

MOUNTAIN VIEW COUNTY

BYLAW NO. 05/25

TO AMEND BYLAW NO. LU 18/14

**Mountain View County
Province of Alberta**

Bylaw No. 05/25

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW NO. 10/24

SECTION 1 - SHORT TITLE AND PURPOSE

- 1.01 This Bylaw may be cited as the “Direct Control District Regulations – Part of SE 27-29-5-5”, as shown in Schedule “B” and Schedule “C” attached, in order to provide for particular and site-specific regulation and control of use and development of an indoor and outdoor storage facility, its potential future expansion, accesses and related accessory buildings and uses.
- 1.02 A northeast portion of the lands legally described as SE 27-29-5-5, being approximately ten point three seven (10.37) acres, as shown on Schedule “B” shall remain designated as Direct Control District (DC) – Part of SE 27-29-5-5. Approximately nine point six three (9.63) acres within the remainder land of SE 27-29-5-5 and approximately sixty-one point eight four (61.84) acres within the remainder of SE 27-29-5-5, as shown in Schedule “B” is hereby redesignated to Agricultural (2) District (A(2)).
- 1.03 Section 639 of the *Municipal Government Act* requires that every municipality pass a Land Use Bylaw.
- 1.04 Section 641 of the *Municipal Government Act* permits the Council of a municipality that has adopted a Municipal Development Plan, if it wishes to exercise particular control over the use and development of land and/or buildings within an area of the municipality may in its Land Use Bylaw designate that area as Direct Control District.
- 1.05 Subject to Section 641(3) of the *Municipal Government Act*, Section 17.1, Council shall be the Approving Authority to review and approve Development Permit applications pertaining to the Direct Control District Regulations.

SECTION 2 - AMENDMENTS

- 2.01 The Council of Mountain View County does hereby enact that Bylaw No. 10/24 be amended as follows:
 - a. To delete Bylaw No. LU 18/14 from Section 17.12 and attached Schedules “A”, and related map attached on Schedule “B” and
 - b. To replace Section 17.12 with Bylaw No. 05/25 as attached on Schedule “A” and related maps as attached on Schedules “B” and “C”.
 - c. To amend the table of contents and renumber the document accordingly.

SECTION 3 - EFFECTIVE DATE

3.01 This Bylaw shall come into effect at such time as it has received third (3rd) reading and has been signed in accordance with the *Municipal Government Act*.

Received first reading April 9, 2025,

Received second reading _____

Received third reading _____

Reeve

Chief Administrative Officer

Date of Signing

17.12 Direct Control District Regulations – Part of SE 27-29-5-5

1. Purpose

The purpose of this district is to allow for an indoor and outdoor storage facility. This district shall allow for the storage of a maximum 250 recreational vehicles.

2. Application

The following regulations shall apply on a portion of SE 27-29-5-5, on approximately 4.20 hectares (10.37 acres), as identified on Schedules "B" and "C".

3. Definitions - For the Purpose of this Section:

ACCESSORY BUILDING means a stand-alone building or structure, the use of which is incidental to and subordinate to the principal building or use on the same parcel.

ACCESSORY USE means a use or development customarily incidental and subordinate to the principal use of land or building, but in no instance shall be used as a dwelling and is located on the same parcel as the principal use or building.

OFFICE means a building or portion of a building used for customer service and administrative services.

RECREATIONAL VEHICLE STORAGE INDOOR means a development used for the indoor storage of tent trailers, travel trailers, motor homes or similar recreational vehicles where such storage of goods and materials involves permanent structures for storage.

RECREATIONAL VEHICLE STORAGE OUTDOOR means a development used for the outdoor storage of tent trailers, travel trailers, motor homes or similar recreational vehicles in the open air where such storage of goods and materials does not involve the erection of permanent structures for storage.

SECURITY SUITE means a dwelling unit or portion of a building used to provide accommodation for security personnel and shall not contain more than one (1) bedroom and be no larger than 55.7 m² (660 ft²).

SELF STORAGE FACILITY means a use where goods are stored in a building and is made up of separate compartments and each compartment has a separate access. A self-storage facility may be available to the general public for the storage of personal items and may include the administrative functions associated with the use.

SIGN, ON-SITE COMMERCIAL means a sign that refers to activities or services provided on site and located on the parcel on which the services are provided and does not include third-party signs. All signs must conform to the "Mountain View County Business, Commercial, and Industrial Design Guidelines".

