

**MOUNTAIN VIEW COUNTY
BYLAW NO. 10/24
LAND USE BYLAW**

**Mountain View County
Province of Alberta**

Bylaw No. 10/24

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO ADOPT A LAND USE BYLAW.

SECTION 1 - SHORT TITLE AND PURPOSE

- 1.01 This Bylaw may be cited as the “Mountain View County Land Use Bylaw”.
- 1.02 Section 640 of the Municipal Government Act requires that every municipality must pass a Land Use Bylaw.
- 1.03 The purpose of this Bylaw is to facilitate the orderly, economical and beneficial development and use of land and buildings within the County, and for that purpose the Bylaw, among other things:
- a) divides the County into land use districts;
 - b) prescribes and regulates, for each land use district, the purpose for which the land and buildings may be used;
 - c) establishes the roles of the Approving Authorities;
 - d) establishes the method of making decisions on applications for redesignation, subdivision and development permits, including the issuing of development permits;
 - e) sets out the method of appealing a decision relative to this bylaw; and
 - f) provides the manner in which notice of the issuance of a development permit is given.
- 1.04 The Bylaw is consistent with the *Municipal Government Act* (hereinafter referred to as “the Act”), as amended from time to time.
- 1.05 The Bylaw is consistent with the County’s Municipal Development Plan (MDP), as amended from time to time, and shall be applied in a manner that serves to implement statutory plans and local plans which have been adopted by the County, and among other things, to support and protect existing agricultural operations and the ‘right to farm’.
- 1.06 This Bylaw shall be used in conjunction with Policies and Procedures as adopted and amended by Council from time to time.

SECTION 2 - ENACTMENT

- 2.01 The Council of Mountain View County does hereby adopt the Mountain View County Land Use Bylaw which is attached as Schedule A and forms part of this bylaw.

SECTION 3 - TRANSITION

- 3.01 All redesignation, subdivision and development applications received in a complete form prior to the effective date of this Bylaw shall be processed and considered based on the regulations in effect consistent with Bylaw No. 21/21, unless prior to a decision being made on the application, the County receives a duly signed amended application requesting that said subdivision, redesignation, or development application be processed and considered based on the regulations of this Bylaw.
- 3.02 The aforementioned amendment application for subdivision, redesignation or development permit received by the County, prior to the effective date of this Bylaw, may be made free of any otherwise applicable fees for amendment.
- 3.03 All redesignation, subdivision or development applications received on or after the effective date of this Bylaw shall conform to the provisions of this Bylaw and applicable statutory plans.

SECTIONS 4 - REPEAL OF BYLAW

- 4.01 Mountain View County Land Use Bylaw No. 21/21 and amendments thereto are hereby repealed.

SECTION 5 - EFFECTIVE DATE

- 5.01 This Bylaw shall come into effect at such time as it has received third reading and has been signed in accordance with the *Municipal Government Act*.

Read the first time this 13th day of March 2024,

Read the second time this 22nd day of May 2024,

Read the third time this 22nd day of May 2024.



Reeve



Chief Administrative Officer

May 27, 2024

Date of Signing

Mountain View County LAND USE BYLAW



Land Use Bylaw

Bylaw No. 10/24

Schedule A

Consolidated March 20, 2026

Note: All persons making use of the consolidation are reminded that it has no legislative sanction, that the amendments have been embodied for convenience of reference only, and that the original bylaw should be consulted for all purposes of interpreting and applying the bylaw.



Amended by the Following:

Bylaw No. 05/25 on May 21, 2025

Bylaw No. 01/26 on March 12, 2026

User Guide

The following is intended for information only and does not form part of the Mountain View County Land Use Bylaw.

The Land Use Bylaw establishes regulations for the use of land and buildings in Mountain View County. It regulates the type, location and intensity of land use and buildings, and also outlines the process for rezoning land and applying for permits to develop property.

The Land Uses Bylaw reflects only County regulation and policy, including Mountain View County's Municipal Development Plan. Other Bylaws, regulations and Acts of the County and governments of Alberta and Canada must also be observed. These are referenced in the Land Use Bylaw where possible, but it is up to the individual to ensure that relevant laws are observed.

As a reference document, the Land Use Bylaw's Table of Contents is an important index. The Bylaw is organized in five (5) parts which group sections with related information. The five (5) parts are as follows:

PART 1: ADMINISTRATION contains basic information on the legal framework of the Bylaw and this guide on how to use the Bylaw and the definition of important terms, which include all the uses regulated by the Land Use Bylaw, as well as information on how to interpret the Bylaw regulations.

PART 2: PLANNING & DEVELOPMENT APPLICATIONS provides information on the County's procedures related to redesignation, subdivision and development applications, and amendment processes.

PART 3: ENFORCEMENT AND APPEALS contains information on enforcement of the Land Use Bylaw and the development appeal process.

PART 4: RULES GOVERNING ALL DISTRICTS contains regulations for all uses and development types that apply in many base districts. These regulations generally supplement those in the PART 5 and are generally cross referenced.

PART 5: LAND USE DISTRICTS contains Land Use District Maps and general subdivision and development standards for each district. Overlays address items that may apply to specific areas in the County. The Official Land Use District Maps identify overlays as well as the base districts.

Along with this Land Use Bylaw, the "Mountain View County Business, Commercial, and Industrial Design Guidelines" as well as other County policies and procedures shall be considered.

Using the Land Use Bylaw to Determine Zoning and Regulations for a Specific Parcel

1. To determine regulations applicable to a specific parcel, you must first find the parcel on the official Land Use District Maps. The appropriate map will show the base district that applies to the parcel. It will also show if the parcel is subject to any overlay.
2. Look up the corresponding regulations. Start with the Land Use Districts (PART 5). The base district identifies what uses are permitted or discretionary and contains most standards that apply. These development regulations can help guide the preparation of a subdivision and/or development plan. Some uses and types of development have specific regulations contained in Part 4. It is a good idea to check other sections in PART 5 to confirm if any apply to your situation, although such instances are normally referenced in the base districts.
3. Look up any overlay districts that may apply to your parcel by referring to the overlay maps in Section 18.0.
4. Refer to PART 1 and PART 2 for additional information on how to apply the regulations to a specific parcel.
5. For all development, the “Mountain View County Business, Commercial, and Industrial Guidelines” adopted by Council must be incorporated.
6. Discuss your proposed land use or development with staff from Mountain View County’s Planning and Development Department.

Using the Land Use Bylaw to Determine Where a Specific Use May Locate

To determine the districts in which a specific use may locate, you must first determine its land use category. Use the table in PART 5 to identify the specific land use category. Then refer to the primary use tables of PART 5 to determine the status of that category. Categories are either permitted, or discretionary. You should also check PART 4: Rules Governing all Districts because some uses are subject to additional regulations.

If you require assistance with the regulations or processes contained in the Land Use Bylaw, please call or visit Mountain View County’s Planning & Development Department. The official and most recent version of the Land Use Bylaw and amendments is located at the County’s offices. This version of the Land Use Bylaw should be consulted in all cases where an officially certified version of the Bylaw is required.

Format of Mountain View County's Land Use Bylaw

The following is intended for information only and does not form part of the Mountain View County Land Use Bylaw.

Outline. The format of Mountain View County Land Use Bylaw follows a simple layout intended to facilitate its use. Major divisions within the Land Use Bylaw are called "PARTS" and major divisions within Parts are called "Sections". The format of the divisions in the Land Use Bylaw is shown below.

PART 2 (see divider page)

5. Section

5.5 Subsection

1 Paragraph

(b) Subparagraph

(ii) Sub-subparagraph

References in the Land Use Bylaw The reference number starts with the Section number and continues down to the appropriate level for the reference.

Referencing Other Documents When reference is made to a document outside of the Mountain View County Municipal Bylaws, the referenced document's name is in italicized text, such as *Municipal Government Act*.

Definitions The Land Use Bylaw has been written in "plain English" style and the meaning is intended to be clear. However, because it is also a statutory document and because of the need for terms with specific meanings, the Bylaw also provides guidance on how specific terms are used. PART 1: Administration, defines meaning of terms used in this Bylaw.

If you require assistance with the regulations or processes contained in the Land Use Bylaw, please call or visit Mountain View County's Planning & Development Department. The official version of the Land Use Bylaw and amendments is located at the County's office. This version of the Land Use Bylaw should be consulted in all cases where an officially certified version of the Bylaw is required.

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PART 1 ADMINISTRATION

1.0 Enactment

2.0 Interpretation

3.0 Approving Authorities

Section 1 ENACTMENT

PREAMBLE

This Section of the Land Use Bylaw establishes the purpose of the Bylaw, its effective date of coming into force and the repeal of the previous Land Use Bylaw. This Section also establishes transitional provisions for current development proposals under the review process and compliance requirements with other applicable legislation.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

1.1. Title

1. This Bylaw may be cited as "Mountain View County Land Use Bylaw."

1.2. Purpose

1. The purpose of this Bylaw is to facilitate the orderly, economical and beneficial development and use of land and buildings within the County and for that purpose the Bylaw, among other things,
 - a) divides the County into land use districts;
 - b) prescribes and regulates, for each land use district, the purpose for which the land and buildings may be used;
 - c) establishes the roles of the Approving Authorities;
 - d) establishes the method of making decisions on application for redesignation and Development Permits, including the issuing of Development Permits;
 - e) sets out the method of appealing a decision relative to this Bylaw; and
 - f) provides the manner in which notice of the issuance of a Development Permit is given.
2. The Bylaw is consistent the Municipal Government Act (hereinafter referred to as "the Act"), as amended from time to time.
3. Pursuant to Section 618.3 of the Act, in the event of a conflict or inconsistency between a statutory plan or a land use bylaw, and an Alberta Land Stewardship Act (ALSA) regional plan, the ALSA regional plan prevails to the extent of the conflict or inconsistency.
4. The Bylaw is consistent with the County's Municipal Development Plan (MDP), as amended from time to time, and shall be applied in a manner that serves to implement statutory plans and local plans which have been adopted by the County, and among other things, to support and protect existing agricultural operations and the 'right to farm' in accordance with Section 640 of the Act.
5. This Bylaw shall be used in conjunction with Policies and Procedures as adopted and amended by Council from time to time.

1.3. Compliance with the Bylaw

1. No developments, other than those designated as "Not Requiring a Development Permit (exempt)," shall be undertaken within the County unless a development

application has been approved and a Development Permit has been issued therefore.

2. Notwithstanding Subsection 1.3.1., while a Development Permit may not be required; all exempt developments shall comply with all regulations of this Bylaw and all other statutes.
3. Notwithstanding Subsection 1.3.1., a license, permit, approval or authorization granted by Regulation Authority - Provincial or Federal, in accordance over any statutory plan, land use bylaw, subdivision decision, or development decision by a subdivision authority, in accordance with Section 619(1) of the Act.
4. Fees payable regarding Development Permit applications and appeals shall be established by resolution of Council of Mountain View County.

1.4. Repeal of Previous Land Use Bylaw and Amendments

1. Mountain View County Land Use Bylaw No. 21/21 and amendments thereto are hereby repealed.

1.5. Effective Date

1. This Bylaw comes into effect at such time as it has received third (3rd) reading and has been signed in accordance with the Act.

1.6. Applications in Progress

1. All redesignation, subdivision and development applications received in a complete form prior to the effective date of this Bylaw shall be processed and considered based on the regulations in effect consistent with Bylaw No. 21/21, unless prior to a decision being made on the application, the County receives a duly signed amended application requesting that said subdivision, redesignation, or development application be processed and considered based on the regulations of this Bylaw.
2. The aforementioned amendment application for subdivision, redesignation or Development Permit application received by the County, prior to the effective date this Bylaw, may be made free of any otherwise applicable fees for amendment.
3. All redesignation, subdivision, or development applications received on or after the effective date of this Bylaw shall be processed and considered upon the provisions of this Bylaw and applicable statutory plans.

1.7. Severability

1. If any provision of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision will not affect the validity of the remaining portions.

1.8. Compliance with Other Legislation

1. A person applying for, or in possession of, a valid Development Permit is not relieved from the responsibility of ascertaining and complying with or carrying out development in accordance with:
 - a) the requirements of any statutory plan;
 - b) the requirements of the *Alberta Safety Codes Act*, RSA, 2000, Chapter S-1;

- c) the requirements of any other appropriate Federal, Provincial and/or Municipal legislation;
- d) the conditions of any caveat, covenant, easement or other instrument affecting a building or land; except where the Approving Authority approved the non-compliance pursuant to Subsection 9.4 of this Bylaw; and
- e) the requirements of other applicable Mountain View County Bylaws, Policies and Procedures as adopted by the County from time to time.

1.9. Non-Conforming

1. If a Development Permit has been issued on or before the day on which this Bylaw or a Land Use Amendment Bylaw comes into force, and the Bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the Development Permit continues in effect in spite of this Bylaw coming into force.
2. A non-conforming use of land or a building may be continued but if it is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform to this Bylaw.
3. A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.
4. A non-conforming use of part of a parcel may not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings may be constructed on the parcel while the non-conforming use continues.
5. A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
 - a) to make it a conforming building;
 - b) for routine maintenance of the building if the Approving Authority considers it necessary; or
 - c) in those instances where the Approving Authority deems a minor variance to enlarge, add to, rebuild or structurally alter the building is warranted and compatible with adjacent land uses.
6. If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Land Use Bylaw.
7. The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

Section 2 INTERPRETATION

PREAMBLE

This Section outlines the general procedures pertaining to the establishment of land use districts and the general rules of interpretation of this Bylaw. The definitions form an important part of the Land Use Bylaw by lending clarity to the interpretation of uses and other terms used in this Bylaw.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

2.1. General Interpretation

1. Any enactments referred to herein refer to an enactment of the Act and regulations as amended, revised, consolidated or replaced from time to time. Any Bylaw referred to herein refers to an enactment of the Mountain View County Council, as amended, revised, consolidated or replaced from time to time.
2. The headings given to sections, paragraphs and sub-sections in this Bylaw are for convenience of reference only; they do not form part of this Bylaw and will not be used in the interpretation of this Bylaw.
3. Parcel density is regulated through the Municipal Development Plan.

2.2. Rules of Interpretation

1. Compliance with this Bylaw shall be interpreted and applied as follows:
 - a) "SHALL" is a directive term that indicates that the actions outlined are mandatory and therefore must be complied with, without discretion;
 - b) "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 developer, the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved; and
 - c) "MAY" is a discretionary term, providing notification that the regulation in question can be enforced if the County chooses to do so, and is usually dependent on the particular circumstances of the specific parcel and application.
 - d) "PERMITTED USE" means the one (1) or more uses of land or buildings that are permitted in a given district, with or without conditions applied by the Approving Authority upon application having been made. All Permitted Uses require the issuance of a Development Permit, unless identified as "not requiring a Development Permit" or exempt under this Bylaw.
 - e) "DISCRETIONARY USE" means the one (1) or more uses of land or buildings that may be permitted in a given district at the discretion of the Approving Authority, with or without conditions.
 - f) "EXEMPT" means development that does not require a Development Permit if it meets all requirements of this Bylaw.
2. Where a regulation involves two (2) or more conditions, provisions or events connected by a conjunction, the following shall apply:
 - a) "and" means all the connected items shall apply in combination;

- b) “or” indicates that the connected items may apply singly or in combination; and
 - c) “either-or” indicates the items shall apply singly but not in combination.
3. Words used in the singular include the plural and vice-versa.
 4. When a word is used in the masculine it will refer to either gender.
 5. All measurements in this Bylaw are metric. In the case of any conflict between information expressed in metric units and in imperial units, the metric shall govern.
 6. In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern.
 7. In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.

2.3. Establishment of Districts

1. Land use districts and the associated district provisions are established for the County in accordance with PART 5 of this Bylaw.
2. The Land Use District Map also constitutes PART 5 of this Bylaw. It divides the County into districts and specifies the district provisions applying to particular lands.
3. Provisions, as listed in PART 4, comprising all general and specific development regulations, shall govern any Permitted and Discretionary Uses listed in a land use district.
4. For the purpose of this Bylaw the County is divided in the following Land Use Districts:

Table 2.3-1: Land Use Districts

DISTRICT	ABREVIATION
Agricultural District	A
Agricultural (2) District	A(2)
Country Residential District	R-CR
Country Residential (1) District	R-CR1
Residential Farmstead District	R-F
Local Commercial District	C-LC
Business Park District	I-BP
Heavy Industrial District	I-HI
Aggregate Extraction / Processing District	AEP
Parks and Conservation District	P-PC
Parks and Recreation District	P-PR
Parks and Comprehensive Recreation District	P-PCR
Institutional, Educational and Cultural District	S-IEC
Airport District	S-AP
Direct Control	DC

2.4. Overlay and District Boundaries

1. The boundaries on the Land Use District Maps shall be interpreted as follows:
 - a) where a boundary follows a public roadway, railway, pipeline, power line or utility right-of- way or easement, it follows the centre line, unless otherwise indicated;

- b) where a boundary is shown as approximately following the County boundary, it follows the County boundary;
 - c) where a boundary is shown as approximately following the edge or shorelines of any river, lake, creek or other water body, it follows the edge or shoreline. In the event of a change in the location of said edge or shoreline, it moves with the same;
 - d) where a boundary is shown as approximately following a parcel line, it follows the parcel line;
 - e) where land use districts have been established in accordance with a proposed subdivision of land, the districts shall be understood to conform to the certificate of title or the plan or survey when registered in a land title office. Upon registration, the district boundary shall be adjusted in accordance with the plan of survey or descriptive plan;
 - f) when abutting lands are governed by different districts, the centre of roadway is the district boundary, unless the district boundary is shown clearly following the edge of the roadway; and
 - g) for circumstances not covered above, the location of the boundary shall be determined by any dimensions set out in this Bylaw and by measurements of the Land Use District Maps.
2. The district provisions of this Bylaw do not apply to roadways. Notwithstanding Subsection 2.4.1., when a roadway loses its designation through a road closure bylaw, the roadway lands shall have the same land use designation as the most restrictive district applicable to abutting lands, except when, immediately following road closure, the closed roadway is consolidated with an adjoining parcel, in which case that adjoining parcel's land use designation applies to affected portions of the roadway.
3. Where the application of the above interpretations does not determine the exact location of a boundary, the Approving Authority shall determine the exact location of a boundary in doubt or in dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as circumstances require.
4. After the Approving Authority has determined the exact location of a boundary, the portion of the location of the boundary shall not be altered, except by an amendment to this Bylaw.

2.5. Definitions

- 1. Those terms and words in this Bylaw, which are defined in the Act, have the same meaning as expressed in the Act.
- 2. Individual uses with common functional or physical impacts or characteristics have been grouped into use class definitions. These use classes define the range of uses that are either permitted or discretionary within the various districts of this Bylaw which shall be interpreted as follows:
 - a) typical uses listed in a use class definition as examples are not intended to be exclusive or restrictive; and
 - b) where a specific use does not conform to any use class definition or generally conforms to the wording of two (2) or more use class definitions, the

Approving Authority will determine the most appropriate use class based on purpose and character of the proposed development. In such a case, the use will be considered a discretionary use.

3. Words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as defined in the following:



ABATTOIR means the use of land or building in which animals are slaughtered and may include the packing, treating, storing and sale of the product.

ACCESS means the way of approaching or entering a parcel.

ACCESSORY BUILDING means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal building on the same parcel. Accessory buildings may include detached garages, carports, garden sheds, gazebos, converted shipping containers, and other similar buildings or structures.

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.

ACT means the *Municipal Government Act* being the Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

ADJACENT LAND means land or a portion of land that is adjoining to the parcel of land that is subject to a development application and/or subdivision application and includes land or a portion of land that would be contiguous if not for a public roadway, primary highway, river or stream, or reserve parcel.

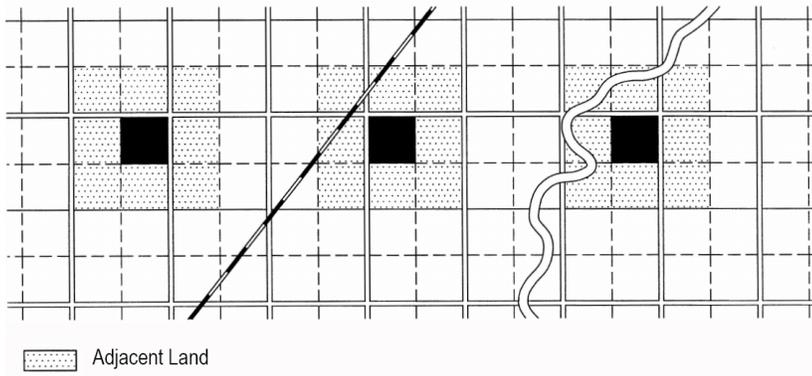


Illustration 2.5-1 – Adjacent Land

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.

AERODROME means any area of land, water (including the frozen surface thereof) or other supporting surface used or designed, prepared, equipped or set apart for use either in whole or in part for the arrival and departure, movement or servicing of aircraft and includes any buildings, installations and equipment in connection therewith. Refer to current Transport Canada Flight Supplement Manual for locations. An Aerodrome and Hangar that falls under Federal jurisdiction, the Aeronautics Act and Regulations, is not required to meet any Land Use Bylaw regulations.

AGGREGATE EXTRACTION/PROCESSING means development for the removal, extraction, processing and transmission of the following for commercial purposes: sand, gravel, clay, peat, earth, shale, stone, marl, limestone, sandstone, marble, granite or other non-metallic ores.

AGRICULTURE means the science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock. Also known as the practice of farming.

AGRICULTURAL BUILDINGS - see Farm Buildings

AGRICULTURAL PROCESSING means the use of land or buildings for those processing activities of an agricultural nature such as a cheese plant, distillery, brewery, winery, meat processing facility, seed cleaning plant (drying and milling) and similar agriculture processing uses.

AGRICULTURAL SPECIALTY means the use of agricultural land to produce non-plant products on-site. Such specialties may be (but are not limited to) beekeeping, game farms, fish hatcheries, worm farms, aviary, and aquaculture.

For the purposes of this bylaw, if the product is produced off-site and then imported to the site for the purposes of retailing, then it shall be classified as a Business, Contractors and considered a discretionary use, thereby requiring a Development Permit.

AGRICULTURAL SUPPORT SERVICES means development providing products or services directly related to the agricultural industry. Without restricting the generality of the foregoing, this shall include such facilities as grain elevators, feed mills, bulk fertilizer distribution plants, bulk agricultural chemical distribution plants, bulk fuel plants, and crop spraying.

AGRICULTURE, EXTENSIVE means a system of tillage including the associated clearing of land for agricultural production purposes, which depends upon large areas of land for the raising of crops or raising of livestock. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses.

AERODROME PROTECTION ZONE means all lands as may be affected by the following: aerodrome outer surface, aerodrome glide path, height limitations, and noise exposure forecast areas as identified in Schedules 1a, 1b, 2a, 2b and 3a.

ALTERNATIVE/RENEWABLE ENERGY, COMMERCIAL means a use that produces energy (and in some cases other marketable by-products depending on the process utilized) fueled in ways that do not use up natural resources or harm the environment. Energy may be derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and once produced is commercially sold and distributed off-site to the marketplace.

ALTERNATIVE/RENEWABLE ENERGY, INDIVIDUAL means a use that produces energy that is generated from an alternative or renewable source and that is generally derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and is primarily utilized and consumed onsite.

AMATEUR ANTENNA means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators.

AMUSEMENT AND ENTERTAINMENT SERVICES means those developments, having a room, area or building used indoors or outdoors for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service

basis. Typical uses and facilities would include go-cart tracks, carnivals (variety of shows, games and amusement rides), circuses, table or electronic games establishments, amusement theme parks and drive-in motion picture theatres. This use class includes temporary and seasonal events.

ANIMAL HEALTH CARE SERVICES means a development such as a hospital or shelter used for the temporary accommodation, treatment or impoundment of animals. This use class would include pet clinics, animal veterinary clinics and veterinary offices.

APPLICANT means the registered owner of the land or his or her representative or agent certified as such.

APPROVING AUTHORITY means, as established pursuant to the Act, the person(s) defined by the *Approving Authorities Bylaw of Mountain View County* and this Bylaw.

AREA STRUCTURE PLAN means a statutory plan prepared pursuant to Section 634 of the *Municipal Government Act*, that applies to a ¼ section or more of land that provides a framework for more detailed subdivision and development. Staging of development, land uses, densities and infrastructure matters must be considered. The area structure plan is adopted by Bylaw.

AUCTIONEERING SERVICES, LIVESTOCK means 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.

AUCTIONEERING SERVICES, NO LIVESTOCK means those developments specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment. This use class does not include livestock auction marts or one time on-site estate auction sales.

AUCTIONEERING SERVICES, ON-SITE means the one-time auctioning of goods, equipment, and livestock.

AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of automobiles, trucks, trailers, motorcycles, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light recreational vehicles. Uses and facilities would also include farm implement dealerships, transmission shops, muffler shops, autobody paint and repair facilities, highway service stations and fleet services involving vehicles for the delivery of people, goods or services. This use class does not include bulk fuel depots.

AUTO WRECKERS means the development or use of land for the dismantling or disassembling of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles, or their parts.



BARS AND NEIGHBOURHOOD PUBS means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the site. This Use Class typically has a limited menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Typical Uses include neighbourhood pubs, bars, beverage rooms, and cocktail lounges.

BARELAND CONDOMINIUM means a condominium in which the units are defined in relation to the land rather than in relation to a structure, created specifically through

subdivision and registered as a condominium plan in accordance with the *Condominium Property Act*, RSA 2000, c. C-22.

BARELAND CONDOMINIUM UNIT means a bareland unit as defined in the *Condominium Property Act*, RSA 2000, c. C-22.

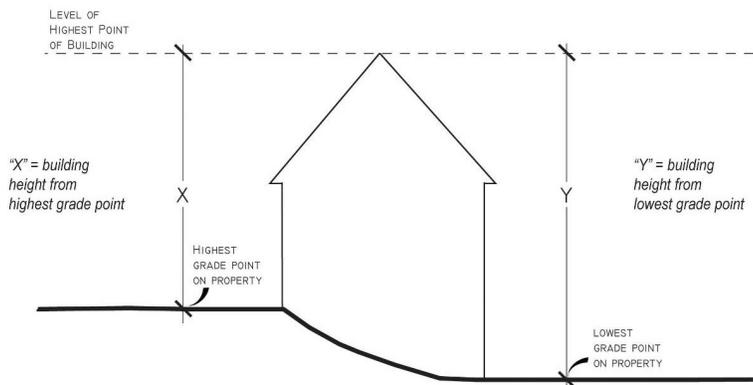
BED AND BREAKFAST means a single detached dwelling that is occupied as a residence by an owner or tenant where, as an ancillary activity, temporary lodging or sleeping accommodation of no more than four (4) guest rooms are provided with a breakfast meal to members of the travelling public for remuneration. This use shall be subordinate to the principal use of the dwelling as a residence and shall not be located within an accessory building.

BERM means a raised form of earth to provide screening, to improve the aesthetic character, or to mitigate any potential drainage concerns.

BORROW PIT means an excavation dug to provide material (borrow) for fill at another location. Shall include Landscaped borrows.

BUILDING includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

BUILDING HEIGHT means the vertical distance between building grade and the highest point of a building excluding elevator housing, mechanical skylight, ventilating fan, steeple, chimney, fire wall, parapet wall, flagpole or any similar device not structurally essential to the building. On sloping ground, building height shall be considered as the average of the highest and lowest grades.



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

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 living, dining, washroom, and sleeping facilities, and shall be accessory to the agricultural activity on site.

BUSINESS, AGRI-TOURISM means a low intensity agricultural diversification and agri-tourism business that is complimentary 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 including unserved, overnight, self-contained accommodation; minor food establishments and store fronts including farm gate stores, cafes and diners. This use does not include Recreational Vehicles Storage.

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. This use class does not include more intensive 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.

BUSINESS, HOME OFFICE (Exempt) means a business operated within the residential dwelling and/or accessory buildings by 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 the visiting of clients to the site, parking of commercial vehicles, any outside storage, signage, or any employees except the resident and the resident's family who permanently reside in the dwelling. The use is entirely contained within the dwelling or its accessory buildings and has no external impact on the neighborhood. Typical uses but not limited to; self-employed persons providing professional and office support services.

BUS SHELTER means a portable roofed structure with a minimal area of not less than 10.0 m² (107.6 ft²) having from one to four walls, located near a roadway, and designed primarily for the protection and convenience of bus passengers.

BYLAW means the Mountain View County Land Use Bylaw.



CABIN means a single detached dwelling with a maximum floor area of 92.9 m² (1,000.0 ft²), which is used for recreational residence. This use does not include manufactured dwellings, holiday trailers, motor homes and similar recreational vehicles, boarding or lodging house.

CANNABIS PRODUCTION FACILITY means a Federal and/or Provincial licensed facility, comprised of one or more buildings or structures used for the purpose of cultivation, processing, packaging, testing, destroying, storing or shipping of licensed cannabis products. A Cannabis Production Facility consists of some, or all, of the following components: greenhouses, warehouses, laboratories, processing facilities, administrative offices and shipping facilities but does not include onsite retail sales of cannabis products or any derivatives thereof. All activities associated with the growing, processing or shipping functions shall be located inside fully enclosed buildings.

CANNABIS RETAIL SALES mean the retail sale of cannabis products or its derivatives that are authorized by Federal or Provincial Legislation but does not include Cannabis Production Facility.

CARDLOCK FUEL DISPENSING FACILITY means a building, structure or part thereof, where fuel, oil and other similar products used in the operation of truck engines are sold to account customers only via cardlock controllers. Such a facility may include as accessory uses, truck weigh scales, truck washing facilities, a lounge, shower and washroom facilities, all of which are available only to customers. Additionally, a facility may include one (1) outlet where goods are stored and offered for sale, provided that there is no preparation of food on the premise.

CARPORT means a roofed structure used for storing or parking of private vehicles which is partially open and unobstructed.

CEMETERY means land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried.

CO-LOCATION means the use of a wireless telecommunication facility by more than one wireless telecommunication provider.

COLUMBARIUM means a structure designed for the purpose of storing the ashes of human remains that have been cremated. This use class includes vaults with niches for cinerary urns.

COMMERCIAL RETAIL SERVICES, MAJOR means a development used for the retail sale of consumer goods from within an enclosed building which does not exceed 5,000.0 m² (53,819.3 ft²) in gross floor area and includes limited on-site storage to support that store's operations. Typical uses include, but are not limited to, grocery, hardware, appliance, furniture and sporting goods stores. This use does not include "Cannabis Retail Sales".

COMMERCIAL RETAIL SERVICES, MINOR means a development used for the retail sale of goods frequently required by area residents or employees on a day to day basis, from individual business premises which does not exceed 250.0 m² (2,691.0 ft²) in gross floor area. Typical uses include, but are not limited to, small food stores, drug stores, video sales and rentals, and liquor stores. This use does not include "Cannabis Retail Sales".

COMMERCIAL VEHICLE means a vehicle operated on a highway by or on behalf of a person for the purpose of providing transportation for business purposes but does not include a private passenger vehicle. Residential vehicles containing signage shall be exempt within this definition.

COMMUNICATION TOWER means a structure for transmitting or receiving television, radio, telephone, internet or other electronic communications which is regulated by Industry Canada.

COMMUNITY CONSULTATION means the process and its documented information gathered from the public to record their opinion on development applications.

CONCEPT PLAN interchangeable with the term outline plan which refers to a plan, may be adopted by resolution that relates to a proposed development and its relationship to existing and/or future development of adjacent lands as defined by the Municipal Development Plan.

CONFINED FEEDING OPERATION (CFO) as defined by the *Agricultural Operation Practices Act*, Section 1(b.6), means fenced or enclosed land or buildings where

livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race track or exhibition grounds.

CONSERVATION DESIGN means a density neutral design system that takes into account the natural landscape and ecology of a development site and facilitates development while maintaining the most valuable natural features and functions of the site. One objective of this design approach is protecting the essential physical, chemical, and biological characteristics of the environment against degradation.

CONTIGUOUS means the development of areas immediately adjacent to one another without intervening vacant land or undevelopable lands.

CORNER means the intersection of any two (2) property lines of a parcel.

COUNCIL means the Council for Mountain View County.

COUNTY means Mountain View County.

COUNTY COLLECTOR NETWORK means any officially recognized road network for which long term plans for maintenance and/or upgrading exists and may or may not include asphalt paved, chip sealed and gravel roads.

COVERAGE see parcel coverage.

CREMATORIUM means a development fitted with equipment for the purpose of the cremation of human remains and may include associated facilities for the preparation of the dead human body for interment or cremation.

CULTURAL FACILITIES means development for the collection of literary, artistic, musical and similar reference materials, or, a building intended for live theatrical, musical, or dance performances. Typical facilities would include libraries, museums, art galleries, auditoriums, theatres and concert halls.

D

DAY CARE SERVICES means development licensed by the Province to provide daytime personal care and education to children or elderly persons, but does not include overnight accommodation. Typical facilities would include daycare or "elder care" centres, day nurseries, family day home child care for seven (7) or more children, kindergartens, nursery schools and play schools.

DECK means a structure abutting a dwelling with no walls, except for visual partitions, and railing which is constructed on piers or a foundation above-grade for use as an outdoor living space.

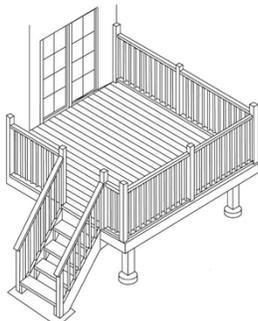


Illustration 2.5-3 – Deck

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

DESIGNATED OFFICER means a Development Officer, Bylaw Enforcement Officer, Peace Officer, or any other official appointed by Council to enforce the provisions of this Bylaw or as established by the Approving Authorities Bylaw of Mountain View County.

DETENTION AND CORRECTION SERVICES means development for the purpose of holding or confining and treating or rehabilitating persons. Typical facilities would include prisons, mental institutions, jails, remand centres, asylums and correction centres.

DEVELOPABLE LAND means those lands meeting the criteria for subdivision and development excluding lands required for Environmental and Municipal reserves, arterial roads and environmentally significant areas.

DEVELOPER means any person, including the landowner or a governmental agency, undertaking activities involving the division of a parcel into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or of any mining, excavation or landfill; and any change in the use of any building or other structure, or land, or extension of use of land.

DEVELOPMENT means

- a) an excavation or stockpile and the creation of them;
- b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
- c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; and
- d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

DEVELOPMENT AUTHORITY means a Designated Officer, Administrative Subdivision and Development Approving Authority, or Municipal Planning Commission, which is authorized and assigned by Council to enforce the provision of the Act and its regulations, the Subdivision and Development Regulation, a subdivision approval, the conditions of a development permit, and the Land Use Bylaw.

DEVELOPMENT OFFICER means the person(s) defined by the Approving Authorities Bylaw of Mountain View County to act as Development Officer.

DEVELOPMENT PERMIT means a document or permit, which may include attachments and conditions, issued pursuant to this Bylaw authorizing a development.

DISCONTINUED means the time at which, in the opinion of the Approving Authority, substantial construction activity or a non-conforming use or conforming use has ceased.

DISCRETIONARY USE means the one (1) or more uses of land or buildings that may be permitted in a given district at the discretion of the Approving Authority, with or without conditions.

DOUBLE FRONTING PARCEL means a corner parcel which abuts two (2) public roadways, excluding laneways, but also includes a parcel which abuts two (2) public roadways which are parallel or nearly parallel where abutting the parcel.

DUGOUT means the excavation of land that results in manmade features that entrap water and includes excavation for a water supply. At its deepest point, a dugout shall have a minimum depth of no less than 1.0 metre (3.28 feet). Dugouts shall be in conformance with provincial legislation.

DWELLING OR DWELLING UNIT means a building or a portion of a building containing one (1) or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and is intended as a permanent residence.

DWELLING, CARETAKER/MANAGER means any building or part of a building used, or to be used by human habitation by a caretaker, security manager, or other persons involved in the specific commercial use.

DWELLING, DUPLEX means development consisting of a building containing only two (2) dwellings placed side by side or with one (1) dwelling placed over the other in whole or in part, with individual and separate access to each dwelling. This type of development shall be designed and constructed as two (2) dwellings at the time of initial construction of the building and intended as a permanent residence. It is also known as semi-detached dwelling.

DWELLING, MOVE IN/RELOCATION means a single detached dwelling, to be relocated from its existing site location. This does not include a new Dwelling, Prefabricated or exempt Farm Buildings.

DWELLING, PREFABRICATED means a building partially or fully constructed in a factory, transportable as a single or multiple section dwelling unit conforming to CSA A277 and provided with a CSA A277 label at the time of manufacture date. It is ready for permanent residential occupancy upon completion of setup in accordance with required factory recommended installation and applicable building code requirements. This use does not include a Recreational Vehicle, Park Model.

DWELLING, ROW HOUSING means a building designed and built to contain three (3) or more dwelling units with a separate exterior entrance at grade that shares no more than two (2) party walls with adjacent dwelling units and is intended as a permanent residence. No part of a dwelling unit is placed over another in part or in whole and every dwelling unit shall have separate, individual direct access to grade. For the purposes of this Bylaw, garden linked, row and townhouse units are considered to be row housing dwellings. Row housing units have the following features:

- a) they are adjoined by a vertical party wall that is insulated against sound transmission; and
- b) each dwelling unit has a minimum floor area of 80.0 m² (861 ft²).

DWELLING, SECURITY SUITE means a dwelling unit or portion of a building used to provide accommodation for security personnel and in commercial, aerodrome, or industrial districts shall contain no more than one (1) bedroom and be no larger than 55.7 m² (600 ft²).

DWELLING, SECONDARY DETACHED means a standalone additional dwelling unit which is not contained within the principal residence or an accessory building. A secondary detached dwelling unit may be a manufactured dwelling, ready to move dwelling, modular or a site-built dwelling.

DWELLING, SECONDARY SUITE means development consisting of a self-contained dwelling located within, and accessory to, a structure in which the principal use is single detached dwelling. A secondary suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal dwelling within the structure. A secondary suite also has an entrance separate from the entrance to the principal dwelling either from a common indoor landing or directly from the side or rear of the structure. This use class includes

- a) the development or conversion of basement space;
- b) above-grade space to a separate self-contained dwelling;
- c) at grade space to a self-contained dwelling attached to an existing single detached dwelling;
- d) the addition of new floor space for a secondary suite to an existing single detached dwelling; or
- e) a secondary suite within or attached to an accessory building.

This use class does not include

- a) duplex dwellings;
- b) apartment housing; or
- c) boarding and lodging houses.

A secondary suite within a single detached dwelling unit, accessory building, or garage suite shall all be considered forms of secondary suites as part of this use class. The approval of a secondary suite shall remain subject to those parameters as established with the appropriate district and general regulations established within this Bylaw.

DWELLING, SINGLE DETACHED means a residential building containing one (1) dwelling unit and intended as a permanent residence. A single detached dwelling does not include a building that has been constructed off-site (modular dwelling).



EASEMENT means a right to use land, generally for access to other property or as a right-of-way for a public utility.

EATING ESTABLISHMENT, INDOOR means an establishment where food and drink are intended to be consumed within the confines of the establishment.

EATING ESTABLISHMENT, OUTDOOR means an establishment where food and drink are normally consumed either outside or inside the confines of the establishment.

EDUCATIONAL SERVICES means development for instruction and education purposes, involving assembly for educational, training or instruction purposes and includes administration offices, dormitory and accessory buildings. Typical facilities would include public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities.

ENVIRONMENTALLY SIGNIFICANT AREA means

- a) areas identified in the County 2008 Summit Environmental Consultants Study and Provincial 2014 Fiera Biological Consulting Update.
- b) areas which perform a vital environmental, ecological or hydrological function such as aquifer recharge;
- c) areas which contain a unique geological or physiographic features;
- d) areas which contain significant, rare or endangered species;
- e) areas which are unique habitats with limited representation in the region or a small remnant of once large habitats which have virtually disappeared;
- f) areas which contain large and relatively undisturbed habitats and provide shelter habitat for species which are intolerant of human disturbance;

- g) areas which contain plants, animals, or landforms which are unusual or of regional, Provincial or national significance; and
- h) areas which provide an important linking function and permit the movement of wildlife over considerable distance.

EXCAVATION means any breaking of ground, except common household gardening and ground care.

EXPLORATION OPERATION means any investigation, work or act to determine the presence of coal or oil sands by test drilling, excavation or other means that results in surface disturbance or that may cause an adverse effect, but excludes any exploration operation that is the subject of a permit, license or approval under the Exploration Regulation (AR 214/98) and subject to Section 618 of the Act.

EQUIVALENT LAND CAPABILITY means that the ability of the land to support various land uses after conservation and reclamation is similar to the ability that existed prior to an activity being conducted on the land, but that the individual land uses will not necessarily be identical.

EVENT CENTRE means a facility that accommodates events held inside building(s) or outdoors to which members of the general public are invited or admitted for a fee or free of charge. Events may include, but not be limited to, gatherings, weddings, celebrations, or similar type of activities.



FARM BUILDING means an accessory building that

- a) does not contain a residential occupancy,
 - b) is located on land used as a farm, or is zoned for agricultural use and directly supports the primary farm operation,
 - c) has a low occupant load, and
 - d) is not used or occupied by, or expected to be used or occupied by, the public or persons, other than the farmer or farmers that own the building, their immediate family, and/or their employees, that may be in the building from time to time,
- and the building is used for
- a) housing livestock,
 - b) storing, sorting, grading or bulk packaging primary agricultural products, or
 - c) housing, storing or maintaining machinery associated with the operation of farm on which it is located.

FARM BUILDING, PORTABLE means a building or structure that is not on a permanent foundation and is able to be easily moved. It may include farm buildings or accessory buildings.

FARMSTEAD means an established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations.

FENCE means a vertical physical barrier constructed to confine or exclude livestock, or prevent visual intrusions, unauthorized access, or to provide sound abatement.

FILLING means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying

drainage grades or building up a site for a proposed building or development but does not include the import and placement of dry-waste or land fill waste materials.

FLANKING ROADWAY means the road or lane adjacent to the side yard of a parcel.

FLOODWAY means the portion of the flood hazard area where flows are deepest, fastest, and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. The floodway is required to convey the design flood.

FLOOD, DESIGN means the current design standard in Alberta that is the one percent flood, defined as a flood whose magnitude has a one percent chance of being equaled or exceeding in any year. Although it can be referenced to as a 100-year flood, this does not mean that it will occur once every hundred years.

FLOOD FRINGE means the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.

FLOOD HAZARD AREA means the area of land bordering a water course or water body that would be affected by the 1 in 100 year design flood (a flood that has a 1% chance of occurring every year) under encroachment conditions. The Flood Hazard Area includes the floodway and flood fringe and may include areas of overland flow.

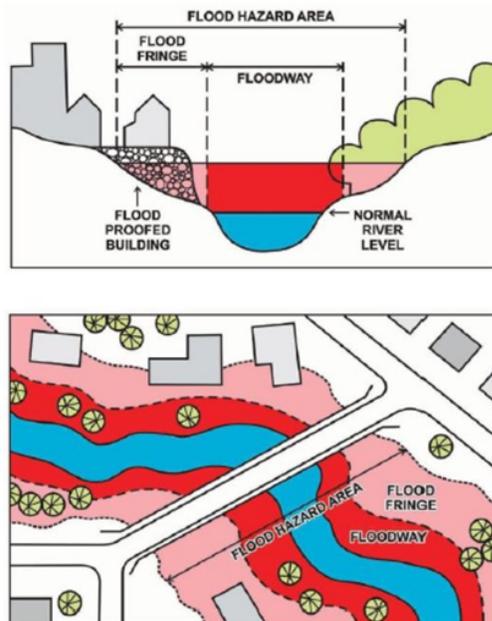


Illustration 2.5-4 - Flood hazard area, Floodway, and Flood Fringe

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

FLOOD PROOFING means design and construction measures defined in the STANDATA Building Code Bulletins, which may include but is not limited to: “Disaster Recovery Program Flood Mitigation Measures” and “Disaster Recovery Program, Flood Mitigation Measures for Homes Being Rebuilt”.

FLOOR AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the glassline of exterior walls and the centreline of fire walls but not including the floor areas of basements, attached garages, sheds, open porches or breezeways.

FOSTER HOME means development consisting of the use of a single detached dwelling or manufactured home for less than seven (7) foster children.

FOUNDATION means the lower portion of a building, usually concrete or masonry, and includes the footings that transfer the weight of, and loads on, a building to the ground.

FRONTAGE means the length of a roadway boundary measured along the front parcel line. On double fronting lots all sides of a parcel adjacent to roadways shall be considered frontage.

FUNERAL HOME means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.



GARAGE means an accessory building or part of the principal building, designed and used primarily for the storage of motor vehicles.

GOVERNMENT SERVICES means development providing Municipal, Provincial or Federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, postal distribution offices, Municipal offices, social service offices, manpower and employment offices and airport terminals.

GRADE, BUILDING means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The building grade shall be the level adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building.

GRADE, DRAINAGE means the ground elevation established in a site drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the site.

GROUP CARE FACILITY means supervised residential dwelling unit, licensed or approved under Provincial legislation, for the accommodation of persons, excluding staff, referred by hospitals, courts, government agencies or recognized social service agencies or health professionals.

GROUP HOME, LIMITED means development consisting of the use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for six (6) residents or less, excluding staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioural problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. The use class does not include treatment facilities such as detoxification centres.

GROUP HOME, MAJOR means development consisting of the use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for seven (7) residents or more, excluding staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioural problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential

character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common.

GUEST HOUSE means an accessory building which has sleeping accommodation, but which does not have cooking facilities and is not intended to be used as a self-contained unit.

H

HANGAR means a building or structure designed and used for the shelter of an aircraft. An Aerodrome and Hangar that falls under Federal jurisdiction, the Aeronautics Act and Regulations, is not required to meet any Land Use Bylaw regulations.

HAZARD LAND means lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation and lands in proximity to water bodies and water courses with slopes greater than 10%.

HEAVY EQUIPMENT TRAINING FACILITY means heavy equipment training courses within existing disturbed areas prior to pit reclamation.

HIGHWAY means lands used or surveyed for use as a public highway or road, and includes a bridge forming part of a public highway or road and any structure incidental to the public highway or road or bridge, subject to the direction, control and management of the Alberta Infrastructure.

HORTICULTURAL USE means an agricultural operation concerned with intensively cultivated plants produced on site and are either used for food, for medicinal, environmental, aesthetic purposes or sold. These uses may include plant nurseries, commercial greenhouses, market gardens, tree farms, wood lots, sod farms, specialty crops, or experimental crops. All woodlot operations shall comply and adhere to the Woodlot Management Guidelines of Alberta. This use does not include Horticultural use, Medicinal or Cannabis Production Facility.

For the purposes of this bylaw, if the plant products are produced off-site and then imported to the site for the purposes of retailing, then it shall be classified as a Business, Home Based or Business, Contractors and considered a discretionary use, thereby requiring a Development Permit.

HORTICULTURAL USE, MEDICINAL means the production of intensively cultivated plants for physician-prescribed forms of medical or therapeutic benefit. This use does not include "Cannabis Production Facility".

HOTEL means development to serve the traveling public primarily used for the provision of rooms or suites for temporary sleeping accommodation where rooms have access from a common interior corridor and may be equipped with individual kitchen facilities. The development may include eating establishments, facilities for meetings, seminars, conventions, product and trade fairs and other exhibitions. This use class does not include bed and breakfasts.

I

INDUSTRIAL, HEAVY means a large-scale industrial manufacturing or processing activity. Without restricting the generality of the foregoing, heavy industry would include plants for the manufacturing of petroleum products, pulp and paper products, stone, clay and glass products, cement and lime products, fertilizers, animal by-products; plants engaged in the primary metal industry, including metal processing; the processing of natural gas or its derivatives; and incinerators, including those for Municipal and industrial use.

Heavy industrial uses may have some negative effect on the safety, use, amenity and enjoyment of adjacent or nearby sites due to the appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

INDUSTRIAL, MANUFACTURING/PROCESSING GENERAL means development principally associated with manufacturing, assembling, fabrication, processing and research/testing activities. Without restricting the generality of the foregoing, typical facilities would include plants involved in natural gas or its derivatives; pulp and paper products; stone, clay, glass, plastic, wood, rubber or metal products; cement or lime products; automotive assembly or fabrication; and Insect Production Facilities.

INDUSTRIAL, STORAGE AND WAREHOUSING means development used for either indoor or outdoor storage, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment. Typical facilities would include pipe yards, vehicle or heavy equipment service and storage, lumber yards, storage/warehousing compounds or distribution centres. Generally, no additional processing would occur on site.

INTERNAL SUBDIVISION ROAD means a public roadway providing access to lots within a multi-parcel subdivision and which is not designated as a township road or range road.



KENNEL, COMMERCIAL means a development for the breeding, boarding, caring or training of small animals, normally considered household pets, excluding livestock. Typical facilities include but are not limited to pet boarding and pet training establishments.



LANDSCAPING means the modification and enhancement of a site through the use of any or all of the following elements:

- a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover; and
- b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood, but excluding monolithic concrete and asphalt in the form of patios, walkways, paths, and parking lots.

For further details refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines”. All landscaping must be in conformance with these guidelines.

LIQUOR SALES/DISTRIBUTION SERVICES means development used principally for the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the *Alberta Liquor Control Act*.

LIVESTOCK means poultry, horses, cattle, sheep, swine, goats, bison, fur-bearing animals raised in captivity and diversified livestock animals within the meaning of the *Livestock Industry Diversification Act*.

LOADING SPACE means an off-road space on the same parcel as a building or group of buildings for the temporary parking of a commercial vehicle while commodities are being loaded or unloaded.

LOCAL ADVERTISING shall be limited to advertising of products, goods or services affiliated with the principal use and development on the property upon which the sign is situated.



MANUFACTURED HOME PARK means a development for prefabricated dwellings not having a registered plan of subdivision of individual lots. Spaces, or spaces with individual prefabricated dwellings already sited on them, may be rented. Ownership and responsibility for the maintenance of internal roads, underground services, communal areas and buildings, snow clearance and garbage collection, together with general park management, rests with the management. This does not include the situation where an additional agricultural dwelling unit is located on a parcel where the principal dwelling is a prefabricated dwellings.

MANUFACTURED HOME SPACE means an area set aside and designated within a manufactured home park for the installation and placement of a manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home. It may also mean a parcel in a subdivision designed for manufactured dwellings.

MAY is a discretionary term, providing notification that the regulation in question can be enforced if the County chooses to do so, and is usually dependent on the particular circumstances of the specific parcel and application.

MEAN PARCEL WIDTH means the minimum width of a parcel measured at the front yard setback for rectangular or pie-shaped lots and measured at the rear yard setback for reverse pie-shaped lots.

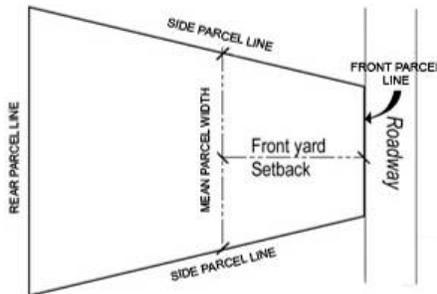


Illustration 2.5-5 – Mean Parcel Width

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

MEDICAL TREATMENT SERVICES means development providing room, board and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, nursing homes, convalescent homes, psychiatric hospitals, auxiliary hospitals and detoxification centres.

MINERAL AND RESOURCE EXTRACTION/PROCESSING means development for the removal, extraction, processing and transmission of raw material from the subject property for ongoing commercial purposes. Typical resources and raw materials would include gypsum, other minerals precious or semi-precious, and coal. Typical facilities or uses would include sawmills and related timber/wood processing and surface mine installations.

MOTEL means development to serve the traveling public primarily used for the provision of rooms or suites for temporary lodging where each room or suite has its own exterior access. It may include accessory eating establishments. This use class does not include bed and breakfasts.

MOTOR VEHICLE means a motor vehicle that, at the point of its original manufacture, meets the definition as defined in the Traffic Safety Act.

MOTOR VEHICLE, UNREGISTERED AND/OR INOPERATIVE means a motor vehicle as defined by this Bylaw that is either not registered through the Traffic Safety Act or is inoperative, or both. For the purposes of this definition, inoperative means the motor vehicle cannot be used in its present condition for the purpose for which it was manufactured.

MULTI-PARCEL RESIDENTIAL SUBDIVISION means a subdivision of land, registered by plan of survey or descriptive plan containing two (2) or more residential lots where the residential lots are predominantly 4.05 ha (10.0 ac) in size or less, and have been created for, or are being principally used for, residential purposes.

MULTIPLE UNIT WIND ENERGY CONVERSION SYSTEM (WECS)/WIND FARM means two or more WECS developed to generate electrical power that is commercially sold and distributed off-site to the marketplace.

MUNICIPAL DEVELOPMENT PLAN means the plan adopted by Council as a Municipal Development Plan and any amendments thereto.

N

NATURAL SCIENCE EXHIBITS means development for the preservation, confinement, exhibition or viewing of plants, animals and other objects in nature. Typical facilities would include zoos, botanical gardens, arboretums, planetariums, aviaries and aquariums.

O

OFFICE means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include, but are not limited to, the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners and other consultants, dentists, doctors, clerical services and secretarial agencies. This excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

P

PARCEL means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

PARCEL AREA means the total area of a parcel in meters.

PARCEL, CORNER means a parcel having a frontage on two (2) or more public roadways at their intersection or junction.

PARCEL COVERAGE means the combined area, measured at 0.6 m (2.0 ft) above grade, of all buildings on a parcel excluding all features which would be permitted under this Bylaw as projections into required yards.

PARCEL DEPTH means the average distance between the front and rear property lines.

PARCEL, INTERIOR means a parcel which is bounded by only one (1) roadway.

PARCEL WIDTH means the distance between the side property lines of a parcel at the minimum permissible front yard, measured parallel to the road or to the tangent on a curved road. For rectangular and pie parcels this distance should be measured at front yard setback line and at rear yard setback line and the average determined.

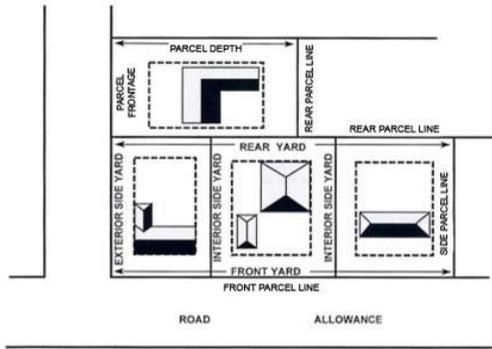


Illustration 2.5-6– Parcel Lines

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

PARK means a development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

PARKING FACILITY means the area set aside for the storage and parking of vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility. For further details refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines”. All parking requirements must be in conformance with these guidelines.

PARKING, OFF-ROAD means an off-road facility for the parking of three (3) or more vehicles.

PARKING STALL means a space set aside for the parking of one (1) motor vehicle.

PERMITTED USE means the one (1) or more uses of land or buildings that are permitted in a given district, with or without conditions applied by the Approving Authority upon application having been made. All Permitted Uses require the issuance of a Development Permit, unless exempted under this Bylaw and shall be a DISCRETIONARY USE when a relaxation of the district site regulations is proposed.

PERSONAL AND HEALTH CARE SERVICES means development used for the provision of physical and mental health services on an outpatient basis, of a preventative, diagnostic treatment, therapeutic, rehabilitator or counselling nature. It may also mean development related to the care and appearance of the body. Typical uses or facilities would include medical and dental offices, health clinics, counselling services, fitness centres and clubs, chiropractor offices, barbershops, and hairdressers.

PORTABLE BATCH PLANT means an operating installation of equipment including batchers and mixers as required for the preparation of materials such as concrete and asphalt aggregate mixtures. If the Portable Batch Plant will be operating at an approved Aggregate Extraction site for less than three (3) months the use can be considered as a permitted use. If the Portable Batch Plant will be operating at an approved Aggregate Extraction site for more than three (3) months then the use will be considered as a discretionary use. Wet scrubber systems shall not be allowed through the permitting process for portable batch plants.

PRINCIPAL BUILDING means a building which, in the opinion of the Approving Authority

- a) occupies the major or central portion of a site;
- b) is the chief or main building among one or more buildings on the site; and
- c) constitutes by reason of its use the primary purpose for which the site is used.

There shall be no more than one (1) principal building on each site unless specifically permitted otherwise in this Bylaw.

PRINCIPAL DWELLING means the primary residence on the parcel. There shall be no more than one (1) primary residence on a parcel unless specifically permitted in this Bylaw.

PRINCIPAL USE means the primary purpose, in the opinion of the Approving Authority, for which a building or site is used. There shall be no more than one (1) principal use or development on each site unless specifically permitted otherwise in this Bylaw.

PROFESSIONAL, BUSINESS, FINANCIAL AND OFFICE SUPPORT SERVICES means development primarily used for the provision of services to businesses, professional, management, administrative, consulting and financial services. These services may include the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment and furniture. Typical uses or facilities include the offices of lawyers, accountants, engineers, architects, real estate and insurance firms, banks or credit unions or similar financial uses, clerical or secretarial and other similar office support uses, printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

PROPERTY LINE means any boundary of a parcel.

PROPERTY LINE, FLANKING means a side property line which abuts the longer public roadway on a corner or double fronting parcel.

