
	Minimum 15.0 m (49.2 ft) from the property line from an internal roadway, at the discretion of the Approving Authority
REAR YARD	Minimum 15.0 m (49.2 ft)
SIDE YARD	Minimum 15.0 m (49.2 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL	In accordance with Subsection 9.7.
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
OTHER SETBACKS	CFOs: As determined by the <i>Agricultural Operations Practice Act (AOPA)</i>
	Pipelines and Oil & Gas Facilities: consistent with current provincial regulations
	Sewage Lagoons & Treatment Plant: 300.0 m (984.3 ft)
	Landfill Site & Waste Transfer Station: 300.0 m (984.3 ft) or 450.0 m (1,476.4 ft)
BUILDING HEIGHT	Dwelling Unit: Maximum 12.2 m (40.0 ft)
	For all other Permitted and Discretionary Uses: Limited to such height as is deemed suitable and appropriate for the intended use
DWELLING FLOOR AREA	Minimum 74.3 m ² (800.0 ft ²)
DWELLING DENSITY	Maximum dwelling unit density for parcels less than 28.33 ha (70.0 ac) shall be one (1) unit per parcel.
	Maximum dwelling unit density for parcels greater than 28.33 ha (70.0 ac) shall be two (2) units per parcel.
	A secondary suite or secondary detached dwelling unit may be considered in accordance with Section 9.8.

Other Development Regulations

- c) As a condition of subdivision or development approval, the County may require guaranteed security to ensure the timely completion of the subdivision and/or development approval conditions.
- d) Permitted and Discretionary Uses shall adhere to PART 4 – RULES GOVERNING ALL DISTRICTS.
- (i) For General Regulations refer to Section 9.0.
 - (ii) For Specific Use Regulations refer to Section 10.0.
- e) Permitted and Discretionary Uses in this district shall comply with the Commercial and Industrial Design Guidelines as adopted by Council.



11.2. A(2) Agricultural (2) District

Purpose

To accommodate smaller parcels of agricultural land and fragmented parcels physically separated by permanent or man-made features for agricultural uses. Residential uses are accessory to the agricultural use.

Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Note: "Exempt" means development that does not require a development permit if it meets all the provisions of the Bylaw. For additional guidance please refer to Subsection 4.2.	Accessory Building and Use
	Abattoir
	Aerodrome
Accessory Building & Use, less than 10.0 m ² (107.6ft ²)	Agricultural Processing
Agriculture, Extensive	Agriculture Support Services
Agricultural Specialty	Animal Health Care Services
Auctioneering Services, On-Site	Auctioneering Services, Livestock
Business, Home Office	Auctioneering Services, No Livestock
Farm Building	Bed and Breakfast
Horticultural Use	Berming
Recreational Vehicle Storage, Outdoor - up to 4 vehicles	Boarding House
Sign, Identification	<u>Business, Agri-Tourism</u>
Tree Clearing	Business, Contractors
PERMITTED	Communication Tower
Accessory Building and Use	Day Care Services
Business, Home Based	Dwelling, Duplex
Dwelling, Manufactured	Dwelling, Move In/Relocation
Dwelling, Modular	Dwelling, Secondary Detached
Dwelling, Single Detached	Dwelling, Secondary Suite
Riding Arena, Private	Group Home, Limited
Sign, Gateway and Directional	Group Home, Major
Sign, On-Site Commercial (with an existing DP)	Kennel
Utility Building	Mineral and Resource Extraction/Processing
	Recreational Vehicles Storage Indoor considered as a Business, Contractors when located within pre-existing agriculture accessory buildings only.
	Recreational Vehicle Storage Outdoor
	Recreational Vehicle for living accommodation may be applied for as a temporary residential use in combination with a development permit application to construct a dwelling unit.
	Riding Arena, Public
	Signs, Third-Party Commercial
	Wind Energy Conversion Systems

Site Regulations

b) The following regulations shall apply to every development in this district.

PARCEL DENSITY	In accordance with statutory plans and approved concept plans.
PARCEL AREA	Minimum 16.16 ha (40.0 acres); Maximum 32.33 ha (79.9 ac) or the area in title at the time of passage of this Bylaw.
	Fragmented parcels: Minimum 2.03 ha (5.01 ac); Maximum 32.33 ha (79.9 ac) or the area in title at the time of passage of this Bylaw.
FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line adjacent to any paved or hard surface County road allowance
	Minimum 60.0 m (196.9 ft) from the property line from any gravel County road allowance
	Minimum 15.0 m (49.2 ft) for Portable Farm Buildings and Exempt Accessory Buildings
	Minimum 15.0 m (49.2 ft) from the property line from an internal roadway, at the discretion of the Approving Authority
REAR YARD	Minimum 15.0 m (49.2 ft)
SIDE YARD	Minimum 15.0 m (49.2 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL	In accordance with Subsection 9.7.
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
OTHER SETBACKS	CFOs: As determined by the <i>Agricultural Operations Practice Act</i> (AOPA)
	Pipelines and Oil & Gas Facilities: consistent with current provincial regulations
	Sewage Lagoons & Treatment Plant: 300.0 m (984.3 ft)
	Landfill Site & Waste Transfer Station: 300.0 m (984.3 ft) or 450.0 m (1,476.4 ft)
BUILDING HEIGHT	Dwelling Unit: Maximum 12.2 m (40.0 ft)
	For all other Permitted and Discretionary Uses: Limited to such height as is deemed suitable and appropriate for the intended use
DWELLING FLOOR AREA	Minimum 74.3 m ² (800.0 ft ²)
DWELLING DENSITY	Maximum dwelling unit density for parcels less than 28.33 ha (70.0 ac) shall be one (1) unit per parcel.
	Maximum dwelling unit density for parcels greater than 28.33 ha (70.0 ac) shall be two (2) units per parcel.
	A secondary suite or secondary detached dwelling unit may be considered in accordance with Section 9.8.

Other Development Regulations

- c) As a condition of subdivision or development approval, the County may require guaranteed security to ensure the timely completion of the subdivision and/or development approval conditions.
- d) Permitted and Discretionary Uses shall adhere to PART 4 – RULES GOVERNING ALL DISTRICTS.
 - (i) For General Regulations refer to Section 9.0.
 - (ii) For Specific Use Regulations refer to Section 10.0
- e) Permitted and Discretionary Uses in this district shall comply with the Commercial and Industrial Design Guidelines as adopted by Council.