4. Uses

EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building and Use, compliant with Subsection 9.4
	Office
	Recreational Vehicle Storage Indoor
PERMITTED	Recreational Vehicle Storage Outdoor
Sign, On-site Commercial	Security Suite
	Self-Storage Facility

5. Site Regulations

PARCEL AREA	4.20 hectares (10.37 acres).
FRONT YARD	Minimum 40 m (131.2 ft) from the property line from any paved or hard surface County road allowance.
SIDE YARD	Minimum 15 m (49.2 ft).
REAR YARD	Minimum 15 m (49.2 ft).
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with current Provincial Regulations.
	Other Setbacks as per the Subdivision and Development Regulations.
BUILDING DENSITY	Accessory Buildings: Maximum two (2) buildings per parcel. Office: Maximum one (1) per parcel. Recreational Vehicle Storage Indoor: Maximum one (1) building per parcel. Security Suite: Maximum one (1) suite per parcel.
BUILDING HEIGHT	Recreational Vehicle Storage Indoor: Maximum 8.43 m (27.65 ft).
	For all other Permitted and Discretionary Uses: Limited to such height as is deemed suitable and appropriate for the intended use.
BUILDING FLOOR AREA	For Permitted and Discretionary Uses: Limited to such floor area as is deemed suitable and appropriate for the intended use.

6. Other Regulations**a) Restrictions**

- i. Topsoil shall not be removed from any part of SE 27-29-5-5.
- ii. All outdoor storage areas shall be located to the rear and sides of the principal building and shall be screened from view from any public roadway and from adjacent sites by landscape materials, berms, fences or a combination of these features to the satisfaction of the Approving Authority.
- iii. Sea cans or shipping containers shall not be allowed on site.
- iv. There is an easement agreement (Instrument No. 151 022 175) that was established through the parcel to the north to provide access into the storage facility. At such a time where a new Development Permit Application is submitted, access to the site will be evaluated. Should an alternate access be required as part of a future Development Application Approval, this shall be provided directly from the established approach from Range Road 52 to

the storage facility and the current access through the easement area shall not be considered the primary access to the site.

b) Site Suitability

Where and if there are potential impacts associated with the uses related to this district, the Approving Authority may require the applicant to retain the services of a qualified professional to provide reports in conjunction with a Development Permit Application, to determine whether the proposed development is acceptable. Reports may include but are not limited to:

- i. **Spill Contingency Plan:** This Plan shall identify lines of authority and responsibility, establish proper reporting and communication procedures and describe an action plan to be implemented in the event of a spill. This Plan shall contain all the information necessary to effectively control and clean up a potential spill.
- ii. **Site Development Plan:** This Plan shall describe the proposed layout of all buildings and shall detail the number of storage sites proposed including dimensions of the sites, circulation requirements, road widths, site access and egress, emergency access, parking areas, storage areas, topsoil removal area and location of soils extracted and a detailed reclamation plan. The minimum dimensions for a parking stall for RV's should be 3.0 m x 6.0 m (9.8 ft x 19.7 ft). This Plan shall also identify proposed phasing for development.
- iii. **Stormwater Management Plan:** This Plan shall address current and future drainage requirements in support of the proposed indoor and outdoor storage facility, and shall identify and locate major drainage facilities, including major drainage channel improvements, the location of storm sewer improvements, open channel routes, retention/detention facilities, and land requirements for drainage purposes.
- iv. **Traffic Impact Assessment:** In order to evaluate the traffic impact of the proposed indoor and outdoor storage facility, a Traffic Impact Assessment may be required, except where the Approving Authority accepts that no Traffic Impact Assessment is necessary. This report should identify and define: the study area, the planning horizon and analysis period, the existing traffic conditions, and the estimated traffic demand. The report should also identify mitigation measures and provide overall recommendations for addressing local and regional traffic impacts.

Future Development Permit Applications will be evaluated to determine whether previously submitted studies and site plans need to be revised based on the scope of the proposed development.

c) Landscaping

- i. A Landscaping Plan will be required as part of the submission of a Development Permit Application. For information on landscaping requirements, refer to Policy 6018: *Business, Commercial and Industrial Design Guidelines*, adopted by Council. All landscaping must be in conformance with these guidelines.

- ii. Fencing requirements shall be provided to the satisfaction of the Approving Authority and shall be located inside the required yard setbacks.

d) Fire Protection

- i. A Fire Protection Plan shall be prepared by the developer and submitted to the local Fire Department for approval with confirmation provided to the satisfaction of the Approving Authority.

e) Community Consultation

- i. A Community Consultation Plan may be required prior to a Development Permit Application, except where the Approving Authority accepts that no community consultation is necessary. The plan shall describe how the developer will respond to the potential issues or concerns from surrounding property owners and residents. The circulation radius from the Direct Control District shall be determined by the Approving Authority, based on the details of the Development Permit Application.

f) Security Suite

- i. Prior to the Approving Authority making a decision on a Development Permit Application for a Security Suite, the proposed development shall be evaluated for compliance with the regulations within the *Matters Related to Subdivision and Development Regulation* due to the proximity of the landfill.