PROPERTY LINE, FRONT means the property line adjacent to:

- a) the public roadway other than a lane, and, in the case of more than one property line adjacent to the public roadway, the front property line shall be the side that gains access to the property; and
- b) the internal subdivision road when the parcel abuts an internal subdivision road.

PROPERTY LINE, REAR means the property line furthest from opposite the front property line.

PROPERTY LINE, SIDE means a property line other than a front or rear property line.

PROTECTIVE AND EMERGENCY SERVICES means development which is required for the public protection of personal property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of utility services. Typical uses include police stations, fire stations and ancillary training facilities.

PROVINCIAL OR FEDERAL REGULATION AUTHORITY means any Provincial or Federal regulatory body which may have guidelines, permit requirements, and/or restrictions on land and/or development. Such organizations may include, but are not limited to, Alberta Environment (AE), Alberta Transportation (AT), Alberta Energy Regulator (AER), Energy Resource Conservation Board (ERCB), Natural Resource Conservation Board (NRCB),

NavCanada, Sustainable Resource Development (SRD), Canadian Pacific Railway (CP), Canadian National Railway (CN).



PUBLIC FACILITY as defined by the AER in Directive 056 as amended from time to time.

RECREATION, PASSIVE means opportunities for low-impact, non-motorized activities that occur in a natural setting which require minimal development or facilities, and the importance of the environment or setting for the activities is greater than in developed or active recreation settings.

RECREATIONAL RESORT means development which allows for leisure and vacation accommodation in association with indoor, outdoor, or passive recreation and other amenities which form an integral part of the development.

RECREATION SERVICES, COMMUNITY means development for recreational, social or multi- purpose use primarily intended for local community purposes. Typical facilities would include community halls and community centres operated by a local residents' organization.

RECREATION SERVICES, INDOOR PARTICIPANT means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical facilities would include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; paint ball facilities; bowling alleys and racquet clubs, indoor soccer fields.

RECREATION SERVICES, OUTDOOR PARTICIPANT means development providing facilities that are available to the public at large for sports and active recreation conducted outdoors. Typical facilities would include golf courses, driving ranges, miniature golf establishments, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, Scout/Guide camps, religious outdoor retreat camps and parks, rifle, pistol and shotgun ranges, and archery.

RECREATIONAL VEHICLE means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), intended to provide temporary living accommodation for travel, transients and recreational purposes, and includes such vehicles as travel trailer, tent trailer and motor home.

RECREATIONAL VEHICLE - PARK MODEL means a recreational vehicle intended for seasonal, vacation or recreational occupancy that is not self-contained. It is designed for park camping only, and while it is easily moved from site to site, as a normal recreational vehicle, it is not capable of "dry camping" as it does not have any water or sewer storage tanks and must be used with hook- ups. The unit shall conform to CSA Z241 standards. It is not considered a Dwelling, Prefabricated.

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.

RECYCLING DEPOT means development used for the acceptance and temporary storage of bottles, cans, tetra-packs, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building. It may include a container yard for recycling bins.

REGULATION AUTHORITY, PROVINCIAL AND/OR FEDERAL means any Provincial or Federal regulatory body which may have guidelines, permit requirements, and/or restrictions on land and/or development. Such organizations may include, but are not limited to, Alberta Environment (AE), Alberta Transportation (AT), Alberta Energy Regulator (AER), Energy Resource Conservation Board (ERCB), Natural Resource Conservation Board (NRCB), NavCanada, Sustainable Resource Development (SRD), Canadian Pacific Railway (CP), Canadian National Railway (CN).

RELIGIOUS ASSEMBLY means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

RIDING ARENA, PRIVATE means a building used by the owners or occupants of the site on which the building is located for the training and exercising of their horses and is not used for horse shows, rodeos or similar events to which there is a fee to participate in or use the facilities.

RIDING ARENA, PUBLIC means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows are held and may include unserviced, overnight, self-contained accommodation. This use does not include Recreational Vehicles Storage.



SCREENING means a fence, earth berm, hedge or trees used to visually and/or physically separate areas or functions.

SECURITY, GUARANTEED means a cash deposit or an irrevocable letter of credit provided by a developer to ensure the conditions of a development agreement, subdivision condition or Development Permit condition are carried out to the satisfaction of the Approving Authority.

SELECTIVE LOGGING means the cutting, storage, sorting, and grading of primary forest materials for commercial use of the logs or fibre and includes associated reforestation and reclamation activities. This use does not include uses considered within the definition of Mineral Resource Extraction.

- a) This use shall be considered a Discretionary Use in Agricultural and Agricultural (2) Districts when proposed within ESA level 1 and Hazard Lands excluding Floodway and Flood Fringe,
- b) This use shall be considered a Permitted Use in Agricultural and Agricultural (2) Districts when proposed within ESA levels 2, 3 and 4 and Hazard Lands excluding Floodway and Flood Fringe, and
- c) Minor tree clearing for purposes of Fire Smart and maintenance within all districts, shall not require issuance of a Development Permit when undertaken within ESA levels 1, 2, 3 and 4 and Hazard Lands excluding Floodway and Flood Fringe.

SEMI-PUBLIC USE means a development that is used by an association or organization for the meeting, social or recreational activities of its members, and which may or may not include the general public. Typical semi-public uses include but are not limited to lodges, clubs, and service clubs.

SEPARATION DISTANCE means the horizontal distance to be maintained between different land uses or constructions.

SERVICE STATION means a parcel or the portion thereof used or intended to be used for any of the following: the servicing or repairing of motor vehicles, sale of gasoline, the sale of lubricating oils and other automotive fluids, accessories for motor vehicles, and a towing service dispatch point. A service station does not include a bulk fuel depot as part of its use class.

SETBACK means the perpendicular distance as measured between that part of a building nearest to the front, side or rear property line of the building site. In the case of a setback involving a front yard, it means the distance measured perpendicularly from the front property line of the parcel to the nearest point of the building excluding the eaves and/or projections.

SHALL is a directive term that indicates that the actions outlined are mandatory and therefore must be complied with, without discretion.

SHIPPING CONTAINER means a sea can or container, originally used to transport goods, now used as an accessory building for storage or other uses.

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 developer, the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved.

SHOW HOME means a permanent dwelling which is constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a subdivision or development area. Show homes may contain offices for the sale of other lots or dwellings in the area.

SIGHT TRIANGLE means that triangle formed by a straight line drawn between two points on the parcel lines of a parcel from the point where the parcel lines intersect.

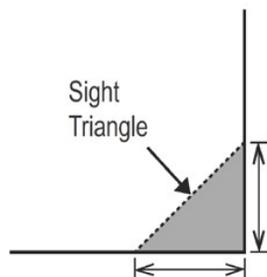


Illustration 2.5-7 – Sight Triangle

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.

SIGN means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event. Sign typology may consist of the following: awning, canopy, fascia, gateway, directional, freestanding, inflatable, painted wall, portable, projecting, pylon, or wall. For further details refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines”. All signs must be in conformance with these guidelines.

SIGN, ELECTION means a sign use to promote a candidate or party during a municipal, school board, provincial, or federal election or any election held pursuant to the Local Authorities Election Act.

SIGN, GATEWAY AND DIRECTIONAL means a sign that indicates distance and/or direction to a place of business or other premises indicated on the sign. No more than one (1) directional sign per parcel.

SIGN, IDENTIFICATION means a sign which contains no advertising, but it is limited to the name, address, person, or institution such as school or community hall. This also includes farm and dwelling signs exclusive of the rural address sign and does not include any business-type signs.

SIGN, ON-SITE COMMERCIAL means a sign that refers to goods, activities or services produced, offered for sale or free obtained at the premises or on the parcel on which the sign is located or displayed. It can be produced in any sign typology as defined in "Mountain View County Business, Commercial, and Industrial Design Guidelines" but does not include a third-party commercial sign.

SIGN, PROHIBITED as per Section 7.2.4 Prohibitions

SIGN, REAL ESTATE means a temporary sign erected on a parcel by the owner or the agent of the owner of the parcel, advertising the property for sale or lease.

SIGN, PORTABLE AND INFLATABLE means any sign or advertising device, advertising products or services located on-site, that can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support. This includes sign commonly known as mobile signs, temporary signs, inflatable signs, A-Board, or devices or banners, whether tethered to a building or not, but does not include signage permanently attached and forming part of motor vehicles used for the day-to-day conduction of a business. This sign shall be in place no longer than three (3) months.

SIGN, THIRD-PARTY COMMERCIAL means a third-party advertising sign that refers to goods, activities or services produced, offered for sale or free obtained neither at the premises nor on the parcel on which the sign is located or displayed.

SIMILAR AND COMPATIBLE USES means those uses, which in the opinion of the Approving Authority, are similar to one (1) of the Permitted or Discretionary Uses and, which conform to the general purpose of the district.

SINGLE WIND ENERGY CONVERSION SYSTEM (SWECS) means a single wind energy conversion system developed to generate electrical power that is primarily utilized and consumed onsite.

SITE means one (1) or more parcels for which an application is being made, and may include roadways, walkways and any other land surface upon which development is proposed.

SITE AREA means the total area of a site in metric.

SITE COVERAGE refers to parcel coverage.

SITE PLAN means a plan submitted in support of a Development Permit application, the approval of which may require a development servicing agreement, including matters such as engineering drawings for sewer, storm drainage, water, roads, etc.

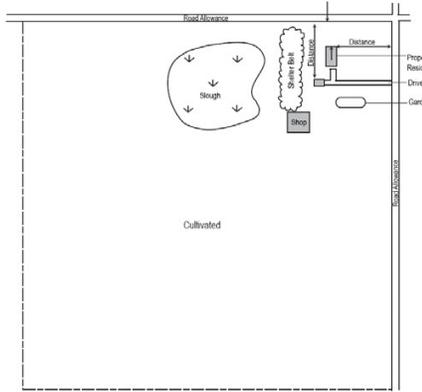


Illustration 2.5-8 – Typical Information Indicated on a Site Plan

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.

SOLAR COLLECTOR means a device or combination of devices, structures, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy and which will be used primarily to reduce on-site consumption of utility energy/power.

SPECTATOR SPORTS ESTABLISHMENTS means development providing facilities intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis. Typical facilities would include coliseums, stadiums, arenas, rodeos, animal racing tracks and vehicle racing tracks.

STATUTORY HOLIDAY means a general holiday, as outlined by the Alberta Employment Standards Code or otherwise designated by regulation by the Lieutenant Governor in Council. These general holidays include, but are not limited to, the following:

- a) New Years Day,
- b) Alberta Family Day
- c) Good Friday
- d) Victoria Day
- e) Canada Day
- f) Labour Day
- g) Thanksgiving Day
- h) Remembrance Day
- i) Christmas Day

STATUTORY PLAN means a municipal development plan, area structure plan or area redevelopment plan pursuant to the Municipal Government Act.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of a floor and the ceiling above it. A basement is deemed not to be a storey.

STRUCTURE means anything constructed or erected on the ground, or attached to something on the ground, and includes all buildings.

SUBDIVISION means the division of a parcel of land by an instrument that creates separate titles.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD means the same as defined in the Act.

SUBDIVISION AUTHORITY as established pursuant to the Act, means the person(s) defined by the Approving Authorities Bylaw of Mountain View County to exercise subdivision powers and duties on behalf of the County.

SUSTAINABLE DEVELOPMENT means a development path along which the maximization of human well-being for today's generations does not lead to declines in future well-being.



TEMPORARY PERMIT means a Development Permit issued on a temporary basis with a specified permit expiry date, with no ability for the permit to be renewed, unless granted by the Approving Authority.

TREE CLEARING/CLEAR CUTTING means the cutting down and/or removal of trees other than for Selective Logging.

- a) This use shall be considered a Discretionary Use in all Districts when proposed within ESA levels 1, 2, 3 and 4 and Hazard Lands excluding Floodway and Flood Fringe.
- b) When undertaken outside of an ESA or hazard lands for agricultural practices or for minor tree clearing for purposes of Fire Smart and minor maintenance, shall not require issuance of a Development Permit.
- c) Minor tree clearing for purposes of Fire Smart and maintenance within all districts, shall not require issuance of a Development Permit when undertaken within ESA levels 1, 2, 3 and 4 and Hazard Lands excluding Floodway and Flood Fringe.

TOURIST CAMPGROUND means development of land which has been planned and improved for the seasonal use of holiday trailers, motor homes, tents, campers and similar recreational vehicles in numbers larger than permitted in the existing zonings, for longer than thirty (30) calendar days per year, and is not used as year round storage, or accommodation for residential use.



UNRESTRICTED COUNTRY DEVELOPMENT as defined by the Alberta Energy Regulator (AER) in Directive 056 and clarified by AER Bulletin 2013-03 as amended from time to time.

UTILITY means the components of a sewage, storm water, or solid waste disposal system, or a telecommunication, electrical power, water, gas or oil distribution system.

UTILITY BUILDING means a building in which the proprietor of a utility company maintains or houses any equipment used in connection with the utility.

UTILITY SERVICES, MAJOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include sewage and/or water treatment plants, sewage lagoons, dams, waste transfer/compacting stations, power generating stations, cooling plants, incinerators, and waste recycling plants, and high voltage electrical transmission towers.

UTILITY SERVICES, MINOR INFRASTRUCTURE means development for public or private utility infrastructure purposes which is both basic and common to the development and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electrical transmission and distribution facilities, and television cable lines.



WASTE MANAGEMENT FACILITY, MAJOR means a site used primarily for the storage, processing, treatment and disposal of solid and/or liquid wastes, which may have adverse environmental impact on adjacent sites by virtue of potential emissions and/or appearance. Typical uses include sanitary landfills, garbage transfer and compacting stations, recycling facilities (not including recycling depots), incinerators, sewage lagoons, and similar uses.

WASTE MANAGEMENT FACILITY, MINOR means a site used for the storage, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap building materials, and similar non-hazardous wastes which normally do not generate any environmental pollution to the site and surrounding lands. This includes a dry waste site and may include wrecking and scrap metal yards.

WIND ENERGY CONVERSION SYSTEM (WECS) means the aggregation of parts, including but not limited to the tower, nacelle and blades that in their aggregate convert wind energy into electrical power.

WORK CAMP, LONG TERM means one (1) or more building(s) established for a specified time period, to accommodate persons who are employed in mining, lumbering, construction, drilling, resource exploration and any similar industry, and includes land on which the building or buildings are situated.

WORK/LAY DOWN CAMP means industrial camps needing to provide a short-term temporary accommodation and industrial storage for a specific time frame.



YARD means a required open space unoccupied and unobstructed by any building or portion of a building above the general ground level of the graded site, unless otherwise permitted in this Bylaw.

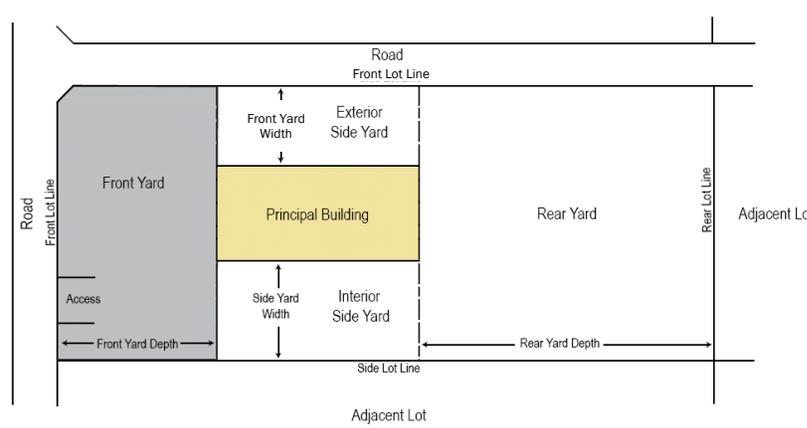


Illustration 2.5-9 - Yards

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.

YARD, EXTERIOR SIDE means the side yard of a corner that abuts the longer of the two (2) public roadways.

YARD, FRONT means that portion of the site extending across the full width of the site from the front property line of the site to the nearest portion of the building and shall be measured at right angles to the front property boundary.

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YARD, REAR means that portion of the site extending across the full width of the site from the rear property boundary of the site to the nearest portion of the building and shall be measured at right angles to the rear property boundary.

YARD, SIDE means that portion of the site extending from the front yard to the rear yard and lying between the side property boundary of the site and the nearest portion of the building and shall be measured at right angles to the side property boundary.

Section 3 APPROVING AUTHORITIES

PREAMBLE

This Section of the Land Use Bylaw addresses the roles of the Approving Authorities in the Development and Subdivision approval and appeal process. The main authorities involved in this process include Council, the Development Officer, Designated Officer, the Municipal Planning Commission, the Administrative Subdivision and Development Approving Authority, and the Subdivision and Development Appeal Board.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

3.1. Council

1. Pursuant to Section 623 of the Act, Council must by Bylaw provide for a Development Authority to exercise development powers and perform duties on behalf of the Municipality.
2. The Development Authority shall include one or more of the following:
 - a) a Designated Officer;
 - b) a Development Officer (DO);
 - c) the Municipal Planning Commission (MPC);
 - d) the Administrative Subdivision and Development Approving Authority (ASDAA); or
 - e) any other person or organization, whose specific roles are determined in separate Bylaws.
3. Pursuant to Section 623 of the Act, Council must by Bylaw provide for Subdivision Authority to exercise subdivision powers and perform duties on behalf of the Municipality.
4. The Subdivision Authority shall include one or more of the following:
 - a) the Municipal Planning Commission (MPC);
 - b) the Administrative Subdivision and Development Approving Authority (ASDAA); or
 - c) any other person or organization, whose specific role are determined in separate Bylaws.
5. Pursuant to Section 641 of the Act, Council is the Approving Authority to decide on Development Permit applications in Direct Control Districts as provided for in Section 17 of this Bylaw.

3.2. Development Officer and Designated Officer

1. The office of the Development Officer is hereby established, and such office shall be filled by a person or persons to be appointed by the Chief Administrative Officer of Mountain View County as appointed by Council and shall perform such duties that are specified in this Bylaw and the Act. The Development Officer shall
 - a) keep and maintain for the inspection of the public during all reasonable office hours, a copy of this Bylaw and all amendments thereto, and ensure that copies are available at a reasonable charge as prescribed by Council, and

- b) keep and maintain for the inspection of the public during all reasonable office hours, a register of all applications for development, including the decisions thereto and the reasons thereto.
- 2. In the absence of the Chief Administrative Officer, Council may appoint a person or persons to fill the office of the Development Officer.
- 3. For the purposes of right of entry for land use, development and subdivision matters, the Development Authority is hereby authorized to carry out the duties and powers of a Designated Officer pursuant to the Act. A Development Officer, Bylaw Enforcement Officer, Peace Officer or any other official appointed by Council is authorized to enforce the provisions of the Bylaw and may be referred to in this Bylaw as a Designated Officer.
- 4. The Development Officer shall review and render decision on Development Permit applications which:
 - a) are deemed permitted uses;
 - b) require a setback relaxation up to 20% of the required setbacks as outlined in the Site Regulations of each specific district
- 5. The Development Officer holds the right to defer any Development Permit Application to the Administrative Authority or to the Commission to render a decision.

3.3. Municipal Planning Commission

- 1. The Municipal Planning Commission, established by Bylaw, shall perform such duties as are specified in the said Bylaw and as specified in any policies and procedures established by the Municipal Planning Commission from time to time.

3.4. Administrative Subdivision and Development Approving Authority

- 1. The Administrative Subdivision and Development Approving Authority, established by Bylaw, shall perform such duties as are specified in the said Bylaw, hereinafter called the Administrative Authority.
- 2. The Administrative Authority shall review and render decision on Development Permit Applications which:
 - a) require a setback relaxation of the required setbacks as outlined in the Site Regulations of each specific district, which are deemed by the Approving Authority not to have a negative impact on adjacent lands or uses;
 - b) discretionary uses of land and/or buildings as outlined each specific district, which are deemed by the Approving Authority not to have a negative impact on adjacent lands or uses.

3.5. Subdivision and Development Appeal Board

- 1. Except as otherwise specified in this Bylaw, the Subdivision and Development Appeal Board shall perform such duties as are specified in this Bylaw, the Subdivision and Development Appeal Board Bylaw and the Act.

PART 2 PLANNING & DEVELOPMENT APPLICATIONS

4.0 Development Application
Requirements

5.0 Development Approval Process

6.0 Amendment Process

Section 4 DEVELOPMENT APPLICATION REQUIREMENTS

PREAMBLE

This section outlines the requirements of a development application. It also lists circumstances, activities, structures and/or developments that do not require the issuance of a Development Permit if the development meets all requirements noted.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

4.1. Orderly, Economic and Beneficial Development

1. Except as otherwise provided for in Subsection 4.2 and each Land Use District, no development shall be commenced unless a Development Permit application has been approved, a Development Permit issued, and the development is in accordance with the terms and conditions of a Development Permit issued pursuant to this Bylaw.
2. When a Development Permit application is approved with conditions, all “prior to” conditions must be satisfied prior to advancing the issuance of the Development Permit.
3. In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure and obtain other safety code approvals or licenses that may be required by other regulatory departments or agencies.
4. The Approving Authority may advertise and circulate to adjacent landowners Development Permit applications for discretionary land uses.

4.2. No Development Permit Required

1. In addition to the land uses classes exempted from the requirement of a Development Permit as outlined in each land use district, the following circumstances, activities, structures and/or developments do not require the issuance of a Development Permit if the development meets all requirements noted:

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Table 4.2-1: Activities and Uses That Do Not Require Development Permit (shall meet the applicable district regulations)

ACTIVITIES AND USES THAT DO NOT REQUIRE DEVELOPMENT PERMIT	
Aerodrome and Hangar that falls under Federal jurisdiction, the Aeronautics Act and Regulations, is not required to meet any Land Use Bylaw regulations.	
The completion/continuation of a development that was initiated in accordance with a lawful Development Permit issued before the effective date of this Bylaw.	
Demolition of a building or structure in compliance with the requirements of the <i>Alberta Safety Codes Act</i> .	
The use of a building, or part thereof, as any official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census .	
Fencing - erection, construction, maintenance or alteration of a gate, fence, wall or other structural means of enclosure may be placed on the property line. A minimum of 20.0 metres (65.6 ft) from the front property line shall be maintained for a solid board fence.	Fencing must meet the provisions of Section 9.7 Corner Parcel Restriction
Foster Home (as approved by the Province of Alberta) within a dwelling unit.	
Temporary/transient hawking of food products (fruit, vegetables, meat or fish), Christmas trees, flowers or other miscellaneous items.	
On-site private sewage disposal system/water supply system as defined by the <i>Safety Codes Act</i> .	Shall be located on a parcel containing a principal building and in accordance to all setbacks as prescribed in the Alberta Private Sewage Systems Standard of Practice.
The installation, maintenance and repair of public works, services and utilities carried out on behalf of Federal, Provincial or Municipal authorities on land that is publicly owned or controlled.	
The construction, completion, alteration, maintenance or repair of a roadway, laneway or utility undertaken upon a public thoroughfare or utility easement or undertaken to connect the same with any lawful use of buildings or land.	
The carrying out of routine maintenance to any building, provided that such works do not include or constitute structural alterations. Typical routine maintenance includes but is not limited to siding replacement, window replacement, roofing, painting, siding etcetera.	
The storage of goods and materials related to an agricultural operation such as equipment and hay stacks.	Minimum Front Yard - 15 metres; Must meet other yard requirements of district.
The erection, construction or maintenance of a temporary building which is necessary only for the construction, alteration, maintenance or marketing of a building for which a Development Permit has been issued or a development agreement has been entered into.	
Those land uses and developments exempted under Section 618 of the Act and regulations thereto.	

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

Table 4.2-2: Structures and Development That Do Not Require Development Permit (shall meet noted and district regulations)

DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT	ADDITIONAL REGULATIONS
Accessory Buildings less than 10.0 m² (107.6 ft²)	All Accessory Buildings less than 10.0 m ² (107.6 ft ²) must meet district regulations.
Accessory Buildings related to uses not requiring a Development Permit (exempt)	Must meet required land use district regulations.
Alternative/Renewable Energy Development, Individual	Must meet required land use district regulations and specific use regulations listed within section 10.1 of this Bylaw.
Amateur Antennas and Satellite Dishes	<ul style="list-style-type: none"> • Shall be located on the same site as the intended signal user • Shall conform to the site regulations respecting communication towers (Section 10.8) • Maximum height of an amateur antenna in multi-parcel residential districts shall be 15.0 m (49.2 ft) • Shall not be illuminated unless required by Transport Canada • Except for a manufacturer's logo, shall not exhibit or display any advertising.
Borrow Pit	Borrow pits for Mountain View County projects that are approved by Council; Borrow Pits for Oil and Gas facilities regulated by the AER; and/or Borrow Pits for projects carried out on behalf of Federal or Provincial Authorities.
Decks	Must meet required district regulations.
Dugout	Must meet required district regulations and provincial legislation.
Farm Buildings	Although exempt from Development Permits, all permanent farm buildings must meet other applicable regulations in their respective districts. In agriculture districts portable farm buildings minimum front yard shall be 15.0 m (49.2 ft).
Shipping containers (Sea Cans)	<p>Shall be considered as an Accessory Building in the following districts:</p> <ul style="list-style-type: none"> ▪ A or A(2) - up to four (4) units ▪ I-BP, I-HI, or P-PR - a maximum of two (2) units ▪ R-CR, R-CR1, or R-F - a maximum of one (1) unit, as a permitted use. <ul style="list-style-type: none"> • A and A(2) parcels must be greater than 5.0 acres in size, otherwise use becomes discretionary • must meet district regulations • the containers shall not be stacked one upon the other • exterior finish shall complement the exterior finish of the principal building • the containers shall be screened from view through the provision of appropriate landscaping and/or screening.
Signage	Identification signs, real estate signs, and portable signs.
Swimming pools/hot tubs	Must meet required district regulations but may require Safety Codes Permits as per the Safety Codes Act.
Television or communication towers	Shall be less than 15.0 m (49.2 ft) in height and shall be sited on a parcel of at least 0.40 ha (1.0 ac).
Recreational Vehicle – Exempt Temporary Accommodations	<p>The maximum number of recreational vehicle units shall be in conformance with the maximum allowable units for storage purposes as regulated within the A, A(2), R-F Districts:</p> <ul style="list-style-type: none"> • Shall be seasonal occupancy from May 1 to October 31 unless otherwise justified by the agricultural operation. • Shall not have additions or alterations to the units.
Tree Clearing	Refer to the definition of Tree Clearing.

4.3. Application Requirements for Development Permit or Compliance Certificate

1. An application for a Compliance Certificate shall be made in writing to the County and shall include the application fee and a Real Property Report (less than one year old). If compliance with the regulations of this Land Use Bylaw can be granted, the Real Property Reports will be stamped, dated, and signed. If compliance cannot be granted, and the applicant obtains a Development Permit immediately thereafter to gain compliance, administration can re-stamp the original Real Property Report to grant full compliance, upon request.

4.4. Supplementary Requirements

1. The Approving Authority or County staff may request supplementary information to support the evaluation and assessment of a Development Permit application.
2. Pursuant to the MDP, a development application may require concept plan preparation, including a public consultation process, consistent to the scope and intensity of a proposed development to inform greater detail of a proposed development and its future impact on adjacent lands, as well as to demonstrate how this individual application complies with any applicable ASP and the MDP. The Concept Plan may be adopted by bylaw of Council.

4.5. Community Consultation Program

1. As some types of developments may have negative impacts on surrounding property owners, applicants will be required to carry out a community consultation program prior to submission of a Development Permit application. The community consultation program shall be subject to the approval of the Approving Authority.
2. The Approving Authority shall have the discretion to require the applicant of an application for a discretionary land use to undertake community consultation with all stakeholders and landowners within a 0.8 km (0.5 mile) radius from the parcel boundary prior to an application being made to the County. At the discretion of the Approving Authority the radius may be extended.

Section 5 SUBDIVISION AND DEVELOPMENT APPROVAL PROCESS

PREAMBLE

This section outlines the approval process of a development and subdivision application. Brochures explaining the approval process and the relation with various levels of approving authorities are available through Planning & Development Services for further clarification.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

5.1. Complete Development Permit Applications

1. The Approving Authority shall determine within twenty (20) calendar days (after the date of submission) if a Development Permit application is a complete application and send a notice in writing of confirmation to the applicant.
2. A complete Development Permit application shall include all the requirements of the applicable District, Section 4 and any other Sections of the Land Use Bylaw that applies to the application as well as:
 - a) Payment in full of applicable fees; and
 - b) Where subdivision is required, the subdivision must be registered pursuant to the subdivision regulation or comply with the Development Agreement(s) for the subdivision.
3. If the Approving Authority fails to determine within the twenty (20) calendar days (after the date of submission) if a Development Permit is complete, the application shall be deemed complete.
4. If an application is deemed incomplete, the Approving Authority shall issue a letter to the applicant that lists the outstanding documents and information to be submitted within a specified timeframe to be considered a complete application.
 - a) After the outstanding documents and information is submitted and reviewed to determine if the application is complete, the Approving Authority shall send a notice in writing to the applicant to confirm the application is complete.
5. Failure to submit the outstanding documents and information within the timeframe of the letter or a timeframe as agreed between the applicant and the Approving Authority, the application shall be deemed to be refused and the Approving Authority shall proceed to issue a Notice of Decision for refusal with reasons.

5.2. Decision on a Development Permit Application

1. In making a decision on an application, the Approving Authority may approve the application with or without conditions, or if it relates to a discretionary use, refuse the application.
2. A Notice of Decision shall be sent to the applicant/landowner the same date the decision is made by the Approving Authority.
3. Before a decision is made, an application may be referred to such authorities or external agencies as the Approving Authority considers necessary, or is required by the Municipal Development Plan, any Inter-Municipal Development Plan or any other statutory document, for comments and advice respecting the application.

4. In reviewing a Development Permit application, the Approving Authority may request additional information or documentation this is considered necessary to make a determination.
5. In determining a Development Permit application for industrial or commercial land use, the Approving Authority shall, among other things, evaluate the application based on the provisions of the “Mountain View County Business, Commercial, and Industrial Design Guidelines” adopted by Council.
6. Despite being listed as a permitted use in a land use district, no Development Permit shall be issued if the site is determined to be unsuitable for the proposed use at the discretion of the Approving Authority.
7. The Approving Authority shall recommend approval or refusal of the application and may impose such conditions that are considered necessary to mitigate potential impacts.
8. Pursuant to Section 684 of the *Act*, an application for a Development Permit is, at the option of the applicant, deemed to be refused if the decision of an Approving Authority is not made within forty (40) days of a completed application being received by the County, unless the applicant has entered into an agreement with the Approving Authority to extend the forty (40) day period.
9. Pursuant to Section 640(6) of the *Act*, the Approving Authority may approve an application for Development Permit notwithstanding that the proposal does not comply with this Bylaw, if in the opinion of the Approving Authority:
 - a) the proposal would not:
 - (i) unduly interfere with the amenities of the neighbourhood; or
 - (ii) materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and
 - b) the proposal conforms with the use prescribed for that land or building under this Bylaw.
10. In the event that a variance is granted for a Development Permit application, the Approving Authority shall specify the nature of the approved variance in the Development Permit approval.
11. The Approving Authority may grant a variance on non-compliant Real Property Reports based on the conditions of an approved Development Permit or existing non-conforming development. Where the Municipality is requested to provide comments on a Real Property Report with respect to legally established or non-conforming existing development, the Approving Authority may:
 - a) where development is legally non-conforming or a Development Permit was not required, grant relaxation of development standards up to 40%;
 - b) where a Development Permit has been issued, grant relaxation by 10% of approved setback; or
 - c) otherwise require the issuance of a Development Permit for reasons of safety, hazard or general public concern or additional relaxation.

5.3. Conditions of a Development Permit

1. The Approving Authority may impose conditions to the approval of a permitted use to ensure compliance with this Bylaw and other provincial regulations. All applicable

standard conditions contained in the “Development/Location Permit Standard Conditions” Policy shall be attached to all Development Permits, together with such other conditions as may be stipulated by the Approving Authority in the approval of the permit and which other conditions are to address planning considerations relevant to the proposed development, including any to ensure that Part 17 of the Act and regulations there under, applicable statutory plans and land use bylaw provision are complied with.

2. The Approving Authority may impose such conditions as deemed appropriate for the approval of a discretionary use or where a variance has been granted.
3. The Approving Authority may impose a condition that shall be met prior to issuance of the development with a specified time frame where deemed appropriate.
4. Pursuant to Section 650 of the Act, as condition of subdivision or Development Permit being issued, the applicant may be required to enter into an agreement with the County to do any or all of the following:
 - a) to construct or pay for the construction and/or upgrading of public roadways required to give access to the development;
 - b) to construct or pay for the construction of
 - (i) a pedestrian walkway system to serve the development, or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both;
 - c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - d) to construct or pay for the construction of off-road or other parking facilities, and loading and unloading facilities;
 - e) to pay an off-site levy or redevelopment levy; and
 - f) provide a guaranteed security as per Subsection 5.4. to ensure that any or all of the above are provided to the satisfaction of the Approving Authority.

5.4. Guaranteed Security Triggered by Development Permits

1. Pursuant to the Act, Municipal Planning Commission may require as a condition of a Development Permit a guaranteed security upon evaluation of the scale and the type of any proposed development. The purpose of the guaranteed security is to ensure the completion of the Development Permit conditions or the acceptable mitigation of issues created by the development if the developer defaults on the development. The security may take the form of a cash deposit or an irrevocable letter of credit. Guaranteed security will not be required for single lot residential development.
2. The amount of the guaranteed security shall be based on the projected costs by the developer/owner to calculate the guaranteed security based on all the supporting information, including but not limited to, engineering drawings and technical studies to assess the projected costs of the development for the purposes of determining the amount of guaranteed security required.

3. The amount of the guaranteed security required will depend upon the conditions of the Development Permit for which the security is intended to ensure compliance. The guaranteed security may amount to 100% up to 125% of the costs of performing or complying with the particular requirement. In this Bylaw, a guaranteed security may be required for:
 - a) improvements intended to service condominium development or improvements intended to service large scale development with or without municipal infrastructure;
 - b) implementation of reclamation plan and soil remediation;
 - c) maintenance, repairs, or improvements associated with previous use or the relocation of a structure;
 - d) implementation of landscaping; and
 - e) performance of obligations pursuant to a development agreement.
4. The County shall hold the guaranteed security, without interest payable, until the conditions of the Development Permit have been met to the satisfaction of the Approving Authority.
5. Any letter of credit shall allow for partial draws by the County, if the conditions of the Development Permit are not completed to the satisfaction of the Approving Authority. The County may draw on a cash security or a letter of credit and the amount thereof shall be paid to the County for its use absolutely. All expenses incurred by the County, to renew or draw upon any letter of credit, shall be reimbursed by the owner/developer to the County by payment of invoice or from the proceeds of the letter of credit.
6. In the event the owner/developer does not complete the required conditions of the Development Permit and the cash or the proceeds from the letter of credit are insufficient for the County to complete the required work, should it elect to do so, then the owner/developer shall pay such deficiency to the County immediately upon being invoiced.
7. Once all the conditions of the Development Permit are met the guaranteed security will be released. The County shall provide an accounting to the owner indicating how the proceeds of the letter of credit were applied, within sixty (60) days of completing the conditions of the Development Permit.

5.5. Notice of Decision and Re-application Interval

1. If a decision on a Development Permit application is issued for a Permitted Use for which a variance has been granted or for a Discretionary Use the Approving Authority shall:
 - a) send the notice in writing to the applicant of the approval on the same day the decision is made;
 - b) publish the Notice of Decision on the County's website on the same day the decision is made and shall serve as the notice of issuance of the Permit to comply with section 686 (1)(b) of the Act;
 - c) provide notice in writing to the adjacent land or the adjoining properties that were circulated as part of the processing of the application;

- d) publish a notice of the decision in the newspaper circulating in the Municipality stating the legal description of the land on which the development is being considered and the nature of the variance or development; and
 - e) state whether the appeal lies with the Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal in accordance with the Act, the procedure for any Appeal and the date the Appeal period expires.
2. If an application for Development Permit is refused, the Approving Authority shall send the notice in writing to the applicant on the same day the decision is made.
 3. When an application for a Development Permit is refused or refused as a result of an Appeal to the Subdivision and Development Appeal Board, the submission of another application for the same or similar use on the same parcel by the same or any other applicant may not be made for a period of one (1) year (12 months) from the date of issue of the refusal, except where Council has by resolution waived the one (1) year (12 months) waiting period and except when the refusal was the result of an incomplete application. If necessary, the determination of what constitutes same or similar use shall be made by referring the matter to the Approving Authority. If a second application is refused, a third application may not be made within one and a half (1.5) years (18 months) of the date of refusal.

5.6. Issuance and Validity of Development Permits

1. A Development Permit shall come into effect twenty-two (22) days after the date of the issue of the Notice of Decision, unless an Appeal is made to the Appeal Authority.
2. If an Appeal is made, the effective date of the permit shall be the date of the appeal decision.
3. The Approving Authority may impose the condition that any proposed development be permitted on a time limited basis and establish how long the Development Permit remains in effect. When the time limit on the Development Permit expires, the holder of the permit is from that point without a permit, unless an application for renewal has been duly submitted prior to the expiration of the permit.
4. The Approving Authority may, prior to the expiry date of a time limited Development Permit accept a time extension request provided that the applicant has submitted a duly signed, written request to renew/extend the time duration specified in the permit, renew/extend the time duration of a Development Permit approval provided that no complaints or concerns regarding the development have been received or identified
5. Unless otherwise specified in the Development Permit or in the conditions of development approval, if the development authorized by a Development Permit is not complete within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
6. The Approving Authority may consider a time extension request for a development not completed within twenty-four (24) months from the effective date of the permit or for a specified time frame contained within a condition, after the permit has expired, if in the opinion of the Approving Authority the request is considered to be within a reasonable time period of expiry of the permit and the applicant provides the following in writing;

- a) duly signed, written request to renew/extend the time duration specified in the permit, renew/extend the time duration of a Development Permit approval provided that no complaints or concerns regarding the development have been received and;
 - b) demonstrate that the development has commenced and is in the final stages of completion, therefore identifying what portions of the development remain to comply with the development permit.
- 7.
- a) The Approving Authority may consider an amendment to a Development Permit after issuance of the permit, if all of the following criteria is met. The amendment will not affect the use and intensity the approved development.
 - b) The development did not receive objections as part of the development application process.

5.7 Complete Subdivision Applications

1. The Approving Authority shall determine within twenty (20) calendar days (after the date of submission) if a Subdivision application is a complete application and send a notice in writing of confirmation to the applicant.
2. A subdivision application shall be considered complete if all of the following minimum requirements are provided by an applicant in accordance with the Subdivision and Development Regulation:
 - a) Complete application filled-in with owner authorization and applicant signature;
 - b) Site sketch showing the proposed subdivision boundaries and if necessary, all structures within the proposal with the location of servicing;
 - c) Permission for reasonable right-of-entry by County staff for site inspection;
 - d) Current Certificate of Title dated within thirty (30) days prior to the application date;
 - e) Abandoned well information as per Alberta Energy Regulator;
 - f) Payment in full of applicable fees;
 - g) If required, a Subdivision Time Extension Agreement; and
 - h) At the discretion of the Approving Authority, if required, information as identified in Section 4, subsection (3) and (4) of the Subdivision and Development Regulation.
3. If the Approving Authority fails to determine within twenty (20) calendar days (after the date of submission) if a Subdivision application is complete, the application shall be deemed complete.
4. If an application is deemed incomplete, the Approving Authority shall issue a letter to the applicant that lists the outstanding documents and information to be submitted within a specified timeframe to be considered a complete application.
 - a) After the outstanding documents and information is submitted and reviewed to determine if the application is complete, the Approving Authority shall send a notice in writing to the applicant to confirm the application is complete.

5. If an application for Subdivision requires a land use Redesignation in accordance with County's statutory plans and Land Use Bylaw, the Redesignation and Subdivision applications may be submitted at the same time. The Redesignation application shall proceed before the Subdivision application and:
 - a) As part of complete application, a Time Extension Agreement shall be entered into with the applicant to extend the decision time limit in which the Subdivision decision must be made within sixty (60) calendar days after the date the Redesignation decision is made.
6. Pursuant to the Act, additional information and/or documentation necessary to review a Subdivision application may be required from the applicant/landowner during the course of a file review.
7. If a Subdivision application is deemed incomplete because the applicant/landowner fails to provide the information within the agreed timeframe, the application shall be refused with reasons by the Approving Authority unless the applicant/landowner had previously expressed, in writing, to have the Subdivision application withdrawn.

5.8 Subdivision Time Extension for Meeting Conditions

1. Prior to the expiration date of a conditionally approved subdivision, an applicant may submit a subdivision time extension request and accompanying fees to extend the initial one (1) year period granted to complete the conditions of subdivision approval.
2. The Administrative Subdivision and Development Approving Authority (ASDAA) may consider for approval a subdivision time extension request up to a maximum of sixty (60) days from the expiry of the initial one (1) year period.
3. The Municipal Planning Commission (MPC) may consider for approval a subdivision time extension request that is greater than sixty (60) days from the expiry of the initial one (1) year period.
4. ASDAA or MPC will consider for approval one (1) subdivision time extension request provided the applicant indicates the length of time the request is being made for and indicates the reasons why the conditions of subdivision approval could not be completed within the initial one (1) year period.
5. Should a subdivision time extension request be approved and the applicant does not complete the conditions of subdivision approval within the granted extension period, further time extensions may be requested and considered for approval by Council.
6. A subdivision time extension request that is to be considered for approval by Council must indicate the reasons why the conditions of subdivision approval could not be completed within the initial one (1) year period and granted extension period.
7. A time extension request should be to a maximum of one (1) additional year from the original expiry date of a conditionally approved subdivision. Providing sufficient justification from the applicant, the Approving Authority may grant a subdivision time extension greater than one (1) year.

Section 6 AMENDMENT PROCESS

PREAMBLE

This Section of the Land Use Bylaw outlines the requirements and procedures for amending the Land Use Bylaw. This Section is drafted in accordance with the provisions of the *Municipal Government Act* which supersedes and regulates what a Land Use Bylaw can or cannot address.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

6.1. Procedures for Amendments

1. Any person may apply to amend this Bylaw by making an application for a site-specific or textual amendment and submitting it to the Planning and Development Department for processing and referral to Council. Notwithstanding, for a site-specific amendment, a signed authorization of the registered owners(s) consenting to the application for amendment shall be required.
2. All amendments to this Bylaw shall be made by Council by Bylaw and in conformance with the Act.
3. Upon receipt of a complete application to amend this Bylaw, the Approving Authority shall determine when the application will be placed before Council and shall issue not less than fifteen (15) days notice to the applicant advising that he/she may appear before Council to speak to the application. An application to amend this Bylaw shall be placed before Council upon receiving the application and deeming it complete as prescribed in Subsection 6.2.
4. Notwithstanding 6.1.3 an applicant may request that an application proceed to first reading. In the event that the file review is not completed, the application shall be recommended for refusal.

6.2. Contents of an Amendment Application

1. An application for redesignation shall be made in writing to the Approving Authority using the appropriate form provided by the County and should include all initial application requirements according to Table 6.2-1.

Table 6.2-1: Initial Application Requirements – Bylaw Amendment

INITIAL REQUIREMENTS
Complete Application Fee
Completed and Originally Signed Application Form
Certificate of Title less than 30 days old
Confirmation of Signing Authority (if applicable)
Agent Authorization
Dimensioned and Detailed Site Sketch
Surrounding Land Use Map and Sketch

6.3. Supplementary Requirements for an Amendment Application

1. In addition to the application requirements in Subsection 6.2., the County may require other information deemed necessary to properly evaluate the application which may include the following:
 - a) a statement describing how the Municipal Development Plan, any Area Structure Plans, Inter-Municipal Development Plan and other relevant statutory and non-statutory plans affecting the application and this Bylaw have been considered;
 - b) any technical studies as prescribed in Appendix A.
2. Council may, by resolution, waive or refund part or the entire application fee.
3. Where the proposed amendment is for a change in text and no land is specifically affected, the requirements of Subsection 6.2 shall be applied as applicable.

6.4. Amendment Review

1. Council may, after due consideration of an application, give first reading to a Bylaw to amend this Bylaw or defeat first reading if a file review is not completed.
2. Council may, on its own initiative, initiate an amendment to this Bylaw.
3. Should first reading be given to a Bylaw to amend this Bylaw, Council shall
 - a) establish the date, time and place for a Public Hearing on the proposed Bylaw;
 - b) outline the procedure to be followed by anyone wishing to be heard at the Public Hearing; and
 - c) outline the procedure by which the Public Hearing will be conducted.

6.5. Advertising Requirements

1. On first reading being given to a Bylaw to amend this Bylaw the County shall
 - a) arrange for notice of the public hearing to be published in two (2) issues of a newspaper circulating in the County, the publication date of the second issue being not less than five (5) days prior to the commencement of the public hearing and in accordance with the County's Advertising Bylaw; and
 - b) provide notice to
 - (i) the applicant;
 - (ii) the assessed owner(s) of the land if not the applicant, the registered owner(s) of adjacent land if the proposed Bylaw provides for a change of district, and if adjacent land is in another Municipality, notice to that Municipality; and
 - (iii) any other authorities who, in the opinion of the Approving Authority, may be affected.
2. The notice of the public hearing shall contain the following information:
 - a) pursuant to Section 692(4) of the *Act*, if the proposed amendment is to change the land use designation of a parcel of land, the notice must include the municipal address, if any, and the legal address of the parcel of land; and a map showing the location of the parcel of land;

- b) the date, time and place of the public hearing;
- c) the purpose of the proposed Bylaw;
- d) that a copy of the proposed Bylaw and any public documents applicable to the proposed Bylaw may be inspected at the County Office during regular office hours; and
- e) the procedure to be followed at the public hearing.

6.6. Public Hearing

1. At the Public Hearing, Council shall stipulate, and hear from any person or group of persons, or person acting on his or their behalf, who
 - a) was served with notice of the hearing and who wishes to be heard; and
 - b) claims to be affected by the proposed Bylaw, and whom Council agrees to hear.

6.7. Decision on Amendments

1. After considering the Municipal Development Plan, Area Structure Plan or Inter-Municipal Development Plan, and/or Concept Plan affecting the application, representations made at the Public Hearing, and this Bylaw, Council may
 - a) approve the proposed Bylaw as it is;
 - b) amend the proposed Bylaw and then approve it;
 - c) refer the proposed Bylaw back to administration for further review and/or changes, and reschedule the application for further consideration;
 - d) amend the proposed Bylaw and then refuse it; or
 - e) refuse the proposed Bylaw as it is.
2. Prior to third reading of the proposed Bylaw, Council may require the applicant to enter into a Development Agreement in respect of the proposal which initiated the application for amendment to this Bylaw.
3. In the event that a subdivision is refused or if a subdivision expires, Administration, in consultation with the landowner, will bring forward an application to redesignate the land back to the original land use designation within one (1) year of the refusal or the subdivision expiry or when Administration identifies historic zoning where subdivision was refused or expired.

6.8. Resubmission Interval

1. Where an application for a change in land use designation to this Bylaw has been refused by the Approving Authority another application for the same or substantially the same amendment shall not be considered within one (1) year (12 months) of the date of the refusal unless the Approving Authority otherwise directs. Refer to Municipal Government Act, Section 640 (5). If a second application is refused a third application may not be made within one and a half (1.5) years (18 months) of the date of refusal.
2. Where a subdivision application has been refused by the Approving Authority, another application for the same or substantially the same subdivision shall not be considered within (6) months of the date of the refusal unless the Approving Authority otherwise directs; or unless the refusal was a result of an incomplete application in which case the 6 months does not apply. Refer to the Municipal Government Act, Section 656 (3) and (4).

PART 3 ENFORCEMENT & APPEALS

7.0 Enforcement

8.0 Development Appeal Process

Section 7 ENFORCEMENT

PREAMBLE

This Section of the Land Use Bylaw outlines the procedures for enforcing the provisions outlined in this Bylaw. Specific topics addressed include the procedure for and manner of enforcement, right of entry, fines, suspension or cancellation of Development Permits, and other authorities granted to Municipalities under the Act.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

7.1. Contravention

1. Pursuant to Section 645 of the Act, the Development Authority may enforce the provisions of the Act and its regulations, the Subdivision and Development Regulation, a subdivision approval, the conditions of a Development Permit, and this Bylaw. Enforcement may be by written notice of contravention, written stop order notice, or any other authorized action to ensure compliance.
2. Pursuant to Section 545 of the Act, the Designated Officer, as established by Mountain View County's Approving Authorities Bylaw, may enforce the provisions of the Act and this Bylaw may by written order require the person responsible for the contravention to remedy it if the circumstances so require.

7.2. Prohibitions

1. No person shall contravene or permit a contravention of this Bylaw. No person shall commence or undertake a development, use or sign that is not allowed by this Bylaw.
2. No person shall contravene a condition of a permit issued under this Bylaw.
3. No person shall authorize or pursue any development that is at variance with the description, specifications, or plans that were the basis for the issuance of a Development Permit. No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by an Approving Authority.
4. No person shall import or export waste as described within the *Environmental Protection and Enhancement Act* unless authorized through issuance of a permit and without limiting the foregoing, waste shall include mixed soils, compost contaminated with non-organic matter, concrete, asphalt and/or construction debris of any kind.
5. All signs that are not in accordance with the definitions for signs under the "Mountain View County Business, Commercial, and Industrial Design Guidelines" shall be prohibited from development, except for portable signs erected by the County or the RCMP. The types of signs prohibited include:
 - a) Signs displayed on Shipping Containers,
 - b) Roadside signs displayed on licensed or un-licensed vehicles, machinery, or other objects,
 - c) Flashing or animated signs that are moving or contain electronic message boards,

- d) Signs that promote intolerance, hatred or ridicule of any race, religion or other segment of society.
- e) Signs featuring nudity.

7.3. Cancellation, Suspension or Modification

1. The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the permit holder if, after a Development Permit has been approved and/or issued, the Approving Authority becomes aware that
 - a) the development application contains a misrepresentation;
 - b) facts concerning the application, or the development were not disclosed which should have been disclosed at the time the application was considered;
 - c) the Development Permit was issued in error;
 - d) the applicant withdrew the application by way of written notice; or
 - e) the condition(s) imposed in the Development Permit have not been complied with.
2. The Development Authority may by written notice order the owner, the person in possession of the land or building or the person responsible for a contravention of the subdivision approval to stop and carry out actions as to comply with a subdivision approval.
3. A person whose Development Permit is cancelled, suspended, or modified, or a person who received a written notice for a subdivision contravention, under this Subsection may appeal to the Appeal Authority in accordance with Section 8.0.

7.4. Entry to Property Regarding Land Use, Development and Subdivision Matters

1. After providing reasonable notice to the owner or occupant in accordance with the Act, the Development Authority may enter the property at any reasonable time to ensure that the Bylaw requirements are being complied with.
2. Entry to property shall be in accordance with the Act.

7.5. Offences and Fines

1. Pursuant to Section 7 of the Act, a person who violates the provisions of this Bylaw or permits a violation of this Bylaw is guilty of an offence and is liable on summary conviction to a fine of not more than \$10,000.
2. Any person who commences a development and fails to obtain a Development Permit or comply with a condition of a permit, is guilty of an offence.
3. Where a person is found guilty of an offence pursuant to this Bylaw, the Court of Law may, in addition to any other penalty imposed, order the person to comply with the Act and any other regulations, Development Permit, subdivision approval, order, or decision of the Appeal Authority or this Bylaw.
4. Where a Peace Officer has reasonable grounds to believe that a person has contravened any provision of this Bylaw, he or she may serve upon such person an offence ticket allowing the payment of a penalty specified by Bylaw to the County in lieu of prosecution for the offence. The Specified Penalties for contravention of any provision of this bylaw shall be in accordance with the following:

	Minimum Specified Penalty	Specified Penalty First Offence	Specified Penalty Second Offence	Specified Penalty Third Offence
Residential Development	\$750	\$1,000	\$1,500	\$2,500
Commercial/Industrial Development	\$3,000	\$4,000	\$6,000	\$8,000
Signage	\$350	\$500	\$1,000	\$5,000

Note: second offence upon conviction of first offence and third offence upon conviction of second offence.

5. Council may, by Bylaw, revise penalties for contravention of or non-compliance with the provisions of this Bylaw.
6. Where development has proceeded without the necessary permits, the penalty fees shall be applied, in addition to the regular application fees. Penalty Fees may be waived by the Approving Authority if the application is submitted within the deadline on the Warning Notice or other correspondence to advise of non-compliant development or for applications as a result of applicant self-disclosure.
7. If Development Permit condition(s) are not followed or non-compliant with the provisions of this Bylaw continue the Specified Penalty fee(s) may also be applied.

7.6. Stop Orders and Enforcement

1. The Development Authority may, by written notice, order the registered owner, the person in possession of the land or buildings, or the person responsible for the contravention or all or any of them to
 - a) stop the development or use of the land or buildings in whole or in part as directed by the notice;
 - b) demolish, remove, replace the development or landscaping; and/or
 - c) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Act, a Development Permit, subdivision approval, or this Bylaw as the case may be, within the time specified by the notice.
2. The Order shall specify a deadline for compliance and
 - a) state a time within which the person must comply with the Order;
 - b) state that if the person does not comply with the Order within the specified time, the Municipality will take the action or measure at the expense of the person;
 - c) the date the Order was made; and
 - d) sent to the person(s) that is subject to the Order on the same day the Order is made.
3. Mountain View County may register a caveat, under the *Land Titles Act*, against the certificate of title for the land that is subject to the order, provided that the caveat is discharged when the order has been complied with.
4. Mountain View County's costs of carrying out any actions required for compliance may be added to the tax roll of the land subject to the order.
5. Stop Orders can be appealed pursuant to the Act. Refer to Section 8.0.

7.7. Sign Impoundment

1. The Development Authority may cause to be immediately removed and/or impounded any sign
 - a) placed in contravention of a provision of this Bylaw;
 - b) where in the opinion of the Development Authority, the sign is in a state of disrepair; or
 - c) where safety concerns or emergency conditions may justify such removal.
2. A letter will be issued to the assess owner(s) of the land informing of the impoundment.
3. Any sign removed shall be delivered to a storage facility where it shall remain for a maximum of thirty (30) days, unless claimed by an individual, business, or organization referenced on the sign.
4. Where an impounded sign is not claimed within thirty (30) days of the sign's removal, the County may dispose of the sign in any manner it deems appropriate.

Section 8 SUBDIVISION, DEVELOPMENT AND STOP ORDER APPEAL PROCESS

PREAMBLE

In accordance with the provisions of the *Municipal Government Act*, this Section of the Bylaw outlines the procedure and associated requirements for appeals to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. The intent of this Section is to inform applicants of their rights and procedures pertaining to subdivision and development appeals.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

8.1. Appeal Authorities

1. Pursuant to Section 627 of the Act, a Council must by Bylaw establish a subdivision and development appeal board. In this Bylaw, the Appeal Authority may include one (1) of the following:
 - a) the Subdivision and Development Appeal Board as established by Bylaw; or
 - b) the Land and Property Rights Tribunal.

8.2. Procedure for Development Permit, Subdivision, and Stop Order Appeals

1. Development Permit, Subdivision, and Stop Order Appeals shall be to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, in accordance with the Act and consistent with the applicable procedures of the Appeal Authority.
2. An appeal with regard to a Development Permit may be made by the following:
 - a) the applicant of a Development Permit, if the Approving Authority
 - (i) refuses a Development Permit;
 - (ii) issues a Development Permit subject to conditions;
 - (iii) fails to make a decision with respect to an application within forty (40) days of receipt of a complete application or within such longer period as the applicant may have approved in writing; or
 - (iv) issues an Order under Section 645 of the Act, or Subsection 8.3 of this Bylaw.
 - b) by any person claiming to be affected by a Development Permit decision.
3. An appeal to the Appeal Authority is subject to a non-refundable fee in accordance with the fee schedule as set from time to time by resolution or Bylaw of Council.
4. A Development Permit Appeal shall be made by serving a written Notice of Appeal, containing reasons for the Appeal, accompanied by the appropriate non-refundable

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administrative fee, to the Secretary of the Appeal Authority as specified in Section 686(1) of the Act:

- a) in the case of an appeal made by a person referred to in Subsections 8.2.2.a) within twenty-one (21) calendar days after:
 - (i) the date on which the decision of the Development Permit was made; or
 - (ii) if no decision is made with respect to the application within the forty (40) calendar day period or within any extension of this time limit referred to under Subsections 8.2.2.a)(iii), the date the period or extension expires; or
 - b) in the case of an Appeal made by a person referred to in Subsection 8.2.2.b) within twenty-one (21) calendar days after the date on which the notice of the approval of the Development Permit was published on the County's website.
5. No appeal may be made in respect of the issuance of a Development Permit for a Permitted Use unless the provisions of this Bylaw were relaxed, varied, or misinterpreted.
6. Deleted by Bylaw No. 09/18.
7. No Appeal may be made in respect of a decision of Council of a Development Permit in a Direct Control District in accordance with the Act.
8. An Appeal with regard to a subdivision application may be made by the following:
- a) by the applicant of a subdivision application, if the Approving Authority
 - (i) issues a subdivision approval subject to conditions;
 - (ii) refuse a subdivision with reasons;
 - (iii) fails to make a decision with respect to an application within sixty (60) days of receipt of a complete application or within such longer period as the applicant may have approved in writing; or
 - b) by any Government department that required referral by the Subdivision and Development Regulation or a School Board.
9. A Subdivision Appeal shall be made by serving a written Notice of Appeal, containing reasons for the Appeal, accompanied by the appropriate non-refundable administrative fee, to the Secretary of the Appeal Authority as specified in Section 678(2) of the Act:
- a) within fourteen (14) calendar days after:
 - (i) receipt of the Notice of Decision; or
 - (ii) if no decision is made with respect to the application within the sixty (60) calendar days or within any extension of this time limit referred to under Subsections 8.2.7.a)(iii), the date the period or extension expires.
 - (iii) Pursuant to Section 678(3) of the Act, the date of receipt of the decision is deemed to be seven (7) calendar days from the date the decision is mailed.

10. An Appeal with regard to a Stop Order made under Section 645 of the Act and Section 7 of this Bylaw may be made by the following:
 - a) the person(s) who received the Order; or
 - b) by any person claiming to be affected by the Order.
11. An Appeal to the Appeal Authority is subject to a non-refundable fee in accordance with the fee schedule as set from time to time by resolution or Bylaw of Council.
12. A Stop Order Appeal shall be made by serving a written Notice of Appeal, containing reasons for the Appeal, accompanied by the appropriate non-refundable administrative fee, to the Secretary of the Appeal Authority as specified in Section 686(1) of the Act:
 - a) within twenty-one (21) calendar days after the date on which the Order was made.

8.3. Court of Appeal

1. Pursuant to Section 688 of the Act, an appeal is directed to the Court of Appeal on a question of jurisdiction or law with respect to a decision of
 - a) the Subdivision and Development Appeal Board; or
 - b) the Land and Property Rights Tribunal.
2. An application for leave to appeal pursuant to Subsection 8.3.1. must be filed and served within thirty (30) days after the issue of the decision sought to be appealed, and notice of the application must be given to
 - a) the Land and Property Rights Tribunal or the Subdivision and Development Appeal Board; and
 - b) any other person(s) that the judge directs.

**PART 4 RULES GOVERNING ALL
DISTRICTS**

9.0 General Regulations

10.0 Specific Use Regulations

Section 9 GENERAL REGULATIONS

PREAMBLE

This Section of the Land Use Bylaw contains general regulations that apply to land throughout the County regardless of what district the land is designated. These regulations are consolidated here to make the Land Use Bylaw more compact and avoid repetition in the individual districts. While lands are subject to district specific regulations, this section must also be referenced for applicable regulations.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

9.1. Aerodrome Protection Zone Overlay

1. The purpose of the Aerodrome Protection Zone Overlay is to reflect the extent of the noise exposure forecast areas, and height limitations affecting aerodrome in the County.
2. Note: Since there are no federally registered Aerodrome Protection Zone Overlays for Sundre Airport, the Aerodrome Protection Zone Overlay shall encompass all lands within the Outer Surface and Flight Glide Path as shown on Map 3, Schedule 2a.
3. This Overlay applies to all lands included in the established Aerodrome Protection Zone Overlay.
4. All developments adjacent to an Aerodrome and/or within the Aerodrome Protection Zone Overlay shall be reviewed in accordance with “*Transport Canada’s Guide – TP 1247E, Land Use in the Vicinity of Airports*” as updated from time to time.
5. No development shall be approved which will jeopardize the safe use of the aerodromes.
6. Subdivision and development within the Aerodrome Protection Zone must be consistent with an approved area structure plan for the area where it is located.
 - a) All uses adjacent to the Sundre Airport shall be in accordance with the South McDougal Flats Area Structure Plan.
7. Additionally, the following criteria shall be applied to subdivision and development near all aerodromes within the Aerodrome Protection Zone as identified on the Land Use Maps:
 - a) development shall not exceed in height the structural height limitation requirements as prescribed by Transport Canada and indicated on Schedules “1a: Olds Didsbury Airport Height Limitation”, “2a: Sundre Airport Height Limitation” and “3a: Netook Airfield / Gliding Center” located at the end of this Subsection 9.1. The height of the development shall be approved in consultation with Transport Canada;
 - b) buildings shall conform to Canada Mortgage and Housing Corporation Standards for sound insulation for buildings situated in Noise Exposure Forecast (NEF) Areas as identified in Schedules “1b: Olds Didsbury Airport Noise Exposure Projection” and “2b: Sundre Airport Noise Exposure Projection” located at the end of Subsection 9.1; and

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- c) the use or operation of development shall not cause any objectionable or dangerous condition such as follows:
 - (i) emissions of steam, smoke, dust or other atmospheric conditions;
 - (ii) an accumulation of any materials or waste which is edible or attractive to birds;
 - (iii) the use of extensive exterior lighting; and
 - (iv) the inclusion of any device, apparatus, equipment or other thing that is operated for industrial, scientific, medical or similar purpose that produces and utilizes radio frequency energy in its operation, excluding radio communication.

- 8. Applications to erect or construct on any land within the Aerodrome Protection Zone shall be forwarded to Transport Canada for technical comment prior to issuance of a Development Permit. Applications shall be analyzed on a case by case basis and may be refused, notwithstanding that a land use class is listed as permitted, if it is deemed that such use class shall interfere with the operation of the aerodrome.

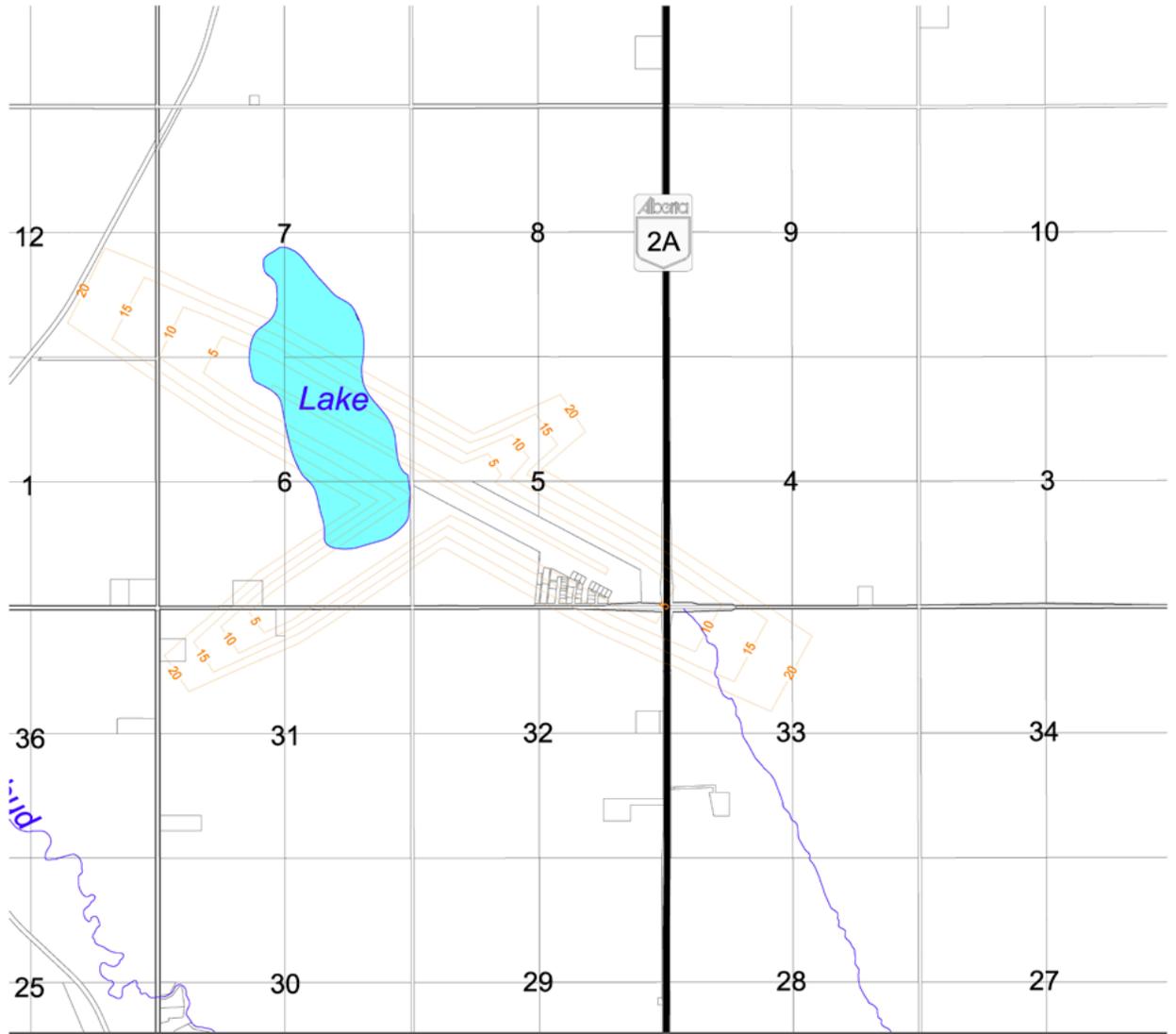
- 9. Before considering any of the land uses listed below, the Approving Authority shall consult with Transport Canada:
 - a) A plant for processing and/or manufacturing of products from petroleum, natural gas or other hydrocarbons, chemical or related products, stone, clay or glass products, fertilizers, animal by-products.
 - b) Anything that includes an electronic device, apparatus and or equipment that is used for industrial, scientific, medical, research purposes and/or produces and utilizes radio frequency in its operations but does not interfere with radio communication.
 - c) Uses that will or will likely result in:
 - (i) emissions of steam or smoke or other particles which may impair vision
 - (ii) outdoor storage of large quantities of any material or waste edible by or attractive to birds, or
 - (iii) the use of extensive exterior lighting
 - d) Uses that will result in:
 - (i) Interference with airspace up to 305 m (1,000 ft) above ground level;
 - (ii) tethered balloons (with conditions) within five nautical miles; and
 - (iii) private airstrips (with conditions) within five nautical miles
 - e) construction of towers or masts extending upwards more than 45 m (147.6 ft) within five nautical miles of an aerodrome reference point.

- 10. If the Approving Authority is satisfied that a proposed development shall not interfere with the safe operation of the aerodrome, then the proposed development may be approved with or without conditions.

- 11. A development within the Aerodrome Protection Zone shall not, in the opinion of the Approving Authority with due regard to Transport Canada's comments, cause excessive
 - a) discharge of toxic, noxious or other particulate matter into the atmosphere;

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- b) radiation or interference through the use of electric or electronic equipment;
 - c) fire and explosive hazards; or
 - d) accumulation of any material or waste edible by, or attractive to, birds.
12. All buildings within the Aerodrome Protection Zone shall have clearance lights of a size and design necessary to ensure aviation safety.
13. In addition to the general submission requirements of this Bylaw, where required by the Approving Authority, an application within the Aerodrome Protection Zone must provide the following information:
- a) the grade elevation of the highest point of proposed buildings, to be referenced to geodetic elevations. Geodetic elevation is the elevation of a point and its vertical distance, determined by employing the principles of geodesy above or below an assumed level surface or datum; and
 - b) the proposed building height, in metric measurement, including clearance lights, mechanical penthouses, antennas, building cranes during construction, receiving or transmitting structures, masts, flagpoles, clearance markers or any other erection beyond the height of the principal building structure.



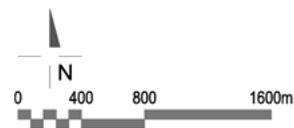
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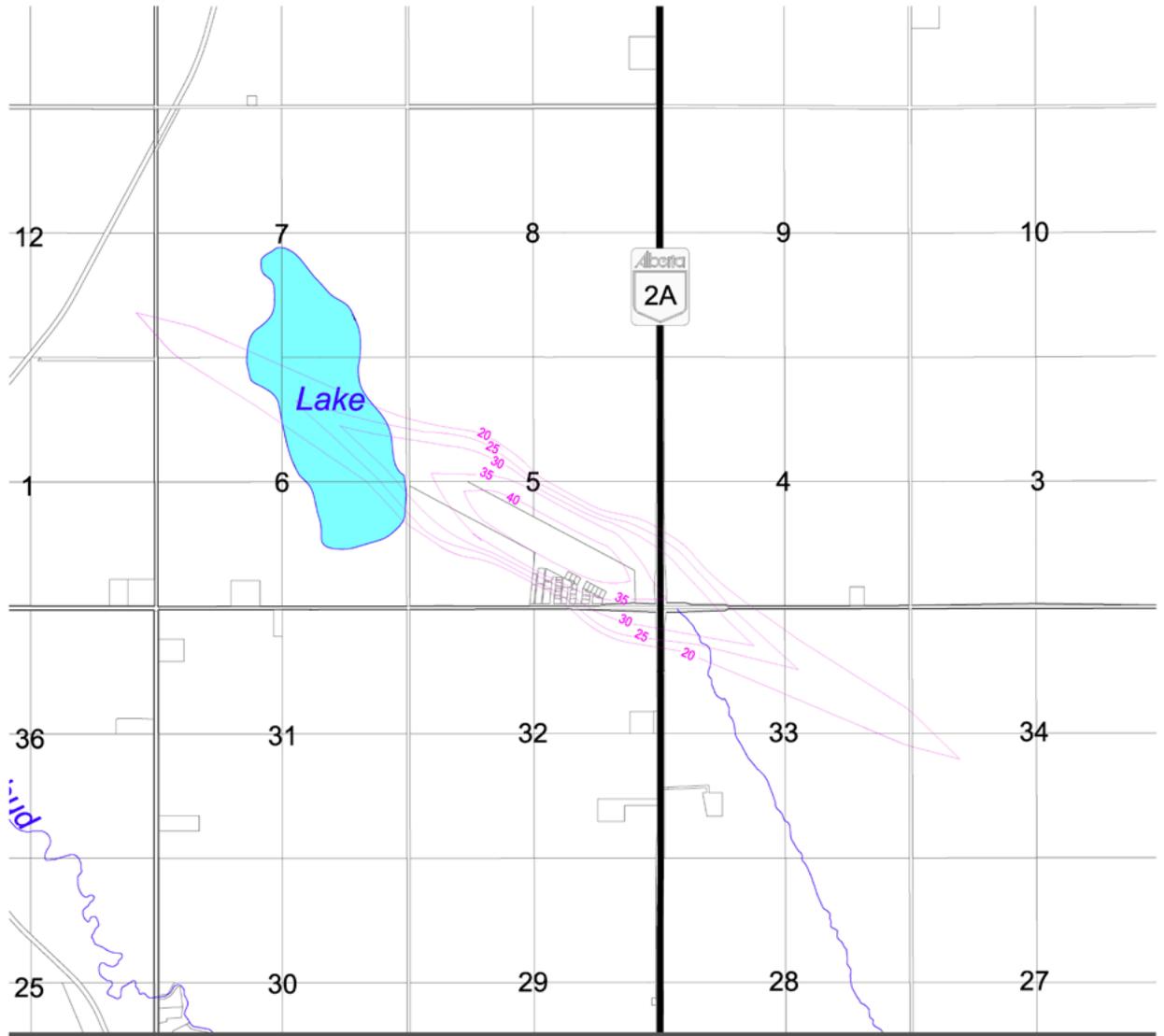
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 Provincial Highway

**Schedule 1a
Olds-Didsbury Airport
Height Limitation**

**Mountain View County
Land Use Bylaw**



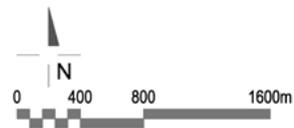


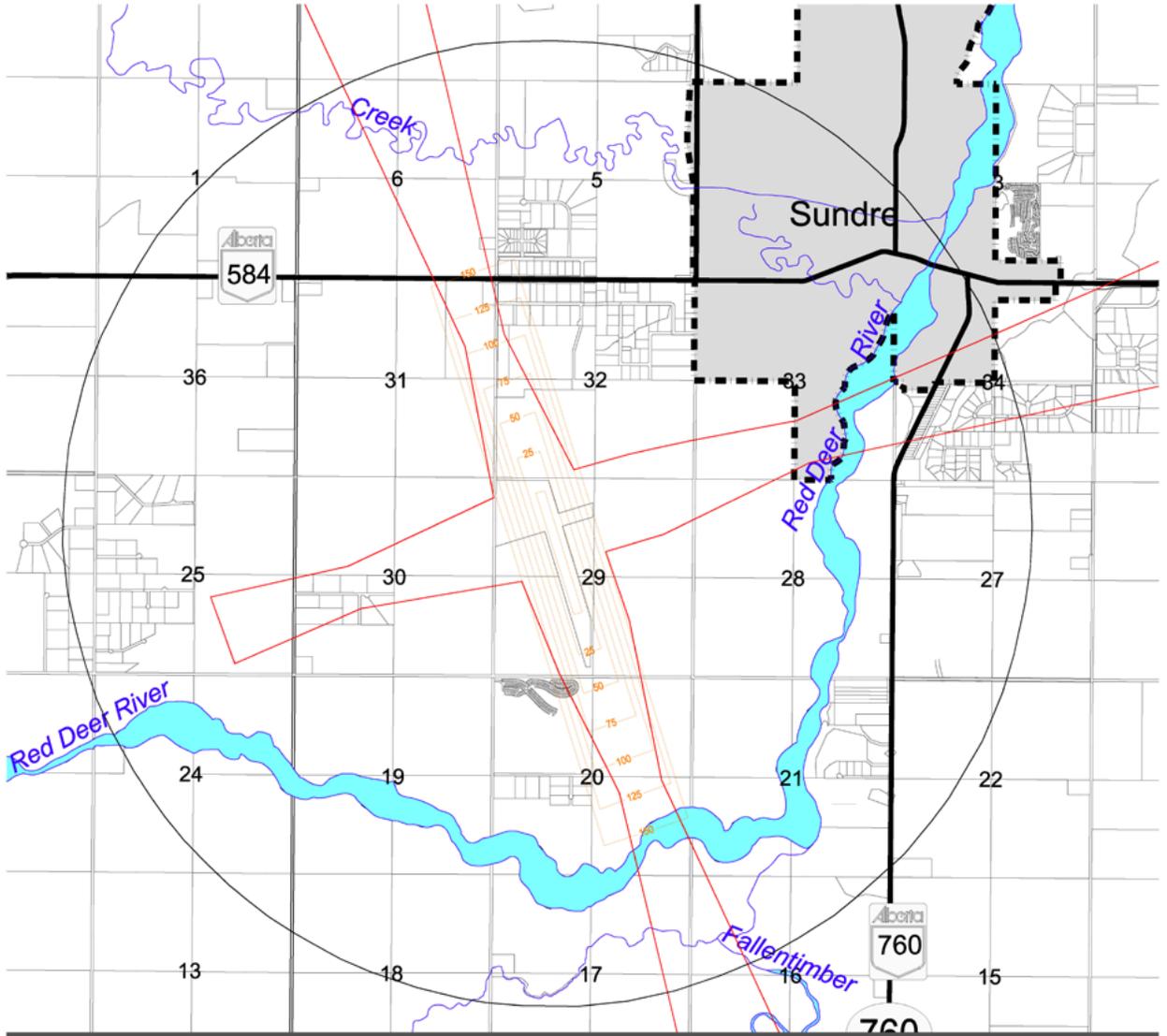
Legend

-  Noise Exposure Projection Contour
-  Provincial Highway

**Schedule 1b
Olds-Didsbury Airport
Noise Exposure Projection**

Mountain View County
Land Use Bylaw



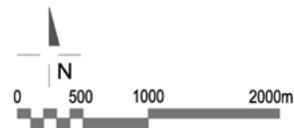


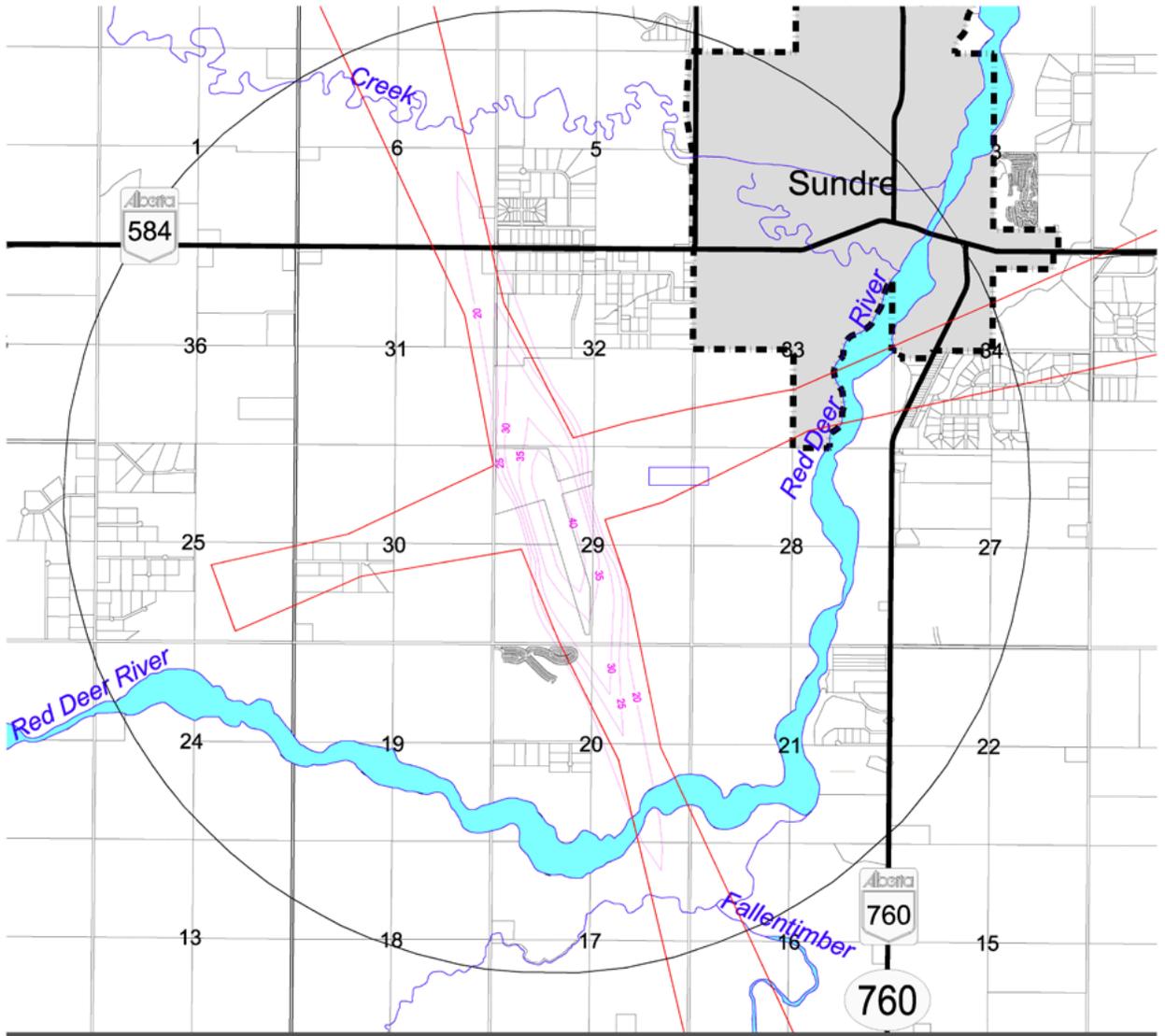
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-  150 Height Limitation Contour
-  Airport Glide Path
-  Airport Outer Surface
-  Urban Area
-  Provincial Highway

**Schedule 2a
Sundre Airport
Height Limitation**

**Mountain View County
Land Use Bylaw**



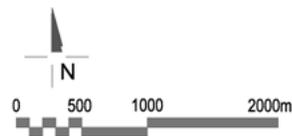


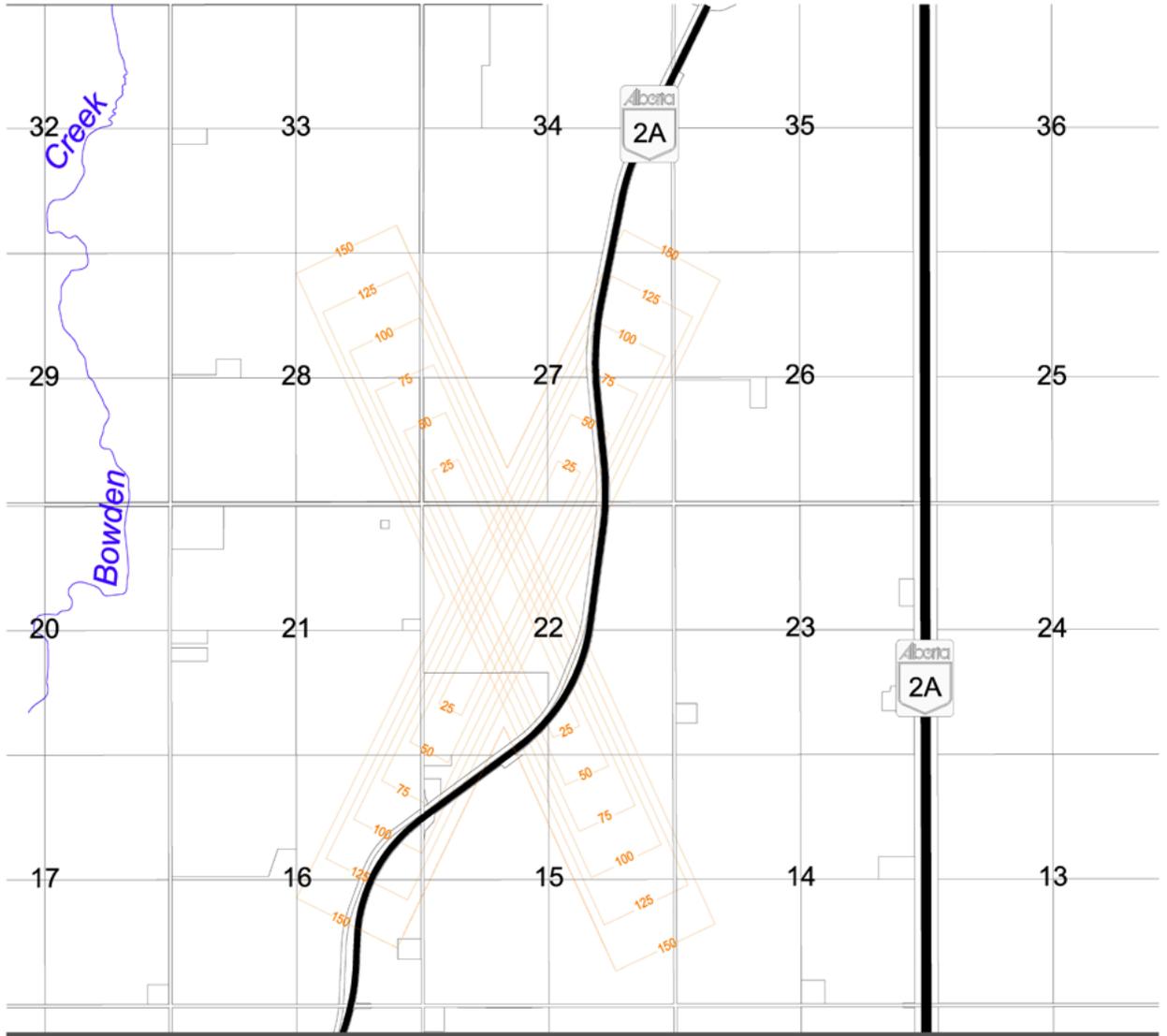
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- 20 Noise Exposure Projection Contour
- Airport Glide Path
- Airport Outer Surface
- Urban Area
- Provincial Highway

**Schedule 2b
Sundre Airport
Noise Exposure Projection**

**Mountain View County
Land Use Bylaw**





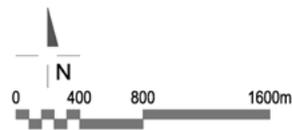
Legend

— 150 — Height Limitation Contour

 Provincial Highway

Schedule 3a
Netook Airfield / Gliding Center
Height Limitation

Mountain View County
Land Use Bylaw



9.2. Access to Sites

1. The Approving Authority, in consultation with the appropriate County Department, may determine the most suitable access and egress point(s) onto a County road with regard to any application for development and/or subdivision which may be authorized in the County. As a condition of subdivision or development approval, the Approving Authority may require the construction of new approaches, upgrading to existing approaches and/or the removal of approaches to achieve desired access management objectives. Where required, adjustments to approaches shall remain at the cost of the applicant.

9.3. Accessory Buildings and Uses

1. When an accessory building is proposed for use as a temporary residence prior to construction of the principal building and will at some future date be converted to an accessory building, the accessory building will be treated as a permanent residence and shall comply with the County's minimum residential floor area requirements and the Alberta Safety Codes construction standards for a permanent residence until it is converted to an accessory building.
2. Where a structure is attached to the principal building on a site by a roof, common wall or foundation, it shall be considered to be part of the principal building and not an accessory building.
3. When located in a multi parcel subdivision on a parcel of less than 0.4 ha (1.0 ac), an accessory building shall not be higher than the permitted height of the principal building unless otherwise approved by the Approving Authority.
4. Accessory buildings shall not be constructed over an easement or utility right-of-way.

9.4 Caveats for Development Agreements, Caveats for Restrictive Covenants and Restrictive Covenants

1. Caveats in respect of Development Agreements shall be reviewed as part of processing a Development Permit application.
 - a) If a proposed development does not comply with a restriction in a Development Agreement that is more restrictive than provisions of the Land Use Bylaw:
 - (i) Permitted Uses shall change to and be considered as Discretionary Uses, when applicable, and;
 - (ii) the County shall circulate the Development Permit application to landowners affected by the same Caveat.
 - b) The Approving Authority shall in making a decision consider the Development Agreement together with the circulation responses to evaluate if the non-compliance with a restriction or requirement meets all three criteria
 - (i) complies with the applicable statutory plans; and
 - (ii) does not unduly interfere with the amenities of the neighbourhood; and
 - (iii) does not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
 - c) The Approving Authority shall not approve a Development Permit application if the non-compliance does not meet the criteria set out in subparagraph (b) herein.

2. Caveats in respect of Restrictive Covenants or Restrictive Covenants (whether or not the County is a party to the Restrictive Covenant) shall be reviewed as part of processing a Development Permit application:
 - a) If a proposed development does not comply with a restriction in a Restrictive Covenant that is more restrictive than provisions of the Land Use Bylaw:
 - (i) Permitted Uses shall change to and be considered as Discretionary Uses, when applicable, and;
 - (ii) the Applicant shall obtain written consent from all the landowners affected by the same Restrictive Covenant and submit the written consent.
 - b) The Approving Authority shall not approve a Development Permit application if the applicant does not provide written consent from all the landowners affected by the same Restrictive Covenant.
 - c) The Approving Authority shall in making a decision consider the Restrictive Covenant restriction(s) together with the applicant's submission of written consent from all the landowners affected by the same Restrictive Covenant to evaluate if the non-compliance with a restriction or requirement meet all three criteria:
 - (i) complies with the applicable statutory plans; and
 - (ii) does not unduly interfere with the amenities of the neighbourhood; and
 - (iii) does not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
 - d) The Approving Authority shall not approve a Development Permit application if the non-compliance does not meet the criteria set out in subparagraph (c) herein.

9.5. Condominium Development

1. A bareland condominium may be authorized in a land use district where the said development fully complies with the requirements of that district.
2. Improvements intended to service bareland condominium development shall be in accordance with County standards.
3. A bareland condominium project shall comply with all general regulations of this Bylaw and with the regulations of the applicable district such that each bareland condominium unit is to be treated in the same respect as fee simple parcels.
4. A bareland condominium project shall ensure that each proposed condominium unit is accessed by a public roadway, a public laneway, condominium common property, or a unit characterizing condominium common property.
5. The Condominium Association and/or registered landowner in a condominium development shall be responsible for ensuring the conditions of the approved Development Permit remain unaltered to the satisfaction of the County.
6. The Condominium Association shall provide architectural design controls in addition to the requirements of this Bylaw. Where condominium corporation rules and the regulations in this Bylaw differ, the more restrictive regulations of the two shall apply as evaluated by the County.

9.6. Confined Feeding Operations

1. Confined feeding operations are regulated by the Natural Resources Conservation Board in accordance with Provincial regulations and are exempt from Municipal control under this Bylaw.
 - a) development of a confined feeding operation shall be consistent with the land use provisions of the Municipal Development Plan.
 - b) The minimum distance of separation between a new or expanding confined feeding operation and a multi-parcel residential development, any urban centre, school, or hospital shall be the greater of
 - (i) 0.8 km (0.5 mi), or
 - (ii) the Minimum Distance Separation (MDS) Formula as described in the Agricultural Operations Practices Act (AOPA), Standards and Administration Regulation, Section 3. The MDS formula is outlined in its entirety in the AOPA, Standards and Administration Regulation, Schedule 1.
 - c) Notwithstanding any other provision of this Bylaw that requires a minimum setback, the minimum distance of separation between a dwelling unit and a confined feeding operation, allowed under the Agricultural Operation Practices Act, shall be equivalent to the required distance of separation between a proposed confined feeding operation from an existing dwelling unit as determined by the Natural Resources Conservation Board.
 - d) Where more than one (1) minimum setback distance is applicable under this Bylaw, the greater distance shall prevail. The Approving Authority may exercise a variance to this requirement if the MDS of a CFO encompasses an entire parcel of land.

9.7. Corner Parcel Restrictions

1. On a corner parcel, no building, fence, wall, shrub, tree or any other obstruction shall be erected or placed within the sight triangle as shown in Table 9.7-1:

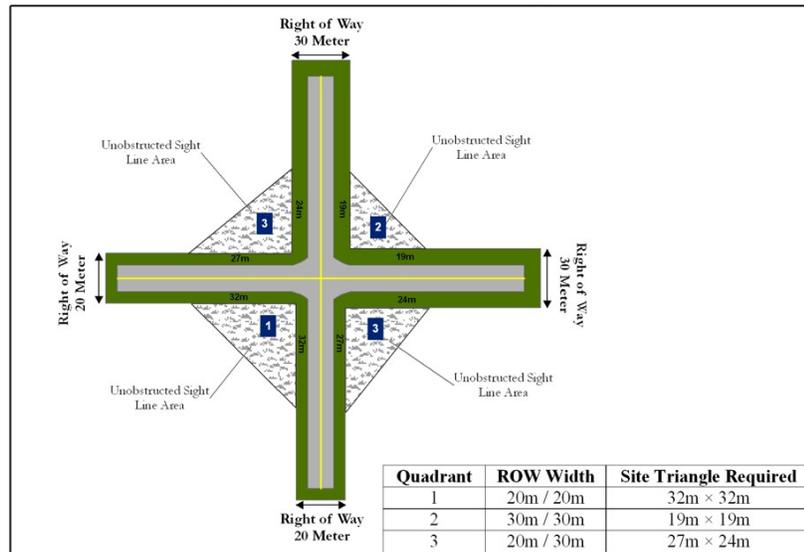


Table 9.7-1 – Corner Parcel Restrictions

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.

2. The exterior side yard requirements as outlined in each land use district may increase when applied in conjunction with the corner parcel restrictions listed in Table 9.7-1 in this subsection.
3. Coordinates shall be determined from the corner of the subject property.
4. Standard barb wire fencing or equivalent shall be permitted within the identified sight triangle.
5. Sight triangle requirements shall be considered and applied based on consideration of existing right of way and design speed.

9.8 Dwelling Density

1. Outside of Growth Centres and Rural Community Centres as defined in the Municipal Development Plan, the maximum number of dwelling units per quarter section shall be four (4).
2. The maximum number of dwelling units on parcels less than 28.33 ha (70.0 ac) shall be one (1).
3. The maximum number of dwelling units on parcels greater than 28.33 ha (70.0 ac) shall be two (2).
4. Notwithstanding #1, 2, and 3, additions to and/or replacement of existing dwellings, that received a Development Permit or was exempt from requiring a Development Permit, may be considered.
5. In cases where there are four (4) dwelling units located on a quarter section (inclusive of all parcels) no new subdivisions shall be created and no new Development Permits shall be issued for additional dwellings.
6. Notwithstanding #5 above, in cases where subdivisions have been created or conditionally approved and no Development Permits have been received prior to the date of adoption of this Bylaw, additional dwelling units above four (4) per quarter section may be permitted.
7. Secondary Suites are not considered a dwelling unit and shall not exceed the size of the principal dwelling located on site.

9.9 Dwellings, Prefabricated

1. All prefabricated dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.
2. The Approving Authority reserves the right to refuse a Development Permit for a prefabricated dwelling that is of poor appearance or condition.
3. Prefabricated dwelling units older than twenty (20) years shall be considered a discretionary use, unless the residence is the primary dwelling on an unsubdivided Agricultural zoned quarter section.
4. Development Permit applications shall include:
 - a) recent colour photographs showing all sides of the refabricated dwelling,
 - b) a statement of the age, size and structural condition of the prefabricated dwelling, and

- c) a statement of any proposed improvements to the prefabricated dwelling, including a description of the colour, texture and/or finish applied to exterior surfaces.
- 5. It shall be the responsibility of the owner to place the prefabricated dwelling on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
- 6. Buildings and structures accessory to the prefabricated dwelling shall be pre-finished or painted so that the design and construction complements the manufactured dwelling.
- 7. The roofline of any addition shall not exceed the maximum building height of the district where the prefabricated dwelling will be relocated to.
- 8. All prefabricated dwellings shall be skirted from the ground to floor level with a durable finish that compliments the existing exterior finish of the manufactured dwelling.

9.10. Dwelling, Secondary Detached

- 1. A secondary detached dwelling unit may be approved at the discretion of the Approving Authority on parcels greater than 28.33 ha (70.0 ac) and will not exceed the maximum dwelling unit density of four (4) dwellings per quarter section. The following criteria will be used by the Approving Authority when evaluating an application for a secondary detached dwelling and the applicant shall ensure the majority of the criteria are met prior to submitting an application to the County:
 - a) The location of the secondary dwelling unit should be in close proximity to the existing structures on the subject property and will use existing services on site where possible, in keeping with the preservation of agricultural land.
 - b) The dwelling unit shall be consistent with the existing land use or complement the agricultural use of the subject property.
 - c) The secondary dwelling unit facilitates the agricultural operation on subject property or enables aging family to reside on the subject property.

9.11. Dwelling, Secondary Suite

- 1. All secondary suites shall require a Development Permit in accordance with the provisions of this Bylaw and shall conform to building code regulations under the *Alberta Safety Codes Act*.
- 2. One (1) secondary suite will be permitted on parcels less than 28.33 ha (70.0 ac) as per the land use district regulations where a primary dwelling exists.
- 3. Two (2) secondary suites may be considered on parcels greater than 28.33 ha (70.0 ac) when two (2) dwellings detached dwelling units exist.
- 4. All yard setbacks shall comply with the provisions of the district where the secondary suite is located.
- 5. A minimum of three (3) on-site parking spaces - two (2) for the principal building and one (1) for the secondary suite shall be provided.
- 6. The maximum building height shall comply with the provisions of the district where the secondary suite is located.

7. Secondary Suites are not considered a dwelling unit and should not exceed the size of the principal dwelling located on site. When constructing within and/or attached to an Accessory Building or dwelling, the ratio of use shall be a maximum of 40% Secondary Suite to 60% Accessory Building.
8. A secondary suite attached to an accessory building shall comply with the following:
 - a) the secondary suite shall be associated with accessory residential structure such as a garage holding personal vehicles or an accessory farm building. All structures shall conform to all building code regulations under the *Alberta Safety Codes Act*;
 - b) the form and character of all new construction (accessory building and secondary suite) shall be consistent with the principal building on the subject property so that the appearance remains consistent; and
 - c) all servicing arrangements for the secondary suite shall comply with Provincial standards respect to the provision of water and sewer servicing arrangements.

9.12. Hazard Lands

1. Flood Hazard Area Development Restrictions

Floodway

- a) No development shall take place in the floodway except for the following uses:
 - (i) Agriculture, Extensive that does not include buildings, structures or any obstruction in the floodway;
 - (ii) Roads, bridges, flood and erosion infrastructure as part of public works, services and utilities carried out on behalf of the Federal, Provincial or Municipal Authorities on land that is publicly owned or controlled;
 - (iii) Recreational Vehicle, Recreational Vehicle - Park Model, Accessory Buildings less than 10.0 m² (107.6 ft²) and Decks that meet the district regulations on legal existing parcels as of July 1, 2015 or parcels to be created by registration of subdivision plan for which conditional approval had been given prior to July 1, 2015 that is zoned recreation and identified in the floodway in Schedule 4;
 - (iv) walkways and paths that are constructed level with the existing natural grades;
 - (v) replacement of an existing building not involving the construction or placement of fill material below the 1 in 100-year design flood. Replacement or new basements are not included in this provision.

The uses described in 9.12.1 a) (i) - (iv) are exempt from requiring a Development Permit.

The use described in 9.12.1 a) (v) is discretionary and requires a Development Permit.

- b) Development for the purposes of Section 9.12.1 a) does not include:
 - (i) Routine maintenance to existing buildings; or
 - (ii) Construction of gates, fences or other means of enclosure less than 1.8 m (6.0 ft) in height that will not have a detrimental impact on the flow of water in the floodway; or

- c) Notwithstanding the provisions in Section 9.12.1 a) and b) all legally existing parcels as of July 1, 2015 or parcels to be created by registration of subdivision plan for which conditional approval had been given prior to July 1, 2015 identified in the floodway in Schedule 4 may develop to a flood fringe standard when complying with Section 9.12.1 d) and e).

Flood fringe

- d) Development within the flood fringe:
- (i) shall demonstrate that floor level (including the construction system of the floor) is above the 1 in 100-year design flood. A qualified professional Engineer accredited by APEGA shall provide a detailed site survey and cross section drawings in support of the application;
 - (ii) shall have no basements;
 - (iii) shall be flood-proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (2.0 ft) above the 1 in 100-year design flood. New or replacement private sewer systems shall be designed and installed to be flood-proofed;
 - (iv) shall not result in the placement of fill materials unless the parcel is subject to the provisions of Section 9.12.1 c) where fill materials will be allowed specifically for the use of ensuring that development is above the 1 in 100-year design flood; and
 - (v) shall not include fill materials for the purpose of creating a berm.
- e) Notwithstanding any other provision in this Land Use Bylaw, all development within the flood fringe is discretionary except for the following exempt uses that do not require a Development Permit:
- (i) Agriculture, Extensive that does not include buildings, structures or any obstruction in the flood fringe;
 - (ii) Roads, bridges, flood and erosion infrastructure as part of public works, services and utilities carried out on behalf of the Federal, Provincial or Municipal Authorities on land that is publically owned or controlled;
 - (iii) Recreational Vehicle, Recreational Vehicle - Park Model, Accessory Buildings less than 10.0 m² (107.6 ft²) and Decks that meet the district regulations on legal existing parcels as of July 1, 2015 or parcels to be created by registration of subdivision plan for which conditional approval had been given prior to July 1, 2015 that is zoned recreation and identified in the floodway in Schedule 4;
 - (iv) walkways and paths that are constructed level with the existing natural grades.
- f) Where land is situated adjacent to or includes the banks of any watercourse and where the slope of the bank adjacent to any watercourse is in excess of 10% no building or other structure shall be permitted:
- (i) where the height of the bank is less than 6.0 m (19.7 ft) within 12.0 m (39.4 ft) from the top of the bank;

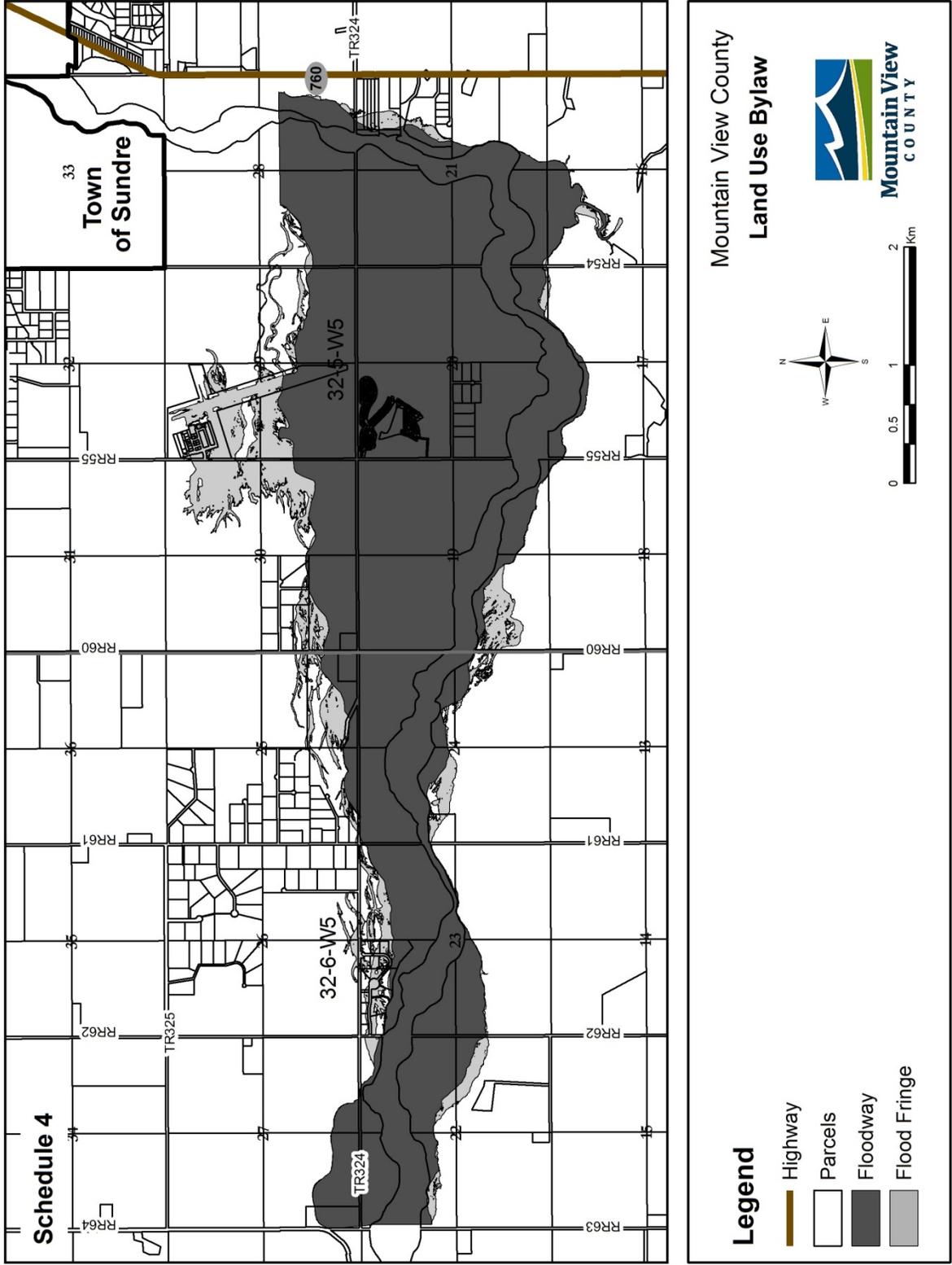
Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- (ii) where the height of the bank is between 6.0 m (19.7) and 23.0 m (75.5 ft), within a distance that is two times the height of the bank, from the top of the bank;
- (iii) where the height of the bank is greater than 23.0 m (75.46 ft), within 46.0 (150.9 ft) from the top of the bank.
- g) Lesser setbacks may be considered if supported by a geotechnical report (See Appendix A).
- h) In making a decision on the setback from a water body, the Development Authority may refer the application for a Development Permit to Alberta Environment for comments prior to issuing a permit and may alter the building or structure setbacks where deemed necessary.

2. Development near water bodies and water courses

No development shall take place in areas prone to flooding or subsidence unless:

- a) The Applicant demonstrates through a Flood Risk Assessment to the satisfaction of the Approving Authority that no development will occur in the floodway of the 1 in 100-year design flood except for that which complies with 9.12.1 a) (i) - (v) and b) (i) - (ii);
- b) The Applicant demonstrates to the satisfaction of the Approving Authority that development in the flood fringe of the 1 in 100-year design flood comply with 9.12.1 d) (i) - (v) and 9.12.1 e); and
- c) If subsidence is a concern, the Applicant may be required to submit a slope stability assessment completed by a licensed geotechnical engineer or a person qualified to perform such work.



Schedule 4 Flood Hazard Area, Floodway and Flood Fringe from the McDougal Flats Flood Hazard Study prepared by Alberta Environment and Sustainable Resource Development

3. For developments adjacent to any bank a geotechnical report addressing slope stability may be required if:
- a) The bank is greater than 3.0 m (10.0 ft) in height; and/or
 - b) The bank is greater than 10% in slope; and
 - c) The development is proposed within a distance equal to twice the bank height, measured back from the top of bank.

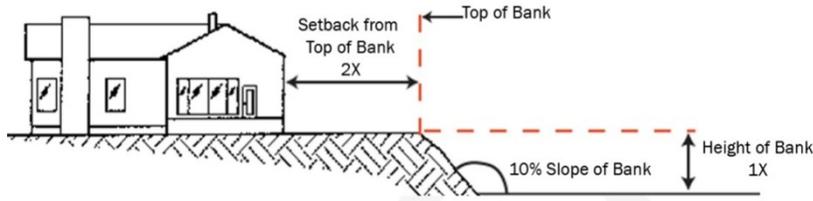


Illustration 9.12-1 - Setback from Slopes

Note: The above illustrations are for clarification and convenience only and do not form part of this Bylaw. All provisions of this Bylaw must be referenced.

4. A restrictive covenant or other environmental protective tool may be required for the protection of the lands pursuant to the Act.
5. The Approving Authority may, based on the results of a geotechnical study or additional supportive studies, impose such conditions that are considered necessary to mitigate any potential problems or alternatively, refuse the application if the site is not regarded as being suitable for the proposed development.
6. No trees or vegetation shall be cleared within 30.5 m (100.0 ft) of hazard lands where the removal could have a negative impact on the water body, water course or slope stability, unless a Development Permit has been issued for said development.
7. The foregoing regulations shall not apply to the construction of gates, fences, or other means of enclosure less than 1.8 m (6.0 ft) in height.

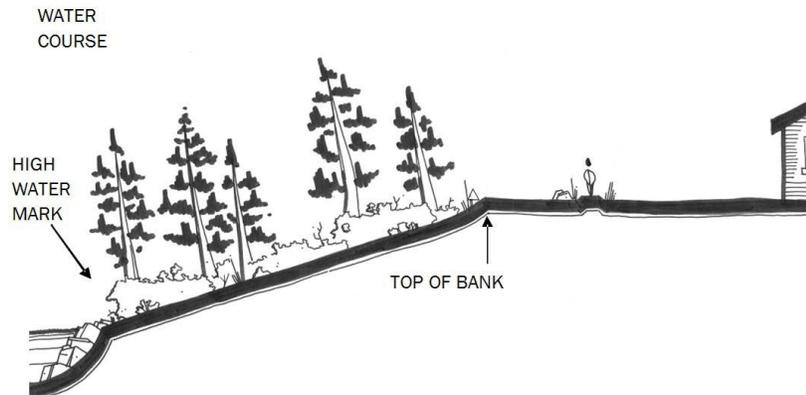


Illustration 9.12-2 - Setback from Hazard Lands

Note: The above illustrations are for clarification and convenience only and do not form part of this Bylaw. All provisions of this Bylaw must be referenced.

8. Subdivision is prohibited on parcels completely within the floodway.

9.13. Relocation of Structures

1. Except as otherwise provided for in this Bylaw, no person shall relocate a building or structure, or portion thereof, onto a site without first obtaining a Development Permit for the moved-in building or structure. The relocated building or structure shall be considered as a Discretionary Use and shall comply with the appropriate Land Use District regulations.
2. The Approving Authority shall not approve a Development Permit for a relocated previously used single detached dwelling, manufactured home or accessory building unless the building is designed, constructed, sited and finished in a manner that is visually compatible, in the opinion of the Approving Authority, with the neighbourhood in general. Structures being moved to be used as Farm Buildings are exempt.
3. A Development Permit application for a relocated building shall include
 - a) recent colour photographs showing all sides of the building;
 - b) a statement of the age, size and structural condition of the building; and
 - c) a statement of any proposed improvements to the building, including a description of the colour, texture and/or finish applied to exterior surfaces.
4. Any renovations or improvements required to ensure that the relocated building or structure complies with this Bylaw shall be listed as conditions of the Development Permit.

9.14. Servicing Requirements

1. Pursuant to the Municipal Development Plan, for all developments and where applicable, the servicing requirements shall be as follows:
 - a) Sanitary sewage shall be treated through a graduated method of systems to the satisfaction of the County and depending on the density and the level of development, may include individual septic fields, sealed pump out tanks, communal septic fields, piped treated lagoons, or any other systems that pipe the waste to a regional treatment plant. Information supporting the proposed system will be submitted at time of subdivision.
 - b) The County may consider interim servicing solutions.

9.15. Site Reclamation

1. Site reclamation shall be in accordance with the Environmental Protection and Enhancement Act (Alberta Regulation 115/93).
2. Reclamation of specified land shall ensure that after the exploration operation ceases, the specified land shall be returned to an equivalent land capability that allows for the developments of uses compatible with adjacent land uses.
3. Reclamation plans shall include current and final land use (following reclamation). Only upon issuance of a reclamation certificate by Alberta Environment, or a transfer of the registration to another pit operator, can any surface lease agreement with the landowner be surrendered.
4. Except where exempted by the Environmental Protection and Enhancement Act, operators shall obtain a Reclamation Certificate. The registration holder shall

continue to remain liable for conservation and reclamation issues at the site until a Reclamation Certificate is issued.

9.16. Soil Remediation

1. Soil remediation may be required on parcel of land as a condition of subdivision or development approval where an environmental site assessment has established the presence of site contamination.
2. Remediation may include, but is not limited to, source removal, physical removal of contaminated groundwater and/or soil, natural attenuation, degradation by micro-organisms or neutralization with chemicals that react with the contaminants to form benign substances.
3. The applicant, owner or the owner's representative, based on the information provided in the remediation plan, shall calculate the remediation costs to the satisfaction of the Approving Authority.

9.17. Topsoil Management and Removal

1. Topsoil may only be relocated from one property to another in accordance with a Development Permit, subdivision approval, or servicing agreement.
2. Notwithstanding 9.17.1., a topsoil removal permit shall also be required by the Agricultural Services Board.
3. Excess topsoil generated through development should be used to enhance agricultural production on other agricultural parcels within the County.
4. Topsoil shall not be imported into the County unless authorized through a permit issued by an Agricultural Fieldsman or their designate.
5. Topsoil shall not be exported out of the County unless authorized through a permit issued by a soil conservation officer.
6. Topsoil shall not be buried or covered up in any way that prevents it from being utilized.
7. Quarantine areas are lands within the County identified by the Agricultural Service Board where topsoil movement will not be permitted to prevent the spread of restricted weeds, declared pests, or other agricultural related reasons.
8. Stockpiling Conditions
 - a) Stockpiles are to be kept under suitable vegetative cover (minimum 80%) to prevent soil erosion. The vegetative cover must be established immediately upon completion of stockpiling and maintained for the life of the stockpile.
 - b) Slopes on stockpiles must not exceed a 4:1 slope, with the exception of the active face in the case of loading and removal.
 - c) Stockpiles must be free of noxious and restricted weeds. Topsoil being moved off the property must be covered during transport, to prevent the spread of weed seeds and soil borne diseases potentially contained in loose material.
 - d) Pursuant to the Soil Conservation Act, stockpiling on a property other than the property where the topsoil originated may require a topsoil removal permit approved by the Agricultural Services Board.

Section 10 SPECIFIC USE REGULATIONS

PREAMBLE

This Section of the Land Use Bylaw contains specific use regulations that outline additional controls for particular uses that may occur in various districts. The uses contained in this section require additional regulations to the ones contained in the districts. They are consolidated here to avoid repetition in the districts under which they are a permitted or discretionary use.

Note: The text contained within this grey box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

10.0. Development Permit Application for Specific Uses

In this Bylaw, there are specific use classes which require a separate set of regulations in order to control development. These use classes may be required to address specific Development Permit requirements and/or comply with supplementary development regulations.

10.1. Alternative/Renewable Energy Development

1. The Alberta Utilities Commission (AUC) is responsible for regulating alternative/renewable energy developments in Alberta and for authorizing the location of alternative/renewable infrastructure. In making its decision regarding alternative/renewable energy developments, AUC considers the following from the municipality:
 - a) the input of the Approving Authority
 - b) compliance with all applicable municipal and zoning requirements
2. The participation of the County in the consultation process does not transfer any Provincial decision-making authority, nor does it confer a right of veto to the location of the alternative/renewable energy development.
3. In accordance with the Municipal Government Act any license, permit, approval or other authorization granted by AUC shall prevail over any Land Use Bylaw requirements or Development Permit decisions or conditions if there is a perceived conflict.

INDIVIDUAL USE

4. Alternative/Renewable Energy, Individual may be permitted in any land use district and do not require the issuance of a Development Permit (Refer to Section 4.2 – Development Not requiring A Development Permit), subject to meeting the requirements listed below. If all the requirements listed below are not met, the use shall be deemed a discretionary use requiring the issuance of a Development Permit.
 - a) the applicable district regulations;
 - b) Safety Codes Permits that may be required (e.g. building, electrical, gas, etc.) shall be obtained prior to installation of the system;
 - c) Specific requirements for the different sources as identified below;

Solar

- d) Solar collector(s) may be mounted to a roof or wall of a building or be free-standing (i.e. a solar collector mounted to any structure other than a roof or wall of a building);

- e) Free standing solar collectors shall not be allowed within the front yard of multi-parcel residential subdivisions;

Wind

- f) A SWEC System tower is set back a minimum distance equal to the greater of the setback within the land use district or the height of the tower from any property line.

COMMERCIAL USE

Solar; Multiple Unit Wind Energy Conversion Systems (WECS) / Wind Farm and Other Alternative/Renewable Energy

- 5. Solar, Multiple Unit Wind Energy Conversion Systems (WECS)/Wind Farm, and Other Alternative/Renewable Energy with the primary purpose and intent to collect, convert and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace is a discretionary use Alternative/Renewable Energy, Commercial requiring a Development Permit and shall be processed subject to the following additional requirements:

- a) The applicant shall be required to undertake community consultation within one (1) mile of the subject property, including the proposed designated haul route for initial construction prior to and submitted as part of the Development Permit.
- b) The Development Permit application shall include:
 - i) detailed information on the type of Alternative/Renewable Energy and water or wastewater services that may be required;
 - ii) a site plan to scale showing all dimensions of the parcel, existing structures and buildings and the proposed development with existing and proposed setbacks;
 - iii) setbacks to structures or buildings on adjacent parcels;
 - iv) elevation drawings;
 - v) if the development is to be developed in stages, a phasing plan;
 - vi) a plan showing ingress and egress from the property or parcel detailing any impacts to the local road system including required approaches;
 - vii) a Stormwater Management Plan that address current and future drainage requirements;
 - viii) information on above ground transmission lines if proposed;
 - ix) information on the status of the AUC's application and applicable Federal and Provincial circulations and approvals.
- c) Standards:
 - i) the applicable land use district regulations shall apply;
 - ii) larger setbacks than the minimum required within the and Land Use District regulations may be required by the Approving Authority to minimize impact on adjacent land uses;
 - iii) all structures and buildings shall be of a consistent design;
 - iv) lighting shall be shielded from adjacent parcels;
 - v) upon abandonment or termination of the use, the entire development shall be removed, and the site shall be decommissioned and reclaimed to its pre-development condition as per the AUC requirements.

SPECIFIC REQUIREMENTS FOR THE DIFFERENT TYPES:

Multiple Unit Wind Energy Conversion Systems (WECS) / Wind Farm

Setbacks:

- i) Shall be set back a minimum distance equal to the greater of the setback within the land use district or the height of the tower(s) from any property line;

Tower Access and Safety:

- ii) A non-tubular design shall include information how to secure unauthorized access or use;

10.2. Bed and Breakfast

1. The Approving Authority may permit a bed and breakfast only if, in the opinion of the Approving Authority, it complies with the following regulations:
 - a) all facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority;
 - b) no more than four (4) guest rooms shall be allowed in a bed and breakfast home;
 - c) the operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached dwelling.
2. Interior or exterior alterations, additions or renovations to accommodate a bed and breakfast may be considered provided such alterations, additions or renovations maintain the principal residential appearance or character of the dwelling and comply with this Bylaw, the Safety Codes Act, and any other County Bylaws.
3. No exterior advertisement on the subject property, other than an identification sign approved by the Approving Authority, shall be permitted.
4. If the proposed development is located in multi-parcel residential subdivision, the development shall comply with parking and landscaping requirements as per the "Mountain View County Business, Commercial, and Industrial Design Guidelines".

10.3. Berming

1. The regulations contained within this Subsection are intended to apply primarily to those situations where berming are proposed. Should the berm be proposed for the purpose of flood mitigation, then the proposal shall be referred to the appropriate Provincial Authority.
2. The Approving Authority will consider every application to berm land as a Discretionary Use within the designated land use district of this Bylaw.
3. An applicant shall, as part of an application for a berm, submit a site grading and drainage plan to the County for approval.
4. In considering whether to approve a berm the Approving Authority may have additional due regard for:
 - a) a statement of the effect on water courses and drainage patterns;
 - b) any geotechnical report;
 - c) conservation of designated historical resources;

- d) environmentally significant areas;
 - e) conservation of water courses, maintenance of positive drainage, and potential drainage effects on adjacent or nearby properties; and
 - f) the safety and the potential nuisance effect on adjacent properties.
5. The proposed berm shall, to the extent practical, retain the natural contour of the land, minimize the necessity to use retaining walls, and ensure positive drainage to appropriate receiving water courses. If a person alters the approved site drainage on a site so that water drains onto adjacent parcels, that person shall be responsible for corrective drainage structures, including retaining walls to divert water from neighbouring properties.
6. An application for a Development Permit for berming shall include the following information:
- a) location and area of the site on which the development is proposed;
 - b) existing land use and vegetation;
 - c) type of berm proposed, showing the dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns; and
 - d) location on the parcel where berm is to be made on the parcel.

10.4. Business (Home Office, Home Based, or Contractors)

1. The following provisions shall apply to all Business (Home Office, Home Based or Contractors):
- a) At all times the privacy of the adjacent residential dwellings shall be preserved and the business shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, late calling of clients of an unreasonable number, traffic congestion, or excessive on-road or off-road parking, or other nuisances.
 - b) All provisions for businesses are outlined in Table 10.4-1. Table 10-4.1 also provides the qualifiers for determining the use class (Home Office, Home Based or Contractors) of the business based on their impact.
2. An application for a business shall be reviewed and classified according to Table 10.4-1.
3. An application for a Home Office shall be exempted from a Development Permit requirement. An application for a Development Permit shall be made for a Business, Home Based or Business, Contractors, and shall include the following:
- a) a detailed description of the business, including the types and hours of operations or activities that will take place at the site;
 - b) the detailed description of the materials, equipment and/or vehicles that will be used, where they will be stored on site and, if stored outside, what screening (landscaping/ fencing) will be provided from the road and neighbours;
 - c) existing or proposed buildings where the activities/operations will take place;
 - d) existing or proposed servicing arrangements (water and sewer);
 - e) proposed signage including signage details, size, and design;
 - f) the number of resident and non-resident employees visiting or working at the site;

- g) the number of business visits per day to the property;
- h) the number of parking spaces on the property; and
- i) mitigation measures that will be undertaken to avoid potential nuisance effects for neighbours.

Table 10.4-1: Business, Home Based and Contractors Standards

Standard	Home Based Business	Contractors Business
Maximum occupied area of principal and accessory	Shall be limited to the existing principal dwelling unit and accessory buildings. The operator of the business must reside on the property in which the business is being operated from.	
Storage	One (1) vehicle related to the business including trailers and equipment may be permitted and shall be kept within a building or in a specified area as indicated on the site plan submitted by the applicant and shall not be placed within the yard setbacks.	All outside storage related to the business including vehicles, trailers and equipment shall be kept within a building or screened storage area and shall not be placed within the yard setbacks.
External Appearance	No variation from the external appearance and residential character of land or buildings shall be allowed.	
Exterior Impact	Not Allowed	The contractor's business use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Approving Authority.
Signage	No exterior advertisement on the subject property, other than an identification sign approved by the Approving Authority, shall be allowed.	One (1) sign and shall be in accordance with the "Mountain View County Business, Commercial, and Industrial Design Guidelines". No illuminated signs shall be allowed.
Customer Traffic Generation	May generate up to two (2) business-related visits per day.	Customer traffic generation shall be at the discretion of the Approving Authority.
Business Related Vehicles	Up to two (2) commercial vehicles shall be allowed.	Commercial vehicles shall be at the discretion of the Approving Authority.
Employees	One (1) employee in addition to the permanent resident(s) of the property engaged within the business shall be allowed.	Employees, in addition to the permanent resident(s) of the property engaged within the business, shall be allowed at the discretion of the Approving Authority.
Community Preliminary Notification of Application	Not Required	Stand-alone R-F, R-CR parcels can be considered with pre-notification to surrounding landowners. Not allowed on multi-lot R-CR or R-CR(1) parcels. Discretionary Use.

10.5 Cannabis Production Facility

1. The Approving Authority may approve an application for Cannabis Production Facility prior to the appropriate Federal and/or Provincial licensing and authorizations.
2. An application for a Cannabis Production Facility Development Permit shall include the following:
 - b) demonstrate compliance with Federal and Provincial Legislation

- c) a detailed description of the facility, including the proposed building/structures, types of production/cultivation, distribution and shipping methods, employee numbers, parking, etc. that will take place at the site;
 - d) a detailed site sketch showing all existing buildings and proposed facilities, including setback distances from the property lines;
 - e) hours of operation;
 - f) security measures;
 - g) existing or proposed servicing arrangements (water and sewer and stormwater management), which may include water conservation methods;
 - h) the anticipated facility traffic generation to the property including employee traffic;
 - i) landscaping, signage, and lighting plans that complies with the “Mountain View County Business, Commercial, and Industrial Design Guidelines”;
 - j) mitigation measures to reduce impact on adjoining neighbours.
3. Supplementary information and/or studies, as per Appendix A (List of Technical Studies), may be required. Additional information and studies will be determined on a case-by-case basis.
 4. On the date this Bylaw comes in effect all approved Development Permits issued for the use Horticultural Use, Medicinal shall be deemed to be compliant with the use Cannabis Production Facility and the Specific Use Regulation of this section. Any expansion beyond the approved Development Permit shall require a new Development Permit under the Cannabis Production Facility use requirements. This provision excludes Cannabis Retail Sales.

10.6 Cannabis Retail Sales

1. The Approving Authority shall not approve an application for a Cannabis Retail Sales without the appropriate Federal and/or Provincial licensing and authorizations.
2. An application for a Cannabis Retail Sales Development Permit shall include the following:
 - a) all required Federal and/or Provincial approvals;
 - b) demonstrate compliance with the Federal and Provincial Legislation;
 - d) hours of operation; and
 - e) security measures.
3. Supplementary information and/or studies, as per Appendix A (List of Technical Studies), may be required. Additional information and studies will be determined on a case-by-case basis.

10.7. Communication Tower

1. Industry 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, Industry Canada considers the following:
 - a) the input provided by the Approving Authority;
 - b) compliance with Transport Canada’s painting and lighting requirements for aeronautical safety;

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- c) Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and
 - d) an environmental impact assessment may be required in order to comply with the Canadian Environmental Assessment Act.
2. The Approving Authority shall require the applicant of an application for a Communication Tower to undertake community consultation, including the proposed designated haul route for initial construction, and submit confirmation to the County of the properties consulted.
3. The participation of the County in the consultation process does not transfer any Federal decision-making authority, nor does it confer a right of veto in the location of the communication tower.
4. Unless demonstrated to be impractical, transmission antennae shall be mounted on existing structures (including buildings or towers) or within transportation and utility corridors.
 - a) The tower base shall be setback from abutting parcels and roadways by a distance of 10% of the tower height or the distance between the tower base and guy wire anchors, whichever is greater.
 - b) Guy wire anchors shall be setback at least 28.0 m (91.9 ft) from the property line.
 - c) Transmission towers must have the least practical adverse visual effect on the environment. This may be mitigated through landscaping and/or fencing.
5. Communication towers shall be located in a manner that minimizes the impact on the natural environmental and residential communities while recognizing the unique location requirement for siting communication towers.
6. All equipment shelters must meet the County's setback distances to roads and property lines.
7. All telecommunication carriers requesting a new telecommunication tower shall be required to identify any other such structure within a 17 km (10 mile) radius of the proposed site location. Each request shall also provide documentary evidence that co-location of the existing structures within that 17 km (10 mile) radius is not a viable alternative to a second structure.
8. Where Transport Canada requires that a telecommunication tower be lighted, the following procedures shall be encouraged to minimize visual impacts:
 - a) the lighting of equipment structures and any other facilities on site shall be shielded from adjacent properties where possible without interfering with the requirements of Transport Canada;
 - b) all lighting shall be a minimum number of low intensity white lights; and
 - c) the strobe interval shall be the maximum allowable by Transport Canada, and the strobe lights shall only be used if absolutely necessary.
9. An application for a Development Permit for a communication tower shall include a site plan, including the following information:
 - a) articulate the steps taken to prove that the site location has the least impact on agricultural land;
 - b) the site boundary;

- c) the tower location;
- d) guy wire anchors;
- e) existing vegetation to be retained, removed, or replaced;
- f) existing communication towers on the site and adjacent properties;
- g) existing and/or proposed uses and structures on the site and adjacent properties;
- h) information from appropriate legislative authorities; and
- i) remediation plan.
- j) suitable protective anti-climb provisions or fencing as required by the Approving Authority.

10.8 Event Centre

1. All Event Centre facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.
2. The Approving Authority shall require the applicant for an Event Centre to undertake community consultation, including the proposed designated travel route, and submit confirmation and results to the County of the properties consulted with the submission of a Development Permit application.
3. Event Centres shall be located in a manner that minimizes the impact on the natural environmental and residential communities.
4. In determining the appropriateness and suitability of a site for a proposed Event Centre, the Approving Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity and physical suitability/serviceability of the site.
5. All Event Centre applications shall submit a Concept Plan that addresses the following criteria and standards that may be used by the Approving Authority:
 - a) detailed site sketch showing all existing buildings and proposed facilities, including setback distances from the property lines and, when deemed necessary, the Event Centre boundaries,
 - b) site specifications including internal road networking (if required), pedestrian circulation, site access and egress, emergency access, parking areas, storage areas, and, if proposed, recreational areas and campsite areas,
 - c) number of anticipated attendees, including staff members, volunteers, etc.,
 - d) access points that are designed to accommodate two-way traffic and shall provide a clear unobstructed view for traffic and turning vehicles,
 - e) days and hours of operation, and
 - f) parking and landscaping requirements as required in “Mountain View County Business, Commercial, and Industrial Design Guidelines”.
6. A Transportation strategy plan may be required to be submitted as part of Development Permit application to demonstrate traffic accommodation. Roads leading to a proposed Event Centre may be required, as a condition of development approval, to be brought into a condition necessary to sustain the volume and type of traffic to be generated.

7. Consideration for accommodation needs to be addressed and may be included in the Concept Plan submission for the Approving Authority's consideration and, if applicable, may include:
 - a) unserviced, overnight, self-contained accommodation in relation to the event, or
 - b) Recreational Resort/Tourist Campground
8. Engineering Plans and Specifications/Construction Drawings may be required at the discretion of the Approving Authority to establish the parameters for the construction and improvements associated with the Event Centre. Engineering plans and specifications must be completed by a qualified professional Engineer accredited by APEGA. The following criteria and standards may be required:
 - a) Site Servicing Plan including water and wastewater servicing
 - b) Stormwater Management Plan
 - c) Traffic Impact Assessment
 - d) Landscape Drawings
 - e) Signage Drawings
 - f) noise control measures that may include the use of berms, natural barriers and screens
 - g) any other matters deemed necessary by the Approving Authority.
9. An on-site Fire Protection Plan shall be prepared and submitted to the local Fire Department for approval with confirmation provided to the satisfaction of the Approving Authority.

10.9. Horticultural Uses Outside Agricultural Districts

1. These regulations shall not apply to Agricultural District and Agricultural (2) District.
2. The Approving Authority shall require horticultural use developments to protect equipment and properly store growing media, fertilizers and pesticides.
3. For horticultural use developments that apply fertilizers through irrigation water, in daily frequent short applications, recirculation systems shall be used when feasible to collect excess irrigation water and prevent leakages from entering groundwater.
4. For horticultural use developments where the application of pesticides may be necessary, care in application rates and storage techniques shall be taken to the satisfaction of the Approving Authority.
5. Hours of operation of commercial vehicles and equipment related to the development shall be regulated to the satisfaction of the Approving Authority.
6. Horticultural use development operators who use vehicles that make deliveries and haul products shall provide adequate areas of the development to accommodate the volume, movement, and parking of trucks and other traffic related to the activities and production of the farmed development. Operations, which sell directly to the public, shall provide adequate off-road parking to the satisfaction of the Approving Authority.
7. Stormwater runoff from the horticultural use operations may be permitted to enter Municipal drainage systems, provided that a storm water management plan has been prepared in accordance with Municipal Bylaws. Water containing nutrients or other

agricultural waste shall not be directly discharged into a watercourse or groundwater supply.

8. Sod farms and tree farms will be permitted to relocate harvested product in accordance with the Development Permit issued for such activities.
9. An application for a Development Permit for horticultural uses shall include the following as applicable:
 - a) detailed site sketch showing all existing buildings and proposed facilities, planting areas that identify the types of planting, including setback distances from the property line;
 - b) signage placement;
 - c) types of plants, size and location;
 - d) water source and water conservation methods;
 - e) harvesting method (where applicable, bare root or root ball);
 - f) number of employees including the applicant;
 - g) onsite parking provisions for employees and customers;
 - h) days, hours and months of operation;
 - i) description how the product will be marketed (i.e. onsite, wholesalers, nurseries, farmers markets, etc.);
 - j) expected traffic generation;
 - k) identify roads to and from the site and the type of road;
 - l) outside storage provisions; and
 - m) provisions for new buildings or structures or usage of existing structures.
10. Greenhouse Development Permit applications shall also contain the following information:
 - a) number of greenhouses; and
 - b) size of greenhouses.
11. Tree farm, market garden, and u-pick Development Permit applications shall also contain the following information:
 - a) raising method;
 - b) weed control methods;
 - c) soil sources and soil erosion practices (i.e. vegetative cover between tree rows);
 - d) soil testing program to obtain baseline data for existing soil properties (monitoring should then be conducted annually and reported to the County to ensure proper fertilization and soil reserves are not being depleted); and
 - e) reclamation plan.

10.10. Kennel, Commercial

1. The development of a Kennel as defined in Subsection 2.5, may not be permitted within or adjacent to a multi-parcel residential subdivision or closer than 400.0 m (1,312.3 ft) from the boundary of a multi-parcel residential subdivision. Exceptions may be made by the Approving Authority when a physical or topographical feature serving as a natural buffer or a highway bisects the minimum separation distance.
2. Approved Kennels within 400.0 m (1,312.3 ft) of a multi-parcel residential subdivision that provides, to the satisfaction of the Approving Authority, evidence of its existence prior to passing of this Bylaw may be permitted to continue operating but will not be permitted to expand.
3. All Kennel buildings may be required to have soundproofing and screening to the satisfaction of the Approving Authority.
4. All kennels and associated facilities shall be kept in a manner satisfactory to the Health Authority and the Society for the Prevention of Cruelty to Animals (SPCA).
5. No exterior exercise area used to accommodate dogs shall be located within 30.0 m (98.4 ft) of any property line of the parcel on which the kennel is located.
6. No exterior exercise area used to accommodate dogs shall be located within 90.0 m (295.3 ft) of any dwelling on an adjacent parcel.
7. All exterior exercise areas (runs) shall be enclosed with a fence acceptable to the Approving Authority.
8. Waste management of approved Kennels shall be in accordance with Provincial requirements regarding waste disposal.
9. An application for a Development Permit for a Kennel shall include:
 - a) detailed site sketch showing all existing buildings and proposed facilities, including setback distances from the property line;
 - b) type of facility (boarding, breeding or other);
 - c) the maximum number of household pets on site at any one time, including the number of personal household pets, number of kennel dogs/cats;
 - d) sound proofing of the kennel building and related facility;
 - e) how noise will be mitigated;
 - f) how many employees including the applicant;
 - g) how much onsite parking there is for employees and customers;
 - h) identification of supervision during active kennel operation;
 - i) days and hours of operation;
 - j) expected traffic generation;
 - k) identification of roadways to and from the site and the type of roadway;
 - l) identification of whether there will be new buildings or structures or usage of existing structures;
 - m) dust mitigation methods on gravel roads to and from the site; and

- n) sign size, wording, and the location of the sign must be identified on the site sketch.
- 10. The Approving Authority shall require the applicant of an application for a Kennel to undertake community consultation prior to submission of the Development Permit application. Written confirmation of community consultation shall be submitted with submission of the development permit application.
- 11. In support of a Development Permit application for a Kennel, the applicant shall submit a Waste Management Plan detailing the control, management and disposal of animal waste associated with the operation. Information on whether or not there has been consultation with the local Health Authority will be required.
- 12. On parcels zoned A, A(2), CR, and R-F the Kennel must be operated on the property by the person who occupies the dwelling.

10.11.a Aggregate Extraction/Processing

- 1. Aggregate Extraction/Processing shall be subject to the provisions of this Bylaw and applicable policies and procedures of Council and shall require community consultation as outlined in Section 4.5. All developments shall comply with *Alberta Environment Code of Practice*.
- 2. The Approving Authority may consider Provincial and/or Federal involvement in determining the conditions of any development approvals in order to minimize the impact on adjacent developments and on the environment.
- 3. Aggregate Extraction/Processing operations shall be required to undertake phased reclamation, to the satisfaction of the County and relevant government agencies or departments, all lands affected by the operations.
- 4. Aggregate extraction shall not be permitted within a 165.0 m (541.3 ft) radius of an existing dwelling, nor shall a dwelling be permitted within a 165.0 m (541.3 ft) radius of an aggregate extraction operation. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed aggregate resource extraction operation. If the adjacent lot does not contain a dwelling, then the radius will apply to the applicable minimum setback distance for the relevant Country Residential district in which the lot is designated.
- 5. The Approving Authority may impose the following conditions pertaining to Aggregate Extraction/Processing:
 - a) standard hours of operation;
 - b) parameters of operation – depth, total area available to develop;
 - c) setbacks from roads, residential and other developments, including reciprocal setbacks limiting development encroaching existing aggregate operations;
 - d) buffering and noise attenuation;
 - e) road use agreements and/or development service agreements;
 - f) reclamation schedules;
 - g) environmental protection measures in accordance with an approved County policy;
 - h) review and/or reapplication of the Development Permit every five (5) years; and
 - i) any other matters deemed necessary by the Approving Authority.

6. The Approving Authority shall require the applicant to submit a Comprehensive Site Development Plan (CSDP) for Aggregate Extraction/Processing proposals with the application form. For Redesignation applications, Sections 1 through 6 of the CSDP shall be submitted and Sections 7 through 10 of the CSDP shall be submitted for the Development Permit. The CSDP includes, but is not limited to, the following information:
 - a) Introduction and location of site area;
 - b) Purpose of the Comprehensive Site Development Plan (CSDP);
 - c) Objectives of the CSDP;
 - d) Community Consultation;
 - e) Area Context - which includes information regarding the surrounding land uses, residences within the local area, topographical features, waterbodies, pipelines, right-of-way, power lines and access roads/highways;
 - f) Transportation - all trucks leaving the pit shall be free of materials outside of the haul box of the vehicle and shall identify the proposed haul route, traffic generation, access roads and highways;
 - g) Development Details - which includes details regarding the existing facilities on site, proposed facilities, activities occurring within the pit, phasing plan, identified access/loading areas, volume of material being extracted, proposed equipment utilization, soil conservation and erosion control;
 - h) Signage and Advertising;
 - i) Environmental - which includes spill contingency plans and locations of fuel storage and refueling onsite plan; and
 - j) Provincial Consultations and Status - information regarding consultation and approvals with Federal and Provincial Approving Authorities (as applicable).
7. When Aggregate Extraction/Processing is proposed within an environmentally significant area, the applicant shall submit a detailed environmental site assessment and mitigation plan in support of the proposed development. Additional reports and studies may be required by the Approving Authority to facilitate the evaluation and assessment of the application in accordance with approved County policy.
8. Sound mitigation measures shall be required for all aggregate extraction activities.
9. The proposed haul route must be approved by the Operations Department, with appropriate security requirements, prior to the issuance of the Development Permit. Any delivery of aggregate material within four (4) miles of the gravel pit location shall be considered local delivery and shall be limited to a maximum of six (6) loads per legal land location. Loads exceeding six (6) will require issuance of a separate road use agreement.
10. The Approving Authority may require a review of the Development Permit every five (5) years for compliance.
11. A Development Permit is required for a portable batch plant to be located on a property where Aggregate Extraction/Processing Development (Existing) is listed as an exempt use, as part of the Operating Regulations. Wet scrubber systems shall not be allowed through the permitting process for portable batch plants.
12. Development Permit approval shall exclude extraction or mining below the water table. Provincial Water Act approvals are required when an activity will impact a water body or when the works will divert and use surface or groundwater.

10.11.b. Mineral and Resource Extraction/Processing

1. Mineral and Resource Extraction/Processing shall be subject to the provisions of this Bylaw and applicable policies and procedures of Council and shall require community consultation as outlined in Section 4.5. All developments shall comply with *Alberta Environment Code of Practice*.
2. The Approving Authority may consider Provincial and/or Federal involvement in determining the conditions of any development approvals in order to minimize the impact on adjacent developments and on the environment.
3. Mineral and Resource Extraction/Processing operations shall be required to undertake phased reclamation, to the satisfaction of the County and relevant government agencies or departments, all lands affected by the operations.
4. Mineral and Resource Extraction/Processing shall not be permitted within 165.0 m (541.3 ft) of an existing dwelling, nor shall a dwelling be permitted within 165.0 m (541.3 ft) of a mineral resource extraction operation. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed natural resource extraction operation. If the adjacent lot does not contain a dwelling, then the radius will apply to the applicable minimum setback distance for the relevant Country Residential district in which the lot is designated.
5. The Approving Authority may impose the following conditions pertaining to Mineral and Resource Extraction/Processing:
 - a) standard hours of operation;
 - b) parameters of operation – depth, total area available to develop;
 - c) setbacks from roads, residential and other developments, including reciprocal setbacks limiting development encroaching existing gravel operations;
 - d) buffering and noise attenuation;
 - e) road use agreements and/or development service agreements;
 - f) reclamation schedules;
 - g) environmental protection measures in accordance with an approved County policy; and
 - h) any other matters deemed necessary by the Approving Authority.
6. The Approving Authority may require the applicant to submit a Comprehensive Site Development Plan (CSDP) for Mineral and Resource Extraction/Processing proposals with the application form. The CSDP may include:
 - a) Introduction and location of site area;
 - b) Purpose of the Comprehensive Site Development Plan (CSDP);
 - c) Objectives of the CSDP;
 - d) Community Consultation;
 - e) Area Context - which includes information regarding the surrounding land uses, residences within the local area, topographical features, waterbodies, pipelines, right-of-way, power lines and access roads/highways;

- f) Transportation - all trucks leaving the pit shall be free of materials outside of the haul box of the vehicle and shall identify the proposed haul route, traffic generation, access roads and highways;
 - g) Development Details - which includes details regarding the existing facilities on site, proposed facilities, activities occurring within the pit, phasing plan, identified access/loading areas, volume of material being extracted, proposed equipment utilization, soil conservation and erosion control;
 - h) Signage and Advertising;
 - i) Environmental - which includes spill contingency plans and locations of fuel storage and refueling onsite plan; and
 - j) Provincial Consultations and Status - information regarding consultation and approvals with Federal and Provincial Approving Authorities (as applicable).
7. When the Mineral and Resource Extraction/Processing is proposed within an environmentally significant area, the applicant shall submit a detailed environmental site assessment and mitigation plan in support of the proposed development. Additional reports and studies may be required by the Approving Authority to facilitate the evaluation and assessment of the application in accordance with approved County policy.

10.12. Recreational Vehicle Storage Outdoor

1. All recreational vehicle storage outdoor developments beyond four (4) vehicles may be allowed on a discretionary basis in the Agricultural Districts at the discretion of the Approving Authority and shall require a Development Permit. The operator of the business must reside on the property in which the business is being operated from.
2. The Approving Authority shall require the applicant of an application for a Recreational Vehicle Storage Outdoor to undertake community consultation, including the proposed designated haul route.
3. In determining the appropriateness and suitability of a site for a proposed recreational vehicle storage outdoor development, the Approving Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity and physical suitability of the site itself.
4. The following criteria and standards may be used by the Approving Authority in evaluating a site design for a proposed recreational vehicle storage development:
 - a) the site plan for a proposed recreational vehicle storage shall detail the number of storage sites proposed including dimensions of the sites, internal 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;
 - b) the number of access points to the recreational vehicle storage site shall be limited to control the entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow;
 - c) Spill contingency plan should detail procedure to mitigate potential ground contamination from vehicle fluids.
5. A landscaping plan shall be required as part of the submission for a Development Permit, except where the Approving Authority accepts that no landscaping is necessary. The landscaping plan shall be in conformance with the "Mountain View County Business, Commercial, and Industrial Design Guidelines".

6. An application for recreational vehicle storage outdoor shall be subject to the “Mountain View County Business, Commercial, and Industrial Design Guidelines”, except where the Approving Authority deems unnecessary.
7. An application for recreational vehicle storage outdoor shall use the following formula when determining density of recreational vehicles permitted on site:
 - a) 1 unit per 2 acres; 600 sq ft per unit, therefore;

(i) 160 acres divided by 2 = 80 units x 600 sq ft allowed per unit = 48,000 sq ft / 43,560 (sq ft per acre) = 1.10 acres.

Parcel Size (ac)	1 unit per 2 acres	600 sq ft per unit	Total # of acres
160	80	48,000	1.10
80	40	24,000	0.55
40	20	12,000	0.28
20	10	6,000	0.14
10	5	3,000	0.07

10.13. Religious Assembly

1. All religious assembly uses shall comply with the following general regulations:
 - a) Where a religious assembly use is proposed to be developed adjacent to a residential district, the following regulations shall apply:
 - (i) the maximum total parcel coverage shall not exceed 40%;
 - (ii) the maximum height shall not exceed 10.0 m (32.8 ft) or the maximum allowable height of the applicable district, whichever is greater;
 - (iii) the building setback shall be a minimum of 15.0 m (49.2 ft) along the side yards flanking and/or abutting residential development;
 - (iv) the building setback shall be a minimum of 7.5 m (24.6 ft) along the front and rear yards; and
 - (v) the parcel shall be of such a size that would provide adequate parking and landscaping in accordance with the regulations of this Bylaw.
 - b) A minimum of 6.0 m (19.7 ft) of the required yard setbacks shall be landscaped to the satisfaction of the Approving Authority.
2. A religious assembly shall
 - a) be located on a site not less than 1.6 ha (4.0 ac) in size;
 - b) not exceed the maximum allowable height of the applicable district; and
 - c) have a minimum side and rear yard of 10.0 m (32.8 ft).
3. To minimize impact on adjacent uses, the Approving Authority may require that the development be designed to reduce the perceived massing of the structure through techniques including but not limited to increased setbacks and landscaping, articulation of elevations and rooflines, and finishing materials and colours.

10.14 Riding Arena, Public

1. All riding arenas and associated facilities shall be kept in a manner satisfactory to the Health Authority and the Society for the Prevention of Cruelty to Animals (SPCA).
2. Waste management of riding arenas shall be in accordance with environmental land management as outlined in the "Manure and Horse Management for Horse Owners" and "2008 Reference Guide to Agricultural Operation Practices Act (AOPA)".
3. An application for a Development Permit for a Public Riding Arena shall include
 - a) detailed site sketch showing all existing buildings and proposed facilities, including setback distances from the property line;
 - b) the number of events proposed per week, per month, and per year with anticipated number of participants and vehicles that will be on the site;
 - c) how many employees including the applicant;
 - d) where the onsite parking is located;
 - e) days and hours of operation;
 - f) identification of roadways to and from the site and the type of roadway;
 - g) identification of whether there will be new buildings or structures or usage of existing structures;
 - h) dust mitigation methods on gravel roads to and from the site; and
 - i) sign size, wording, and the location of the sign must be identified on the site sketch.
4. The Approving Authority may require the applicant of an application for a Public Riding Arena to undertake community consultation.
5. Public Riding Arenas are not considered farm buildings and must meet all Alberta Building Code requirements for public occupancy.
6. The Riding Arena may be required to have soundproofing and screening to the satisfaction of the Approving Authority.
7. The Approving Authority may consider unserviced, overnight, self-contained accommodation as part of an application.

10.15 Selective Logging and Tree Clearing/Clear Cutting

1. In addition to the Development Permit application requirements, when a Development Permit application for Selective Logging or Tree Clearing/Clear Cutting is proposed, the Applicant shall submit:
 - a) a harvesting plan to be prepared in accordance with the Alberta Timber Harvest Planning and Operating Ground Rules, and the plan is to be reviewed and signed by an Alberta Registered Professional Forester;
 - b) a location plan showing all hydrographic and topographic features, roads, buildings and residences within a half mile of the subject property;
 - c) haul roads to be used, and methods for dust control; and
 - d) a reclamation program and proposed end use for the subject property.
2. The Approving Authority may impose the following conditions for Selective Logging or Tree Clearing/Clear Cutting depending on the scope of the proposal:

- a) Hours of logging operations may be restricted between 7:00 a.m. to 7:00 p.m. on Monday through Saturday, and no operation on Sunday and statutory holidays.
- b) A Road Use Agreement may be required to be signed prior to commencing logging operations.

10.16. Service Station and Gas Bar

1. Service stations or gas bars shall be located in such a manner that:
 - a) No entrance or exit for motor vehicles shall be within 60.0 m (196.9 ft) of an entrance to or exit from a fire hall, public or private school, playground, library, church, hospital, children's or senior citizen's home or other similar public or quasi-public institutions.
 - b) No part of a service station or gas station building or of any pump or other accessory shall be within 6.0 m (19.7 ft) of a side or rear property line.
 - c) Service stations shall have a front yard of not less than 12.0 m (39.4 ft) and no gasoline pump shall be located closer than 6.0 m (19.7 ft) to the front property line.
 - d) Underground storage tanks shall be set back from adjacent buildings in accordance with the Alberta Building Code and Alberta Fire Code.
 - e) Oil/water separations shall be incorporated as part of the overall drainage plan in support of the proposed development to the satisfaction of the Approving Authority.
2. Use and Maintenance of Service Station Site and Building
 - a) The owner, tenant, operator or person in charge of a service station shall at all times
 - (i) be prohibited from the carrying on of activities which are obnoxious or offensive, or which may constitute a nuisance or annoyance to persons occupying lands in the immediate vicinity of the site of a service station by reason of dust, noise, gases, odour, smoke or vibration;
 - (ii) be responsible for the proper, safe and orderly operation of the service station; and
 - (iii) maintain on the boundaries of the site, where required by the Approving Authority, an appropriate fence not less than 1.5 m (4.9 ft) in height.

10.17. Sour Gas Facility

1. No development shall be permitted within 100.0 m (328.1 ft) of a level 1 sour gas facility (consisting of a well) as determined by the Provincial and Federal Authorities regulating sour gas facilities.
2. In the case of a level 2 sour gas facility:
 - a) no permanent dwelling shall be permitted within 100.0 m (328.1 ft); and
 - b) no Public Facility shall be permitted within 500.0 m (1,640.4 ft) of the sour gas facility
3. In the case of a level 3 or level 4 sour gas facility:
 - a) no permanent dwelling shall be permitted within 100.0 m (328.1 ft) of the facility;
 - b) no Unrestricted Country development having a density of more than eight (8) dwellings per quarter section shall be permitted with 500.0 m (1,640.4 ft) of the facility; or

- c) no Public Facility shall be permitted within a minimum of 1,500 m (4,921.3 ft) of the sour gas facility.
- 4. Where the applicant for a Development Permit for a use specified above affirms that the site falls within the noted sour gas setback distances, the Approving Authority, after consulting with the Provincial and/or Federal Regulating Authorities, may request that the development be placed on a less hazardous location elsewhere on the parcel or a setback relaxation is approved by AER.
- 5. In determining if a proposal is a Public Facility, the Approving Authority shall apply the AER's definition of Public Facility and will utilize the criteria below to interpret if a proposal that is within 1,500 m of sour gas facilities comes within the definition of Public Facility and requires a circulation to the AER:
 - a) The applicant shall contact the owners and/or operator(s) of the sour gas facilities located within 1,500 m of the proposal to identify the impact on the owner or operator's Emergency Response Plan (ERP) and request their support for the proposal. Written confirmation of the response of owner or the operator of the sour gas facilities shall be required as part of the applicant's application. That information regarding impact upon the ERP shall be considered by the Approving Authority in determining if the proposal is a Public Facility.
 - b) In the event that the owners and/or operator(s) of the sour gas facilities do not provide the applicant with a written response to be included as part of the applicant's application, the Approving Authority may treat the application as complete without this information but shall define the proposal as a public facility and circulate the application to the AER.

When the Approving Authority defines a proposal as not coming within the definition of a Public Facility, the proposal shall be defined as "Unrestricted Country Development" and shall be circulated to the AER if the proposal is located within 500 m of any sour gas facility. If the AER's circulation response define the proposal as a Public Facility, the AER's interpretation shall prevail over that of the Approving Authority.

- 6. Notwithstanding 5 above, any application may be circulated to AER taking into account historic planning and development information.

10.18. Tourist Campground

- 1. In determining the appropriateness and suitability of a site for a proposed campground development, the Approving Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity and physical suitability/serviceability of the site itself.
- 2. Roads leading to a proposed campground may be required, as a condition of development approval, to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed campground.
- 3. The following criteria and standards may be used by the Approving Authority in evaluating a site design for a proposed campground development:
 - a) a concept plan inclusive of community consultation shall be required in support of proposed redesignation and development application for a recreational resort or tourist campground application;
 - b) the site plan for a proposed campground shall detail internal circulation requirements, road widths, pedestrian circulation, site access and egress,

emergency access, parking areas, storage areas, toilet and laundry areas, recreational areas and campsite areas;

- c) the number of access points to the campground shall be limited to control the entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow;
- d) the location of access points shall not route traffic through residential areas;
- e) access points shall be designed to accommodate two-way traffic and shall provide a clear unobstructed view for traffic and turning vehicles. The provision of acceleration and deceleration lanes may be required;
- f) all campgrounds shall have clear access and identification for firefighting, ambulance and police;
- g) for campgrounds proposed to be open year-round, provision shall be made in the design of internal roads for snow removal and snow storage;
- h) parking space is required for visitors and the location of visitor parking shall not interfere with pedestrian safety;
- i) recreational facilities shall not be located where they would intrude on the privacy of adjacent campers;
- j) noise control measures may also be required and may include the use of berms, natural barriers and screens and locating noise-insensitive aspects of the campground closest to the noise source;
- k) within the campground development, a circular one-way system with gently curving roads, sensitive to topography and site characteristics is preferred, and shall be signed to avoid confusion;
- l) all facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority;
- m) a map with clearly identified internal roadways, site numbers, and parking areas may be required to be provided for camper convenience and in cases of emergency.
- n) Concurrently with a Development Permit application, the Approving Authority may require, and review campground regulations drafted to support the operation of the facility.

10.19. Work Camp, Long Term

1. All work camp, long term developments may be allowed on a discretionary basis at the discretion of the Approving Authority and shall require a Development Permit.
2. A concept plan that shows the location, design standards and site requirements of any common accessory uses and services, such as washrooms, laundromats, recreational buildings, retail stores, food concessions, fire pits, fire wood storage, lighting, water supply, wastewater disposal facilities, solid waste collection facilities and any other similar uses or services that may be associated with or required within a work camp shall be provided to the satisfaction of the Approving Authority. The following regulations shall be applied in designing the work camp site plan:
 - a) the road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site;

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- b) roads shall be surfaced to the satisfaction of the Approving Authority;
 - c) all utility services and all utility wires and conduits shall be provided as required by the Approving Authority and the utility companies; and
 - d) setbacks shall be in accordance with the regulations of the applicable districts.
3. Work camps are considered temporary occupancies and shall apply for temporary permits.
 4. A Development Permit for a temporary work camp may be time limited for up to two (2) years.

PART 5 LAND USE DISTRICTS

11.0 Agricultural Districts

12.0 Residential Districts

13.0 Commercial Districts

14.0 Industrial Districts

15.0 Parks and Recreational Districts

16.0 Public Services Districts

17.0 Direct Control Districts

18.0 Land Use District Maps



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 & Use, less than 10.0 m ² (107.6ft ²) Agriculture, Extensive Agricultural Specialty Auctioneering Services, On-Site Business, Home Office Dugout Farm Building Horticultural Use Recreational Vehicle - up to 4 units. See Subsection 4.2. Sign, Identification Tree Clearing/Clear Cutting and Selective Logging when NOT in an ESA	Accessory Building and Use
	Abattoir
	Agricultural Processing
	Agriculture Support Services
	Animal Health Care Services
	Alternative/Renewable Energy Development, Commercial
	Auctioneering Services, Livestock
	Auctioneering Services, No Livestock
	Bed and Breakfast
	Berming
	Bunkhouse
	Business, Agri-Tourism
	Business, Contractors
	Communication Tower
PERMITTED	Day Care Services
Accessory Building and Use	Dwelling, Duplex
Business, Home Based	Dwelling, Move In/Relocation
Dwelling, Prefabricated	Dwelling, Secondary Detached
Dwelling, Single Detached	Dwelling, Secondary Suite
Riding Arena, Private	Eating Establishment, Indoor
Selective Logging when in ESA Level 2, 3, & 4	Eating Establishment, Outdoor
Sign, Gateway and Directional	Group Home, Limited
Sign, On-Site Commercial (with an existing DP)	Heavy Equipment Training Facility - only on SW 33-32-1-5
Utility Building	Kennel, Commercial
	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
	Selective Logging when in ESA Level 1 & Hazard Lands
	Signs, Third Party Commercial
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4

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 30.0 m (98.4 ft) from the property line adjacent to any paved or hard surface County road allowance; or
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 15.0 m (49.2 ft) from the property line from an internal roadway, at the discretion of the Approving Authority
REAR and SIDE YARD	Minimum 15.0 m (49.2 ft)
PORTABLE FARM BUILDING & EXEMPT ACCESSORY BUILDING	Front Yard: Minimum 5.0 m (16.4 ft) Side and Rear Yard: Minimum 5.0 m (16.4 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	Shall meet required Alberta Building Codes for permanent year-round occupancy
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.
	Secondary suites or secondary detached dwelling unit may be considered in accordance with Section 9.10. and 9.11.

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 “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.

A(2)

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
	Agricultural Processing
Accessory Building & Use, less than 10.0 m ² (107.6ft ²)	Agriculture Support Services
Agriculture, Extensive	Alternative/Renewable Energy Development, Commercial
Agricultural Specialty	Animal Health Care Services
Auctioneering Services, On-Site	Auctioneering Services, Livestock
Business, Home Office	Auctioneering Services, No Livestock
Dugout	Bed and Breakfast
Farm Building	Berming
Horticultural Use	Bunkhouse
Recreational Vehicle - up to 4 units. See Subsection 4.2.	Business, Agri-Tourism
Sign, Identification	Business, Contractors
Tree Clearing/Clear Cutting and Selective Logging when NOT in an ESA	Communication Tower
PERMITTED	Day Care Services
Accessory Building and Use	Dwelling, Duplex
Business, Home Based	Dwelling, Move In/Relocation
Dwelling, Prefabricated	Dwelling, Secondary Detached
Dwelling, Single Detached	Dwelling, Secondary Suite
Riding Arena, Private	Group Home, Limited
Selective Logging when in ESA Level 2, 3, & 4	Kennel, Commercial
Sign, Gateway and Directional	Mineral and Resource Extraction/Processing
Sign, On-Site Commercial (with an existing DP)	Recreational Vehicles Storage Indoor considered as a Business, Contractors when located within pre-existing agriculture accessory buildings only.
Utility Building	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
	Selective Logging when in ESA Level 1 & Hazard Lands
	Signs, Third Party Commercial
	Tree Clearing/Clear Cutting when in ESA Level 1,2,3,&4

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) or a smaller area redesignated by Council; 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 30.0 m (98.4 ft) from the property line adjacent to any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 15.0 m (49.2 ft) from the property line from an internal roadway, at the discretion of the Approving Authority
REAR and SIDE YARD	Minimum 15.0 m (49.2 ft)
PORTABLE FARM BUILDING & EXEMPT ACCESSORY BUILDING	Front Yard: Minimum 5.0 m (16.4 ft) Side and Rear Yard: Minimum 5.0 m (16.4 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	Shall meet required Alberta Building Codes for permanent year-round occupancy
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.
	Secondary suites or secondary detached dwelling unit may be considered in accordance with Section 9.10. and 9.11.

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 “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.

Section 12 RESIDENTIAL DISTRICTS



12.1. R-CR Country Residential District

Purpose

To accommodate low density, country residential uses on unserviced residential parcels and fragmented parcels by way of natural or man-made features of 1.21 - 2.02 ha (3.0 - 5.0 acres) in size that meet Municipal and Provincial servicing standards. Parcel size may increase to 6.07 ha (15.0 acres) when in compliance with an approved Area Structure Plan.

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
	Bed and Breakfast
	Berming
Accessory Building and Use, less than 10.0 m ² (107.6ft ²)	Business, Contractors - <i>on stand-alone parcels only</i>
Agriculture, Extensive – see Other Development Regulations	Business, Home Based
Business, Home Office	Communication Tower
Dugout	Day Care Services
Recreational Vehicle Storage Outdoor up to 2 vehicles	Dwelling, Duplex
Sign, Identification	Dwelling, Move In/Relocation
PERMITTED	Dwelling, Secondary Suite
Accessory Building and Use	Group Home, Limited
Dwelling, Prefabricated	Horticultural Use
Dwelling, Single Detached	Kennel, Commercial
Selective Logging when in ESA Level 2, 3, & 4	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
Shipping Container - see Table 4.2-2	Selective Logging when in ESA Level 1
Sign, Gateway and Directional	Show Home
Sign, On-Site Commercial (with an existing DP)	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4

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 1.21 ha (3.0 ac) Maximum 2.02 ha (5.0 ac) unless a larger area was approved as part of the redesignation to accommodate setbacks, topography, easements, and a suitable building envelope; or the area in title at the time of passage of this Bylaw.
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 7.0 m (23.0 ft) from the property line from an internal subdivision roadway

REAR and SIDE YARD	Minimum 6.0 m (19.7 ft)
YARD SETBACKS FROM EXISTING AGRICULTURAL DISTRICTS	Where the yard abuts an agricultural district, it shall be 17.0 m (55.8 ft) Accessory Buildings when abutting Agricultural Districts shall be 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
YARD SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Dwelling unit: Maximum 10.0 m (32.8 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	Shall meet required Alberta Building Codes for permanent year-round occupancy
	Standards for other uses shall be as required by the Approving Authority
DWELLING DENSITY	The base density for all parcels shall be one (1) dwelling unit per parcel
	A secondary suite may be considered in accordance with Section 9.11. except when the principal building is a multiple dwelling unit then no secondary suite shall be considered.

Other Development Regulations

- c) When an accessory building is used as a Farm Building as defined in Section 2.5 of this Bylaw a Building Permit may not be required.
- d) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- e) 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.
- f) 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.
- g) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.



12.2. R-CR1 Country Residential (1) District

Purpose

To accommodate clustering of residential uses on smaller parcels that encourage the preservation of ecologically significant areas, historical sites, and agricultural land.

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
	Bed and Breakfast
	Berming
Accessory Building and Use, less than 10.0 m ² (107.6ft ²)	Business, Home Based
Agriculture, Extensive – see Other Development Regulations	Day Care Services
Business, Home Office	Dwelling, Duplex
Recreational Vehicle Storage Outdoor up to 2 vehicles	Dwelling, Move In/Relocation
Sign, Identification	Dwelling, Secondary Suite
PERMITTED	Group Home, Limited
Accessory Building and Use	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
Dwelling, Prefabricated	Selective Logging when in ESA Level 1
Dwelling, Single Detached	Show Home
Selective Logging when in ESA Level 2, 3, & 4	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
Shipping Container - see Table 4.2-2	
Sign, Gateway & Directional	
Sign, On-Site Commercial (with an existing DP)	

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 0.81 ha (2.0 ac); Maximum 1.20 ha (2.99 ac)
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 7.0 m (23.0 ft) from an internal subdivision roadway
REAR YARD	Minimum 6.0 m (19.7 ft)
SIDE YARD	Minimum 4.0 m (13.1 ft)
YARD SETBACKS FROM EXISTING AGRICULTURAL DISTRICTS	Where the yard abuts an agricultural district it shall be 17.0 m (55.8 ft) Accessory Buildings when abutting Agricultural Districts shall be 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 RESTRICTIONS	In accordance with Subsection 9.7

YARD SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Dwelling unit: Maximum 10.0 m (32.8 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	Shall meet required Alberta Building Codes for permanent year-round occupancy
	Standards for other uses shall be as required by the Approving Authority
DWELLING DENSITY	The base density for all parcels shall be one (1) dwelling unit per parcel
	A secondary suite may be considered in accordance with Section 9.11. except when the principal building is a multiple dwelling unit then no secondary suite shall be considered.

Other Development Regulations

- c) When an accessory building is used as a Farm Building as defined in Section 2.5 of this Bylaw a Building Permit may not be required.
- d) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- e) 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.
- f) 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.
- g) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.
- h) Prior to issuance of a Development Permit for a dwelling (including any type of dwelling listed within this District as Permitted or a Discretionary Use) on the lots contained in Phase 1 within the SE 3-33-1-5, shall require the submission of a Water Well Driller Report demonstrating that the well’s total depth drill is at a minimum of 40 m (131.2 ft), as recommended in the Ground Water Supply Evaluation report.

Bylaw No. 01/26



12.3. R-F Residential Farmstead District

Purpose

To accommodate a single residential parcel of land containing the farmstead from an unsubdivided quarter section. Agricultural uses may be accessory to the residential 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
	Agriculture Speciality
	Bed and Breakfast
	Berming
Accessory Building and Use, less than 10.0 m ² (107.6ft ²)	Business, Contractors
Business, Home Office	Business, Home Based
Dugout	Communication Tower
Farm Building (as approved with a subdivision)	Day Care Services
Recreational Vehicle - up to 4 units. See Subsection 4.2.	Dwelling, Move In/Relocation
Sign, Identification	Dwelling, Secondary Suite
Tree Clearing/Clear Cutting and Selective Logging when NOT in an ESA	Group Home, Limited
PERMITTED	Horticultural Use
Accessory Building and Use	Kennel, Commercial
Dwelling, Modular	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
Dwelling, Prefabricated	Riding Arena, Private
Dwelling, Single Detached	Riding Arena, Public
Selective Logging when in ESA Level 2, 3, & 4	Selective Logging when in ESA Level 1
Shipping Container - see Table 4.2-2	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3,
Sign, Gateway and Directional	
Sign, On-Site Commercial (with an existing DP)	

Site Regulations

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

PARCEL AREA	Minimum 0.8 ha (2.0 ac) - Maximum area deemed necessary to accommodate the farmstead
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 7.0 m (23.0 ft) from an internal subdivision roadway
REAR and SIDE YARD	Minimum 6.0 m (19.7 ft)
PORTABLE FARM BUILDING & EXEMPT ACCESSORY BUILDING	Front Yard: Minimum 5.0 m (16.4 ft) Side and Rear Yard: Minimum 5.0 m (16.4 ft)

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

YARD SETBACKS FROM EXISTING AGRICULTURAL DISTRICTS	Where the yard abuts an agricultural district, it shall be 17.0 m (55.8 ft) Accessory Buildings when abutting Agricultural Districts shall be 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 RESTRICTIONS	In accordance with Subsection 9.7
YARD SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Dwelling unit: Maximum 10.0 m (32.8 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	Shall meet required Alberta Building Codes for permanent year-round occupancy
	Standards for other uses shall be as required by the Approving Authority
DWELLING DENSITY	The base density for all parcels shall be one (1) dwelling unit per parcel unless two (2) approved detached dwellings are existing on the farmstead and the Approving Authority deem the second dwelling legal non-conforming.
	A secondary suite may be considered in accordance with Section 9.11.

Other Development Regulations

- c) When an accessory building is used as a Farm Building as defined in Section 2.5 of this Bylaw a Building Permit may not be required.
- d) 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.
- e) 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.
- f) Permitted and Discretionary Uses in this district may comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.

Section 13 COMMERCIAL DISTRICTS



13.1. C-LC Local Commercial District

Purpose

To accommodate a diversity of retail, service and commercial activities that is beneficial to the local residential community and consistent with the character of the rural neighbourhoods.

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
Agricultural, Extensive – see Other Development Regulations	Accessory Building and Use
PERMITTED	Amusement and Entertainment Services
Accessory Building and Use	Animal Health Care Services
Commercial Retail Services, Minor	Automotive, Equipment and Vehicle Services
Day Care Services	Berming
Eating Establishment, Indoor	Cannabis Retail Sales
Eating Establishment, Outdoor	Commercial Retail Services, Major
Office	Communication Tower
Personal and Health Care Services	Crematorium
Professional, Business, Financial and Office Support Services	Cultural Facilities
Protective and Emergency Services	Dwelling, Caretaker/Manager
Service Station	Dwelling, Security Suite
Shipping Container - see Table 4.2-2	Educational Services
Sign, On-Site Commercial	Funeral Home
Utility Services, Minor Infrastructure	Government Services
	Hotel
	Liquor Sales/Distribution Services
	Medical Treatment Services
	Motel
	Recreation Services, Community
	Recreation Services, Indoor Participant
	Sign, Third Party Commercial
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4

Site Regulations

- a) The following regulations shall apply to every development in this district:

PARCEL DENSITY	For all Permitted and Discretionary Uses: the parcel density requirements shall be determined by the Approving Authority, and if applicable, in accordance with an approved area structure plan and concept plan.
PARCEL SIZE	Minimum Parcel Area: 1,858 m ² (20,000 ft ²)
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 7.0 m (23.0 ft) from an internal subdivision roadway

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

REAR and SIDE YARD	Minimum 6.0 m (19.7 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL RESTRICTIONS	In accordance with Subsection 9.7
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	Where the yard abuts a residential district, it shall be increased by 50%
YARDS SETBACKS FROM EXISTING AND PROPOSED HIGHWAYS AND SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Maximum 10.6 m (34.8 ft) except for hotels which shall not exceed 16.2 m (53.0 ft)
PARCEL COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS	Developments shall not exceed 30% of the parcel area provided that provision has been made for off-road parking, loading, storage waste disposal and landscaping to the satisfaction of the Approving Authority

Other Development Regulations

- c) Development shall be designed to ensure the privacy of adjacent residential development.
- d) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- e) The minimum setback requirement for all Permitted and Discretionary Uses may be increased at the discretion of the Approving Authority. The storage of goods and equipment within setbacks may be considered at the discretion of the Approving Authority.
- f) 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.
- g) 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.
- h) Permitted and Discretionary Uses shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.

Section 14 INDUSTRIAL DISTRICTS



14.1. I-BP Business Park District

Purpose

To accommodate a broad range of commercial and industrial uses in business and industrial parks, some of which may have outdoor storage or work activities. Any nuisance associated with such uses should generally not extend beyond the boundaries of the site.

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
Agriculture, Extensive – see Other Development Regulations	Accessory Building and Use
PERMITTED	Abattoir
Accessory Building and Use	Agricultural Processing
Animal Health Care Services	Agricultural Support Services
Automotive, Equipment and Vehicle Services	Alternative/Renewable Energy Development, Commercial
Commercial Retail Services, Major	Amusement and Entertainment Services
Commercial Retail Services, Minor	Auctioneering Services, Livestock
Cultural Facilities	Auctioneering Services, No Livestock
Day Care Services	Berming
Eating Establishment, Indoor	Cannabis Production Facility
Eating Establishment, Outdoor	Cannabis Retail Sales
Educational Services	Bulk Fuel Depot
Government Services	Cardlock Fuel Dispensing Facility
Hotel	Crematorium
Liquor Sales / Distribution Services	Communication Tower
Medical Treatment Services	Dwelling, Security Suite
Motel	Funeral Home
Office	Horticultural Use
Park	Horticultural Use, Medicinal
Personal and Health Care Services	Industrial Manufacturing / Processing, General
Professional, Business, Financial & Office Support Services	Industrial Storage and Warehousing
Protective and Emergency Services	Kennel, Commercial
Recycling Depot	Recreation Services, Indoor Participant
Service Station	Recreational Vehicle Storage Indoor
Shipping Container - see Table 4.2-2	Recreational Vehicle Storage Outdoor
Sign, On-Site Commercial	Riding Arena, Public
Utility Building	Semi-Public Use
Utility Services, Minor Infrastructure	Sign, Third-Party Commercial
	Spectator Sports Establishments
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Utility Services, Major Infrastructure
	Waste Management Facility, Minor
	Work Camp, Long Term
	Work/Lay Down Camp

Site Regulations

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

PARCEL SIZE	All of the land contained in the existing titled area, unless otherwise approved by the Approving Authority
	Minimum Commercial Parcel Size is 1.01 ha (2.5 ac)
	Minimum Industrial Parcel Size is 2.02 ha (5.0 ac) (under Inter-Municipal agreements)
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 12.0 m (39.4 ft) from an internal subdivision roadway
REAR and SIDE YARD	Minimum 9.0 m (29.5 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
CORNER PARCEL RESTRICTIONS	In accordance with Subsection 9.7
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	Where the yard abuts a residential district, it shall be increased by 50%
BUILDING HEIGHT	Maximum 18.0 m (59.1 ft)
PARCEL COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS	Maximum 60% of the parcel area provided that provision has been made for off-road parking, loading, storage waste disposal and landscaping to the satisfaction of the Approving Authority

Other Development Regulations

- c) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- d) The minimum setback requirement for all Permitted and Discretionary Uses may be increased at the discretion of the Approving Authority. The storage of goods and equipment within setbacks may be considered at the discretion of the Approving Authority.
- e) 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
- f) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within 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.
- g) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.



14.2. I-HI Heavy Industrial District

Purpose

The purpose of this district is to accommodate large scale and major industrial uses that may have large land requirements and/or some nuisance effects, which may extend beyond the boundaries of the site.

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
Agriculture, Extensive – see Other Development Regulations	Accessory Building and Use
PERMITTED	Abattoir
Accessory Building and Use	Agricultural Processing
Government Services	Agricultural Support Services
Office	Alternative/Renewable Energy Development, Commercial
Protective and Emergency Services	Animal Health Care Services
Shipping Container - see Table 4.2-2	Auctioneering Services, Livestock
Sign, On-Site Commercial	Auctioneering Services, No Livestock
Utility Building	Automotive Equipment and Vehicle Services
Utility Services, Minor Infrastructure	Auto Wreckers
Waste Management Facility, Minor	Berming
	Bulk Fuel Depot
	Cannabis Production Facility
	Cannabis Retail Sales
	Cardlock Fuel Dispensing Facility
	Communication Tower
	Dwelling, Security Suite
	Horticultural Use
	Horticultural Use, Medicinal
	Industrial, Heavy
	Industrial, Manufacturing/Processing, General
	Industrial, Storage and Warehousing
	Mineral and Resource Extraction/Processing
	Recreational Vehicle Storage Indoor
	Recreational Vehicle Storage Outdoor
	Recycling Depot
	Service Station
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Utility Services, Major Infrastructure
	Waste Management Facility, Major
	Work Camp, Long Term
	Work/Lay Down Camp

Site Regulations

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

PARCEL SIZE	All of the land contained in the existing titled area, unless otherwise approved by the Approving Authority
	Minimum Parcel Size under Inter-Municipal agreements is 2.02 ha (5.0 ac)
	Minimum Parcel Width: 50.0 m (164.0 ft)
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 15.0 m (49.2 ft) from an internal subdivision roadway
REAR and 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
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
CORNER PARCEL RESTRICTIONS	In accordance with Subsection 9.7
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	Where the yard abuts a residential district, it shall be increased by 50%
SETBACKS (OTHER)	The Approving Authority may require a minimum setback of 457.2 m (1,500 ft) from the limits of a heavy industrial facility to the outside boundary of the parcel on which the facility is situated when the parcel is located adjacent to a land use which is deemed incompatible
PARCEL COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS	Maximum 60% of the parcel area provided that provision has been made for off-road parking, loading, storage waste disposal and landscaping to the satisfaction of the Approving Authority
BUILDING HEIGHT	Maximum height of a building shall be determined by the Approving Authority

Other Development Regulations

- c) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- d) Safety and risk assessment is an integral component of the industrial Development Permitting process. Where there are potential effects or risks associated with a proposed development, the Approving Authority may require an applicant to retain a qualified professional acceptable to the Approving Authority to provide a concept plan inclusive of a risk assessment report of the proposed development.
- e) The Approving Authority may request an Emergency Response Plan as a condition of a Development Permit to ensure that emergency services requirements for fire, rescue and ambulance are met.
- f) The minimum setback requirement for all Permitted and Discretionary Uses may be increased at the discretion of the Approving Authority. The storage of goods and equipment within setbacks may be considered at the discretion of the Approving Authority.
- g) 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.
- h) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 4 – RULES GOVERNING ALL DISTRICTS.
- i) For General Regulations refer to Section 9.0.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- (ii) For Specific Use Regulations refer to Section 10.0.
- i) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.



14.3 AEP Aggregate Extraction/Processing District

Purpose

To permit the removal, extraction, processing and transmission of raw aggregate materials for commercial purposes.

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 refer to Subsection 4.2.	Accessory Building and Use, compliant with Subsection 9.4.
	Aggregate Extraction/Processing
Agricultural, Extensive – see Other Development Regulations	Berming
Aggregate Extraction/Processing Development (Existing) is limited to the area zoned Aggregate Extraction District on the date Bylaw No. 02/17 & No. 17/17 came into effect on lands described as NE 33-29-1-5; NE 24-29-1-5; NW 14-31-27-4; NE & SE 1-32-28-4; NE & NW 22-31-1-5; SE & SW 12-31-2-5; NW & SW 8-29-5-5; Plan 9310661 Block 2 in SE 6-31-4-5; NW 35-31-5-5 & Plan 3524JK Block A; NE 9-31-3-5; NW 9-31-3-5 & Plan 1141JK; SW 5-31-4-5; NE 36-32-6-5; SE 36-32-6-5; NW 32-32-5-5 & Plan 8111378 Block 2 Lot 2 & SW 32-32-5-5 & Plan 8811266 Block 2 Lot 10 & Plan 9711596 Block 2 Lot 11; SE 22-34-4-5; and SW 26-32-5-5. All of the Operating Regulations shall be met.	Communication Towers
	Dwelling, Security Suite
	Heavy Equipment Training Facility
	Mineral and Resource Extraction/Processing
	Portable Batch Plant - more than 3 months
	Sign, On-Site Commercial
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Work/Lay Down Camp
PERMITTED	
Accessory Building - less than 50 m ² (538 ft ²)	
Portable Batch Plant - less than 3 months	

Site Regulations

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

PARCEL AREA	For all Permitted and Discretionary Uses, the minimum and maximum parcel area requirements shall be determined by the Approving Authority, and if applicable, in accordance with an Area Structure Plan and Concept Plan.
FRONT YARD - including excavation & stockpile areas	Permanent Structures shall adhere to minimum Site Regulations as per the Agricultural District. Aggregate Extraction shall meet Alberta Environment's requirements for Code of Practice for Gravel Pits.
REAR YARD - including excavation & stockpile areas	Permanent Structures shall adhere to minimum Site Regulations as per the Agricultural District. Aggregate Extraction shall meet Alberta Environment's requirements for Code of Practice for Gravel Pits.
SIDE YARD - including excavation & stockpile areas	Permanent Structures shall adhere to minimum Site Regulations as per the Agricultural District. Aggregate Extraction shall meet Alberta Environment's requirements for Code of Practice for Gravel Pits.
SETBACK FROM EXISTING ADJACENT DWELLINGS	165.0 m (541.3 ft) from the dwelling unit. Sound mitigation measures shall be required.
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
BUILDING HEIGHT	Security Suite: Maximum 4.0 m (13.0 ft)
	For all other Permitted and Discretionary Uses: Limited to such height as is deemed suitable and appropriate for the intended use
SECURITY SUITE FLOOR AREA	Maximum 55.7 m ² (600.0 ft ²) - a variance may be allowed for existing dwellings
SECURITY SUITE DENSITY	One (1) security suite may be allowed.
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs

Other Development Regulations

- c) A Comprehensive Site Development Plan (CSDP) shall be prepared for all applications. Sections 1 through 6 of the CSDP shall be submitted for Redesignation proposals and sections 1 through 10 of the CSDP shall be submitted for the Development Permit. Determination of the size of the disturbance area will be essential with the Redesignation application.
- D) Community Consultation shall be required for all Aggregate Extraction and Processing Redesignation and Development Permit applications. The minimum consultation circulation radius from the parcel boundary for Aggregate Extraction/Processing applications shall be 1.6 kilometres (1.0 mile) and shall be 0.8 kilometres (0.5 mile) from the boundary of the proposed Haul Route. The Community Consultation shall be completed prior to submission of an application and confirmation that the community consultation was completed shall be submitted to the County with submission of an application. The Community Consultation for the Redesignation can be used as part of submission of the Development Permit if the Development Permit application is submitted within one (1) year from the date of redesignation approval. If the Development Permit is submitted more than one (1) year after the date of redesignation approval, a new Community Consultation shall be required.
- e) Aggregate Extraction/Processing shall not be permitted within a 165.0 m (541.3 ft) radius of an existing dwelling, nor shall a dwelling be permitted within a 165.0m (541.3 ft) radius of an aggregate resource extraction operation. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed natural extraction operation. If the adjacent lot does not contain a dwelling, then the radius will apply to the applicable minimum setback distance for the relevant district in which the lot is designated.
- f) Buffer zones in the form of fencing, landscaping, or berming shall be required.
- g) Haul Route Agreements and a security deposit for the roads being affected by the hauling route shall be required.
- h) The Community Aggregate Levy is applicable.
- i) All trucks leaving the pit shall be free of materials outside of the haul box of the vehicle.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- j) Heavy Equipment Training Facilities shall not be permitted when timely reclamation of the pit would be negatively affected.
- k) 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 as per Section 5.4.
- l) 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.

Operating Regulations

effective August 28, 2017

The Operating Regulations apply to Aggregate Extraction/Processing Development (Existing) listed as an exempt use in this District and is limited to the area zoned Aggregate Extraction District on the date Bylaw No. 02/17 and No. 17/17 came into effect on lands described as NE 33-29-1-5; NE 24-29-1-5; NW 14-31-27-4; NE & SE 1-32-28-4; NE & NW 22-31-1-5; SE & SW 12-31-2-5; NW & SW 8-29-5-5; Plan 9310661 Block 2 in SE 6-31-4-5; NW 35-31-5-5 & Plan 3524JK Block A; NE 9-31-3-5; NW 9-31-3-5 & Plan 1141JK; SW 5-31-4-5; NE 36-32-6-5; SE 36-32-6-5; NW 32-32-5-5 & Plan 8111378 Block 2 Lot 2 & SW 32-32-5-5 & Plan 8811266 Block 2 Lot 10 & Plan 9711596 Block 2 Lot 11; SE 22-34-4-5; and SW 26-32-5-5. All of the Operating Regulations shall be met.

- A) The applicant, landowner and/or operator shall observe and practice the standard code of practice for pits as described within "A Guide to the Code of Practice for Pits" published by Alberta Environment and Parks.
- b) A Development Permit is required for a portable batch plant to be located on a property upon which an exempt use is located. Wet scrubber systems shall not be allowed through the permitting process for portable batch plants.
- c) Hours of operation for the all gravel pit operations shall be year-round Monday thru Saturday 7:00 am to 7:00 pm. No operation of the pit shall occur on Sundays or Statutory holidays. Hours of operation shall be strictly adhered to.
- d) Should the applicant, landowner and or operator wish to extend the hours of operation for crushing purposes beyond those set out in c) of the operating provisions, the operator shall obtain and submit to Mountain View County written consent from the majority of adjacent landowners within a half (1/2) mile of the subject property.
- e) Dust control mitigation measures shall be implemented within the aggregate operation area, including all access routes to Municipal and Provincial roads.
- f) All trucks leaving the pit shall be free of material outside of the haul box of the vehicle.
- g) Water Act approval shall be obtained from Alberta Environment and Parks, if applicable.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- h) All soils (including top soil and sub soil) shall be separated into piles and seeded to prevent the contents from being blown off site and shall be used for reclamation purposes within the pit.
- i) Use of engine retarder brakes shall be restricted within the aggregate operation area including all access routes.
- j) A Haul Route Agreement and a security deposit for the roads being affected by the hauling route shall be required and shall be submitted to the County within one (1) year from the date Bylaw No. 02/17 and No. 17/17 came into effect.
- k) A Roadside Development Permit shall be obtained for development located within 0.5 miles of a Provincial Highway.
- l) There shall be no burning on site at any time except when burning vegetation as a result of site preparation within the area zoned Aggregate Extraction District.
- m) A stop sign shall be placed where the pit's approach enters onto a municipal road or provincial highway. An identification sign shall be placed at the entrance of the aggregate pit. The sign must include the following content:
 - Pit name
 - Legal land description
 - Rural address
 - Contact information
 - Hours of operation
- n) All contractors accessing the site must be made aware of the provisions of the Operating Regulations in this District with regards to all aggregate extraction/processing operations.
- o) Reclamation Provisions
 - (i) Where an Alberta Environment Registration has been granted for an existing active gravel pit the applicant, landowners and or operator shall implement progressive reclamation in conformance with Alberta Environment and Parks "The Code of Practice for Pits" and/or an approved gravel pit registration through Alberta Environment and Parks; or
 - (ii) Where an existing active gravel pit is considered a Class 1 pit within Alberta Environment and Parks "The Code of Practice for Pits" and a Registration has not been obtained the applicant, landowner or operator shall submit a Registration to Alberta Environment and Parks within one (1) year from the date Bylaw No. 02/17 and No. 17/17 came into effect; or
 - (iii) Where an existing active gravel pit is considered a Class 1 or 2 pit within Alberta Environment and Parks "The Code of Practice for Pits" a Reclamation Certificate shall be obtained once the pits resources have been depleted and the pit requires reclamation.
- p) The Community Aggregate Levy shall apply.

- q) Compliance Provisions:
- (i) Within 12 months from the date Bylaw No. 02/17 and No. 17/17 comes into effect and thereafter every five (5) years Administration shall review compliance with all the Operating Regulations. In addition, and as part of the Administrative compliance review, the applicant, landowners and/or operator shall submit to Administration an up to date activities plan with a site plan containing the following information:
- Total pit area;
 - Active pit area;
 - Reclaimed area;
 - Certified area from the Registration with Alberta Environment.

If an existing gravel pit area zoned Aggregate Extraction District on the date Bylaw No. 02/17 and No. 17/17 came into effect on lands described as NE 33-29-1-5; NE 24-29-1-5; NW 14-31-27-4; NE & SE 1-32-28-4; NE & NW 22-31-1-5; SE & SW 12-31-2-5; NW & SW 8-29-5-5; Plan 9310661 Block 2 in SE 6-31-4-5; NW 35-31-5-5 & Plan 3524JK Block A; NE 9-31-3-5; NW 9-31-3-5 & Plan 1141JK; SW 5-31-4-5; NE 36-32-6-5; SE 36-32-6-5; NW 32-32-5-5 & Plan 8111378 Block 2 Lot 2 & SW 32-32-5-5 & Plan 8811266 Block 2 Lot 10 & Plan 9711596 Block 2 Lot 11; SE 22-34-4-5; and SW 26-32-5-5 does not comply with all the Operating Regulations listed in this District, the aggregate pit shall not be considered an exempt use and therefore shall require a Development Permit.

Section 15 PARKS AND RECREATION DISTRICTS



15.1. P-PC Parks and Conservation District

Purpose

To preserve Environmentally Sensitive and Significant Areas and lands that have significant natural capability for conservation, passive recreation and education.

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.

PERMITTED	DISCRETIONARY
Recreation, Passive	Accessory Building and Use
	Berming
	Natural Science Exhibits
	Park
	Recreation Services, Outdoor Participant
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4

Site Regulations

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

DENSITY REQUIREMENTS	For all Permitted and Discretionary Uses: the parcel density requirements shall be determined by the Approving Authority
PARCEL SIZE	For all Permitted and Discretionary Uses: the minimum and maximum parcel area requirements shall be determined by the Approving Authority
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 12.0 m (39.4 ft) from an internal subdivision roadway
REAR YARD	Minimum 12.0 m (39.4 ft)
SIDE YARD	Minimum 6.0 m (19.7 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL RESTRICTIONS	In accordance with Subsection 9.7
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	Where the yard abuts a residential district, it shall be increased by 50%
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Maximum height of a building shall be determined by the Approving Authority
PARCEL COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS	Maximum parcel coverage shall be determined by the Approving Authority

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 are subject to the appropriate provisions and requirements contained within PART 4 – RULES GOVERNING ALL DISTRICTS.
 - (i) For General Regulations refer to Section 9.0.
- e) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.



15.2. P-PR Parks and Recreation District

Purpose

To accommodate a wide range of public/private parks and recreation activities, primarily aimed at passive and active outdoor recreation.

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
	Amusement and Entertainment Services
	Bed and Breakfast
Accessory Building and Use	Berming
Agriculture, Extensive- see Other Development Regulations	Cabin
Park	Commercial Retail Services, Minor
Recreation, Passive	Communication Tower
Recreational Vehicle (within an approved Recreational Resort or Campground one RV per lot)	Cultural Facilities
Recreational Vehicle - Park Model (within an approved Recreational Resort or Campground one Park Model per lot)	Dwelling, Caretaker/Manager
Sign, Gateway/Directional	Dwelling, Security Suite
PERMITTED	Eating Establishment, Indoor
Accessory Building and Use	Eating Establishment, Outdoor
Cabin, maximum of 15 units only on NE 19-29-5-5	Event Centre
Recreation Services, Community	Government Services
Shipping Container (Sea Can) - see Table 4.2-2	Natural Science Exhibits
Sign, On-Site, Commercial	Recreational Resort
Utility Building	Recreation Services, Indoor Participant
	Recreation Services, Outdoor Participant
	Recreational Vehicle Storage Outdoor
	Riding Arena, Public
	Shipping Container (Sea Can) - more than two (2)
	Spectator Sports Establishments
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Tourist Campground
	Utility Services, Major
	Utility Services, Minor Infrastructure

Site Regulations

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

DENSITY REQUIREMENTS	For all Permitted and Discretionary Uses: the parcel density requirements shall be determined by the Approving Authority
PARCEL SIZE	For all Permitted and Discretionary Uses: the minimum and maximum parcel area requirements shall be determined by the Approving Authority
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 12.0 m (39.4 ft) from an internal subdivision roadway

REAR YARD	Minimum 12.0 m (39.4 ft)
SIDE YARD	Minimum 6.0 m (19.7 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL RESTRICTIONS	In accordance with Subsection 9.7
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	Where the yard abuts a residential district, it shall be increased by 50%
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Maximum height of a building shall be determined by the Approving Authority
PARCEL COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS	Maximum parcel coverage shall be determined by the Approving Authority

Site Regulations - NE 19-29-5-5

- c) For developments locating in NE 19-29-5-5, prior to submission of a Development Permit application to the County, approval must be obtained from the association for the proposed development and a letter of approval from the association must accompany all permit applications.
- d) For developments locating in NE 19-29-5 the following regulations shall apply to proposed cabin development.

CABIN	
BUILDING AREA	Maximum area 92.9 m ² (1,000 ft ²)
ANCILLARY BUILDING	Maximum area 18.58 m ² (200 ft ²)
FRONT YARD, SITING OF THE UNITS	Minimum 5.0 m (16.4 ft)
REAR YARD, SITING OF THE UNITS	Minimum 4.0 m (13.1 ft)
SIDE YARD, SITING OF THE UNITS	Minimum 2.0 m (6.6 ft)
BUILDING HEIGHT	Maximum two stories or 8.0 m (26.3 ft)

Campground Regulations

- e) The number of recreational vehicle or camping sites within a tourist campground shall be at the discretion of the Approving Authority in consideration of a concept plan that may be prepared.
- f) Parking pads within recreational vehicle or camping sites shall be accessible by means of a driveway at least 3.0 m (9.8 ft) wide where the driveway is for one-way traffic, or at least 6.0 m (19.7 ft) where the driveway is for two-way traffic, and so constructed that automobiles and trailers will not become mired.
- g) Recreational vehicle sites shall have an open and graded parking surface sufficient to permit a separation distance of 4.5m (14.8 ft) between sides and 3.0m (9.8 ft) between ends of adjacent recreational vehicles.
- h) The following development regulations shall apply to the development of tourist campgrounds in this district:

RECREATIONAL VEHICLE AND RV PARK MODEL SITES	
UNIT AREA	Each individual recreational vehicle site shall be a minimum area of 176.5 m ² (1,900 ft ²); the RV park model site shall be a minimum 235.0 m ² (2,530 ft ²)
FRONT YARD	Minimum 3.5 m (11.5 ft)
REAR YARD	Minimum 1.5 m (5.0 ft)
SIDE YARD	Minimum 1.5 m (5.0 ft)

i) For additional regulations on campground development refer to Section 10.18.

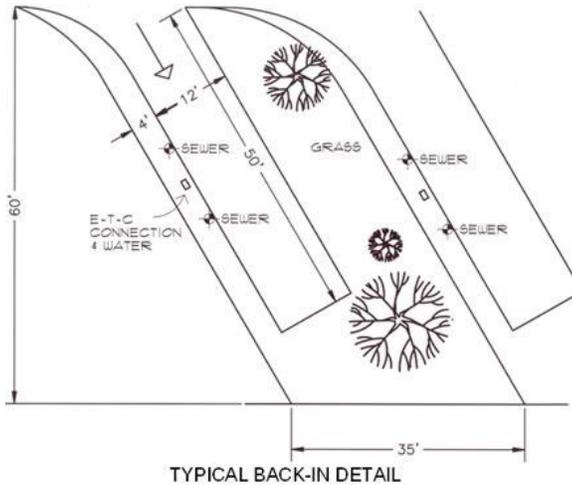


Illustration 18.2-1 - Campground Typical RV Site Back-In Detail

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.

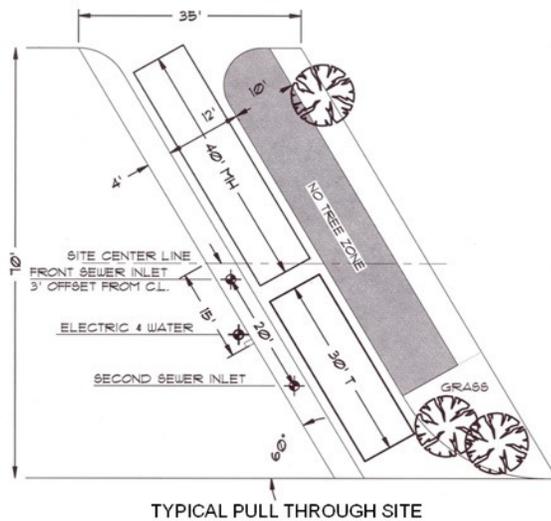


Illustration 18.2-2 - Campground Typical RV Site Pull Through Detail

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.

Safety

- j) The operation of campgrounds shall be conducted in a fashion which protects public health and safety, minimizes fire hazards, does not create a nuisance to adjacent areas and will not contaminate ground or surface water off-site.
- k) A fire safety program shall be development in consultation with the local fire department and, where required, Alberta Environment.

- l) Strict monitoring and mitigation practices shall be adopted to control activities to minimize risks associated with
 - (i) domestic garbage;
 - (ii) dust;
 - (iii) sewage;
 - (iv) risk of fuel, lubricant and hydraulic fluid release;
 - (v) airborne emissions from recreational vehicles and automobiles; and
 - (vi) noise pollution beyond the normal daily activities associated with the development.

Other Development Regulations

- m) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- n) The County may enter into agreements with campground developers regarding the administration minimum setbacks and the siting of above ground utilities, services and amenities.
- o) 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
- p) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within 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.
- q) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.
- r) Lands that receive redesignation approved are bound by the Concept Plan presented with the redesignation at the Development Permit stage; unless a new Concept Plan is submitted with a Development Permit application to support new and additional uses.



15.3 P-PCR Parks and Comprehensive Recreation District

Purpose

The purpose of the Parks and Comprehensive Recreation District is to accommodate an area that will facilitate an array of recreational condominium developments. A concept plan for the development of the entire tract of land may be required subject to the type and intensity of development proposed.

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
	Amusement Entertainment Services
	Automotive, Equipment and Vehicle Services
Accessory Building and Use	Berming
Agriculture, Extensive - see Other Development Regulations	Cabin
Park	Commercial Retail Services, Minor
Recreation, Passive	Communication Tower
Recreational Vehicle (within an approved Recreation Resort or Campground one RV per lot)	Cultural Facilities
Recreational Vehicle - Park Model (within an approved Recreation Resort or Campground one RV per lot)	Day Care Services
PERMITTED	Dwelling, Caretaker/Manager
Accessory Building and Use	Eating Establishment, Indoor
Cabin, only at NE 34-31-5-5 contained within Condominium Plan 9111945 (Bergen Springs)	Eating Establishment, Outdoor
Recreation Services, Community	Government Services
Sign, On-Site Commercial	Recreation, Resort
Utility Building	Recreation Services, Indoor Participant
Utility Services, Minor Infrastructure	Recreation Services, Outdoor Participant
	Recreational Vehicle Storage Outdoor
	Riding Arena, Public
	Semi-Public Use
	Shipping Container (Sea Can) - on Common Property only
	Show Home
	Spectator Sport Establishments
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Tourist Campground

Site Regulations

- b) For all Permitted and Discretionary Uses the parcel density requirements shall be determined by the Approving Authority subject to any concept plan.
- c) For Permitted and Discretionary Uses other than recreational vehicle and cabin development, the site requirements shall be determined by the Approving Authority.
- d) The siting and location of condominium units shall comply with the following regulations:

GENERAL SITE	
FRONT YARD	Minimum 20.0 m (65.6 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	Where the yard abuts a residential district, it shall be increased by 50%
CORNER PARCEL	In accordance with Subsection 9.7.
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
DWELLING DENSITY	The base density for all parcels shall be one (1) permanent dwelling unit on the common property.
DWELLING DENSITY	Where the principal building is a single detached dwelling, an additional dwelling unit in the form of a secondary suite may be considered in accordance with Subsection 9.11. on the common property

- e) The following development regulations shall apply to the development of condominium developments in this district:

RECREATIONAL VEHICLE AND RV PARK MODEL	
UNIT AREA	Each individual recreational vehicle site or bareland condominium unit: minimum area of 235.0 m ² (2,530 ft ²)
FRONT YARD	Minimum 3.5 m (11.5 ft)
REAR YARD	Minimum 1.5 m (5.0 ft)
SIDE YARD	Minimum 1.5 m (5.0 ft)
PARK MODEL	The unit shall conform to CSA Z241 standards.
SITE COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS	Maximum of 60%

- f) Each bareland condominium unit shall have an open and graded parking space sufficient to permit a separation distance of 4.5 m (14.8 ft) between sides and 3.0 m (9.8 ft) between ends of adjacent recreational vehicles.
- g) Bareland condominium units shall be accessible by means of a driveway at least 3.0 m (9.8 ft) wide where the driveway is for one-way traffic, or at least 6.0 m (19.7 ft) wide where the driveway is for two-way traffic, and so constructed that automobiles and trailers will not become mired.
- h) A central garbage disposal area shall be provided for the condominium units.
- i) Condo corporations must submit a redevelopment concept plan and all supportive studies required by the Approving Authority prior to consideration of development approval for cabins.
- (i) Notwithstanding the above, for cabin development proposed within NE 34-31-5-5 contained within Condominium Plan 9111945 (Bergen Springs) this requirement shall be waived.
- j) The following development regulations shall apply to proposal for the creation sites or condominium units to support cabin development in this district:

CABIN	
PARCEL AREA	Minimum: 325.0 m ² (3,498 ft ²)
FRONT YARD	Minimum 5.0 m (16.4 ft)
REAR YARD	Minimum 4.0 m (13.1 ft)
SIDE YARD	Minimum 2.0 m (6.6 ft)
BUILDING HEIGHT	Maximum two stories or 8.0 m (26.3 ft)
BUILDING AREA	Maximum area 92.9 m ² (1,000 ft ²)
SITE COVERAGE FOR THE PRINCIPAL & ALL ACCESSORY BUILDINGS	Maximum of 50%

Open Space

- k) For bareland condominium developments, a minimum of 10% of the gross condominium unit area shall be set aside for a common space recreation area and no portion of any condominium unit shall be included in this open space.

Accessory Buildings

- l) No accessory building shall be used as a dwelling unit.

ACCESSORY BUILDINGS	
FRONT YARD	Minimum 1.0 m (3.3 ft)
REAR and SIDE YARD	Minimum 1.0 m (3.3 ft)
UTILITY RIGHT-OF-WAYS	Minimum 1.0 m (3.3 ft)
BUILDING HEIGHT	Maximum 4.5 m (14.8 ft)

Environmental Protection

- m) The Approving Authority may refer to Alberta Environment, for its review and recommendation, any development proposal involving lands with possible significant recreation, wildlife habitat or scenic value.

Safety

- n) The operation of recreational vehicle parks shall be conducted in a fashion which protects public health and safety, minimizes fire hazards, does not create a nuisance to adjacent areas and will not contaminate ground or surface water off-site.
- o) A fire safety program shall be developed in consultation with the local fire department and, where required, Alberta Environment.
- p) Strict monitoring and mitigation practices shall be adopted to control activities to minimize risks associated with
 - (i) domestic garbage;
 - (ii) dust;
 - (iii) sewage;
 - (iv) risk of fuel, lubricant and hydraulic fluid release;
 - (v) airborne emissions from recreational vehicles and automobiles; and
 - (vi) noise pollution beyond the normal daily activities associated with the development.

Campground

- q) For campground development refer to Section 10.18.

Other Development Regulations

- r) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- s) The County may enter into agreements with bareland condominium developers or condominium associations regarding the administration of internal parcel minimum setbacks and the siting of above ground utilities, services and amenities.
- t) 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.
- u) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within 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.
- v) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.
- w) For bareland condominium development within NW 20-32-5-5 (Coyote Creek), SE 3-33-5-5 (Tall Timber), and NE 34-31-5-5 (Bergen Springs) applicants shall submit approval from the Condominium Corporation for the application to be considered a complete application.

Section 16 PUBLIC SERVICE DISTRICTS



16.1. S-IEC Institutional, Educational and Cultural District

Purpose

To accommodate uses and facilities used by the public including but not limited to education, health, government, religious assemblies and other institutional facilities and services.

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
	Berming
Agriculture, Extensive - see Other Development Regulations	Communication Tower
	Day Care Services
Outdoor Event - Olds College on lands described as -NW 33-32-1-5, NE 33-32-1-5, SE 33-32-1-5, SW 33-32-1-5, NW 28-32-1-5, SW 28-32-1-5, NW 21-32-1-5, NE 21-32-1-5 & SE 21-32-1-5 does not require a Development Permit if it meets all the Special Regulations of this District	Detention and Correction Services
	Dwelling, Security Suite
	Group Home, Major
	Group Home Limited
	Heavy Equipment Training Facility - only on SW 33-32-1-5
Sign, Identification	Medical Treatment Services
PERMITTED	Natural Science Exhibits
Accessory Building and Use	Personal and Health Care Services
Cemetery	Recreation Services, Outdoor Participant
Columbarium	Recycling Depot
Crematorium	Sign, On-Site Commercial
Cultural Facilities	Semi-Public Use
Educational Services	Spectator Sports Establishments
Government Services	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
Park	Utility Services, Major Infrastructure
Protective and Emergency Services	Waste Management Facility, Major
Recreation, Passive	
Recreation Services, Community	
Recreation Services, Indoor Participant	
Religious Assembly	
Utility Building	
Utility Services, Minor Infrastructure	
Waste Management Facility, Minor	

Site Regulations

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

PARCEL SIZE	For all Permitted and Discretionary Uses: the minimum and maximum parcel area requirements shall be determined by the Approving Authority The minimum parcel width shall be 30.0 m (98.0 ft)
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance Minimum 12.0 m (39.4 ft) from an internal subdivision roadway
REAR YARD	Minimum 12.0 m (39.4 ft)
SIDE YARD	Minimum 6.0 m (19.7 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL RESTRICTIONS	In accordance with Subsection 9.7
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	Where the yard abuts a residential district, it shall be increased by 50%
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Maximum height of a building shall be determined by the Approving Authority
PARCEL COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS	Maximum parcel coverage shall be determined by the Approving Authority

Other Development Regulations

- c) Agriculture, extensive shall be permitted on designated land until such time as development and construction commences according to the primary intent of the district.
- d) 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 as per Section 5.4.
- e) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within 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.
- f) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.

Special Regulations for Outdoor Event – Olds College

The special regulations apply to outdoor events located on lands owned by Olds College listed as an exempt use in this District on lands described as NW 33-32-1-5, NE 33-32-1-5, SE 33-32-1-5, SW 33-32-1-5, NW 28-32-1-5, SW 28-32-1-5, NW 21-32-1-5, NE 21-32-1-5 & SE 21-32-1-5. All the Special Regulations shall be met.

- a) Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to

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construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

- b) That the applicant obtain a Roadside Development Permit or approval from Alberta Transportation.
- c) No temporary event structure shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.
- d) The applicant shall submit the following information to the County 30 days prior to an event;
 - i. Legal land location(s) for which the event will take place;
 - ii. Full name and addresses of all associated parties with the event;
 - iii. The type of event;
 - iv. Date(s) and time(s) of the proposed event;
 - v. Expected attendance numbers for the event;
 - vi. Designated Parking areas, including ingress and egress for vehicular traffic;
 - vii. A letter from Olds College authorizing County personnel, personnel contacted by the County or Peace Officers to visit the proposed site prior to the Event and if required during the event to ensure that this or any other Bylaw, license conditions or other legislation are being complied with;
 - viii. Details of how the disposal of solid waste is to be addressed;
 - ix. Details of how water and sanitation facilities will be addressed for the event;
 - x. Contact information for event personnel and or responsible party during the event; and
 - xi. Proof of Insurance.
- e) The applicant shall obtain all public health approvals required for the event.
- f) The applicant shall obtain any required Provincial and Federal Approvals and/or licenses for the event.
- g) The applicant shall contact the local RCMP prior to commencing an event.

If the outdoor event located on Olds College lands described as NW 33-32-1-5, NE 33-32-1-5, SE 33-32-1-5, SW 33-32-1-5, NW 28-32-1-5, SW 28-32-1-5, NW 21-32-1-5, NE 21-32-1-5 & SE 21-32-1-5 does not comply with all the Special Regulations listed in this District, the event shall be considered a discretionary use and therefore shall require a Development Permit.



16.2. S-AP Airport District

Purpose

To accommodate the continued and safe operation of an aerodrome and to allow for the economic and financial viability for an aerodrome.

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
	Agricultural Support Services
	Automotive, Equipment and Vehicle Services
PERMITTED	Berming
Sign, On-Site Commercial	Bulk Fuel Depot
	Cannabis Production Facility
	Cardlock Fuel Dispensing Facility
	Communication Tower
	Dwelling, Security Suite
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Educational Services
	Government Services
	Office
	Protective and Emergency Services
	Semi-Public Use
	Service Station
	Sign, Third-Party Commercial
	Spectator Sports Establishments
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Utility Building
	Utility Services, Minor Infrastructure

Site Regulations

- b) The standards and development criteria listed in an approved aerodrome master and area structure plans shall apply to every development in this district. Land uses shall remain in accordance with these plans.
- c) Yard setback requirements may be increased to accommodate existing easements regarding aircraft wing tip encroachment from aprons or taxiways.
- d) The following regulations shall apply to every development in this district.

DENSITY REQUIREMENTS	For all Permitted and Discretionary Uses: the parcel density requirements shall be determined by the Subdivision Authority
PARCEL SIZE	Minimum Parcel Width: 17.0 m (55.8 ft) Minimum Parcel Depth: 30.0 m (98.4 ft)
FRONT YARD - Groundside	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 4.5 m (14.8 ft) from an internal subdivision roadway

REAR YARD - Airside	Minimum 7.5 m (24.6 ft)
SIDE YARD	Minimum 1.5 m (4.9 ft)
	Zero lot line may be considered if the proposed development meets the <i>Alberta Safety Codes</i> requirements.
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL RESTRICTIONS	In accordance with Subsection 9.7
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	Where the yard abuts a residential district, it shall be determined by the Approving Authority
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Maximum height of a building shall be determined by the Approving Authority in consultation with Transport Canada.
PARCEL COVERAGE FOR THE PRINCIPAL & ALL ACCESSORY BUILDINGS	Developments shall not exceed 55% of the parcel area provided that provision has been made for off-road parking, loading, storage and waste disposal to the satisfaction of the Approving Authority

Other Development Regulations

- e) 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.
- f) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within 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.
- g) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.

Section 17 DIRECT CONTROL

17.1. Establishment of Direct Control Districts

General Purpose

- a) To enable and permit Council to regulate and control the use, development and subdivision of land or buildings in any such manner as Council may consider necessary, in an area designated as a direct control district on Section 18, Land Use District Maps of this Bylaw.

Application

- b) Council shall consider the application and designation of Direct Control Districts to those specific sites or areas of the County where
 - (i) development regulation and control by means of the other land use districts provided for in this Bylaw may be inappropriate or inadequate, having regard to existing or future developments and to the interests of the applicant, the County and the public generally; or
 - (ii) an approved statutory plan for the area could be more effectively implemented through the application of a direct control district; or
 - (iii) a proposed development is of a unique form or nature not contemplated or reasonably regulated by another land use district provided for in this Bylaw.
- c) In addition to the information required by this Bylaw for an amendment application, the applicant shall also provide the following information:
 - (i) support rationale explaining why the district is desirable for the site, having regard for the conditions of application set out in Subsection 17.1
 - (ii) a list of uses proposed for the site;
 - (iii) a narrative documenting the opinions and concerns of surrounding landowners and residents obtained through a public information program, and how the proposed development responds to those concerns, together with a summary of the methods used to obtain such input;
 - (iv) plans and elevations that would help to substantiate the need for the district; and
 - (v) any other information as may be required by Council.
- d) Notwithstanding Subsection 17.1. Council may consider an application for this district, if in the opinion of Council, the application is of such a nature as to enable a decision to be made without the required information.

Uses and Requirements

- e) The determination of appropriate uses and applicable development requirements within an area designated as a direct control district shall be as established and prescribed by Council through the applicable direct control district regulation adopted by Bylaw of Council for that area.
- f) A Development Permit shall be required prior to the commencement of any development within the district excluding those developments exempted elsewhere within this Bylaw.
- g) Council is the Approving Authority to receive, consider and decide on Development Permits under Direct Control Districts.
- h) 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.

Administration

- i) Direct control districts shall be administered as provided for in all Parts of this Bylaw, except where stated otherwise.

17.2. Ralnor Direct Control District Regulations - NE & NW 24-29-6-5 (DC Area 1)

Purpose

The purpose of these regulations is to generally allow for the establishment of recreational, residential and agricultural land uses within the subject property.

Application

These regulations shall apply to the NE & NW 24-29-6-5.

Definitions - For the Purpose of this Section:

COMMERCIAL - BUSINESS means the use of land or buildings for business activities of a commercial nature such as barber and hair styling shops, drugstore, retail stores and similar commercial business uses.

Uses

PERMITTED	DISCRETIONARY
Agricultural, Extensive	
Accessory Building and Use	
Bars and Neighbourhood Pubs	
Commercial – Business (Accessory to the Recreational/ Residential Development)	
Dwelling, Single Detached (5)	
Dwelling, Row Housing	
Eating Establishment, Indoor	
Guest House	
Parks	
Security Suite	
Recreation Services, Outdoor Participant	
Riding Arena, Private	

Site Regulations

PARCEL AREA	To be determined at the time of redesignation
MINIMUM FLOOR AREA	Single Detached Dwelling 92.9 m ² (1,000ft ²)
	Security Suite: 32.5 m ² (350 ft ²)
	Dwelling, Row Housing: 92.9 m ² (1,000ft ²)
	All other development: as determined by the Approving Authority
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance; Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance; or Minimum 3.5 m (11.5 ft) from an internal subdivision roadway Minimum 76.2 m (250 ft) from the centre line of any County road allowance for all development or as may otherwise be required by the Approving Authority
	Property line for signs, fences, gates and other means of enclosure
SIDE YARD	Minimum 15.0 m (49.2 ft) from the property lines for all developments
	Property line for signs, fences, gates and other means of enclosure
REAR YARD	Minimum 15.0 m (49.2 ft) from the property lines for all developments
	Property line for signs, fences, gates and other means of enclosure

BARELAND CONDOMINIUM SUBDIVISION	
PARCEL AREA	Single Detached Dwelling: 0.4 ha (1.0 ac) - One per condominium unit
	Dwelling Unit, Row Housing: The Approving Authority may consider common party walls and zero lot lines
FRONT YARD	Minimum (measured from property line): 15.0 m (49.2 ft)
SIDE YARD	Minimum 6.0 m (19.7 ft)
REAR YARD	Minimum 6.0 m (19.7 ft)

Other Regulations

- a) Condominium Subdivision / Development
 - (i) Minimum development standards established by the County with respect to conventional forms of subdivision and development shall also apply to bareland condominiums, particularly with respect to water, sewer and roadway development.
 - (ii) Only one (1) accessory building shall be permitted on a bareland condominium unit and shall not exceed a maximum floor area of 26.76 m² (288 ft²).
 - (iii) The Condominium Bylaws shall be approved by Council.
- b) Density
 - (i) The following development may be permitted where it is consistent with all provisions of these regulations:
 - (1) 55 residential lots;
 - (2) 36 suites;
 - (3) 77 row housing units; and
 - (4) other uses listed above.
 - (ii) The Approving Authority may vary the mix of residential dwelling types by 10%, with a maximum number of residential units not to exceed 168.
- c) Development Agreement
 - (i) The Approving Authority shall require the applicant enter into a development agreement as a condition of approval.
- d) Development Constraints
 - (i) The Approving Authority may require a geotechnical report, prepared by a qualified individual, where subdivision and/or development is proposed adjacent to steep slopes. The Approving Authority will require any subdivision or development to be setback from the edge of any steep slopes.
 - (ii) At the discretion of the Approving Authority, applications for subdivision and development may require the preparation of a surface run-off management plan.
 - (iii) All subdivision and development shall have regard for the environmental features of the impacted lands and shall address suitable means of mitigation or enhancement as may be appropriate. At the request of the Approving Authority, additional studies may be required to address mitigation measures and any other issues that the Approving Authority may identify.
- e) Domestic Animals
 - (i) All domestic animals will be subject to the County Bylaws.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- f) Golf Course Development
 - (i) In regards to golf course development, the Development Authority may require, as a condition of approval, the following: herbicide/pesticide management plan, drainage plan, and water management plan.
- g) Landscaping
 - (i) The Approving Authority may require that a parcel or development area be suitably landscaped, fenced or screened.
 - (ii) The control of weeds shall be subject to County Bylaws.
- h) Livestock
 - (i) Livestock shall not be permitted within those portions of the property developed for residential purposes.
- i) Oil and Gas
 - (i) All subdivision and development shall meet the minimum setback requirements as established by the current provincial regulations in regards to sour gas pipelines and facilities.
- j) Parking
 - (i) The provision of on-site parking shall be at the discretion of the Approving Authority.
 - (ii) One (1) holiday trailer may be parked and used for camping on a parcel. Recreational vehicle parking will only be permitted for five (5) days.
- k) Setback Regulations for Row Housing Development
 - (i) The Approving Authority may approve common party walls and zero parcel lines.
- l) Water and Sewage
 - (i) Potable water shall be provided through a common water system or individual water wells. Pursuant to the requirements of the *Water Act*, a water report prepared by a qualified professional shall be submitted as part of any applications for subdivision.
 - (ii) Water license(s) as where required by Alberta Environmental and Protection shall be obtained for all development within the subject property.
 - (iii) Sanitary sewage collection and disposal shall be provided by a communal system and is subject to all legislation, regulations, and guidelines of Alberta Labour, Alberta Provincial Board of Health and Alberta Environmental Protection.
- m) Fire Protection
 - (i) An on-site fire protection plan, acceptable to the County, shall be prepared by the developer.

17.3. May City Hutterite Colony Direct Control Regulations - SW 10-33-27-4 (DC Area 2)

Purpose

The purpose of this district is to provide for a range of residential, agricultural and other uses normally associated with a Hutterite Colony, and to provide for a potential industrial manufacturing use under specified terms and restriction.

Application

These regulations apply to the lands described as the west (+/-) 17.8 ha (44.0 ac) of the SW 10-33-27-4.

Definitions - For the purposes of this section

FARM SUBSIDIARY OCCUPATION means an occupation or business carried out on the farm by the operator or thereof as a use secondary and subordinate to the primary agricultural use of land.

DWELLING, MULTIPLE UNITS means a residential building which is designed to contain two (2) or more dwelling units, each unit separated by a fire separation, and having a separate and direct entrance from grade.

Developments not requiring Development Permit

For the purposes of this Direct Control District, the following uses shall not require a Development Permit, subject to compliance with the applicable regulations:

- a) haystacks and bale stacks;
- b) landscaping and screening in accordance with the “Mountain View County Business, Commercial, and Industrial Design Guidelines”;
- c) signs and advertisings in accordance with the “Mountain View County Business, Commercial, and Industrial Design Guidelines”; and
- d) recreational vehicles and/or holiday trailers:
 - (i) Three (3) holiday trailers or recreational vehicles may be parked and used for camping on a parcel and shall not require a Development Permit
 - (ii) Six (6) recreational vehicles or holiday trailers may be stored or compounded, but not used for camping on the parcel and shall not require a Development Permit.

Uses

PERMITTED	DISCRETIONARY
Accessory Building and Use	Agricultural Processing
Dwelling, Multiple Units	Agricultural Support Services
Educational Services, providing services only to residents of the Hutterite Colony	Dugouts (setback relaxation)
Religious Assembly	Dwelling, Single Detached
	Farm Subsidiary Occupation
	Horticultural Uses
	Industrial, Manufacturing/Processing
	Kennels
	Recreational Vehicle Storage Outdoor
	Security Suite
	Sign, On-Site Commercial
	Utility Building
	Utility Services, Major Infrastructure
	Utility Services, Minor Infrastructure

Site Regulations

FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line from 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 20.0 m (67.0 ft) from an internal subdivision roadway for the following developments: Accessory Buildings (Portable) Haystacks and Bale Stacks Holiday Trailers and/or Recreational Vehicles Landscaping Solid Board Fencing
	Minimum setback for signs, advertisements, fences and other means of enclosures shall be the property line
CORNER PARCEL	In accordance with Subsection 9.7
SIDE AND REAR YARD	Minimum 15.0 m (49.2 ft) from the property line
	Minimum setback for signs, advertisements, fences and other means of enclosures shall be the property line
YARD SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
OTHER SETBACKS	For Pipelines and Oil and Gas Facilities, a minimum setback of 100.0 m (328 ft) or consistent with the current provincial regulations, whichever is greater
	Minimum 300.0 m (984.3 ft) from Sewage Lagoons and Treatment Plants
BUILDING HEIGHT	The height of buildings may be limited to such height as is deemed suitable and appropriate for the intended use
DWELLING DENSITY	The maximum number of multiple-unit dwellings shall be four (4)
	The maximum number of dwelling units in a multiple-unit building shall be eight (8)
	Dwelling, Single Detached or other types of dwellings may be permitted on a temporary or permanent basis, and with or without conditions, at the discretion of the Approving Authority

Subdivision Regulations

- e) The (+/-) 17.8 ha (44.0 ac) redesignated from Agricultural District to Direct Control District shall not be subdivided from the parcel SW 10-33-27-4.
- f) This Direct Control District specifically describes land use regulations to support the occupation and use of the land by the May City Hutterite Colony.
- g) The Direct Control District terms and conditions are not transferable through the sale of land to any party outside the May City Colony. Transfer of land title outside the colony ownership will cause the land designation to revert back to A - Agricultural District and the Direct Control regulations will become null and void.

Industrial Manufacturing Processing

- h) Industrial manufacturing processing shall be confined to a single building appropriate for the use.
- i) No more than one (1) industrial manufacturing processing operation will be

allowed in this District.

- j) The floor area occupied by the industrial manufacturing processing operation's production facilities shall not exceed 1,858 m² (20,000 ft²).
- k) Employees of the industrial manufacturing processing operations shall be restricted to resident members of the May City Hutterite Colony, or non-resident members of the May City Hutterite Colony.
- l) A building housing an industrial manufacturing processing operation may be larger than 1,858 m² (20,000 ft²), provided that uses other than industrial manufacturing processing comply with rules of this District.
- m) Outside storage of materials and equipment related to an industrial manufacturing processing operation shall be screened to the satisfaction of the Approving Authority.
- n) Utility Service Building

Confined Feeding Operations

- o) Animal husbandry operations as defined in the Agricultural Operations and Practices Act must receive appropriate NRCB approvals and registrations. Copies of such approvals shall be submitted to the County.

Assemblies, Concerts and/or Festivals

- p) Assemblies, concerts and/or festivals shall be subject to County Bylaws.

Automobile, Machinery, and Miscellaneous Equipment Storage

- q) No person shall allow a motor vehicle or other machinery which is in a dilapidated unsightly condition, or discarded, to remain or be parked on any parcel in the County unless it is suitably housed or screened to the satisfaction of the Approving Authority, or has been issued a Development Permit.
- r) The storage of industrial oil and gas exploration and production machinery and equipment shall require a Development Permit from the County. The Approving Authority may require appropriate screening of oil and gas equipment being stored.

Recreational Vehicles and/or Holiday Trailers

- s) Three (3) recreational vehicles and/or holiday trailers may be parked and used for camping on the parcel and do not require a Development Permit.
- t) Six (6) recreational vehicles and/or holiday trailers may be stored or compounded, but not used for camping on the parcel and do not require a Development Permit.

Landscaping and Screening

- u) A landscaped buffer shall be established along the west side of the Colony's development site, such buffer which may include landscaped berms, shelterbelts, or other natural features that, in the opinion of the Development Officer, will be suitable to provide shelter and screening of the site from view. Such buffer shall be established before or no later than the establishment of the Colony's first residential dwelling unit.
- v) All outside storage of raw and finished industrial materials shall be screened from view of neighbouring properties. Such screening shall consist of

landscaping, fences, or other means deemed suitable by the Development Officer.

Signs and Advertising

- w) One (1) sign, not exceeding 3.0 m² (32 ft²), for each 805.0 m (2640 ft) of property frontage on a highway or a public road allowance, or (1) one sign, not exceeding 3.0 m² (32 ft²) per title, is deemed approved.
- x) Two (2) temporary signs, not exceeding 3.7 m² (12 ft²), for each 402.0 m (1320 ft) of property frontage on a highway or a public road allowance for a maximum period of three (3) months, are deemed approved.
- y) Functional signs needed by public authorities and utility companies to give information and direction about the services they provide shall not require a Development Permit.
- z) All signs and advertising within the right of way of a highway shall require the approval of Alberta Transportation and Utilities.
- aa) All signs and advertising within the right of way of a public road allowance shall require the approval of the County Patrol Officer.

Road Use

- bb) At the discretion of the Approving Authority, an application for Development Permit may be referred to Alberta Infrastructure and the County's Operational Services Division for review and comment.
- cc) The Approving Authority may then require the applicant to enter into a road use agreement or undertake other measures necessary as conditions of approval.

Unsafe, Hazardous, or Noxious Developments

- dd) The developments not requiring a Development Permit may be considered to be a Discretionary Use where such use is deemed to be unsafe, hazardous, noxious, or otherwise inappropriate for the intended location.

Fire Protection

- ee) Fire protection measures are to be provided to the satisfaction of the Approving Authority, and may be included as a condition in a Development Permit where deemed necessary by the Approving Authority.

Permits, Other Agencies

- ff) Notwithstanding any other requirements of this Bylaw, the owner shall be required to obtain all permits and authorizations required to develop and operate the Colony, including but not limited to such authorizations required by the *Agricultural Operation Practices Act*, the *Water Act*, the *Safety Codes Act*, and other applicable legislation and regulations.

**17.4. Direct Control District Regulations - N ¼ 21-32-6-5 (DC Area 3/
Crystal Water Wellness Retreat)**

This Direct Control District was deleted in its' entirety with the adoption of Bylaw No. LU05/23 on June 14, 2023. Lands were rezoned back to Agricultural District.

17.5 Direct Control District Regulations - SE 28-33-1-5

1. Purpose

The purpose of this district is to allow outdoor storage of between 150 and 200 recreational vehicles.

2. Application

These regulations shall apply to the 0.85 ha (2.1 ac) area within SE 28-33-1-5 shown as Direct Control District on the Land Use District Map.

3. Definitions - For the Purpose of this Section:

ACCESSORY BUILDING means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal use in the designated area.

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

SECURITY UNIT means a structure or portion of a building used to provide accommodation for security personnel within the designated area.

4. Uses

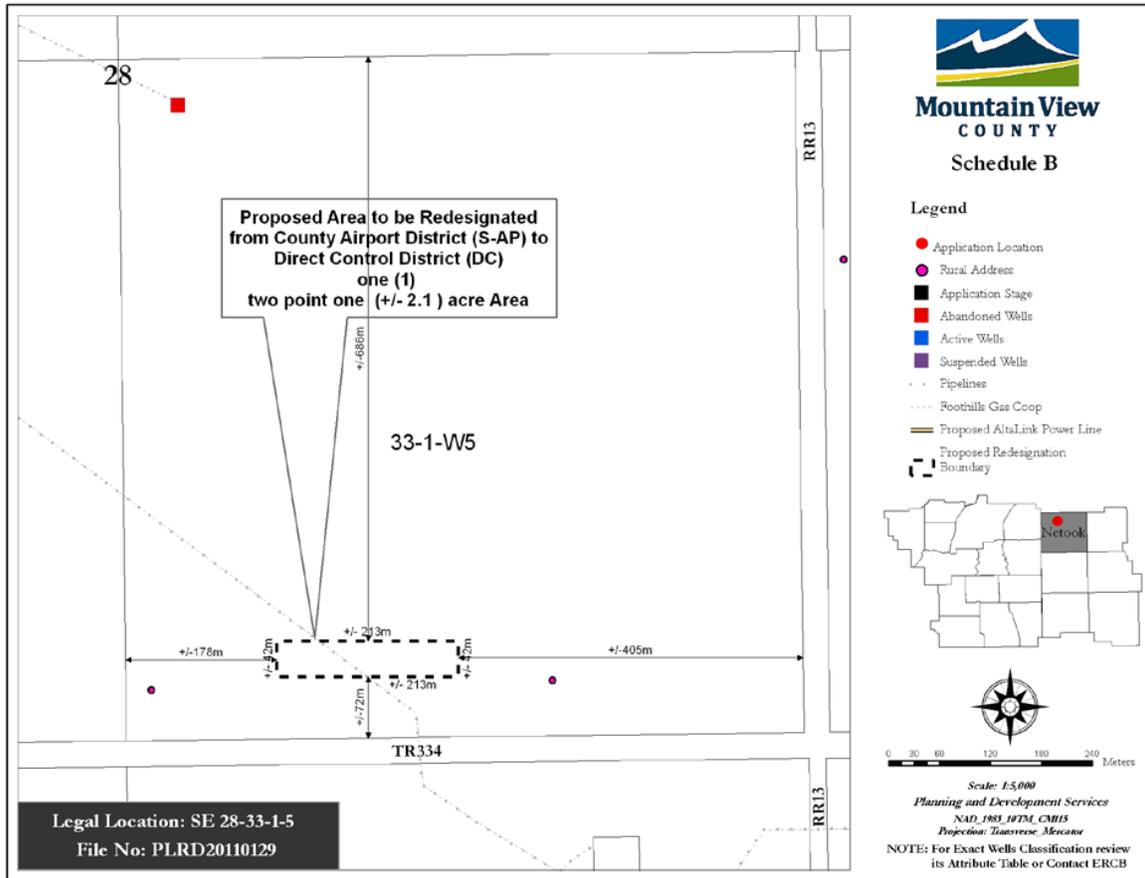
EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (107.6 ft ²)	Recreational Vehicle Storage Outdoor
	Accessory Building and Use
Agricultural, Extensive	Security Unit
	Signs
PERMITTED	

5. Site Regulations

PARCEL AREA	To be determined at the time of redesignation
FRONT YARD	Minimum 72.0 m (236.2 ft) from the property line adjacent to any paved or hard surface County road allowance;
REAR YARD	Minimum 686.0 m (2250.6 ft)
SIDE YARD	Westerly Minimum 178.0 m (583.9 ft) Easterly Minimum 405m (1328.7 ft)
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with the current provincial regulations code of practice
	Sewage Lagoons & Treatment Plant: 300.0 m (984.3 ft)
	Solid board fence, a minimum 30.5 m (100.0 ft) from the centre line of any County road abutting the property
	Landfill Site & Waste Transfer Station: 300.0 m (984.3 ft) or 450.0 m (1,476.4 ft)

6. Other Regulations

- a) Public consultation
 - (i) The applicant shall undertake a community consultation program with all stakeholders and land owners within 0.8 km (0.5 mile) radius from the parcel boundary and the designated travel route prior to a Development Permit application being made to the County for Recreational Vehicle Storage Outdoor.
- b) Site Suitability
 - (i) The site plan for a proposed recreational vehicle storage shall detail the number of storage sites proposed including dimensions of the sites, internal circulation requirements, road widths, site access and egress, emergency access, parking areas, storage areas, topsoil removal area and location of soils extracted and detailed reclamation plan.
 - (ii) The number of access points to the recreational vehicle storage site shall be limited to control the entry and departure of vehicles and to minimize the interference with neighbouring uses and traffic flow.
 - (iii) Spill contingency plan should detail procedure to mitigate potential ground contamination from vehicle fluids.
- c) Landscaping
 - (i) A landscaping plan may be required as part of the submission for a Development Permit, except where the Approving Authority accepts that no landscaping is necessary.
 - (ii) Topsoil shall not be removed from SE 28-33-1-5.
- d) Fire Protection
 - (i) An on-site fire protection plan, acceptable to the County, shall be prepared by the developer at the time of the submission of a Development Permit Application.



**17.6 Direct Control District Regulations - NW 10-33-1-5 Plan 9111348
Lot 2**

1. Purpose

The purpose of this district is to allow outdoor storage of heavy duty equipment, vehicles and pipe or a maximum of 50 recreational vehicles.

2. Application

These regulations shall apply to the 0.81 ha (2.0 ac) area lot within NW 10-33-1-5 Plan 9111348 Lot 2 as outlined in schedule "B" map.

3. Definitions - For the Purpose of this Section:

ACCESSORY BUILDING means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal use in the designated area.

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

INDUSTRIAL, STORAGE means a development used for outdoor storage and warehousing. Typical facilities would include pipe yards, vehicle or heavy equipment, storage/warehousing. No additional processing would occur on site.

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 UNIT means a structure or portion of a building used to provide accommodation for security personnel within the designated area.

4. Uses

EXEMPT	DISCRETIONARY
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For a additional guidance please refer to Subsection 4.2	Accessory Building and Use
	Industrial Storage
Accessory Building and Use	Recreational Vehicle Storage Outdoor
PERMITTED	Security Unit
	Signs

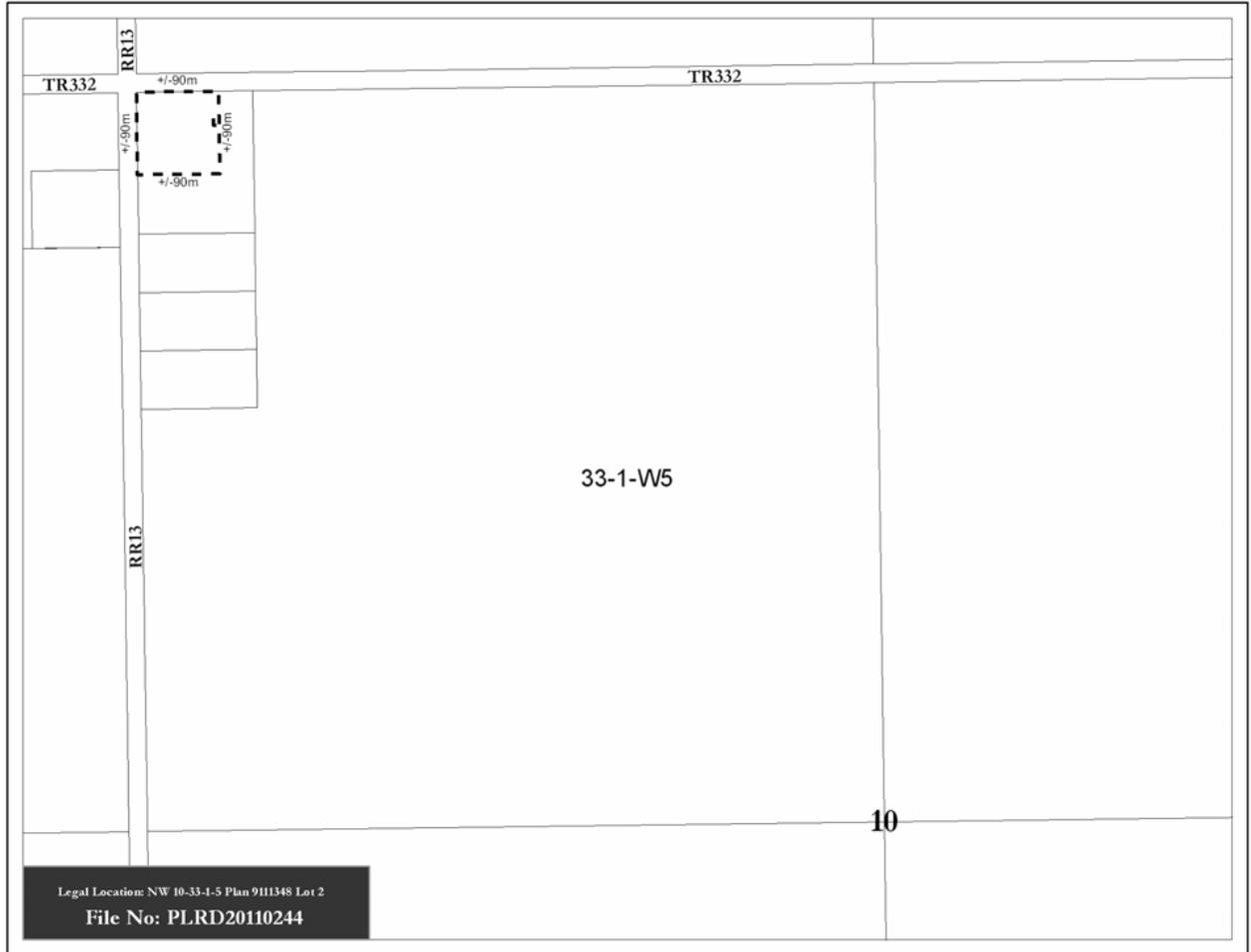
5. Site Regulations

PARCEL AREA	To be determined at the time of redesignation
SETBACK - CORNER SITE	Shall be in compliance with Subsection 9.7 Corner Parcel Restrictions
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with the current provincial and/or federal regulations code of practice
	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 (1,476.3 ft)

6. Other Regulations

- a) Site Requirements
 - (i) The site plan for the recreational vehicle storage shall detail the number of storage sites proposed including dimensions of the sites, internal circulation requirements, internal road widths, site access and egress, emergency access, parking areas, storage areas, topsoil removal area and location of soils extracted and detailed reclamation plan.
 - (ii) Any new access points will be at the discretion of the Development Approving Authority with a permit application.
 - (iii) Development Permit applications shall include a spill contingency plan that should detail a procedure to mitigate potential ground contamination from vehicle fluids.
- b) Landscaping
 - (i) A landscaping plan shall be required as part of the submission for a Development Permit, except where the Approving Authority accepts that no landscaping is necessary. This plan shall include the provisions for a healthy vegetative buffer along the western boundary of the district.
 - (ii) Topsoil shall not be removed from NW 10-33-1-5 Plan 9111348 Lot 2.
- c) Fire Protection
 - (i) An on-site fire protection plan, acceptable to the County, shall be prepared by the developer at the time of the submission of a Development Permit Application.

Schedule B
Bylaw No. 03/12



17.7 Direct Control District Regulations - Plan 0714705 Block 1 Lot 1

1. Purpose

The purpose of this district is to allow single level outdoor storage of shipping containers on a temporary basis. A high standard of visual quality will be applied to this development, including *landscaping* and *screening*, and consideration is given for visual impacts to *adjacent land* uses.

2. Application

These regulations shall apply to the 2.9 ha (7.17 ac) lot described as Plan 0714705 Lot 1 Block 1 as outlined in Schedule "A" map.

3. Definitions – For the Purpose of this Section:

CONTAINER HOME means a home or building constructed on a shipping container base.

SHIPPING CONTAINER means a container, originally used to transport goods.

SIGN means an object or device intended for the purpose of advertising or calling attention to any person, matter or thing. Sign typology may consist of the following: gateway, directional, freestanding or portable.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building, compliant with Subsection 4.2	Accessory Building
	Container Home/ Show Home (no services)
	Shipping Container Storage
PERMITTED	Sign

5. Site Regulations

SET BACK - FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line adjacent to any paved or hard surface County road
	Minimum 60.0 m (196.9 ft) from the property line of any gravel County road allowance
SETBACK - REAR YARD	Minimum 15.0 m (49.2 ft)
SETBACK - SIDE YARD	Minimum 15.0 m (49.2 ft)
SETBACK - CORNER SITE	Shall be in compliance with Subsection 9.7 Corner Parcel Restrictions
YARDS SETBACKS FROM EXISTING AND PROPOSED HIGHWAYS AND SERVICE ROADS	As determined by Alberta Transportation
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with the current provincial and/or federal regulations code of practice
	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)

6. Other Regulations

a) Site Requirements

- (i) Any new access points will be at the discretion of the Development Approving Authority with a permit application.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- b) Landscaping
 - (i) A landscaping plan shall be required as part of the submission for a Development Permit, except where the Approving Authority accepts that no landscaping is necessary
 - (ii) Topsoil shall not be removed from Plan 0714705 Lot 1 Lot 1.
- c) Sign
 - (i) Any sign erected shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines”
 - (ii) Any sign erected in proximity of a Provincial Highway requires a permit from Alberta Transportation.
- d) Development Permits
 - (i) Development Permit applications for both permitted and discretionary uses shall be evaluated in accordance with this Land Use Bylaw.



17.8 Fallentimber Rediscovery Centre Direct Control District Regulations - NE 3-31-5-5

1. Purpose

The purpose of this district is for the development of the Fallentimber Rediscovery Centre, to support the delivery of educational and training programs which focuses on Indigenous culture and natural heritage. The Fallentimber Rediscovery Centre shall be operated for the exclusive use of the clients of the Ghost River Rediscovery Centre and shall not be made commercially available to the general public.

2. Application

These regulations shall apply to the 63.6 ha (157.22 ac) of land located within the NE 3-31-5-5 shown as Direct Control District as outlined in Schedule "B".

3. Definitions - for the Purpose of this Section

ACCESSORY BUILDING means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal use in the designated area. Accessory buildings shall not include cultural education buildings or cultural accommodation buildings. Accessory buildings may include but are not limited to the following types and related uses: Maintenance Building, Fire Pit Seating Structure, Challenging Course, Kitchen Shelter, Storage Buildings and Self-composting Toilets.

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

AGRICULTURAL, EXTENSIVE means a system of tillage including the associated clearing of land for agricultural production purposes, which depends upon large areas of land for the raising of crops or raising livestock. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses.

CARETAKER AND STAFF RESIDENCE means one (1) separate dwelling unit used to provide accommodation of security personnel or staff involved in the operations and maintenance of the Fallentimber Rediscovery Centre.

CULTURAL ACCOMMODATION BUILDINGS means a guest house, designed and constructed to replicate a traditional cultural structure. Cultural accommodation buildings shall be used for educational purposes and to provide overnight accommodation for small groups of ten (10) persons or less, and to support the delivery of cultural and natural heritage education initiatives. Cultural accommodation buildings shall have limited services and not include cooking or sanitary facilities and shall include the following building types and related uses: Nordic Cabins, Prairie Tipis and Yurt.

CULTURAL EDUCATION BUILDING means an accessory building designed and constructed to replicate traditional Indigenous structures representative of various Indigenous cultures throughout Canada and abroad. Cultural education buildings shall be used for educational or ceremonial purposes and shall not be used for any form of habitation or overnight accommodation. Cultural education buildings types shall include the following or other similar uses: West Coast Big House, Kekuli or Earth Lodge, Eastern Iroquois Longhouse, Hogan and a Sweat Lodge.

CULTURAL LODGE AND ADMINISTRATIVE BUILDING means the principal building on site, designed and used to support the delivery of administrative needs, educational opportunities, training programs and supportive functions for the Fallentimber

Rediscovery Centre. The building may be used for training and/or overnight accommodation of small groups of up to twenty (20) persons, and shall include an office space, training areas, habitable rooms, kitchen/dining area, laundry area and sanitary facilities.

FARM BUILDING means an accessory building that:

- a) does not contain a residential occupancy,
- b) is located on land used as farm, or is zoned for agricultural use and directly supports the primary farm operation,
- c) has a low occupant load, and
- d) is not used for occupied by, or expected to be used or occupied by, the public or persons, other than the farmer or farmers that own the building, their immediately family, and/or their employees, that may be in the building from time to time, and the building is used for:
 - i) housing livestock,
 - ii) storing, sorting, grading or bulk packaging primary agricultural products, or
 - iii) housing, storing or maintaining machinery associated with the operation of farm on which it is located.

HORTICULTURAL USE means an agricultural operation concerned with intensively cultivated plants produced on site and are either used for food, for medicinal, environmental, aesthetic purposes or sold. These uses may include plant nurseries, greenhouses, market gardens, tree farms, wood lots, sod farms, specialty crops, or experimental crops. All woodlot operations shall comply and adhere to the Woodlot Management Guidelines of Alberta.

RECREATION, PASSIVE means opportunities for low-impact, non-motorized activities that occur in a natural setting with require minimal development or facilities, and the importance of the environment or setting for the activities is greater than in developed or active recreation settings.

SIGNS means an object(s) or device(s) intended for the purpose of calling attention to any person, matter, thing or event.

TREE CLEARING means the cutting down and/or removal of trees and shall be subject to the following:

- a) When undertaking outside of an Environmentally Significant Area or hazard lands for agricultural practices does not require a Development Permit;
- b) When proposed within an Environmentally Significant Area or hazard lands shall require a Development Permit and shall be considered a discretionary use;
- c) When is associated with development requiring a Development Permit shall be dealt with under the same Development Permit; and
- d) Notwithstanding the above, minor tree clearing in Environmentally Significant Areas for the purpose of Fire Smart, forest management practices and minor maintenance, may be permitted without a Development Permit.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (107.6 ft ²)	Accessory Building and Use, compliant with Subsection 9.4
Agriculture, Extensive	Caretaker and Staff Residence
Farm Building (related to Agriculture, Extensive)	Cultural Accommodation Buildings
Recreation, Passive	Cultural Education Buildings

EXEMPT	DISCRETIONARY
Tree Clearing	Cultural Lodge and Administrative Building
PERMITTED	Horticultural Use
Accessory Building and Use, compliant with Subsection 9.4	Signs

5. Site Regulations

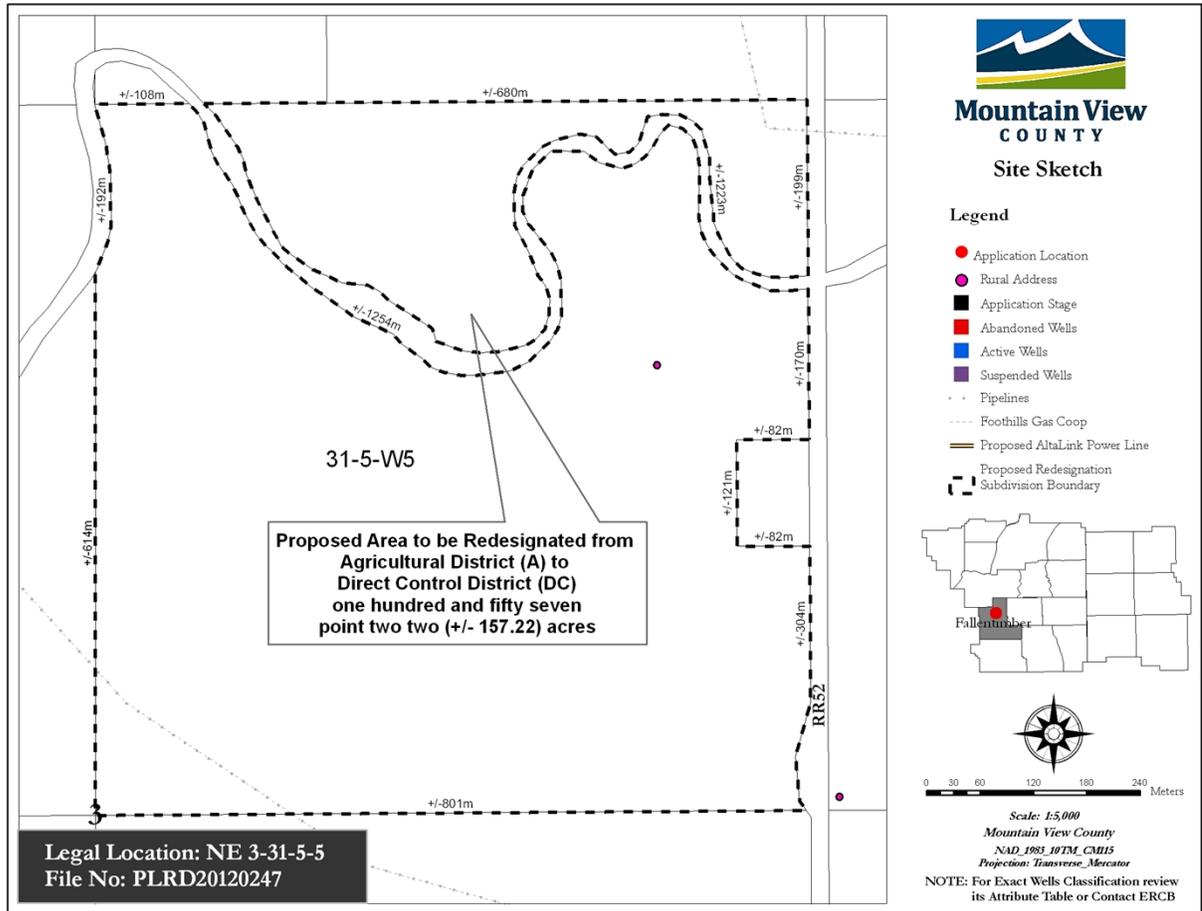
PARCEL AREA	63.62 ha (157.22 ac)
FRONT YARD	Minimum 60 m (196.9 ft) from the property line from any gravel County road allowance.
SIDE YARD	Minimum 17 m (55.8 ft)
REAR YARD	Minimum 17 m (55.8 ft)
PARCEL DENSITY	The parcel density shall be one (1) 63.62 ha (157.22 ac) parcel.
BUILDING DENSITY	Cultural Accommodation Buildings: maximum eight (8) buildings per parcel. Cultural Education Buildings: maximum five (5) buildings per parcel. Cultural Lodge & Administrative Building: maximum one (1) building per parcel. Caretaker and Staff Residence: maximum one (1) building per parcel. Other Accessory Buildings: maximum seventeen (17) buildings per parcel.
BUILDING HEIGHT	Cultural Lodge & Administrative Building: maximum 12.2 m (40.0 ft) Accessory Buildings: maximum 8.0 m (26.0 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	Cultural Lodge & Administrative Building: maximum 557 m ² (6,000 ft ²) Accessory Buildings: maximum 93 m ² (1,000 ft ²)

6. Other Regulations

- a) Density
 - i) The maximum number of persons allowed at one time at the Fallentimber Rediscovery Centre, including staff and guests, shall not exceed seventy-five (75) persons per day.
- b) Development Permits
 - i) Development Permit applications shall be evaluated in accordance with the Land Use Bylaw.
 - ii) The applicant may be required to submit the following reports and/or plans in conjunction with a Development Permit Application:
 - (1) Site Development Plan - This plan would describe the intended layout of all buildings and related improvements within the site as well as supporting utility infrastructure, vehicular access and internal circulation routes, parking/loading areas, fencing, signage and landscaping.
 - (2) Utility Infrastructure and Servicing Design Brief - This report shall be prepared by a qualified professional and will illustrate the type and location of all existing potable water, wastewater treatment and stormwater management infrastructure within the site, and an assessment and recommendations of the said infrastructure system's capacity to accommodate the Fallentimber Rediscovery Centre.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- (3) Fire protection & Emergency Response Plan - The plan will describe how the operator will respond in the event of a structure fire or other emergency so as to facilitate the protection of human life, to minimize loss of property and to establish protocols for emergency responders.
 - (4) Facility Operations and Management Plan - This plan will describe how the Fallentimber Rediscovery Centre will operate and will clarify the operator's qualifications, it will establish a profile of a typical visitor centre, and describe the general nature of residential, spiritual, academic and vocational training services to be offered at this location. In addition, the plan will also clarify how the operator will provide oversight of the Fallentimber Rediscovery Centre.
 - (5) Good Neighbourhood Action Plan - This plan will describe how the operator will respond to queries and concerns from surrounding property owners and residents, arising from the operation of the Fallentimber Rediscovery Centre and related uses within the site.
- iii) Terms not defined herein have the same meaning as defined in the Land Use Bylaw.
 - iv) Notwithstanding any other requirements of this Bylaw, the developer shall be required to obtain all permits and authorizations required to develop and operate the Fallentimber Rediscovery Centre, including but not limited to such authorizations required by the Water Act, the Safety Codes Act, and other applicable legislation and regulation.



Bylaw No. 16/13

Pacific West Transport Ltd. & Terra Metals
 Direct Control Regulations
 Schedule "A"

17.9 Direct Control District Regulations - SW 18-32-1-5

1. Purpose

The purpose of this district is to allow for a metal recycling and trucking operation.

2. Application

These regulations shall apply to the 3.39 acre area within SW 18-32-1-5 and Plan 1511688 Block 1 Lot 1 (amended by Bylaw No. LU 21/18) as outlined on Schedule "B".

3. Definitions – For the Purpose of this Section:

ACCESSORY BUILDING means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal use in the designated area.

AGRICULTURE, EXTENSIVE means a system of tillage including the associated clearing of land for agricultural production purposes, which depends upon large areas of land for the raising of crops or raising of livestock. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses.

AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of automobiles, trucks, trailers, motorcycles, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light recreational vehicles. Uses and facilities would also include transmission shops, muffler shops, autobody paint and repair facilities, highway service stations and fleet services involving vehicles for the delivery of people, goods or services. This use class does not include bulk fuel depots.

INDUSTRIAL, STORAGE AND WAREHOUSING means development used for either indoor or outdoor storage, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment. Typical facilities would include pipe yards, vehicle or heavy equipment service and storage, lumber yards, storage/warehousing compounds or distribution centres. Generally, no additional processing would occur on site.

SIGN, ON-SITE COMMERCIAL means a sign that refers to goods, activities or services produced, offered for sale or free obtained at the premises or on the parcel on which the sign is located or displayed. It can be produced in any sign typology as defined in this Subsection of this Bylaw but does not include a third-party commercial sign.

WASTE MANAGEMENT FACILITY, MAJOR means a site used primarily for the storage, processing, treatment and disposal of solid and/or liquid wastes, which may have adverse environmental impact on adjacent sites by virtue of potential emissions and/or appearance. Typical uses include sanitary landfills, garbage transfer and compacting stations, recycling facilities (not including recycling depots), incinerators, sewage lagoons, wrecking and scrap metal yards, and similar uses.

4. Uses

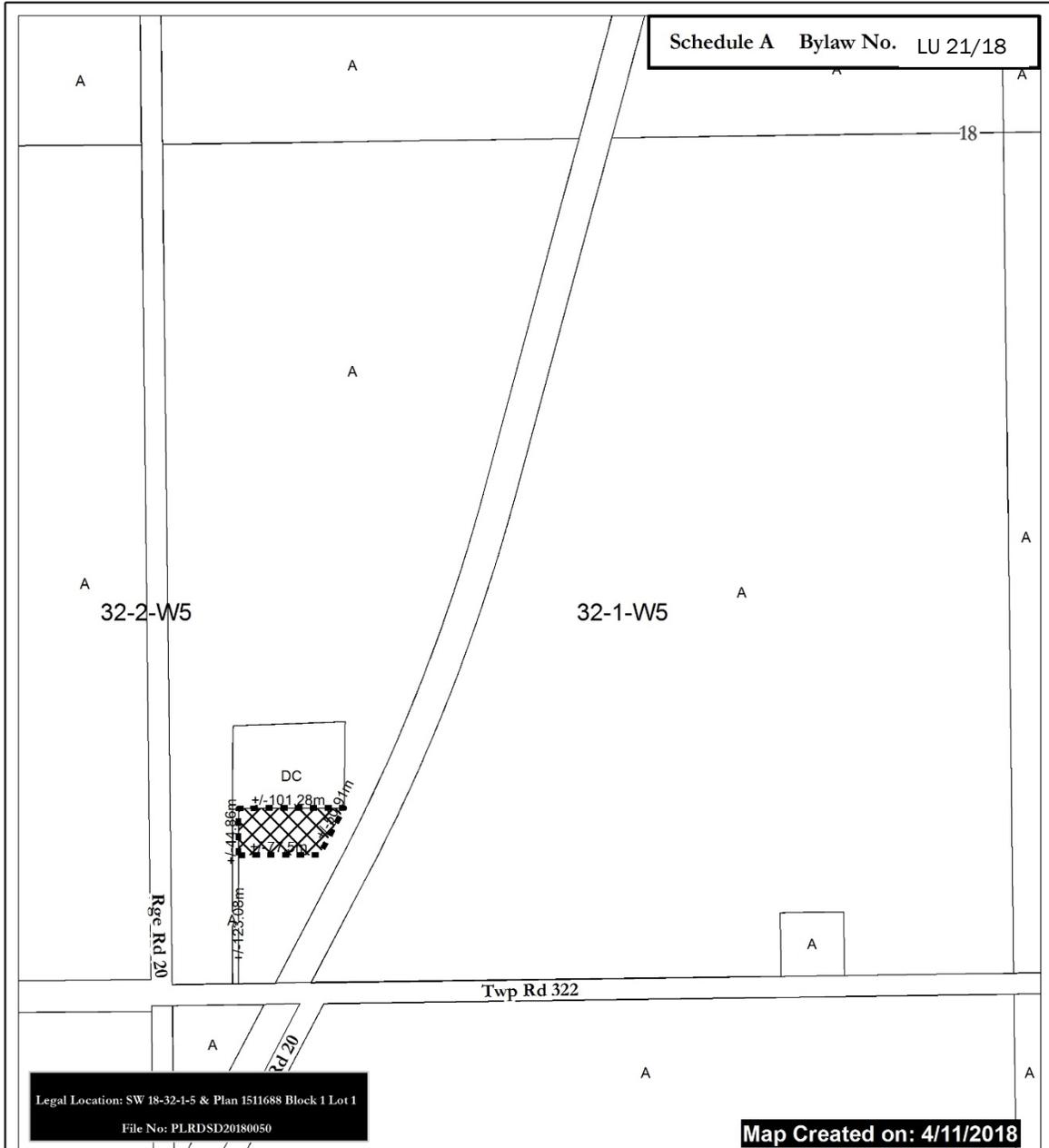
EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building – not more than 2
	Automotive, Equipment & Vehicle Services
Agricultural, Extensive	Industrial Storage & Warehousing
PERMITTED	Parking Facility
	Sign, On-Site Commercial
	Waste Management Facility, Major

5. Site Regulations

SITE AREA	0.85 ha (2.1 ac)
FRONT YARD	168 m (551.2 ft)
REAR YARD	559 m (1,834.0 ft)
SIDE YARD	Westerly 56 m (183.7 ft), Easterly 64 m 210.0 ft)
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with current Provincial regulations
	Sewage Lagoons & Treatment Plant: 300.0 m (984.3 ft)
	Solid board fence, a minimum 30.5 m (100.0 ft) from the property line
	Landfill Site & Waste Transfer Station: 300.0 m (984.3 ft) or 450.0 m (1,476.4 ft)

6. Other Regulations

- a) Public consultation
 - (i) The applicant may be required to undertake a community consultation program with all stakeholders and land owners within 0.8 km (0.5 mile) radius from the parcel boundary and the designated travel route prior to a development permit application to the satisfaction of the Approving Authority.
- b) Site Suitability
 - (i) As a condition of a Development Permit application the Approving Authority shall require a spill contingency plan that shall detail procedures to mitigate potential ground contamination.
 - (ii) Fencing and screening of the entire Direct Control Area shall be required. Direct Control uses are not permitted outside of the defined area.
 - (iii) As a condition of a development permit the approving authority may require a road use agreement.
- c) Landscaping
 - (i) A landscaping plan may be required as part of the submission for a development permit, except where the Approving Authority accepts that no landscaping is necessary. For Landscaping refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.
 - (ii) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.
 - (iii) Topsoil shall not be removed from SW 18-32-1-5.
- d) Fire Protection
 - (i) The Approving Authority may request an Emergency Response Plan as a condition of a development permit to ensure that emergency services requirements for fire, rescue and ambulance are met.



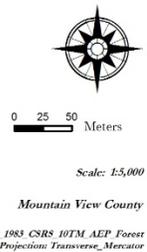
Legal Location: SW 18-32-1-5 & Plan 1511688 Block 1 Lot 1
File No: PLRDS20180050

Map Created on: 4/11/2018

 From A to DC
(+/- 1.00 ac)

- A = Agricultural District
- A(2) = Agricultural (2) District
- R-CR = Country Residential District
- R-CR1 = Country Residential (1) District
- RF = Residential Farmstead District
- C-LC = Local Commercial District
- I-BP = Business Park District
- I-II = Heavy Industrial District

- P-PC = Parks and Conservation District
- P-PR = Parks and Recreation District
- P-PCR = Parks and Comprehensive Recreational District
- S-IEC = Institutional, Educational and Cultural District
- S-AP = Airport District
- DC = Direct Control
- AEP = Aggregate Extraction / Processing District



17.10 DC District Regulations - Part of Plan 9710258, Block 1 within the SW 17-31-28-4

1. Purpose

The purpose of this district is to allow outdoor and indoor storage and the minor maintenance of construction and agricultural equipment, and other related uses.

2. Application

The following regulations shall apply to a portion of Plan 9710258, Block 1, within the SW 17-31-28-4, on approximately 2.36 hectares (5.85 acres), as identified on Schedule "B".

3. Definitions – For the Purpose of this Section:

ACCESSORY BUILDING means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal use in the designated area, but in no instance shall be used as a permanent or temporary residence. For the purpose of this district accessory building(s) shall include the following types: tent, mobile structure and skid shack.

AGRICULTURE, EXTENSIVE means a system of tillage including the associated clearing of land for agricultural production purposes, which depends upon large areas of land for the raising of crops or raising of livestock. Extensive agricultural uses include buildings and other structure incidental to farming as well as farm related uses.

INDUSTRIAL, STORAGE AND WAREHOUSING means development used for either indoor or outdoor storage, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment. Typical facilities would include pipe yards, vehicle or heavy equipment service and storage, lumber yards, storage/warehousing compounds or distribution centres. Generally, no additional processing would occur on site.

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

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).

SHIPPING CONTAINER means a sea can or container, originally used to transport goods, now used as an accessory building for storage. Shipping containers cannot be stacked.

SIGN, ON-SITE COMMERCIAL means a sign that refers to goods, activities or services produces, offered for sale or free obtained at the premises or on the designated area on which the sign is located or displayed. It can be produced in any sign typology as defined in the "Mountain View County Business, Commercial, and Industrial Design Guidelines" but does not include third-party commercial sign.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building compliant with Subsection 9.3
Agriculture, Extensive	Industrial, Storage and Warehousing
	Office
PERMITTED	Security Suite
Sign, On-site Commercial	Shipping Container

5. Site Regulations

PARCEL AREA	2.36 hectares (5.85 acres).
FRONT YARD	Minimum 50 m (164.0 ft) from the property line from any gravel 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 the current Provincial Regulations.
	Other Setbacks as per the Subdivision and Development Regulations.
BUILDING DENSITY	Accessory Buildings: maximum five (5) buildings per parcel.
	Security Suite: maximum one (1) building per parcel.
	Shipping Container: maximum of eight (8) per parcel.
BUILDING HEIGHT	Accessory Building: maximum 12.80 m (42 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	Accessory Building: maximum 929.03 m ² (10,000 ft ²)

6. Other Regulations

a) Restrictions

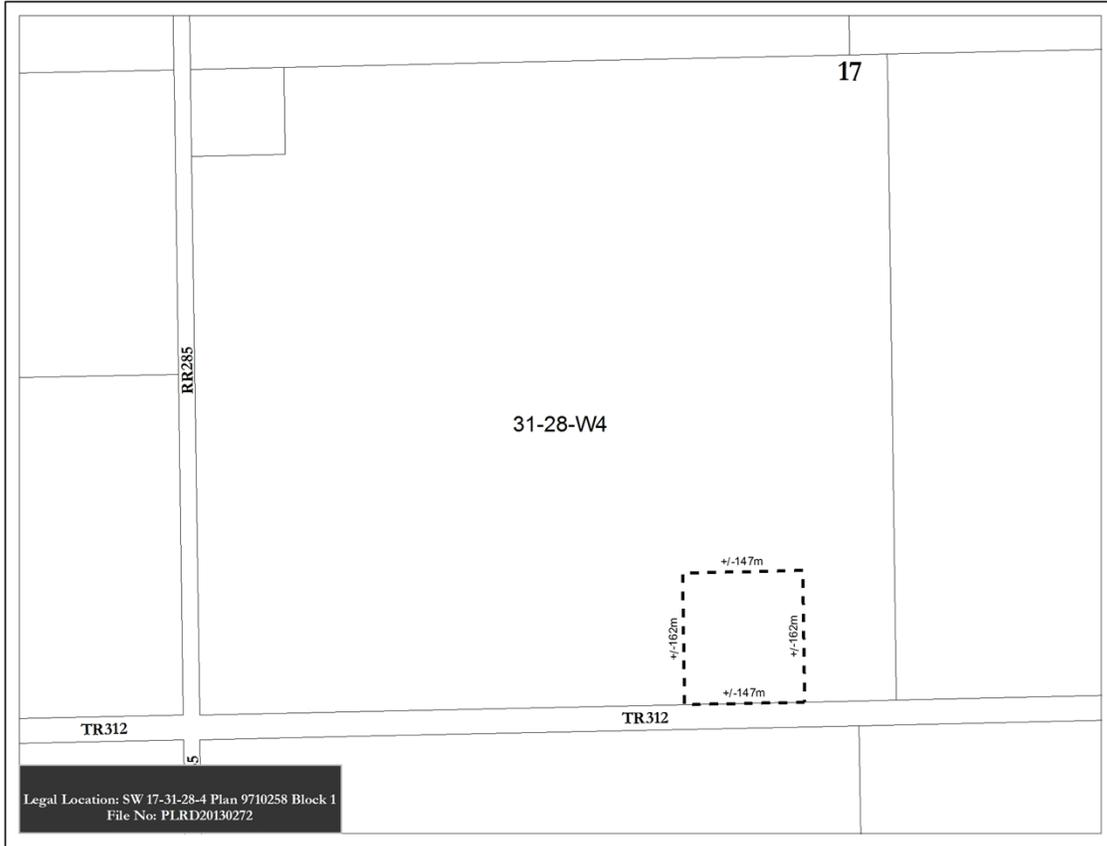
- (i) The maximum number of employees shall not exceed twenty (20).
- (ii) Development in this District shall not create any nuisance impact including noise, odour, and emission of contaminants, beyond the boundaries of the site that will have a negative impact on the safety, use, amenity and enjoyment of adjacent land.
- (iii) Topsoil shall not be removed from Plan 9710258, Block 1, within the SW 17-31-28-4.
- (iv) All outdoor storage areas (where permitted) 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.

b) Site Suitability

Where 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) Hazard Assessment and Management Plan: This Plan shall identify all potential hazards in relation to the proposed development and how they shall be managed. Hazards include but are not limited to fire, petro chemicals and processing chemicals. The Plan shall also include an emergency response plan in the event of an emergency.
- (ii) As a condition of a Development Permit, the Approving Authority will require a Road Use Agreement.

- c) Landscaping
 - (i) A Landscape Plan will be required as part of the submission of a Development Permit. For Landscaping refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines”. The Plan shall include the provisions for a healthy vegetative berm buffer, along the perimeter of this district (north, west, south and east). The Plan shall provide for the containment and control of stormwater.
- 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.



Bylaw No. LU 19/14
 Direct Control Regulations
 Schedule "A"

17.11 Direct Control District Regulations - SE 1-33-2-5

1. Purpose

The purpose of this district is to allow for the storage of commercial vehicles and commercial equipment.

2. Application

These regulations shall apply to a 0.28 hectares (0.7 acre) site within SE 1-33-2-5 as outlined on Schedule "B"

3. Definitions – For the Purpose of this Section:

ACCESSORY BUILDING means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal use in the designated area.

COMMERCIAL EQUIPMENT means equipment used for commercial purposes and includes single or tandem axle light tower trailers, mobile restroom trailer, office trailer, wheel loader, skid steer and flat deck trailer.

COMMERCIAL VEHICLE means a motor vehicle operated on a highway by or on behalf of a person for the purpose of providing transportation for business purposes but does not include a private passenger vehicle. Residential vehicles containing signage shall be exempt within this definition.

SHIPPING CONTAINER means a shipping container, originally used to transport goods, now used as an accessory building for storage or other uses.

SIGN, ON-SITE COMMERCIAL means a sign that refers to activities or services, offered for sale or obtained on the parcel on which the sign is located or displayed.

4. Uses

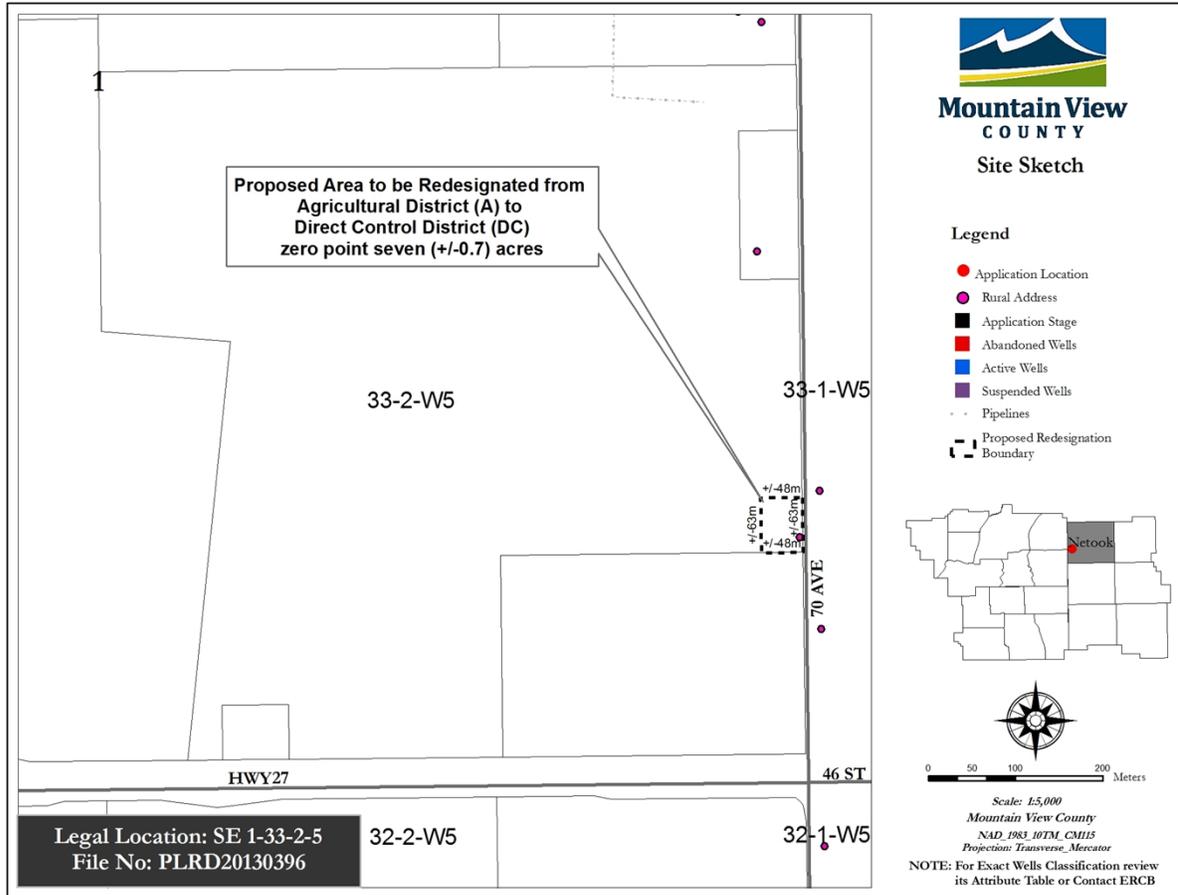
EXEMPT	PERMITTED
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building
	Shipping Container
	Commercial Equipment Storage
	Commercial Vehicle Storage
	Sign, On-Site Commercial

5. Site Regulations

SITE AREA	0.28 hectares (0.7 acres)
FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line adjacent to any paved or hard surface County road for Permanent structures. Minimum 15.0 meters (49.2 feet) for storage.
REAR YARD	All storage to be within the Direct Control area
SIDE YARD	All storage to be within the Direct Control area
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with the AEUB code of practice 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)

6. Other Development Regulations

- a) Public consultation
 - (i) The applicant may be required to undertake a community consultation program with all stakeholders and land owners within 0.8 km (.5 mile) radius from the parcel boundary and the designated travel route prior to a Development Permit application to the satisfaction of the Approving Authority.
- b) Site Suitability
 - (i) As a requirement of a Development Permit application the Approving Authority shall require a spill contingency plan that shall detail procedures to mitigate potential ground contamination.
 - (ii) Fencing and screening of the entire Direct Control Area shall be required. Direct Control uses are not permitted outside of the defined area.
 - (iii) As a requirement of a Development Permit the approving authority may require a road use agreement.
- c) Landscaping
 - (i) A landscaping plan may be required as part of the submission for a Development Permit, except where the Approving Authority accepts that no landscaping is necessary. For Landscaping refer to the "Mountain View County Business, Commercial, and Industrial Design Guidelines" as adopted by Council.
 - (ii) Topsoil shall not be removed from SE 1-33-2-5.
- d) Fire Protection
 - (i) The Approving Authority may request an Emergency Response Plan as a requirement of a Development Permit to ensure that emergency services requirements are met.
- e) Development Restrictions
 - (i) A maximum of five (5) accessory building less than 10.0 m² (108 ft²) on site at any time.
 - (ii) A maximum of five (5) shipping containers on site any time.



Bylaw No. LU 05/25
Direct Control District Regulations
Schedule "A"
Bylaw No. LU 18/14 amended May 21, 2025

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 (131.23 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 alternative access be required as part of a future Development Permit 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, establishes proper reporting and communication procedures and describes 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

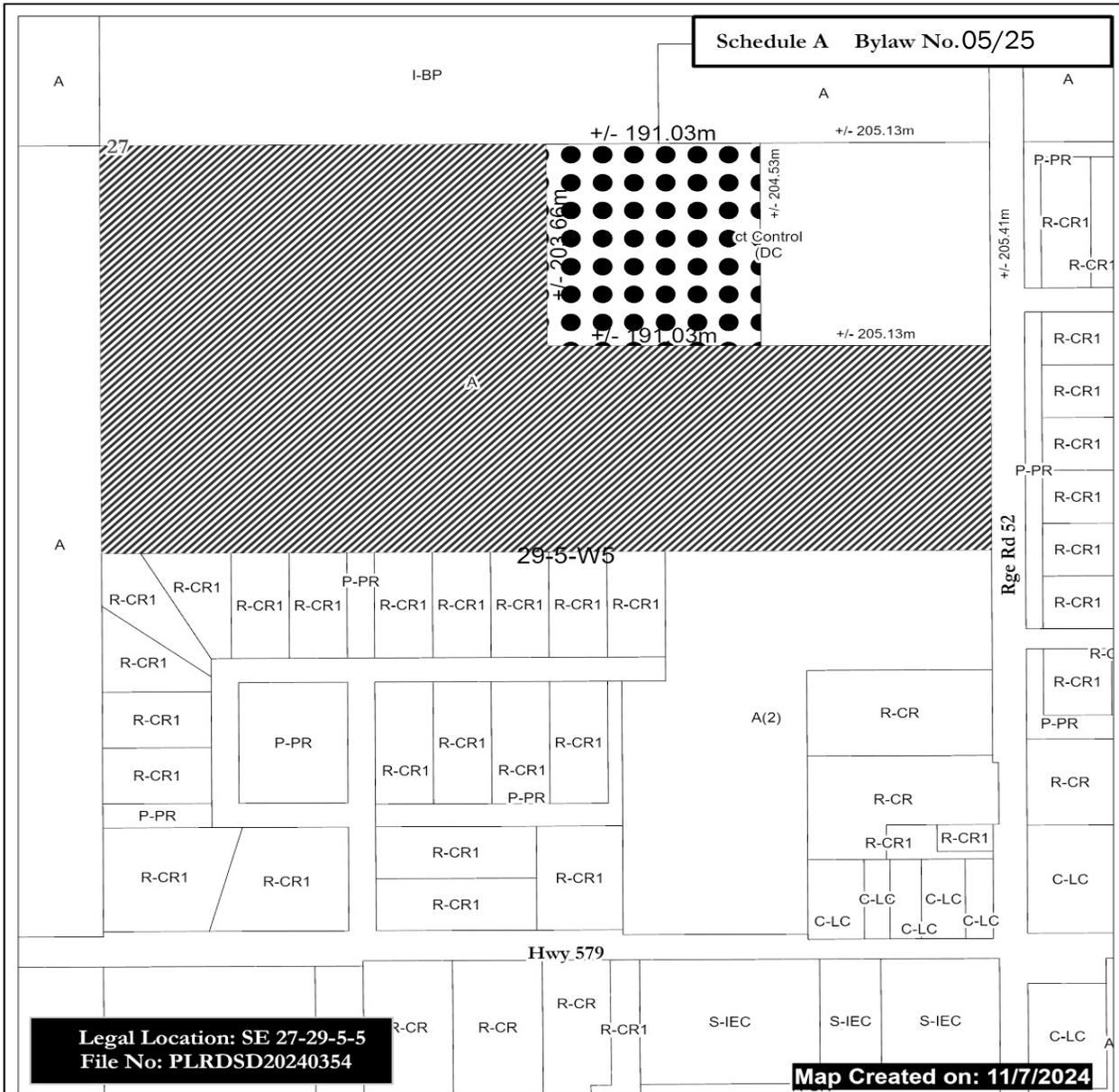
- i. A Fire Protection Plan shall be prepared by the developer and submitted to the local Fire Department for approval with confirmation provided to the satisfaction of the Approving Authority.

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.



Legal Location: SE 27-29-5-5
File No: PLRDSD20240354

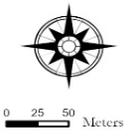
Map Created on: 11/7/2024

 From DC to A(2) (+/-) 9.63 ac (3.9 Ha)
  From A to A(2) (+/-) 61.84 ac (25.02 Ha)

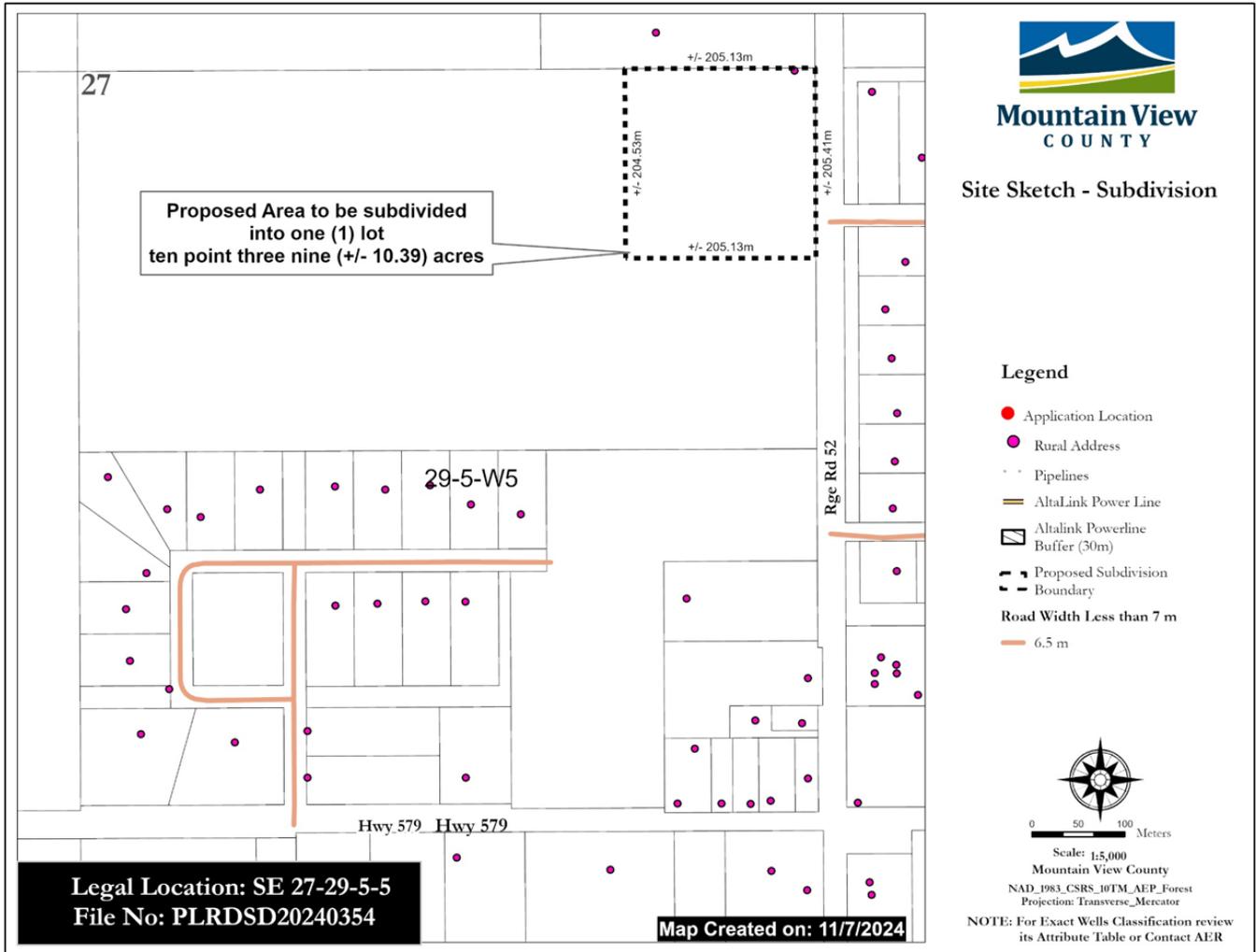


- A = Agricultural District
- A(2) = Agricultural (2) District
- R-CR = Country Residential District
- R-CR1 = Country Residential (1) District
- RF = Residential Farmstead District
- C-LC = Local Commercial District
- I-BP = Business Park District
- I-HI = Heavy Industrial District
- P-PC = Parks and Conservation District

- P-PR = Parks and Recreation District
- P-PCR = Parks and Comprehensive Recreational District
- S-IEC = Institutional, Educational and Cultural District
- S-AP = Airport District
- DC = Direct Control
- AEP = Aggregate Extraction / Processing District



Scale: 1:5,000
Mountain View County
NAD_1983_CSRS_10TM_AFP_Forest
Projection: Transverse_Mercator



Bylaw No. LU 27/14
Direct Control District Regulations
Schedule "A"

17.13 Direct Control District Regulations - Plan 9611732 Lot 1

1. Purpose

The purpose of this district is to allow for the development and use of an off leash dog park within Area A and Passive Recreation within Area B as outlined on Schedule B attached.

2. Application

These regulations shall apply to 55.85 acre site within Plan 9611732 Lot 1 as outlined on Schedule "B"

3. Definitions –unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

CONTROLLED LIVESTOCK GRAZING means controlled seasonal grazing of livestock.

OFF LEASH DOG PARK means a fully fenced and gated open space, designed specifically for owners to allow their dogs off leash.

LIVESTOCK means cattle, sheep, goats, horses and similar animals.

VICIOUS DOG as per the Mountain View County Dog Control Bylaw.

RESTRICTED DOG as per the Mountain View County Dog Control Bylaw.

4. Uses

EXEMPT	PERMITTED
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building and Use, compliant with Subsection 9.4
	Off Leash Dog Park
Controlled Livestock Grazing	Sign, On-site Commercial
	Passive Recreation

5. Site Regulations

SITE AREA	55.85 ac (22.6 Ha)
FRONT YARD	Minimum 40 m (131.2 ft) from the property line
REAR YARD	Minimum 12.0 m (39.4 ft)
SIDE YARD	Minimum 6.0 m (19.7 ft)
SETBACKS FROM EXISTING HIGHWAY	As determined by Alberta Transportation
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with Provincial Regulations

6. Other Development Regulations

- a) Fencing
 - i. Exclusion fencing of the entire off leash area (Area A) shall be required and extended to the parking area. Off leash activity is not permitted outside of the designated off leash area.
 - ii. The fence shall be chain link and a minimum of 1.52 m (5.0 ft) above ground.
 - iii. **The chain link fence shall be erected at the top of the bank as determined by the fencing plan and be at the surface of the ground to discourage digging under the fence.**
 - iv. No fencing will be constructed prior to the issuance of a Development Permit for the Off Leash Dog Park.

b) Landscaping

- i. A landscaping plan may be required as part of the submission for a Development Permit, except where the Approving Authority accepts that no landscaping is necessary. For Landscaping refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.
- ii. Topsoil shall not be removed from Plan 9611732 Lot 1.
- iii. The landscaping plan shall outline the weed management plan for the area.

c) Manure Management Plan

- i. A manure Management Plan, dealing with dog feces, shall be required as part of the submission for a Development Permit.
- ii. Disposal bags or other means of removing feces, and refuse cans must be provided on site.

d) Signs

- i. A signage plan shall be required as part of the submission for a Development Permit. For signage refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.
- ii. Dog park sign shall include but is not limited to:
 - (1) Enforcement contact (Town of Olds)
 - (2) Park Rules
 - (3) Hours of Operation
 - (4) Map outlining designated area
- iii. Rural Address Sign shall be posted.
- iv. Any signage adjacent to the highway must comply with Alberta Transportation regulations.

e) Development Restrictions

- i. No Restricted Dogs permitted on site.
- ii. No Vicious Dogs permitted on site.
- iii. Off leash dogs permitted only within Area “A” as outlined on Schedule B attached.
- iv. Alberta Transportation Regulations shall be adhered to at all times.

f) Controlled Livestock Grazing

- i. Any controlled Livestock Grazing must be by the written approval of the landowner, if the landowner and operator are not the same.
- ii. A Manure Management Plan, dealing with livestock manure, shall be required as part of the submission of a Development Permit.
- iii. When Controlled Livestock Grazing is taking place on the site, use as an Off Leash Park will be temporarily suspended. Signage will be erected on site with details pertaining to the temporary closure of the park during these times.

Bylaw No. LU 43/15
Direct Control District Regulations
Schedule "A"

17.14 Direct Control District Regulations - NW 35-32-6-5

1. Purpose

The purpose of this district is to allow for the outdoor storage of bulk wood fibre (shavings) and parking vehicles and trailers related to the business.

2. Application

These regulations shall apply to a twelve point five (12.5) acre site within NW 35-32-6-5 as outlined on Schedule "B"

3. Definitions – For the Purpose of this Section:

INDUSTRIAL, STORAGE AND WAREHOUSING means development used for either indoor or outdoor storage, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment. Typical facilities would include pipe yards, vehicle or heavy equipment service and storage, lumber yards, storage/warehousing compounds or distribution centres. Generally no additional processing would occur on site.

OUTDOOR STORAGE means a development used for the outdoor storage of materials where such storage of goods and materials does not involve the erection of permanent structures for storage.

WOOD FIBRE means thin curly wood shavings used for packing or stuffing.

4. Uses

EXEMPT	DISCRETIONARY
Accessory buildings less than 10.0 m ² (108 ft ²)	Industrial Storage and Warehousing
Fencing	
PERMITTED	

5. Site Regulations

SITE AREA	12.5 acres (5.06 hectares)
FRONT YARD	Minimum 30.0 m (98.4 ft.) from the property line from any paved or hard surface road allowance.
	Minimum 40.0 m (131.2 ft.) from the property line from any gravel road allowance.
REAR YARD	Minimum 6.0 m (19.7 ft.) from the zoning line.
SIDE YARD	Minimum 6.0 m (19.7 ft.) from the zoning line.
Setbacks from existing highway	As determined by Alberta Transportation

6. Other Development Regulations

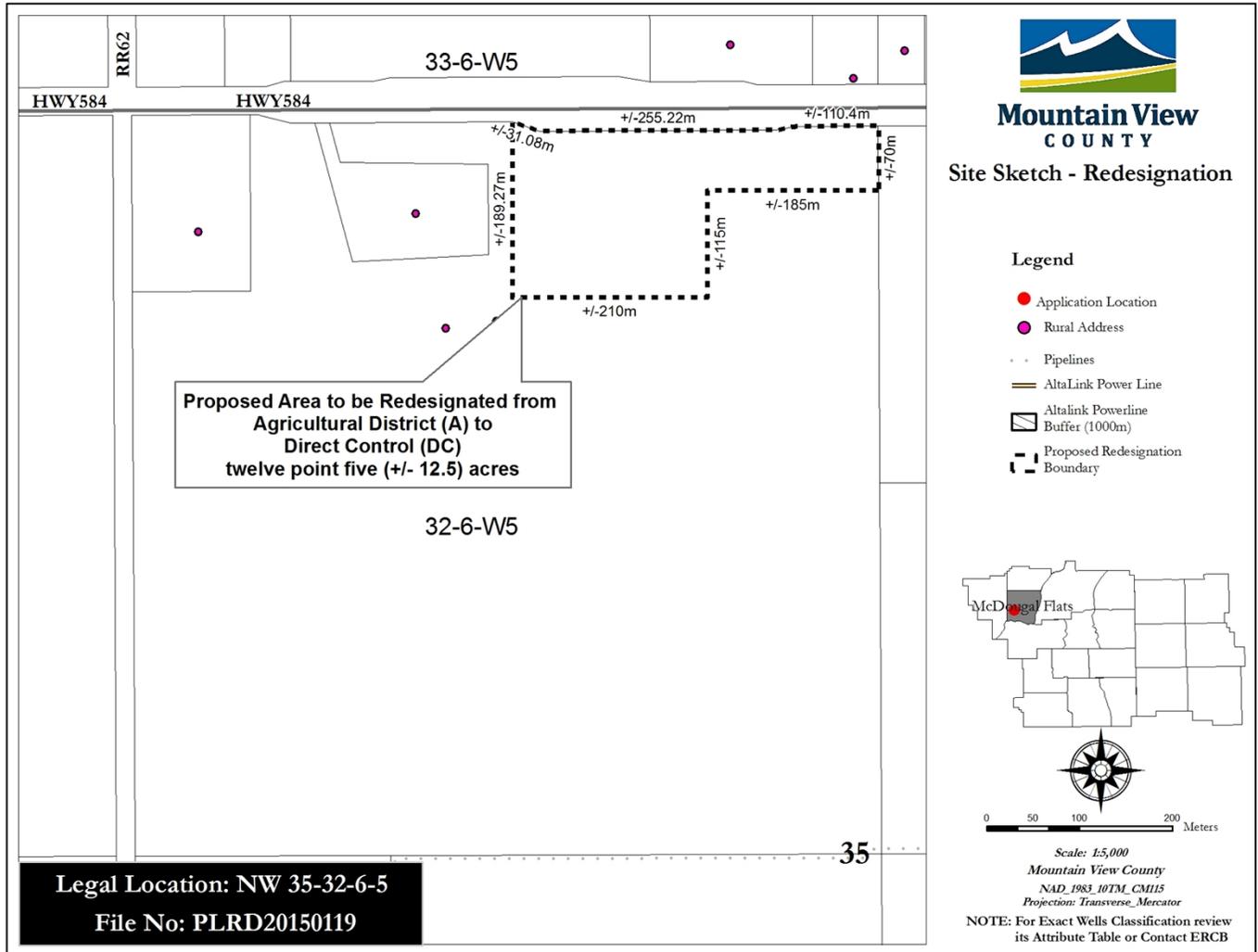
a) Site Requirements

- i. As a requirement of a Development Permit Application the Approving Authority shall require a spill contingency plan that shall detail procedures to mitigate potential ground contamination.
- ii. The Direct Control District boundaries shall be permanently delineated (ie: corner posts at each boundary corner). In the event that the boundary corner delineation proves to not be sufficient, the Approving Authority has the discretion to require

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

perimeter fencing of the entire Direct Control Area. Direct Control uses are not permitted outside of the defined area.

- iii. Topsoil shall not be removed from part of NW 35-32-6-5.
- b) Fire Protection
 - i. An on-site fire protection plan, acceptable to the County, shall be prepared by the developer at the time of the submission of a Development Permit Application.
- c) Industrial Storage and Warehousing
 - i. Industrial storage and warehousing shall be confined to a single area not to exceed 9.8 acres.
 - ii. Outside storage is limited to bulk wood fibre and parking of associated vehicles and trailers.
 - iii. Methods to control the blowing of wood fibre (shavings) from the site shall be undertaken.
- d) Automobile, Machinery, and Miscellaneous Equipment Storage
 - i. No person shall allow a motor vehicle or other machinery which is in a dilapidated unsightly condition, or discarded, to remain or be parked on any parcel in the County unless it is suitably housed or screened to the satisfaction of the Approving Authority, or has been issued a Development Permit.
 - ii. The storage of industrial oil and gas exploration and production machinery and equipment shall require a Development Permit from the County. The Approving Authority may require appropriate screening of oil and gas equipment being stored.



Bylaw No. 16/16
Direct Control District Regulations
Schedule "A"

17.15 Direct Control District Regulations -The North 370 ft of the West 585 ft of NW 28-30-27-4

1. Purpose

The purpose of this district is to allow for fabrication, processing, assembly, maintenance and repair under specific terms and restrictions, associated with drive-through undercarriage wash systems and non-motorized agricultural equipment and storage uses. This may provide for office, technical and/or administrative support uses accessory to the principle use.

2. Application

These regulations shall apply to a four point nine six (4.96) acre parcel described as The North 370 Feet of the West 585 Feet of the NW 28-30-27-4 as outlined on Schedule "B".

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

FABRICATION, PROCESSING OR REPAIR FACILITY means the manufacturing or assembly process including cutting, bending and welding of material to produce drive-through undercarriage wash systems and non-motorized agricultural equipment of goods, products and/or equipment such as but not limited to mower blades and harrows. This may provide space for maintenance and repair of non-motorized agricultural equipment. This may provide for office, technical and/or administrative support areas accessory to the principal use.

OUTSIDE STORAGE means the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements related to the on-site operation.

4. Uses

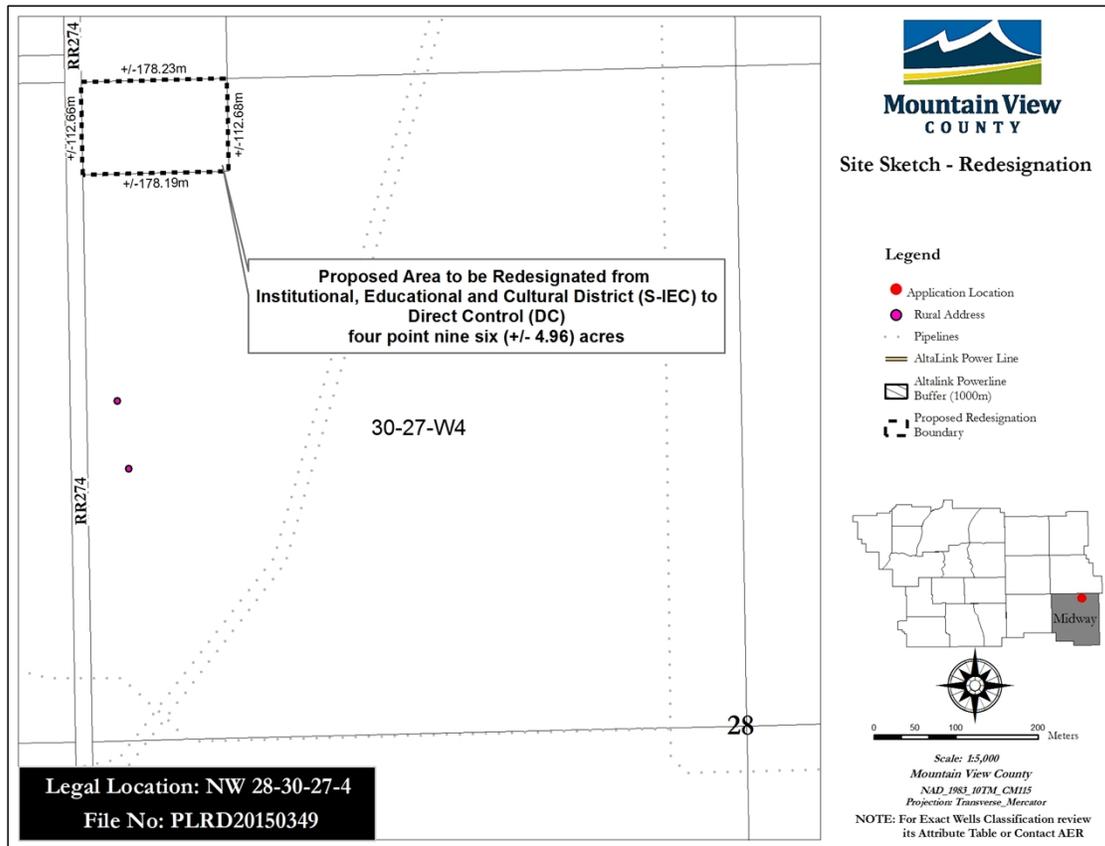
EXEMPT	DISCRETIONARY
Accessory Building, compliant with Subsection 4.2	Accessory Building
	Fabrication, Processing or Repair Facility
Shipping Containers (Sea Cans) A maximum of two (2) units shall be considered an accessory building in this Direct Control District.	Office
	Outside Storage
	Security Suite
	Sign, On-site Commercial

5. Site Regulations

SITE AREA	All of the land contained in the existing titled area
FRONT YARD	Minimum 30.0 m (98.4 ft.) from the property line from any paved or hard surface road
	Minimum 40.0 m (131.2 ft.) from the property line from any gravel surface road
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
SITE COVERAGE	At the discretion of the Approving Authority.

6. Other Development Regulations

- a) Development Restrictions
 - i. The maximum number of employees shall not exceed twenty (20).
 - ii. All outdoor storage areas and shipping containers (where permitted) shall be located to the rear and sides of the principal building and shall be screened from view from any public roadway and the adjacent sites by landscape materials, berms, fences or a combination of these features to the satisfaction of the Approving Authority.
 - iii. Development in this District shall not create any nuisance impact noise, odour and emission of contaminants, beyond the boundaries of the site that will have a negative impact on the safety, use, amenity and enjoyment of adjacent land.
 - iv. The area shall be protected from any product contamination as per Alberta Environment Standards and Guidelines that may be required.
 - v. As a condition of a Development Permit, the Approving Authority shall require a spill contingency plan that shall detail procedures to mitigate potential ground contamination.
 - vi. On-site painting shall not be permitted on the subject property.
- b) Sign, On-site Commercial
 - i. Any sign erected shall comply with the "Mountain View County Business, Commercial, and Industrial Design Guidelines".
- c) Fire Protection
 - i. The Approving Authority may request an Emergency Response Plan as a condition of a Development Permit to ensure that emergency services requirements for fire, rescue and ambulance are met.
- d) Landscaping
 - i. A Landscaping Plan will be required as part of the submission of a Development Permit. For landscaping refer to the "Mountain View County Business, Commercial, and Industrial Design Guidelines".
- e) Hours and Days of Operation
 - i. As a condition of a Development Permit the Approving Authority shall stipulate the allowable hours and days of operation for the proposed uses(s).



Bylaw No. LU 61/15
Direct Control District Regulations
Schedule "A"

17.16 Direct Control District Regulations - Part of SE 20-32-28-4

1. Purpose

The purpose of this district is to allow for the operation of a small cement plant for the construction of a new Confined Feeding Operation (dairy) within the SW 28-32-28-4 and maintenance of an existing Confined Feeding Operation within the NE 20-32-28-4 and for Agricultural related facilities on the following lands S ½ 28-32-28-4; E ½ 20-32-28-4; NE 7-32-28-4; E ½ 21-32-28-4; SE 29-32-28-4; NE 32-32-28-4; NW 33-32-28-4 and SE 5-33-28-4. Raw materials will be brought to the designation area. When raw materials have been processed to cement, it will be transported and limited to the benefit of the S ½ 28-32-28-4; E ½ 20-32-28-4; NE 7-32-28-4; E ½ 21-32-28-4; SE 29-32-28-4; NE 32-32-28-4; NW 33-32-28-4 and SE 5-33-28-4.

2. Application

These regulations shall apply to a 0.81 hectares (2.0 acres) site within SE 20-32-28-4 as outlined on Schedule "B"

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

ACCESSORY BUILDING means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal building in the designated area.

CEMENT MIXING OPERATION means an operation that produces cement or cement products used in building or construction and includes facilities for the administration and management of the operation, the stockpiling of bulk materials used in the production process or a finished product mixed on the premises, and the storage of the materials and equipment required to mix cement. It does not include the retail or wholesale of finished cement.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building and Use, compliant with Subsection 9.4
	Cement Mixing Operation

5. Site Regulations

SITE AREA	0.81 hectares (2.0 acres)
FRONT YARD	Minimum 218.59 metres to the easterly property line, as shown in Site Sketch.
REAR YARD	Minimum 508.83 metres to the westerly property line, as shown in Site Sketch.
SIDE YARD	Minimum 625.67 metres to the northerly property line and Minimum 96.79 metres to the southerly property line, as shown in Site Sketch.
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with current Provincial Regulations.
	Other Setbacks as per the Subdivision and Development Regulation
BUILDING DENSITY	Accessory Buildings: Maximum two (2) buildings per principal building used for Mixing Cement.
BUILDING HEIGHT	Cement Bin Storage: Maximum 18.28 m (60.0 ft).
	For all other Discretionary Uses: Limited to such height as is deemed suitable and appropriate for the intended use.
BUILDING FLOOR AREA	For all other Discretionary Uses: Limited to such floor area as is deemed suitable and appropriate for the intended use.

6. Other Development Regulations

a) Restrictions

- i. Topsoil shall not be removed from SE 20-32-28-4.
- ii. All outdoor storage areas shall be located to the rear yardsite 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. No signs or other means of advertisement will be allowed on site.
- iv. No more than five (5) employees will be allowed in the designated area to operate the cement plant.
- v. Hours of Operations shall be from 8:00am to 5:00pm, Monday to Saturday, excluding Sundays and statutory Holidays.

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, establishes proper reporting and communication procedures and describes 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 and sites of storage areas. The Plan shall also include dimensions of the sites, circulation requirements, road widths, site access and egresses, emergency access, parking areas, storage areas, topsoil removal area and location of soil extracted and detailed reclamation plan.
- iii. **Stormwater Management Plan:** This Plan shall address current and future drainage requirements in support of the proposed cement plant and shall identify and locate major drainage facilities, including major drainage channel routes, retention/detention facilities, and land requirements for drainage purposes.
- iv. **Traffic Impact Assessment:** In order to evaluate the traffic impact generated by the proposed Direct Control District, 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.

c) Fencing

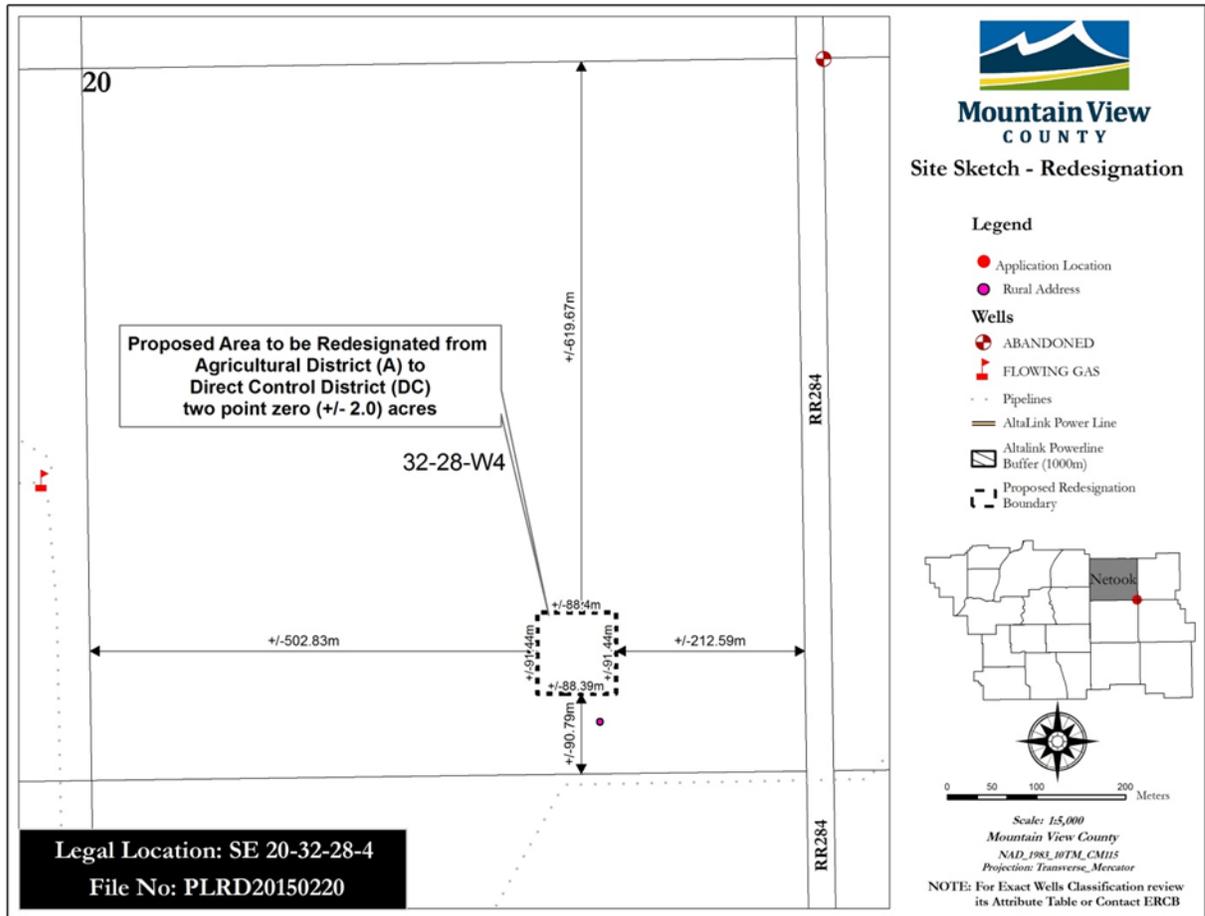
- i. Fencing of the entire Direct Control District area shall be required. Direct Control uses are not permitted outside of the defined area.

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) Road Use Agreement

- i. As a condition of a Development Permit, the Approving Authority shall require a Road Use Agreement.



Bylaw No. 18/19
Direct Control District Regulations
Schedule "A"

17.17 Direct Control District Regulations - Federally and/or Provincially Licensed Cannabis Production Facility – Southeast Portion of Plan 1210814 Block 1 Lot 2 and Southwest Portion of NE 20-30-4-5

1. Purpose

Particular and site-specific regulation of an existing ±55,000 ft² Federally and/or Provincially licensed Cannabis Production Facility and its expansion, including expansion of the existing processing and office building, a warehouse storage building, enhanced water, surface water, wastewater and stormwater management facilities, emergency response capabilities, road access and private driveway, parking and on-site servicing, and accessory buildings and uses.

For clarity, the existing ±55,000 ft² main building, associated amenities, structures and services, and their use as of the date of adoption of Land Use Bylaw No. 16/18 remain a lawful non-conforming building/use.

2. Application

These regulations shall apply to a Southeast portion of Plan 1210814 Block 1 Lot 2 and the Southwest portion of the NE 20-30-4-5, as shown in Schedules "B", "C" and "D" Attached.

3. Definitions - unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

STORMWATER POND means an engineered, bermed outdoor open area intended for the management and storage of surface water and building or structures runoff and which may be used for fire protection and for process water reuse as part of the facility's water recycling program.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building & Use, less than 10.0 m ² (107.6 ft ²), outside of the Riparian Area	Accessory Building
	Accessory Use
Agriculture, Extensive	Cannabis Production Facility
Horticultural Use	Security Suite (Subject to Section 6.b.ii.)
Sign, Identification	

5. Site Regulations

SITE AREA	±19.32 ha (±47.74 ac) as shown as "Proposed DC" in Schedule "C"
FRONT YARD As approximately shown on Schedule "D"	For the purposes of this District, the 'front property line' shall be the Northerly boundary of NE 20-30-4-5: Minimum 395.0 m (1,295.93 ft)
REAR YARD As approximately shown on Schedule "D"	From the Southerly boundary of NE 20-30-4-5: Minimum 70.0 m (229.66 ft)
WEST SIDE YARD As approximately shown on Schedule "D"	From the Westerly boundary of NE 20-30-4-5: Minimum 78.0 m (255.90 ft)
EAST SIDE YARD As approximately shown on Schedule "D"	From the Easterly boundary of NE 20-30-4-5: Minimum 385.0 m (1,263.12 ft)
MAXIMUM BUILDING HEIGHT	12.2 m (40.0 ft)

<p>PARCEL SIZE for potential subdivision. As approximately shown on Schedule “D”</p>	<p>The DC area as delineated as “Development Permit Boundary” in Schedule “D” and shall include direct municipal road access and all necessary servicing (e.g. water well(s), stormwater pond, wastewater treatment)</p>
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6. Other Development Regulations

- a) Concept Plan:
 - i. This District, the Concept Plan and supporting Reports/Studies as listed below, approved for the lands in Schedule “D” shall be used as guiding documents to evaluate Development Permit and subdivision application(s):
 - 1. Site Servicing Report,
 - 2. Stormwater Management Report,
 - 3. Water Supply Evaluation,
 - 4. Geotechnical Investigation Report,
 - 5. Transportation Study, and
 - 6. Wetland Assessment and Impact Report.
 - ii. At the Development Permit stage, and not as regards development that is exempt from a development permit, proposed development outside the scope of the Concept Plan and supporting Reports/Studies may require amendment(s) to one or more of the following at Council’s discretion: the Concept Plan, affected Reports/Studies, and this Direct Control District.
- b) Restrictions that Apply to the Direct Control District Area as Shown in Schedules “C” and “D”:
 - i. Subdivision of the Direct Control District Area shall be restricted to boundary adjustment and potential subdivision of the entire Direct Control District Area from the balance of NE 20-30-4-5 approximately as set out in Schedule “D” and in the Concept Plan.
 - ii. No Security Suites shall be allowed unless required by Federal or Provincial licensing, in which case Security Suites shall be considered a discretionary use within this District.
 - iii. No Commercial Retail Minor or Major shall be allowed including Cannabis Retail Sales.
 - iv. No setback relaxations shall be allowed, (for clarity, setback regulations herein are measured to buildings and/or structures and do not apply to ‘surface’ amenities or services like parking areas, stormwater management pond, dugout, or fencing for example).
 - v. No building height variance shall be allowed.
- c) Hours of Operation:
 - i. The Cannabis Production Facility and all accessory buildings and uses shall be allowed to operate 24 hours a day, seven (7) days a week.
- d) Access:
 - i. The only means of access and egress to this Cannabis Production Facility is via Township Road 304.
 - ii. Access shall be constructed as required under a Development Agreement with the County as contemplated under Section 650 of the *Municipal Government Act*.
- e) Development Permit Requirements:
 - i. The County shall provide notice of Discretionary Use Development Permit(s) to parcels within a 1.6 km (1 mile) radius prior to consideration by the Approving Authority.

- ii. Engineering Plans and Specifications/Construction Drawings shall be submitted as part of the Development Permit application(s), to establish the parameters for the construction of improvements associated with the proposed development. Engineering plans and specifications must be completed by a qualified professional Engineer accredited by APEGA and includes a Cover Sheet and any or all of the following as applicable:
 - 1. Clearing and Grading Drawings
 - 2. Roads, Lanes and Walkways Drawings
 - 3. Traffic Control and Signage Drawing
 - 4. Stormwater Management Drawing
 - 5. Wastewater Management Drawing
 - 6. Shallow Utilities Drawing
 - 7. Building Grade Drawing
 - 8. Landscape Drawing
 - 9. Erosion and Sedimentation Control Drawing

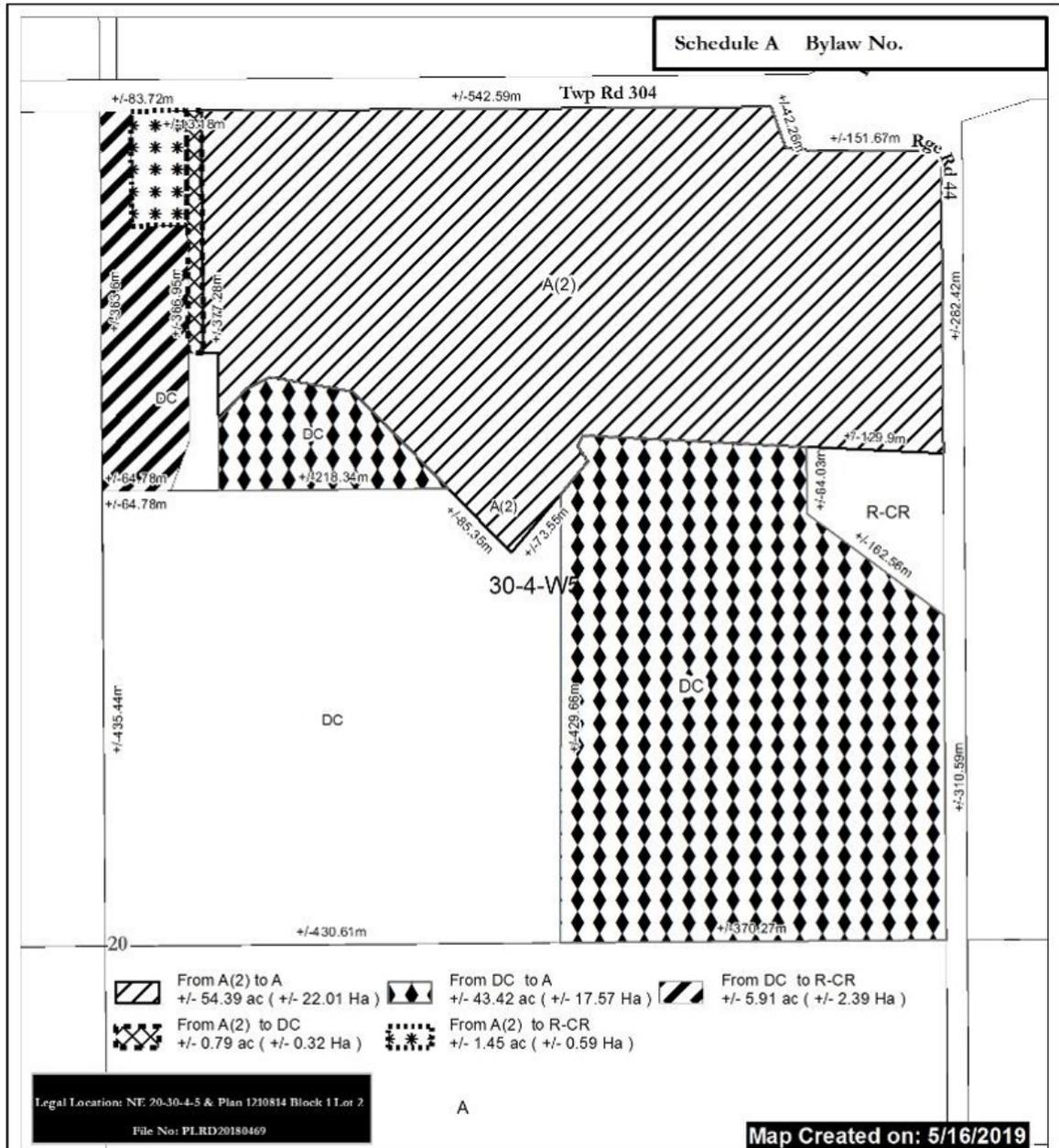
Two large sets and provide an electronic copy suitable to the County of the construction drawings are required to be submitted to Mountain View County for preliminary review and approval. For additional details on drawings specifications and requirements please refer to the Mountain View County Design Guidelines (2010), and General Construction Specifications (2009) and any subsequent revisions.

- iii. As part of Development Permit application(s), written confirmation of submission of applications, as applicable, to Alberta Environment and Parks (AEP) for: stormwater management changes, surface water changes, ground water changes, waterbody crossing(s) changes, wetland impact changes, waste water treatment changes, and/or emergency access changes.
- iv. A Landscape and Lighting Plan shall be submitted as part of a Development Permit application(s) pursuant to Mountain View County policies, guidelines and standards, as applicable.
- f) Development Permit Conditions:
 - i. Pursuant to the *Municipal Government Act*, a Development Agreement shall be required for the first Development Permit application respecting Cannabis Production Facility, as a prior to issuance condition. This Development Agreement shall address the required access intersection improvement, construction of driveway, construction of storm pond, easements or rights-of-way, all required Alberta Environment and Parks approvals and approved details design drawings.
 - ii. Subsequent Development Agreement may be required as a prior to issuance condition (dependent on the uses applied for) in subsequent Development Permit application(s) pursuant to the *Municipal Government Act* and as part of the report/studies submitted in support of the application.
 - iii. As-built drawings shall be submitted and approved by the County, as applicable, for the purpose of confirming that construction accords with plans approved by the County or an applicable Development Agreement.
 - iv. An easement or right-of-way for the purpose of emergency access may be required to be registered on the affected land(s) prior to issuance of a Development Permit.
 - v. Receipt of submission for registration to Land Titles of an approved plan of boundary adjustment approximately as shown in grey shading on Schedule "D" shall be required as prior to issuance condition for the first Development Permit respecting the Cannabis Production Facility.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

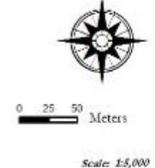
- vi. A Community Advisory Board shall be established as a prior to issuance condition of the first Development Permit. The Board shall be comprised of designated officers for Aurora Cannabis Inc. and interested members of the public. Priority shall be given to landowners within a 1.0 mile radius of the quarter section. Advertisement in the local paper for public membership shall be required. Should members of the public not express interest to participate, the applicant shall provide proof of such, and the Development Permit condition may be considered satisfied without establishment of a Community Advisory Board.

Bylaw No. 18/19
 Direct Control District Regulations
 Schedule "B"



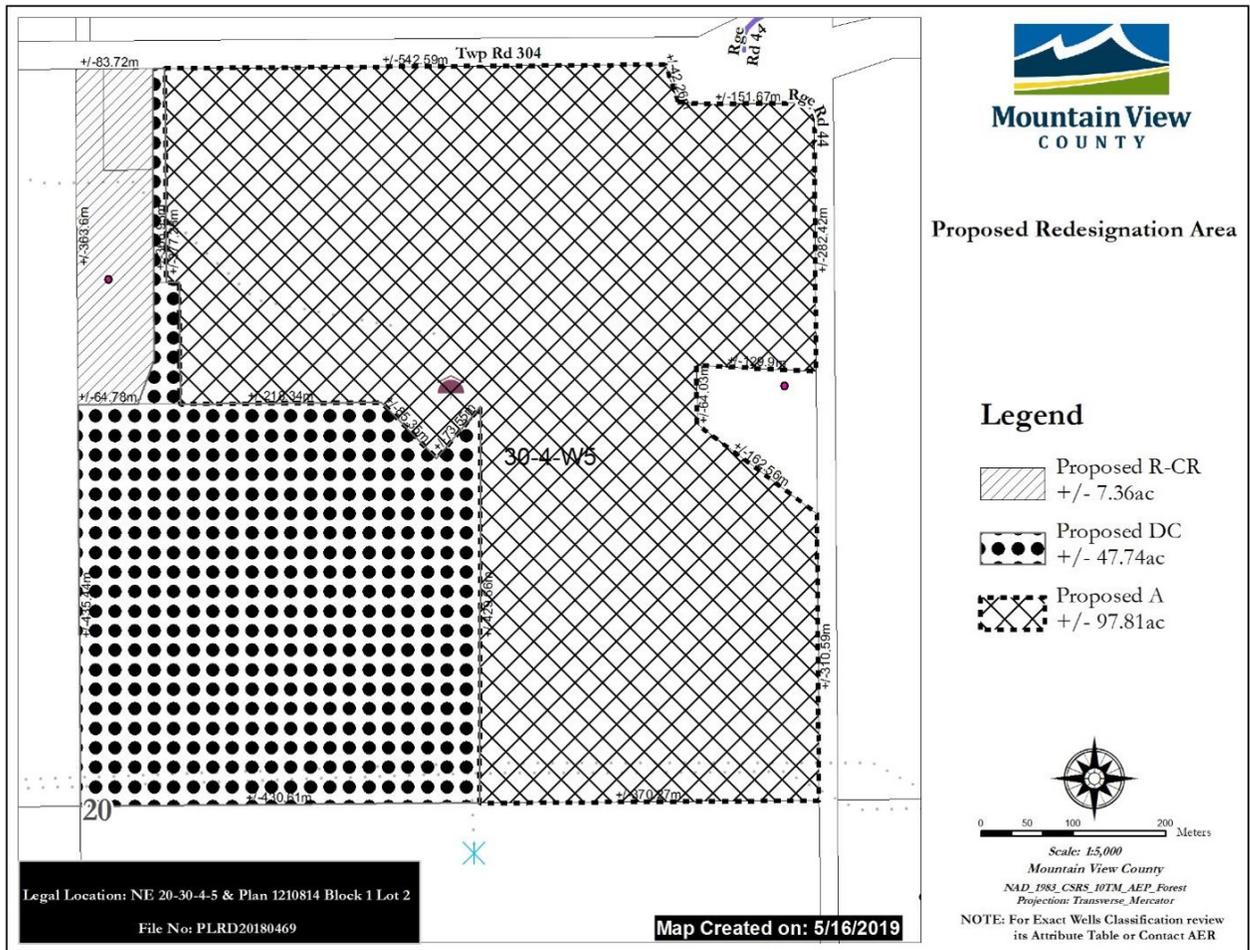
- A = Agricultural District
- A(2) = Agricultural (2) District
- R-CR = Country Residential District
- R-CR1 = Country Residential (1) District
- RF = Residential Farmstead District
- C-LC = Local Commercial District
- L-BP = Business Park District
- I-HI = Heavy Industrial District

- P-PC = Parks and Conservation District
- P-PR = Parks and Recreation District
- P-PCR = Parks and Comprehensive Recreational District
- S-IEC = Institutional, Educational and Cultural District
- S-AP = Airport District
- DC = Direct Control
- AEP = Aggregate Extraction / Processing District



Mountain View County
 NAD 1983 CSRS 30M AEP 1 zone
 Projection Transverse_Mercator

Bylaw No. 18/19
 Direct Control District Regulations
 Schedule "C"



17.18 Direct Control District Regulations - Lot 2, Plan 9312585 and East ½ 12-30-1-5

1. Purpose

To accommodate a unique regionally-significant and comprehensively-planned motorsports park with related accessory uses that include a motorsports racetrack, driver and police services training facilities, a motor vehicle services business area, commercial retail services, outdoor recreation, sports fields and agricultural transitional zones.

2. Application

These regulations shall apply to a ± 220.8 hectare (± 545.6 acre) site within Lot 2, Plan 9312585 and E ½ 12-30-1-5 as outlined on Schedule "B", "C" and "D".

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

AGRICULTURAL, VALUE ADDED means the retailing of agricultural uses that are grown and/or produced on the same parcel and may include uses such as tree and shrub farming, greenhouse production, seed and crop testing and community garden uses.

DRIVER TRAINING FACILITY means a defined road course and accessory buildings intended to accommodate training activities associated with emergency handling procedures of motor vehicles.

DRAG RACING means type of motorsports racing where automobiles or motorcycles compete, usually two (2) at a time to be first to cross a set finish line. The race follows a short, straight race course over a measured distance.

GO-KART RACETRACK means a defined road course and accessory buildings to accommodate go-kart training, racing, demonstrations and events.

MOTORSPORTS RACETRACK means a defined road course and accessory buildings including pit garages, race control, administration, medical suite and staging area to accommodate motor vehicle racing in a controlled environment and include demonstrations, events and performance driving training.

MOTORSPORTS RACING AUTHORITY means a recognized sanctioning organization that governs specific types of motorsports by establishing competition rules and safety standards for racing events. These include: FIA (Federation International de Automobile), ASN Canada FIA, Western Canada Motorsports Association, Chumpcar Canada, FIM (Federation International Motorcyclisme) FIM North America, Canadian Motorcycle Association, Canadian Superbike Championship, and may include other comparable recognized organizations.

MOTOR VEHICLE SERVICES means development of buildings used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of motor vehicles. Uses and facilities would also include dealerships, transmission shops, muffler shops, autobody paint and repair facilities and highway service stations. This use does not include bulk fuel depots.

POLICE SERVICE DRIVER TRAINING FACILITY means a defined road course and accessory buildings to accommodate training activities associated with emergency handling procedures for motor vehicles by law enforcement members and other and other first responders. There shall be not more than fifty (50) people on-site at any one time.

RECREATION, OUTDOOR SPORTFIELDS means development providing outdoor sport fields that may be available to the public at large for active outdoor recreation.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

SECURITY SUITE means a dwelling unit or portion of a building used to provide accommodation for security personnel and shall contain no more than one (1) bedroom and be no larger than 92.9 m² (1000 ft²).

SITE PREPARATION means the stripping, excavation and or contouring of material to prepare the site for future development. Grading and stormwater drainage management are also included.

SPECIAL EVENT, AUTOMOTIVE means an interim automotive race event sanctioned by an official motorsport racing authority which draws non-participant spectators in excess of 400 persons, excluding on-site employees. The nature of the special event may require mitigation measures such as enhanced traffic management and noise abatement.

SPECTATOR AREA means designated areas to accommodate a limited number of persons for the purpose of viewing events in conjunction with the motorsports racetrack.

VEHICLE STORAGE UNIT means a building owned or leased for the purpose of storing motor vehicle(s) and related equipment and materials. A vehicle storage unit may include private amenities space and shall not be used as a dwelling unit or for commercial retail purposes.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Buildings less than 10.0 m ² (108 ft ²)	Accessory Building and Use
Agriculture, Extensive – See Other Development Regulations	Agricultural, Value Added
PERMITTED	Berm
	Cardlock Fuel Dispensing Facility
	Commercial, Major
	Commercial, Minor
	Communication Tower
	Driver Training Facility
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Fence
	Go-Kart Racetrack
	Motor Vehicle Services
	Motorsports Racetrack
	Police Service Driver Training Facility
	Parking Facility
	Recreation, Outdoor Sportsfields
	Security Suite
	Semi-Public Use
	Sign, Gateway and Directional
	Sign, On-Site Commercial
	Site Preparation
	Spectator Area
	Special Event, Automotive
	Utility Services, Minor Infrastructure
	Vehicle Storage Unit

5. Site Regulations

SITE AREA	± 220.8 hectare (± 545.6 acre)
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) 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)
OTHER SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
MAXIMUM BUILDING HEIGHT	10.0 meters (32.8 feet) or as determined by the Approving Authority
OTHER SETBACKS	Pipelines and Oil & Gas Facilities: consistent with current Provincial regulations

6. Other Development Regulations

a) Concept Plan

- i. The Concept Plan and supporting studies Servicing Brief, Sound Impact Assessment, Subwatershed Master Plan, Transportation Impact Assessment and Wetland Assessment and Impact Report approved for the lands in Schedule “B” are master documents and shall be used as guiding documents to evaluate Development Permit applications.

b) Restrictions

- i. Subdivision shall be permitted within Area 1 as illustrated on Schedule “C”.
- ii. Prior to subdivision or development within Area 1 as illustrated on Schedule “C”, this DC Bylaw shall be amended to include a Site Plan and specific subdivision and development restrictions as required to implement the uses therein (e.g. maximum number of parcels and sizes, building setbacks, building heights, building coverage, specific landscaping requirements etc.).
- iii. No subdivision shall be permitted in Area 2 as illustrated on Schedule “C”.
- iv. No drag strips or drag racing shall be permitted on any lands in Schedule “B”.
- v. A maximum of two (2) Security Suite(s) allowed on lands in Schedule “B”.
- vi. Agriculture, Extensive shall be exempt on designated land until such time as development and construction commences. Once construction commences Agriculture Value Added is a discretionary use requiring a Development Permit.
- vii. Any subdivision or development shall conform to the Alberta Energy Regulator (AER) setbacks for sour gas facilities unless the AER gives written approval to a lesser setback distance.
- viii. The number of people permitted to be on-site at the Police Driver Training Facility shall not exceed fifty (50) at any given time.

c) Hours of Operation

- i. Hours of operation for the Driver Training Facility, Go-Kart Racetrack, Motorsports Racetrack, Police Service Driver Training Facility and Spectator Area shall be between 9 am and 9 pm Monday through Saturday, and between 9 am and 6 pm on Sunday and Statutory Holidays.

- ii. Hours of operation for other uses not listed in c) i. shall be determined by the Approving Authority.

d) Noise

- i. Noise generated by this development measured on the same basis as the SIA at the site boundaries shall not exceed:
 - 65 decibels (dBA) measured between the hours of 9 am to 6 pm every day of the week including Statutory Holidays; and
 - 65 decibels (dBA) measured between the hours of 6 pm to 9 pm on Tuesdays, Wednesdays, Thursdays and Fridays but excluding Statutory Holidays; and
 - 59 decibels (dBA) measured between the hours of 6 pm to 9 pm on Mondays and Saturdays but excluding Statutory Holidays.

e) Transportation

- i. The transportation impact assessment final report submitted as part of the redesignation process is a master document accepted by Mountain View County. Any Development Permit application that proposes intensified use not stipulated in this transportation impact assessment shall require the submission of a revised transportation impact assessment in support of the proposed development. Any required improvements shall be borne by the developer.
- ii. The developer shall be responsible for the closure of a portion of Range Road 10A and the simultaneous construction of a new portion of Range Road 10A as shown on Schedule "D".

f) Development Agreement

- i. A Development Agreement shall be required prior to the issuance of the first Development Permit within each of the two (2) phases. The Development Agreement shall include all the infrastructure related to the phase and shall include but is not limited to roads (easements, rights of ways and road widening), stormwater management, noise mitigation measures (berms and/or sound walls) and utilities for that phase.
- ii. As part of the Development Agreement, no subsequent Development Permits shall be considered by the Approving Authority until a Construction Completion Certificate (CCC) is issued for that phase.

g) Development Permit Requirements

- i. Lot 2, Plan 9312585 and East ½ 12-30-1-5 shall be consolidated at Land Titles. Confirmation shall be submitted as part of the first Development Permit application within Phase one (1).
- ii. A Geotechnical Report shall be submitted as part of a Development Permit application(s).
- iii. The County shall circulate Discretionary Permit(s) to parcels within a 1.6 km (1 mile) radius prior to consideration by the Approving Authority.
- iv. A Site Development Plan shall be submitted as part of a Development Permit application(s) to illustrate proposed improvements such as road linkages, utility servicing, surface drainage management areas, parking/loading areas, fencing, signage, landscaping and any other matter required by this Bylaw.
- v. A Construction Management Plan shall be submitted as part of a Development Permit application(s) that details erosion, dust, weeds and noise control measures and stormwater management during construction prepared by a qualified professional.
- vi. An Outdoor Lighting Plan shall be submitted as part of a Development Permit application(s) that complies with the "Mountain View County Business, Commercial, and Industrial Design Guidelines" as well as the International Dark Sky Association Guidelines.

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- vii. A Noise Management Plan shall be submitted as part of a Development Permit application(s) that demonstrates that the noise generated by this development measured at the site boundaries shall not exceed 6 d) of this Bylaw.
- viii. The operator shall be responsible to collect sound data at the boundary of the site and supply that data to the County to support compliance with these permitted levels. The Noise Management Plan shall address how the noise levels will be managed to fall within the permitted levels of 6 d) of this Bylaw.
- ix. An Activity Management Plan shall be submitted as part of a Development Permit application(s) that describes:
 - i. methods to mitigate potential off-site impacts pertaining to track safety,
 - ii. the maximum number of participants,
 - iii. spectators, shuttle transport service,
 - iv. on-site parking, and
 - v. emergency response.
- x. Engineering Plans and Specifications/Construction Drawings shall be submitted as part of the Development Permit application(s), to establish the parameters for the construction of improvements associated with the proposed development. Engineering plans and specifications must be completed by a qualified professional Engineer accredited by APEGA and includes the following:
 - Cover Sheet(s);
 - Clearing and Grading Drawings;
 - Erosion and Sediment Control Drawings
 - Roads, Lanes and Walkways Drawings;
 - Traffic Control and Signage Drawings;
 - Water Distribution Drawings (if applicable);
 - Sanitary Sewer Drawings (if applicable);
 - Storm Sewer Drawings - Major/Minor System;
 - Shallow Utilities Drawings;
 - Building Grade Drawings;
 - Landscape Drawings;
 - Berms and/or Sound Walls Drawings;
 - Easements and Rights of Ways Drawings.

Two large sets and provide an electronic copy suitable to the County of the construction drawings are required to be submitted to Mountain View County for preliminary review and approval. For additional details on drawing specifications, and requirements please refer to the Mountain View County Design Guidelines (2010) and General Construction Specifications (2009), and any subsequent revisions.
- xi. A strategy to secure Alberta Environment and Parks (AEP) approvals for the re-use of stormwater shall be submitted as part of a Development Permit application(s).
- xii. Confirmation of wetland compensation approval as required by Alberta Environment and Parks (AEP), shall be submitted as part of a Development Permit application(s).
- xiii. An on-site Fire Protection Plan, including but not limited to on-site equipment and on-site professionally trained staff shall be submitted to the local Fire Department for approval with confirmation provided as part of the Development Permit application(s).
- xiv. An Emergency Response Plan, including but not limited to on-site equipment and on-site professionally trained staff, shall be submitted as part of the Development Permit application(s).
- xv. A Landscape Plan prepared by a qualified professional shall be submitted as part of a Development Permit application(s) that complies with the "Mountain View County Business, Commercial, and Industrial Design Guidelines".
- xvi. A Weed Management Plan prepared by a qualified professional shall be submitted as part of a Development Permit application(s).

- xvii. As built drawings shall be required as a condition of a Development Permit application(s).
- xviii. Conditions may be imposed on Development Permits by the Approving Authority to ensure compliance with the Land Use Bylaw.
- xix. Above ground sour gas facilities shall be protected by vehicle protection barriers to protect said facilities.

h) Special Event, Automotive - Requirements

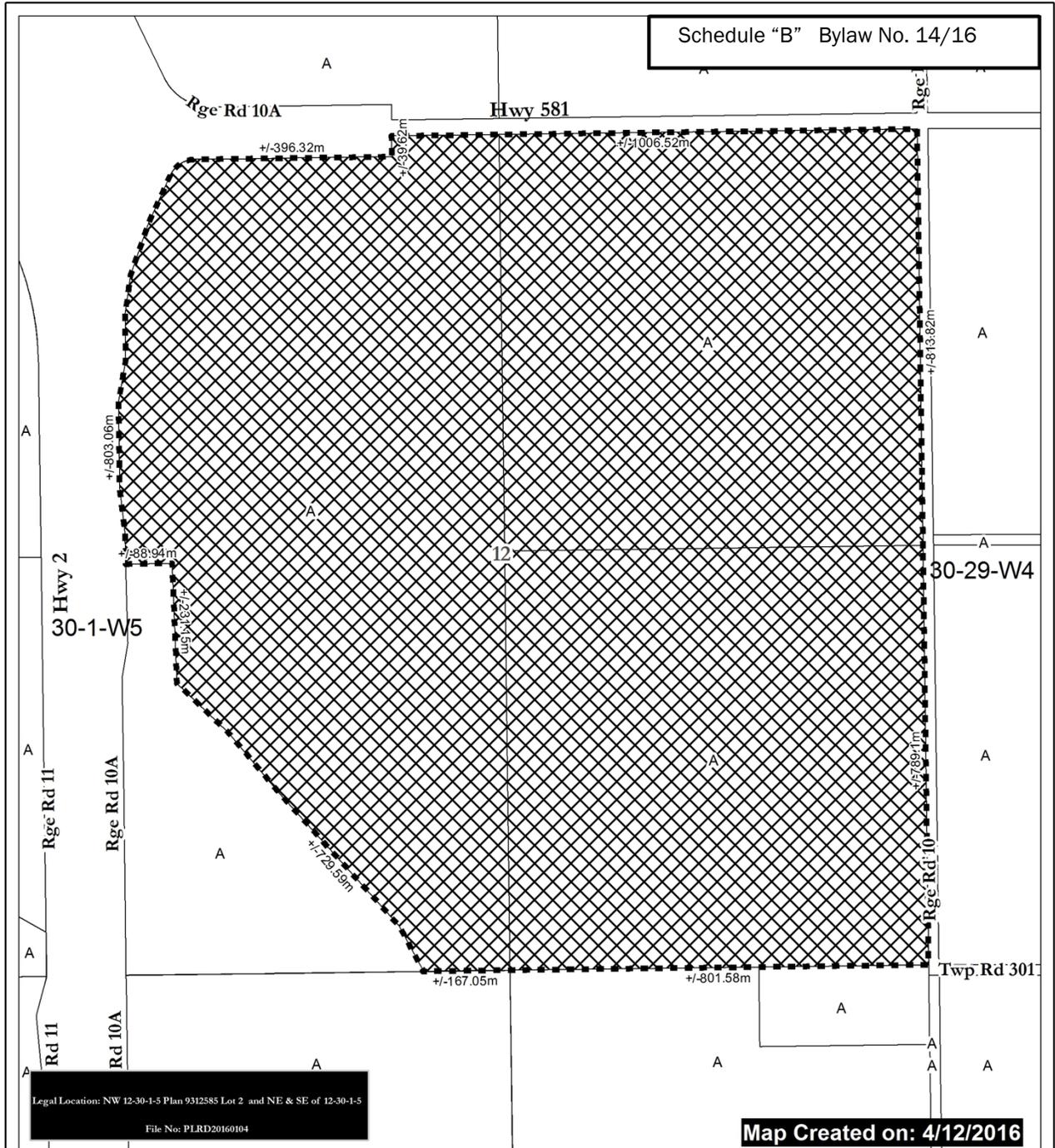
- i. The Event Transportation Management Plan submitted as part of the redesignation process is a master document accepted by Mountain View County. A Special Event, Automotive Development Permit application(s) shall comply with this plan.
- ii. A Permit for a Special Event, Automotive Development Permit is valid for one occurrence only at one location for the date(s) specified on the Development Permit. A Special Event, Automotive will only be valid for the period specified on the Development Permit and not to exceed seventy-two (72) consecutive hours.
- iii. A complete application for a Special Event, Automotive Development Permit must be made no later than sixty (60) days before the proposed date of the Special Event, Automotive.
- iv. A complete application for Special Event, Automotive must include the following:
 - Full name and address of the Applicant (If the Applicant is a corporation, the names and addresses of all corporate directors);
 - Full name and address of all responsible parties;
 - The legal description of the location of the proposed Special Event, Automotive and a current copy of the Certificate of Title for the proposed location;
 - A letter of authorization from the registered landowner;
 - A letter from the registered landowner authorizing County personnel, personnel contracted by the County or Peace Officers to visit the proposed site prior to the Special Event, Automotive and if required during the Special Event, Automotive to ensure that this or any other Bylaw, permit conditions or other legislation are being complied with.
- v. A Special Event, Automotive Development Permit proposal shall address the following matters:
 - A written statement outlining the kind, character or type of Special Event, Automotive proposed;
 - The date(s) of the proposed Special Event, Automotive;
 - The times the Special Event, Automotive will begin and end;
 - An indication of the expected attendance and a statement of how higher than expected attendance will be handled;
 - The method by which admission to the Special Event, Automotive will be sold.
 - A written statement detailing the type of beverages and food to be provided. (The Applicant must consult with the local health authority);
 - A written statement detailing how the disposal of solid waste is to be addressed;
 - A detailed written plan setting out how water and sanitation facilities will be addressed for the proposed Special Event, Automotive (The Applicant must consult with the local health authority);

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- A statement as to whether or not it is proposed that alcohol be consumed at the Special Event, Automotive; If applicable a copy of the Liquor License must be provided prior to the Special Event, Automotive occurring.
 - A detailed written plan setting out how the Applicant intends to address security concerns. The security plan will address:
 - how many security personnel will be in attendance at the Special Event, Automotive;
 - qualifications of security personnel;
 - how security personnel will monitor the Special Event, Automotive including arrivals and departures;
 - proposed access to the Public Event by emergency medical or fire personnel; and
 - the method of communication between security and Special Event, Automotive personnel.
 - A means of contacting the Applicant or Responsible Party during the proposed Special Event, Automotive;
 - A plan detailing ingress and egress for vehicular traffic and a proposed parking plan;
 - A detailed plan outlining any steps to be taken to ensure noise disturbance outside the Special Event, Automotive location is minimized and any steps that will be taken to ensure noise is controlled within the Special Event, Automotive and shall not exceed 6 d) of this Bylaw;
 - A detailed written plan setting out how the Applicant intends to address emergency medical concerns, including how many medical personnel and equipment will be in attendance and the qualifications of the medical personnel;
 - Proof of insurance; and
 - Any other reasonable matter deemed appropriate by the Approving Authority.
- vi. The Development Permit may be approved with or without conditions. Although not limited to, the following conditions may be imposed on any permit:
- The maximum number of persons that may attend the Special Event, Automotive;
 - Specific requirements for access to and from the proposed location and parking;
 - Specific requirements for noise attenuation;
 - Specific requirements or procedures for any emergency medical personnel or equipment;
 - Specific requirements to confirm security personnel or policing has been retained;
 - Any other requirements that are deemed to be reasonably necessary by the Approving Authority to protect the safety, health, welfare, and property of the attendees of the Special Event, Automotive or the adjacent landowners; and
 - That the Applicant provides the County with an Irrevocable Letter of Credit or a cash deposit, in an amount specified by the Approving Authority, to be disposed of by the Approving Authority in amounts deemed appropriate to provide adequate security for compliance with the conditions of the Development Permit, on the basis of legitimate claims.
- vii. All costs and expenses incurred in meeting the requirements of this Bylaw or any conditions attached to the Development Permit or by reason of breach of this Bylaw shall be borne by the Applicant or the Person(s) in breach and are a debt owed to the County. This may include, but is not limited to all costs incurred by the County in regards to policing, emergency fire or medical expenses. The County may utilize and

draw upon any security held by the County to pay any or all of the costs incurred by the County.

- viii. Where an Irrevocable Letter of Credit is required, as a condition of a Development Permit, failure to provide the Letter of Credit within a time period stipulated by the Approving Authority shall render the permit to hold the Special Event, Automotive as null and void.
- ix. The Approving Authority may, when evaluating an application for a Development Permit, consult with any appropriate agency or authority such as the local health authority, the Royal Canadian Mounted Police and any provincial or federal agency.
- x. Any permit approved pursuant to this Bylaw does not relieve the Applicant of complying with any other municipal, provincial or federal legislation.
- xi. Failure to submit proof that all statutory obligations or requirements of the Development Permit application have been satisfied by the Applicant or evidence of previous mismanagement of similar Special Event, Automotive shall be good and ample reason for the Approving Authority to refuse to issue a permit for the Special Event, Automotive.
- xii. The Approving Authority may refuse to issue a Development Permit if:
 - The Applicant or other Responsible Party have previously held a Special Event, Automotive and breached any of the conditions of the permit for that Special Event, Automotive;
 - In the opinion of the Approving Authority the potential noise impact of the Special Event, Automotive would create a nuisance for the community;
 - In the opinion of the Approving Authority, the proposed Special Event, Automotive cannot be conducted in a safe manner due to the proposed location or the proposals for security, access and egress for vehicle traffic, or emergency management; or
 - In the opinion of the Approving Authority, the proposed Special Event, Automotive is not an appropriate Special Event, Automotive for the proposed location.
- xiii. A Peace Officer, believing upon reasonable and probable grounds that a Special Event, Automotive has become disorderly, may stop the Special Event, Automotive by any reasonable means.
- xiv. Failure by the Applicant or Responsible Parties to stop the Special Event, Automotive when requested to do so by a Peace Officer is a breach of this bylaw.



Legal Location: NW 12-30-1-5 Plan 9312585 Lot 2 and NE & SE of 12-30-1-5
File No: PLRD20160104

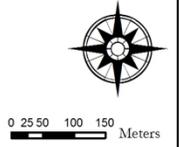
Map Created on: 4/12/2016



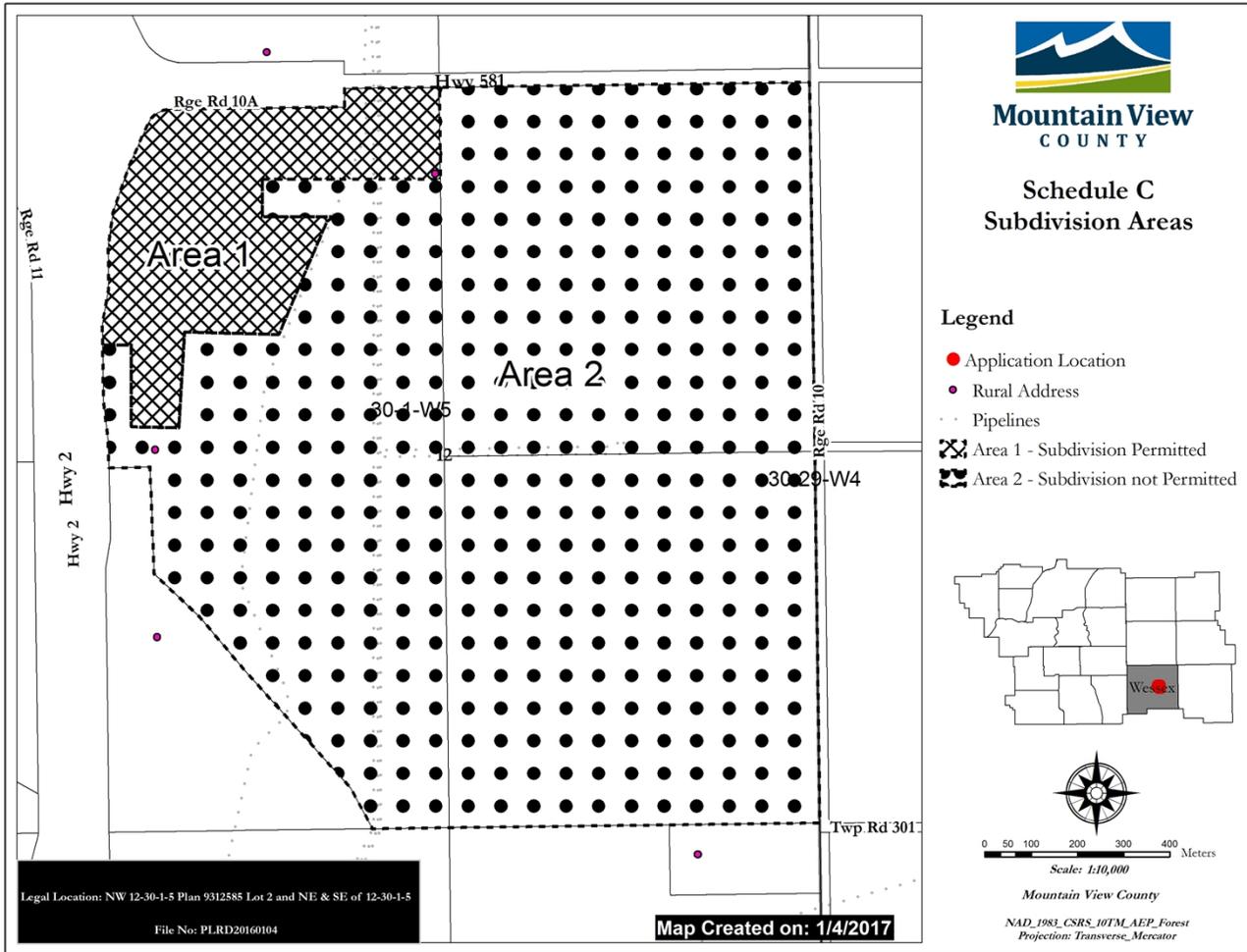
 From A to DC
(+/- 545.64 ac)

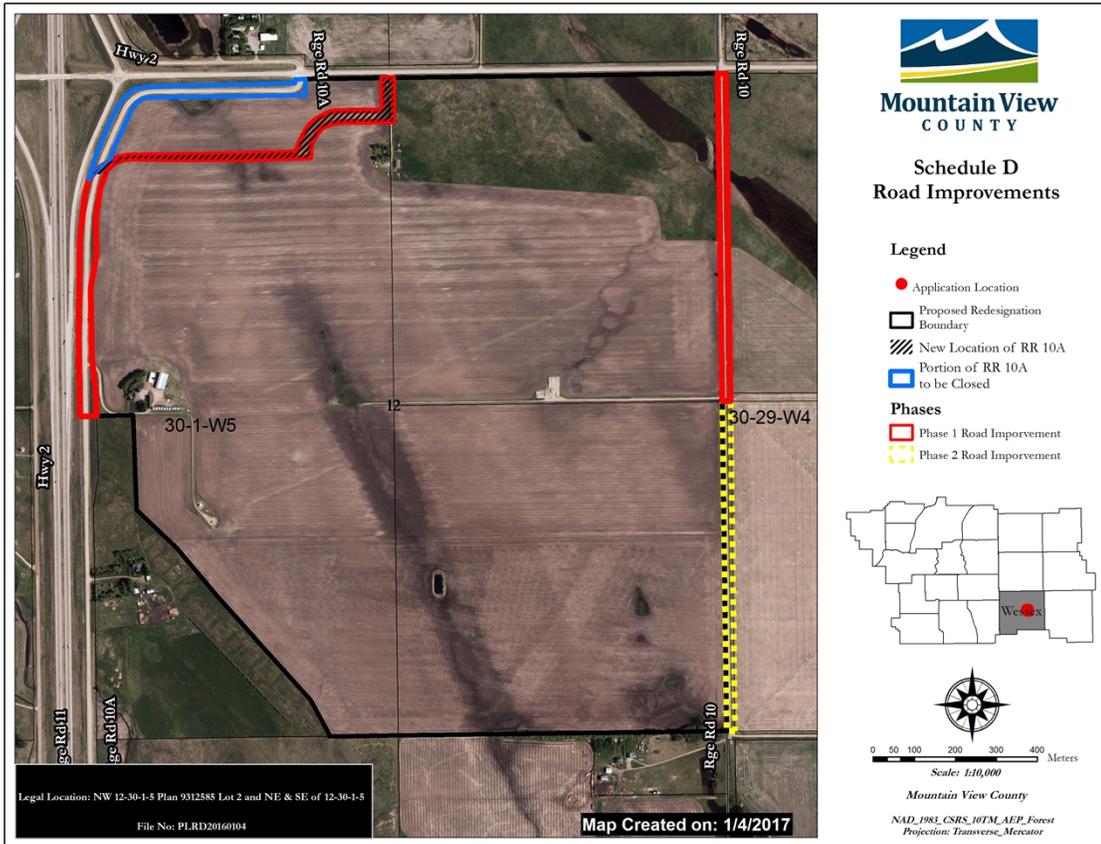
- A = Agricultural District
- A(2) = Agricultural (2) District
- R-CR = Country Residential District
- R-CR1 = Country Residential (1) District
- RF = Residential Farmstead District
- C-LC = Local Commercial District
- I-BP = Business Park District
- I-HI = Heavy Industrial District

- P-PC = Parks and Conservation District
- P-PR = Parks and Recreation District
- P-PCR = Parks and Comprehensive Recreational District
- S-IEC = Institutional, Educational and Cultural District
- S-AP = Airport District
- DC = Direct Control
- AEP = Aggregate Extraction / Processing District



Scale: 1:10,000
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





17.19 Direct Control District Regulations –SE 22-29-29-4

1. Purpose

The purpose of this district is to allow for the operation of a western retail business that includes retail store buildings, outdoor display area, associated seasonal events and short-term camping. Uses associated with the retail store buildings include Eating Establishment, Indoor and Eating Establishment, Outdoor and may include outdoor agricultural or equestrian events, outdoor display of retail goods and Camping, Short Term.

2. Application

These regulations shall apply to a 9.05 hectare (22.37 ac) site within SE 22-29-29-4 as outlined on Schedule "B & C"

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

CAMPING, SHORT TERM means an area of land used for the purpose of dry camping only and intended to accommodate sleeping facilities such as recreational vehicles, travel trailers, campers, or tents with a maximum number of units not to exceed twenty (20). Length of stay shall not exceed ten (10) consecutive days.

DISPLAY AREA OUTDOOR means a portion of the area used for exhibiting in an orderly manner completely assembled or finished products sold by the western retail business located within the direct control district area.

EVENTS (SEASONAL) means any event or function related to the uses for this district which are held within the Direct Control District area and to which members of the general public are invited or admitted for a fee or free of charge.

WESTERN RETAIL STORE means a building or buildings where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of such quantities of goods, wares, merchandise, substances, articles or things, sufficient only to service the retail business.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building, compliant with Subsection 4.2 of the Land Use Bylaw	Accessory Building and Use
	Camping, Short Term
	Display Area Outdoor
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Events (Seasonal)
	Riding Arena (Outdoor), Public
	Sign, Onsite Commercial
	Western Retail Store

5. Site Regulations

SITE AREA	9.05 hectares (22.37 ac)
FRONT YARD	Minimum 30.0 m (98.4 ft.) from the property line from any paved or hard surface road
	Minimum 40.0 m (131.2 ft.) from the property line from any gravel surface road
REAR YARD	Within the Direct Control designated area. If the area is ever subdivided, setbacks from property lines will be established.
SIDE YARD	Within the Direct Control designated area. If the area is ever subdivided, setbacks from property lines will be established.
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
OTHER SETBACKS	As determined by the Approving Authority
BUILDING DENSITY	The Direct Control District area requires adequate space for parking and camping on the site, therefore building density must not compromise the space.

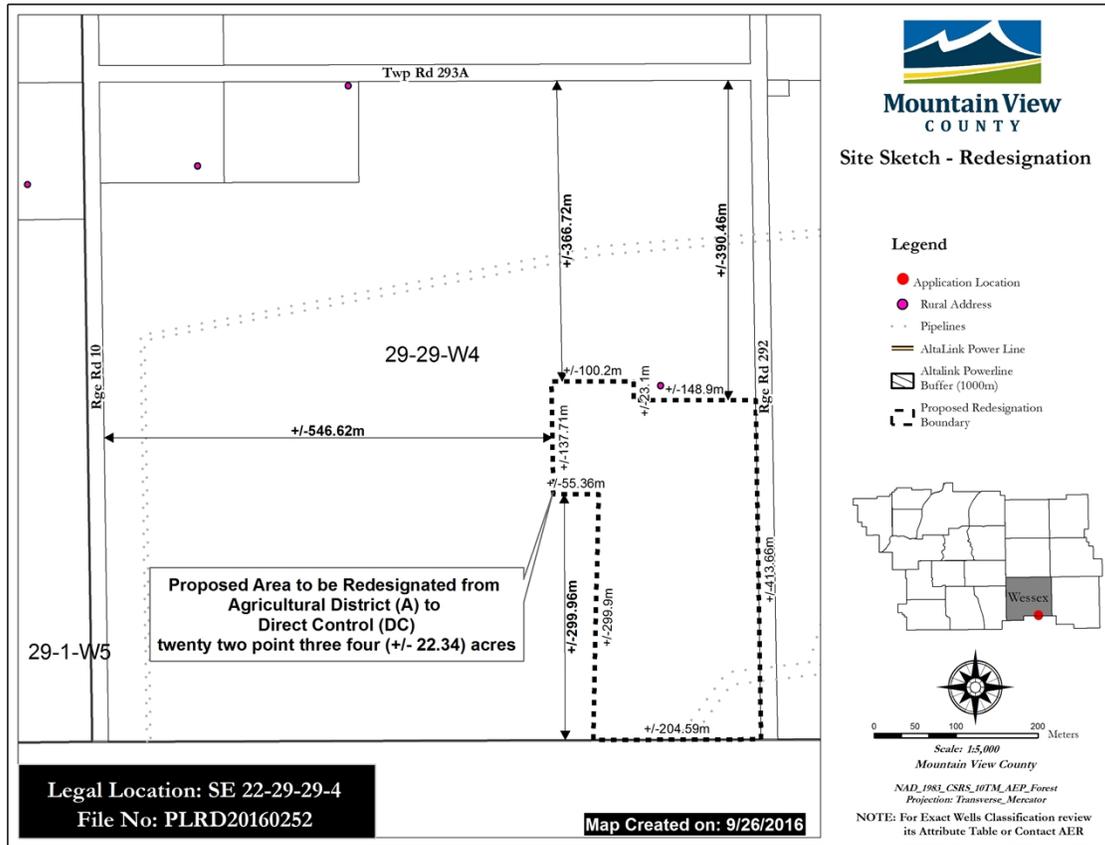
6. Other Development Regulations

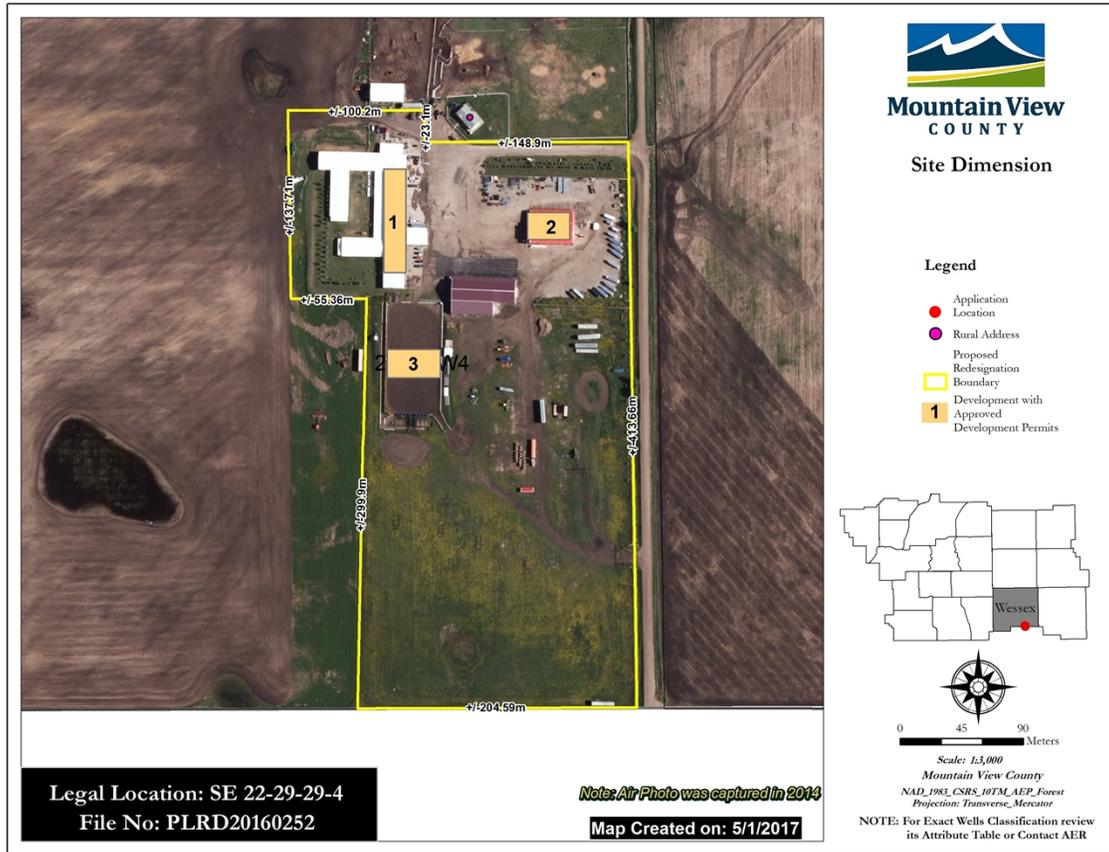
- a) Fire Protection
 - i. An on-site fire protection plan, acceptable to the County, shall be prepared by the developer at the time of the submission of a Development Permit Application if required.
- b) Landscaping
 - i. A Landscape Plan may be required as part of the submission of a Development Permit. For Landscaping refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council. All landscaping shall be in conformance with these guidelines.
 - ii. Fencing of the entire Direct Control District area may be required as a portion of the area is currently fenced. Direct Control Uses are not permitted outside of the defined area.
- c) Road Use
 - i. As a requirement of a Development Permit Application the landowner may be required to enter into a Road Use Agreement with the municipal authority responsible for the maintenance of Range Road 292 from the intersection with Township Road 292 to the main approach of the business, to provide for matters including dust suppression measures which may include a requirement for the landowner to pay for the cost of an annual application of calcium.
 - ii. Traffic Impact Assessment: In order to evaluate the traffic impact generated by the proposed Direct Control District, 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.
- d) Storm Water
 - i. Stormwater Management Plan: As part of a subdivision application or as a condition of a Development Permit for new development, a Stormwater Management Plan shall be required, except where the Approving authority accepts that no Stormwater Management Plan is necessary. This Plan shall address current and future drainage requirements in support of the existing and any proposed structures and shall

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

identify and locate major drainage facilities, including major drainage channel routes, retention/detention facilities, and land requirements for drainage purposes.

- e) Site Plan
 - i. A site plan shall be prepared and include development details, existing facilities, proposed facilities, the designated Camping, Short Term area and the Display Area, Outdoor at the time of the submission of a Development Permit Application.
- f) Hours of Operation
 - i. The regular hours of operation for the business shall be as follows:
 - i. Monday through to Saturday 9:00 am to 9:00 pm.
 - ii. Sunday 9:00 am to 7:00 pm.
- g) Existing Development
 - i. Schedule C identifies the existing development with approved Development Permits in connection with the Western Retail Business.
 - ii. Any existing development in connection with the Western Retail Business, without Development Permits will require a Development Permit Application within thirty (30) days of the approval of this Direct Control District.





1. Main Retail Store
 - a. DP09-030
 - b. PLDP20120133
 - c. PLDP20120234
2. Accessory Building (Water Storage)
 - a. PLDP20120234
3. Riding Arena
 - a. DP09-030

17.20 Direct Control District Regulations – Plan 1611975, Block 1, Lot 1 and a Portion of SW 2-30-4-5

1. Purpose

The purpose of this district is to allow for the development of an event facility with associated and supporting uses.

2. Application

These regulations shall apply to an approximate ±9.99 acre site within Plan 1611975, Block 1, Lot 1 and a portion of the SW 2-30-4-5, as outlined on Schedule "B"

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

EVENT FACILITY means a facility that accommodates events held inside building(s) or outdoors. Events may include gatherings, weddings, celebrations, or similar type of activities.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building & Use, less than 10.0 m ² (107.6 ft ²)	Accessory Building and Use
	Dwelling, Security Suite
	Dwelling, Single Detached
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Event Facility
	Office
	Park
	Religious Assembly
	Riding Arena, Public
	Sign, On-Site Commercial
	Utility Building

5. Site Regulations

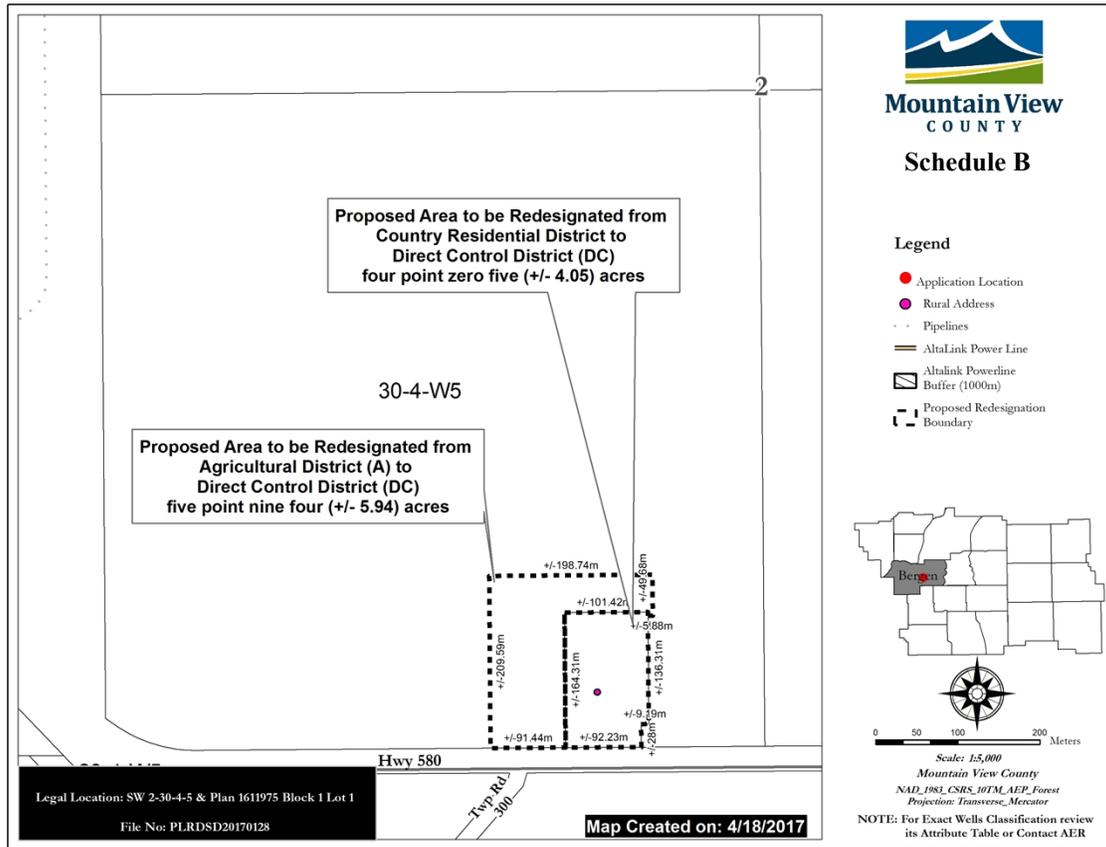
SITE AREA	±4.04 ha (±9.99 ac)
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved road
REAR YARD	Minimum 17.0 m (55.8 ft)
SIDE YARD	Minimum 17.0 m (55.8 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
SETBACKS FROM HIGHWAY 580	As determined by Alberta Transportation
OTHER SETBACKS	Pipelines and Oil and Gas Facilities: Consistent with current provincial regulations
MAXIMUM HEIGHT	Maximum 12.2 m (40.02 ft) or as determined by the Approving Authority

6. Other Development Regulations

- a) Approved Supportive Reports:
 - i. The approved Concept Plan and Traffic Impact Assessment (submitted in accordance with Appendix A of the Land Use Bylaw) as part of the Direct Control District Redesignation application, shall be used as guiding documents to evaluate Development Permit application(s).
- b) Restrictions that Apply to the Direct Control District Area Shown in Schedule "B":
 - i. There shall be no camping on the subject lands at any time.
 - ii. At the Development Permit stage, proposed development outside the scope of the approved Concept Plan and supportive Studies may require amendment to the affected supportive Studies and this Direct Control District.
- c) Hours of Operation:
 - i. The hours of operation of the Event Facility and associated and supportive uses shall be restricted daily between the hours of 7:00 am until 1:00 am or at the discretion of the Approving Authority, to minimize noise impacts in the surrounding area.
- d) Subdivision:
 - i. A Subdivision application for a boundary adjustment shall be required to consolidate Plan 1611975, Block 1, Lot 1 with portion of the SW 2-30-4-5 prior to the submission of Development Permit(s).
 - ii. A Development Agreement pursuant to the *Municipal Government Act*, may be required as a condition of Subdivision.
 - iii. No subdivision (except for 6. d) i.) shall be allowed within the Direct Control District.
- e) Development Permit Requirements:
 - i. In accordance with Appendix A of the Land Use Bylaw, the following studies/reports shall be submitted at the Development Permit stage and at the discretion of the Approving Authority:
 - A Stormwater Management Plan;
 - A Site Servicing Plan;
 - A Landscape Plan
 - ii. Engineering Plans and Specifications/Construction Drawings shall be submitted at the Development Permit stage and at the discretion of the Approving Authority, as a condition of development, to establish the parameters for the construction and improvements associated with the proposed development. Engineering plans and specifications must be completed by a qualified professional Engineer accredited by APEGA and include the following:
 - Cover Sheet(s);
 - Clearing; Grading Drawings; Erosion and Sedimentation Control;
 - Roads, Lanes and Walkways Drawings;
 - Signage Drawings;
 - Water Distribution Drawings;
 - Sanitary Sewer Drawings;
 - Stormwater Drawings;
 - Landscape Drawings;

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- iii. An on-site Fire Protection Plan shall be submitted to the local Fire Department for notification as part of Development Permit application(s).
 - iv. A Transportation strategy plan may be prepared and be submitted as part of Development Permit application(s) to demonstrate traffic accommodation.
- f) Development Permit Conditions:
- i. A Development Agreement pursuant to the *Municipal Government Act*, may be required as a condition of Development Permit(s).
 - ii. The applicant shall be required to provide notification to the local RCMP detachment prior to any event that exceeds 200 attendees as a condition of Development Permit(s).
 - iii. As required by the Department of Alberta Transportation, a Roadside Development Permit will be required.



17.21 Direct Control District Regulations – NW 1-32-2-5

1. Purpose

The purpose of this district is to allow for the development of an event facility with associated and supporting uses.

2. Application

These regulations shall apply to an approximate ±12.46 acres (±5.04 ha) site within NW 1-32-2-5 as outlined on Schedule "B"

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

EVENT FACILITY means a facility that accommodate events held inside building(s) or outdoors. Events may include gatherings, weddings, celebrations, or similar type of activities.

OVERNIGHT CAMPING means development of land of no more than 40 un-serviced sites, which has been planned for a maximum two (2) night use for holiday trailers, motor homes, tents, campers and similar recreational vehicles.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building & Use, less than 10.0 m ² (107.6 ft ²)	Accessory Building and Use
	Agriculture Extensive
	Agriculture Processing
	Dwelling, Security Suite
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Event Facility
	Office
	Overnight Camping
	Park
	Religious Assembly
	Sign, On-Site Commercial
	Parking Facility

5. Site Regulations

SITE AREA	±12.46 acres (±5.04 ha)
FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
REAR YARD	Minimum 17.0 m (55.8 ft)
SIDE YARD	Minimum 17.0 m (55.8 ft)
OTHER SETBACKS	Pipeline and Oil and Gas Facilities: Consistent with current provincial regulations. Railways: As determined by the current authority's regulations.
FENCES, GATES, SIGNS	On the property line for fences, gates, or other means of enclosure, and signs
MAXIMUM HEIGHT	Maximum 12.2 m (40.02 ft) or as determined by the Approving Authority

6. Other Development Regulations

- a) Approved Support Documents:
 - i. The approved Development Concept submitted in accordance with Appendix A of the Land Use Bylaw as part of the Direct Control District redesignation application, shall be used as guiding documents to evaluate Development Permit applications(s).
- b) Restrictions that Apply to the Direct Control District Area Shown in Schedule “B” and “C”:
 - i. No subdivisions shall be allowed as a result of approval of this Direct Control District.
 - ii. At the Development Permit stage, any proposed development outside the scope of the approved Development Concept shall require amendment to the Development Concept and this Direct Control District.
- c) Hours of Operation:
 - i. The hours of operation of the Event Facility and associated uses shall be restricted between the hours of 7:00 am until 1:00 am or at the discretion of the Approving Authority, to minimize the impacts in the surrounding area.
- d) Development Permit Requirements:
 - i. In accordance with Appendix A of the Land Use Bylaw, the following studies/reports shall be submitted at the Development Permit stage and at the discretion of the Approving Authority:
 - 1. A Stormwater Management Plan
 - 2. A Site Servicing Plan
 - 3. A Landscape Plan
 - ii. Engineering Plans and Specifications/Construction Drawings shall be submitted at the Development Permit stage and at the discretion of the Approving Authority, as a condition of development, to establish the parameters for the construction and improvements associated with the proposed development. Engineering Plans and Specifications must be completed by a qualified professional Engineer accredited by APEGA and include the following:
 - 1. Cover Sheet(s);
 - 2. Clearing: Grading Drawings; Erosion and Sedimentation Control;
 - 3. Roads, Lanes and Walkway Drawings;
 - 4. Signage Drawings;
 - 5. Water Distribution Drawings;
 - 6. Stormwater Drawings;
 - 7. Landscape Drawings.
 - iii. An on-site Fire Protection Plan shall be submitted to Mountain View County and the local Fire Department for notification as part of Development Permit application(s).
 - iv. A Road Use Agreement in coordination with Mountain View County shall be submitted respecting dust control in conjunction with a Development Permit application(s).
 - v. The Direct Control District boundaries shall be permanently delineated (i.e., corner posts at each boundary corner). In the event that the north Direct Control District boundary proves to not be sufficiently delineated, the Approving Authority has the discretion to require perimeter fencing of the northerly boundary of the Direct Control District Area. Direct Control District uses are not permitted outside of the defined area.
- e) Development Conditions:
 - i. A Development Agreement pursuant to the Municipal Government Act, may be required as a condition of Development Permit(s).

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

- ii. An Easement for the purposes of Drainage may be required to be registered on the affected land(s) prior to issuance of a Development Permit.
- iii. An Easement for the purposes of Emergency Access may be required to be registered on the affected land(s) prior to issuance of a Development Permit.

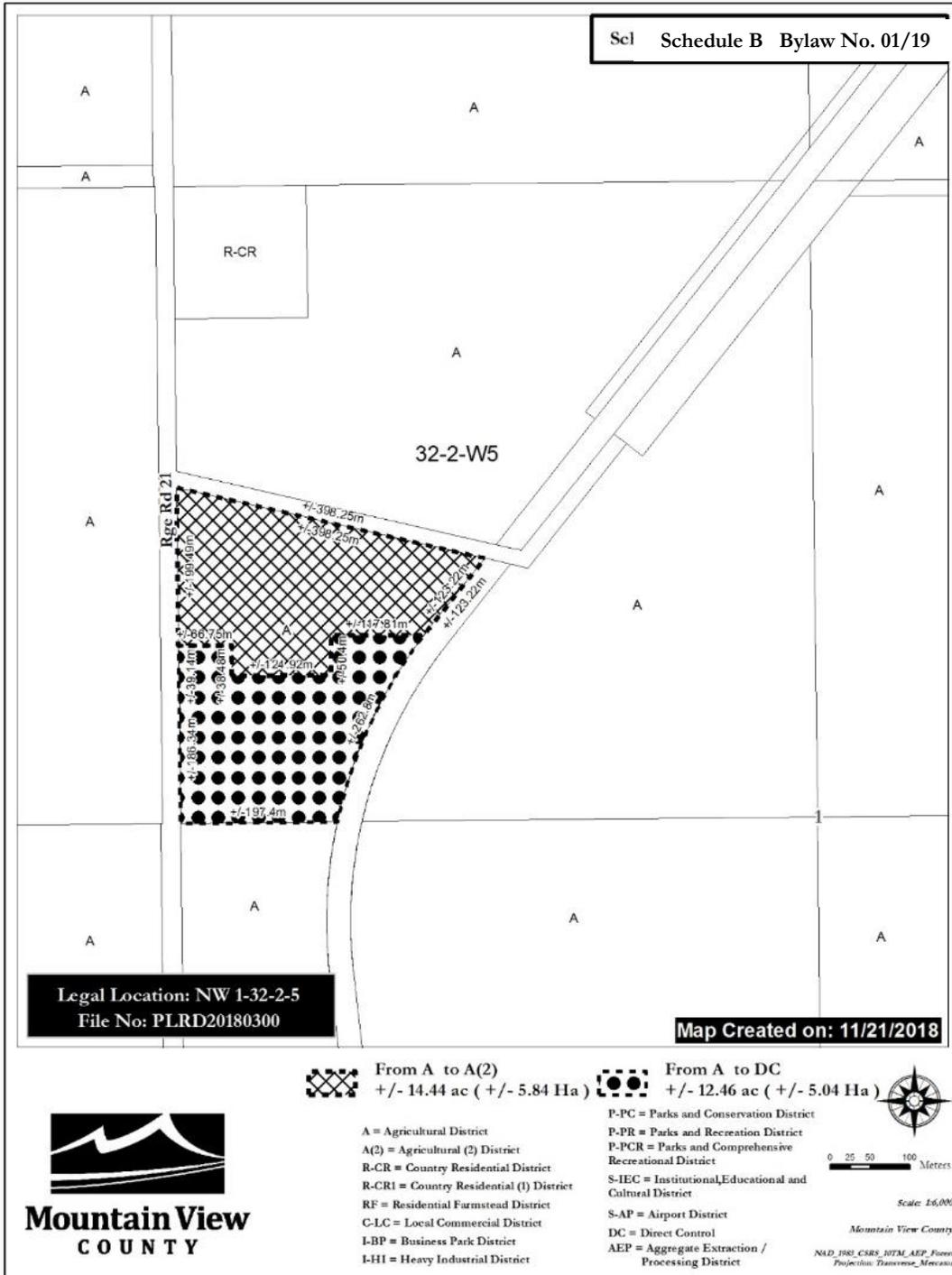
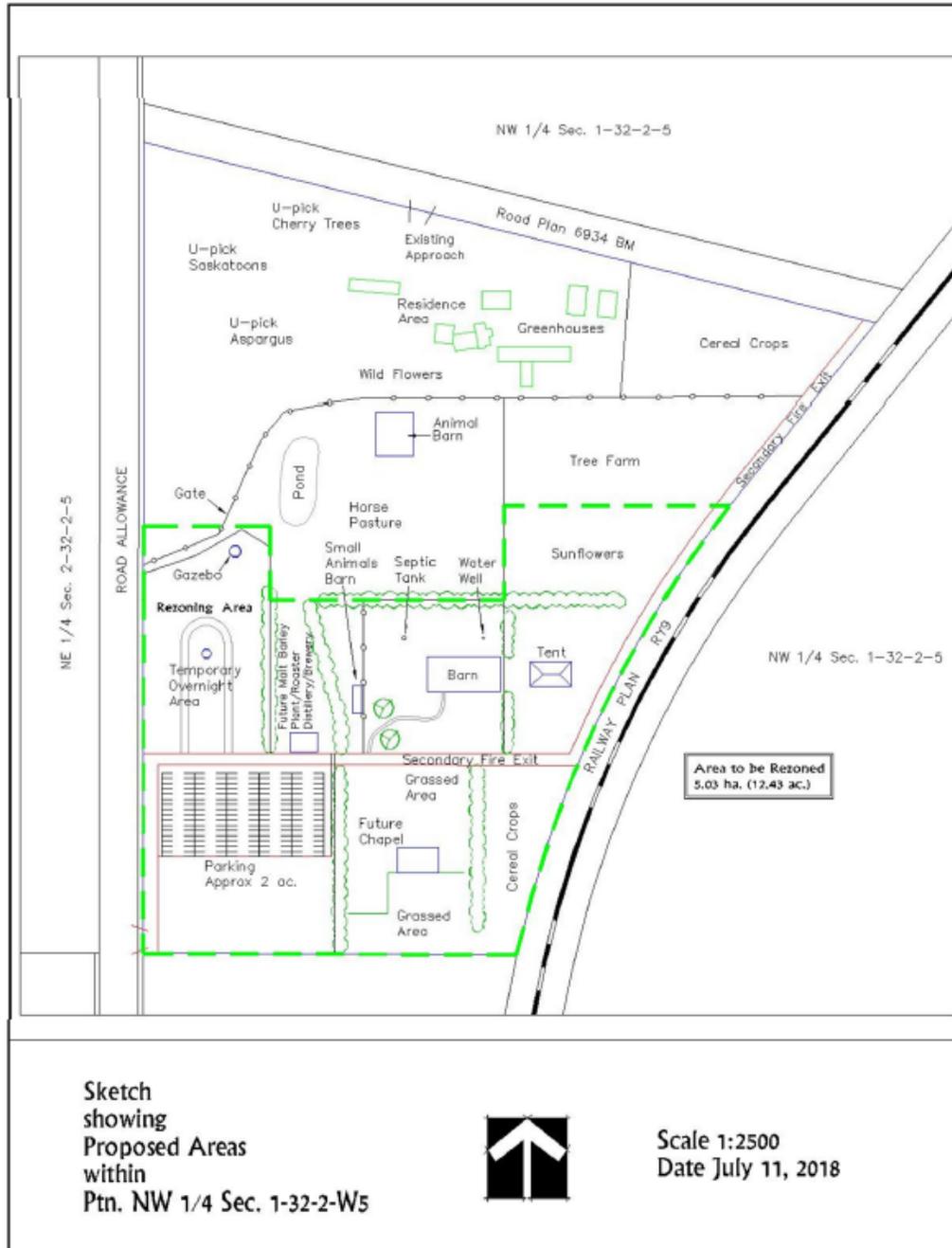


FIGURE 4 : Proposed Concept Plan

Cork & Crate Farms Ltd. – Ptn. of NW ¼ Sec. 1-32-2-W5 (Mountain View County)



Section 18 LAND USE DISTRICT MAPS

1. The following illustration summarizes the Permitted and Discretionary Uses in all Land Use Districts:

Illustration 18.1-1: Permitted and Discretionary Uses by Land Use District

P(e) - Permitted (exempt)

P - Permitted

D - Discretionary

LAND USE P(e) - Permitted (exempt) P - Permitted D - Discretionary	A - Agricultural District	A(2) - Agricultural District	R-CR Country Residential District	R-CR1 Country Residential (1) District	R-F - Residential Farmstead District	C-LC Local Commercial District	I-BP Business Park District	I-HI Heavy Industrial District	AEP Aggregate Processing / Extraction District	P-PC Parks and Conservation District	P-PR Parks and Recreation District	P-PCR Parks and Comprehensive Recreation District	S-IEC Institutional, Educational, and Cultural District	S-AP Airport District
Abattoir	D	D					D	D						
Accessory Building and Use	P(e) P D	P(e) P D	P(e) P D	P(e) P D	P(e) P D	P D	P D	P D	P D	D	P(e) P D	P(e) P D	P D	D
Aggregate Extraction/Processing									D					
Agricultural Processing	D	D					D	D						
Agricultural Specialty	P(e)	P(e)			D									
Agricultural Support Services	D	D					D	D						D
Agriculture, Extensive	P(e)	P(e)	P(e)	P(e)	P(e)	P(e)	P(e)	P(e)	P(e)		P	P	P(e)	
Alternative/Renewable Energy Development, Commercial	D	D					D	D						
Amusement and Entertainment Services						D	D				D	D		D
Animal Health Care Services	D	D				D	P	D						D
Auctioneering Services, On-Site	P(e)	P(e)												
Auctioneering Services, Livestock	D	D					D	D						
Auctioneering Services, No Livestock	D	D					D	D						D
Automotive, Equipment and Vehicle Services						D	P	D				D		D
Auto Wreckers								D						
Bed and Breakfast	D	D	D	D	D						D			
Berming	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Bulk Fuel Depot							D	D						D

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

LAND USE P(e)- Permitted (exempt) P - Permitted D - Discretionary	A -Agricultural District	A(2) -Agricultural District	R-CR Country Residential District	R-CR1 Country Residential (1) District	R-F - Residential Farmstead District	C-LC Local Commercial District	I-BP Business Park District	I-HI Heavy Industrial District	AEP Aggregate Processing / Extraction District	P-PC Parks and Conservation District	P-PR Parks and Recreation District	P-PCR Parks and Comprehensive Recreation District	S-IEC Institutional, Educational, and Cultural District	S-AP Airport District
Bunkhouse	D													
Business, Agri-Tourism	D	D												
Business, Home Office	P(e)	P(e)	P(e)	P(e)	P(e)									
Business, Home Based	P	P	D	D	D									
Business, Contractors	D	D	D		D									
Cabin											P D	P D		
Card Lock Fuel Dispensing Facility							D	D						D
Cannabis Production Facility							D	D						D
Cannabis Retail Sales						D	D	D						
Cemetery													P	
Columbarium													P	
Crematorium						D	D						P	
Commercial Retail Services, Major						D	P							
Commercial Retail Services, Minor						P	P				D	D		
Communication Tower	D	D	D		D	D	D	D	D		D	D	D	D
Cultural Facilities						D	P				D	D	P	
Day Care Services	D	D	D	D	D	P	P					D	D	
Detention and Correction Services													D	
Dwelling, Caretakers/Manager						D					D	D		
Dwelling, Duplex	D	D	D	D										
Dwelling, Prefabricated	P	P	P	P	P									
Dwelling, Move In/ Relocation	D	D	D	D	D									
Dwelling, Secondary Detached	D	D												
Dwelling, Secondary Suite	D	D	D	D	D									
Dwelling, Security Suite						D	D	D	D		D		D	D
Dwelling, Single Detached	P	P	P	P	P									
Eating Establishment, Indoor	D					P	P				D	D		D

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

LAND USE P(e) - Permitted (exempt) P - Permitted D - Discretionary	A -Agricultural District	A(2) -Agricultural District	R-CR Country Residential District	R-CR1 Country Residential (1) District	R-F - Residential Farmstead District	C-LC Local Commercial District	I-BP Business Park District	I-HI Heavy Industrial District	AEP Aggregate Processing / Extraction District	P-PC Parks and Conservation District	P-PR Parks and Recreation District	P-PCR Parks and Comprehensive Recreation District	S-IEC Institutional, Educational, and Cultural District	S-AP Airport District
Eating Establishment, Outdoor	D					P	P				D	D		D
Educational Services						D	P						P	D
Farm Building	P(e)	P(e)												
Funeral Home						D	D							
Government Services						D	P	P			D	D	P	D
Group Home, Major													D	
Group Home Limited	D	D	D	D	D								D	
Heavy Equipment Training Facility									D					
Horticultural Use	P(e)	P(e)	D		D		D	D						
Horticultural Use, Medicinal							D	D						
Hotel						D	P							
Industrial, Heavy								D						
Industrial Manufacturing/ Processing, General							D	D						
Industrial Storage and Warehousing							D	D						
Kennel, Commercial	D	D	D		D		D							
Liquor Sales/Distribution Services						D	P							
Medical Treatment Services						D	P						D	
Mineral and Resource Extraction/Processing	D	D						D	D					
Motel						D	P							
Manufactured Home Park														
Natural Science Exhibits										D	D		D	
Office						P	P	P						D
Park							P			D	P(e)	P(e)	P	
Personal and Health Care Services						P	P						D	
Professional, Business, Financial & Office Support Services						P	P							D
Portable Batch Plant - less than 3 months									P					

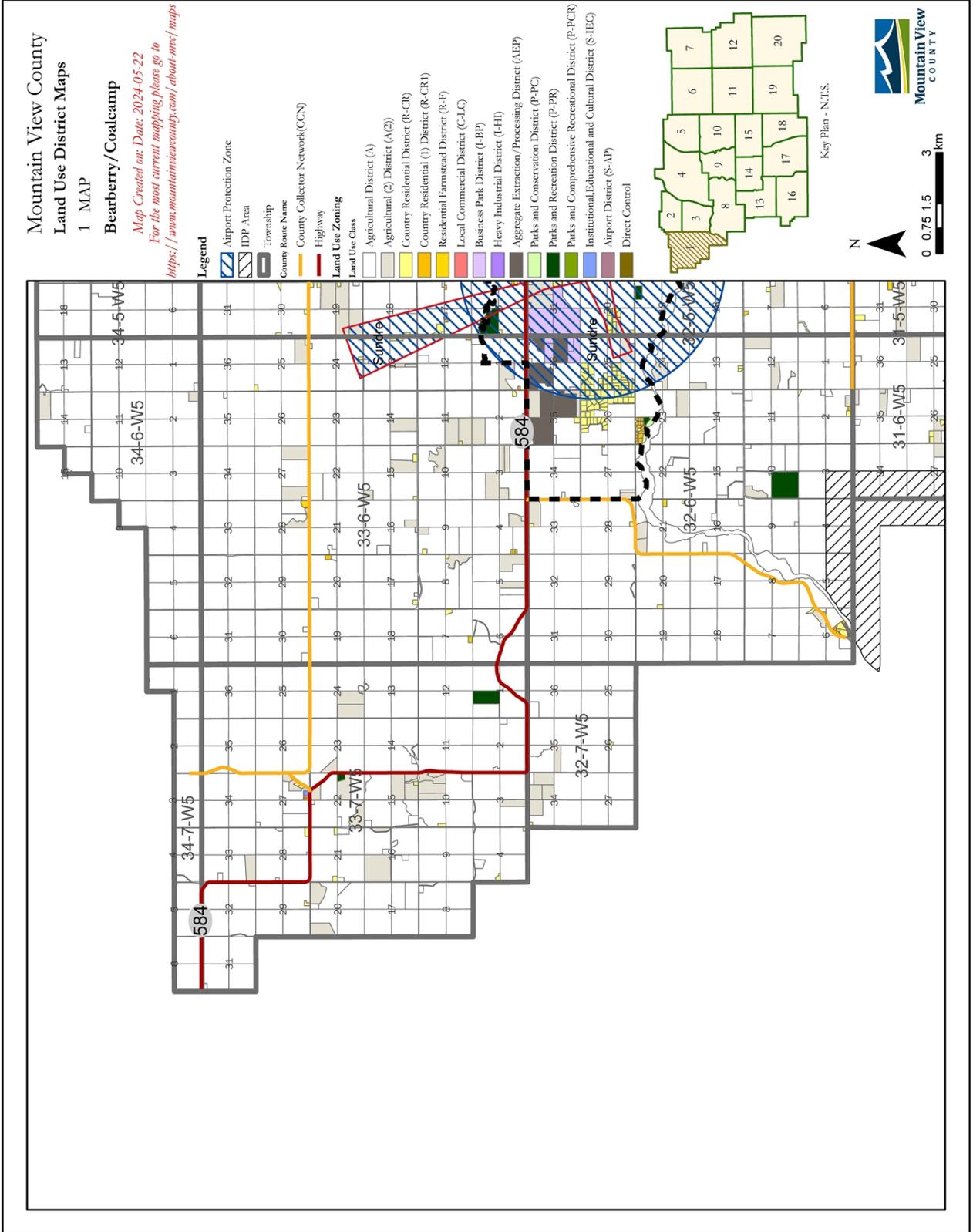
Land Use Bylaw - Bylaw No. 10/24 - Schedule A

LAND USE P(e) – Permitted (exempt) P – Permitted D – Discretionary	A –Agricultural District	A(2) –Agricultural District	R-CR Country Residential District	R-CR1 Country Residential (1) District	R-F - Residential Farmstead District	C-LC Local Commercial District	I-BP Business Park District	I-HI Heavy Industrial District	AEP Aggregate Processing / Extraction District	P-PC Parks and Conservation District	P-PR Parks and Recreation District	P-PCR Parks and Comprehensive Recreation District	S-IEC Institutional, Educational, and Cultural District	S-AP Airport District
Portable Batch Plant - more than 3 months									D					
Protective and Emergency Services						P	P	P					P	D
Recreation, Passive										P	P(e)	P(e)	P	
Recreational, Resort											D	D		
Recreation Services, Community						D					P	P	P	
Recreation Services, Indoor Participant						D	D				D	D	P	
Recreation Services, Outdoor Participant										D	D	D	D	
Recreational Vehicle											P(e)	P(e)		
Recreational Vehicle Park Model											P(e)	P(e)		
Recreational Vehicle Storage Indoor (see conditions)	D	D					D	D						
Recreational Vehicle Storage Outdoor (see conditions)	P(e)	P(e)	P(e)	P(e)	P(e)		D	D						
Recreational Vehicle Storage Outdoor	D	D												
Recreational Vehicle for Living Accommodation (see conditions)	D	D	D	D	D									
Recycling Depot							P	D					D	
Religious Assembly													P	
Riding Arena, Private	P	P			D									
Riding Arena, Public	D	D			D		D				D	D		
Security Suite						D	D	D	D		D		D	D
Selective Logging	P D	P D												
Semi-Public Use							D					D	D	D
Service Station						P	P	D						D
Shipping Containers (Sea Cans)	P(e)	P(e)	D								P(e) D	D		
Show Home			D	D								D		
Sign, Identification	P(e)	P(e)	P(e)	P(e)	P(e)								P(e)	
Sign, On-Site, Commercial with Existing DP	P	P	P		P	P	P	P	D		P	P	D	P

Land Use Bylaw - Bylaw No. 10/24 - Schedule A

LAND USE P(e) – Permitted (exempt) P – Permitted D – Discretionary	A –Agricultural District	A(2) –Agricultural District	R-CR Country Residential District	R-OR1 Country Residential (1) District	R-F - Residential Farmstead District	C-LC Local Commercial District	I-BP Business Park District	I-HI Heavy Industrial District	AEP Aggregate Processing / Extraction District	P-PC Parks and Conservation District	P-PR Parks and Recreation District	P-PCR Parks and Comprehensive Recreation District	S-IEC Institutional, Educational, and Cultural District	S-AP Airport District
Sign, Third Party, Commercial	D	D				D	D							D
Spectator Sports Establishments							D				D	D	D	D
Tourist Campground											D	D		
Tree Clearing/Clear Cutting - see definition	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Utility Building	P	P					P	P			P	P	P	D
Utility Services, Major Infrastructure							D	D			D		D	
Utility Services, Minor Infrastructure						P	P	P			D	P	P	D
Waste Management Facility, Major								D					D	
Waste Management Facility, Minor							D	P					P	
Work Camp, Long Term							D	D						
Work/Lay Down Camp							D	D	D					

- The following pages of the Bylaw contain an Index Map and twenty (20) Land Use District Maps. These show the specific land use districts that apply to specific parcel of land. Use the Index Map to locate a particular parcel of land and to identify the appropriate Land Use District Map that applies.
- Land Use District Maps are updated on an ongoing basis as redesignations are approved. The public is encouraged to review recent amendments and consult with staff to confirm the land use district(s) of a property. A Consolidated version of the bylaw and updated maps will be made available on an ongoing basis.



Mountain View County
Land Use District Maps

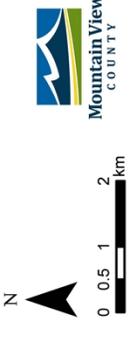
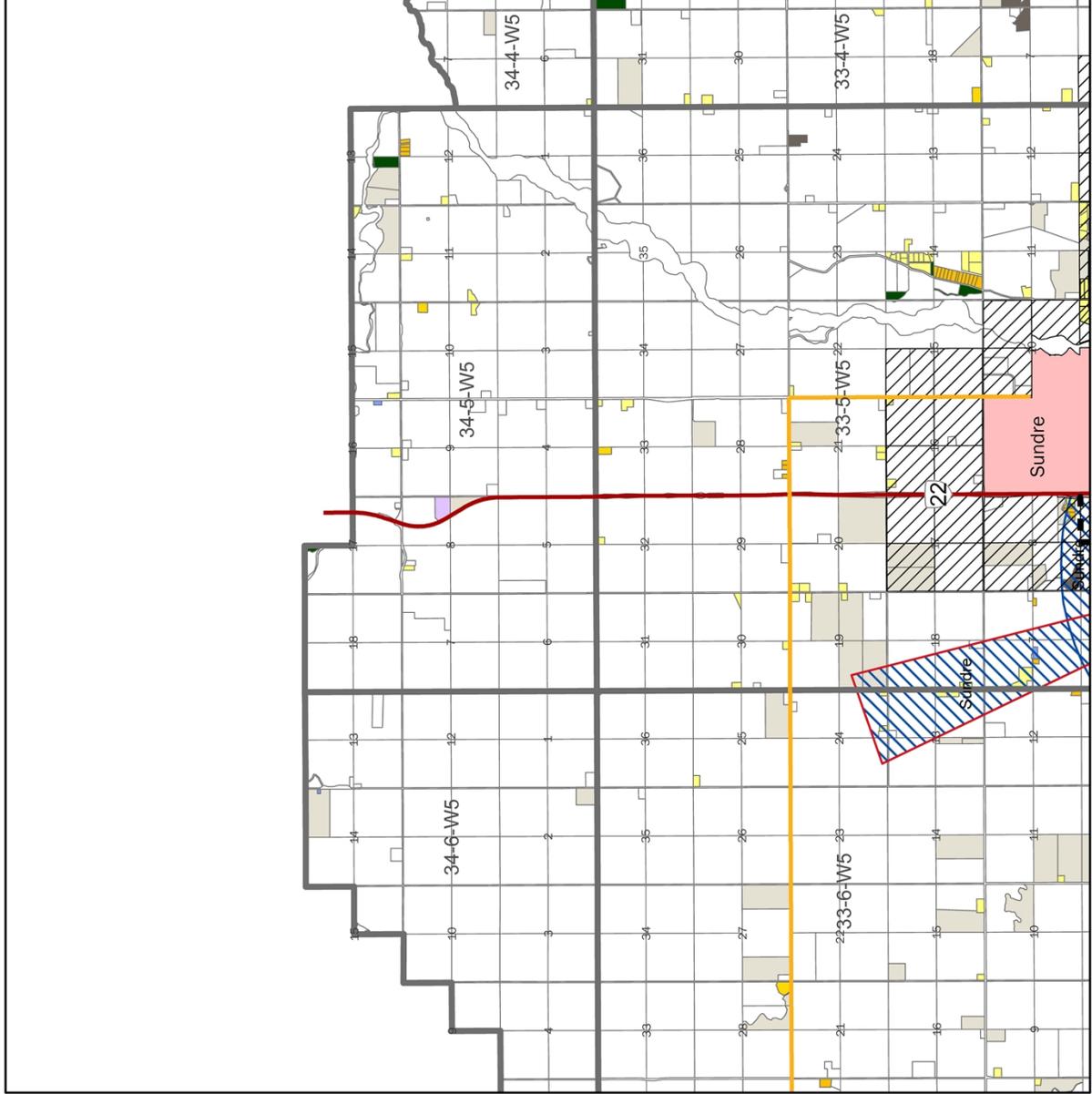
2 MAP

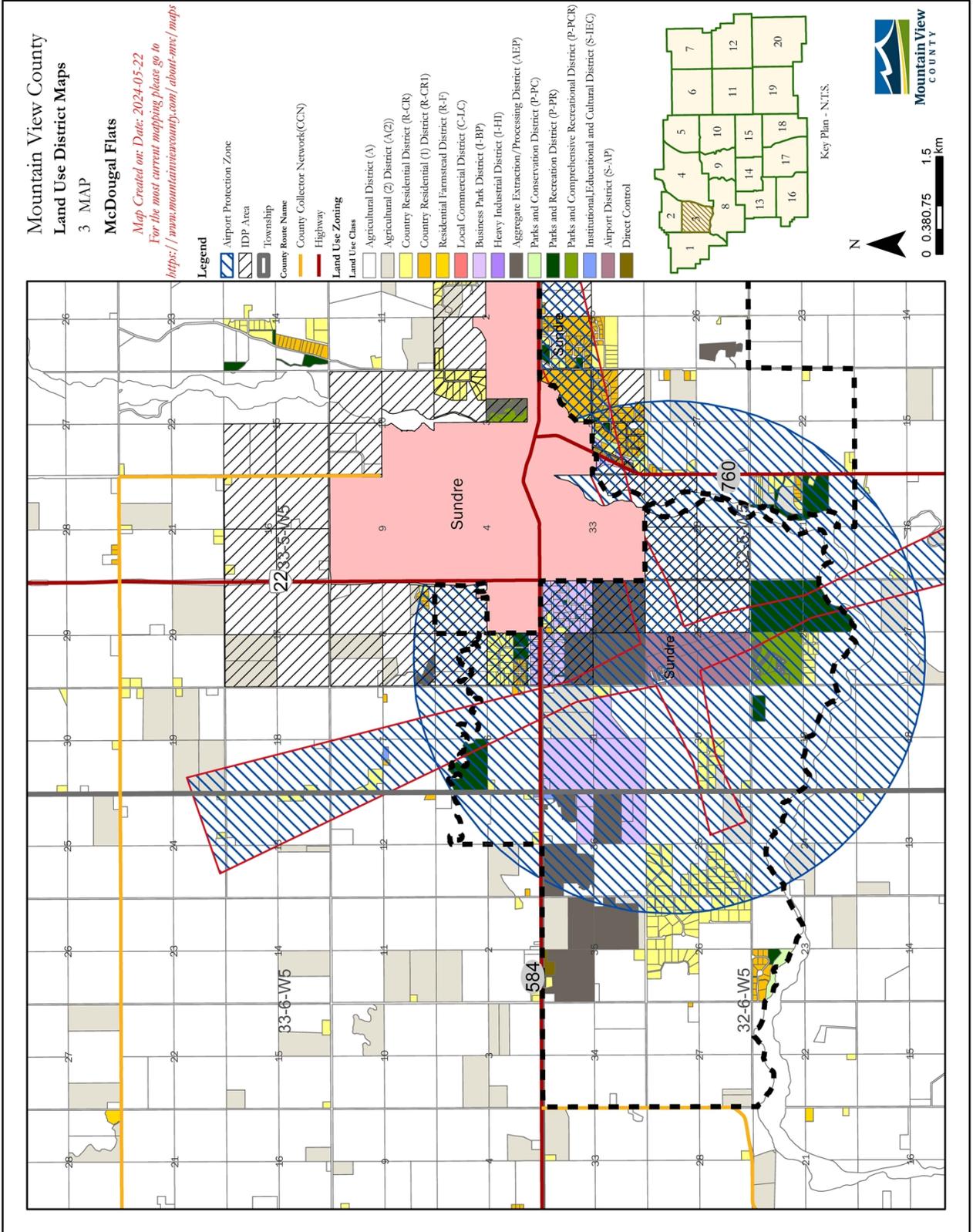
James River

Map Created on: Date: 2024-05-22
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<https://www.mountainviewcounty.com/about-mvc/maps>

Legend

-  Airport Protection Zone
-  IDP Area
-  Township
-  County Route Name
-  County Collector Network(CCN)
-  Highway
- Land Use Zoning**
- Land Use Class**
-  Agricultural District (A)
-  Agricultural (2) District (A(2))
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-  Airport District (S-AP)
-  Direct Control





Mountain View County
Land Use District Maps

4 MAP

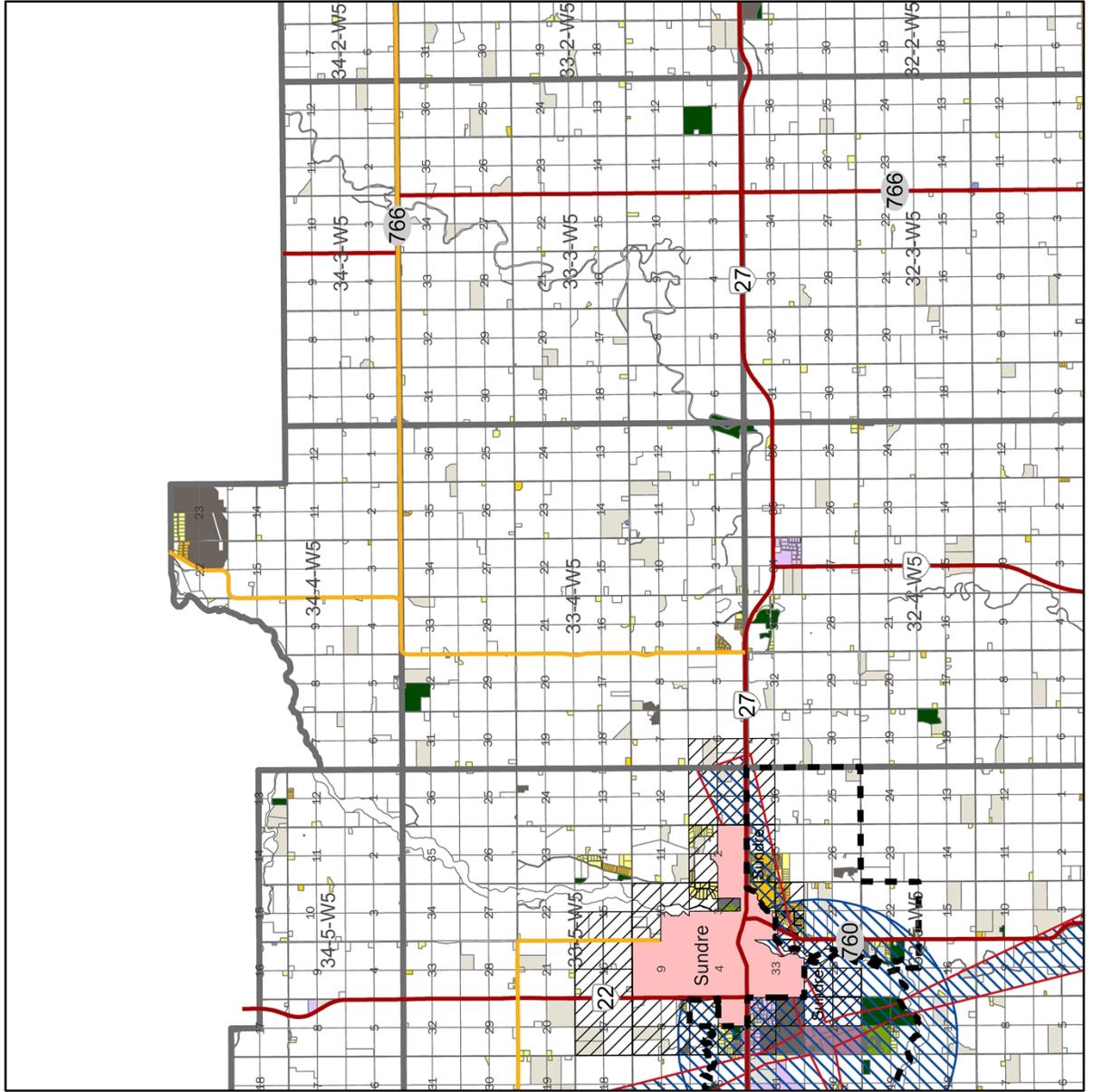
Eagle Hill/Westward Ho

Map Created on: Date: 2024-05-22

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Legend

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Key Plan - N.T.S.



Mountain View County
Land Use District Maps

5 MAP

Hainstock

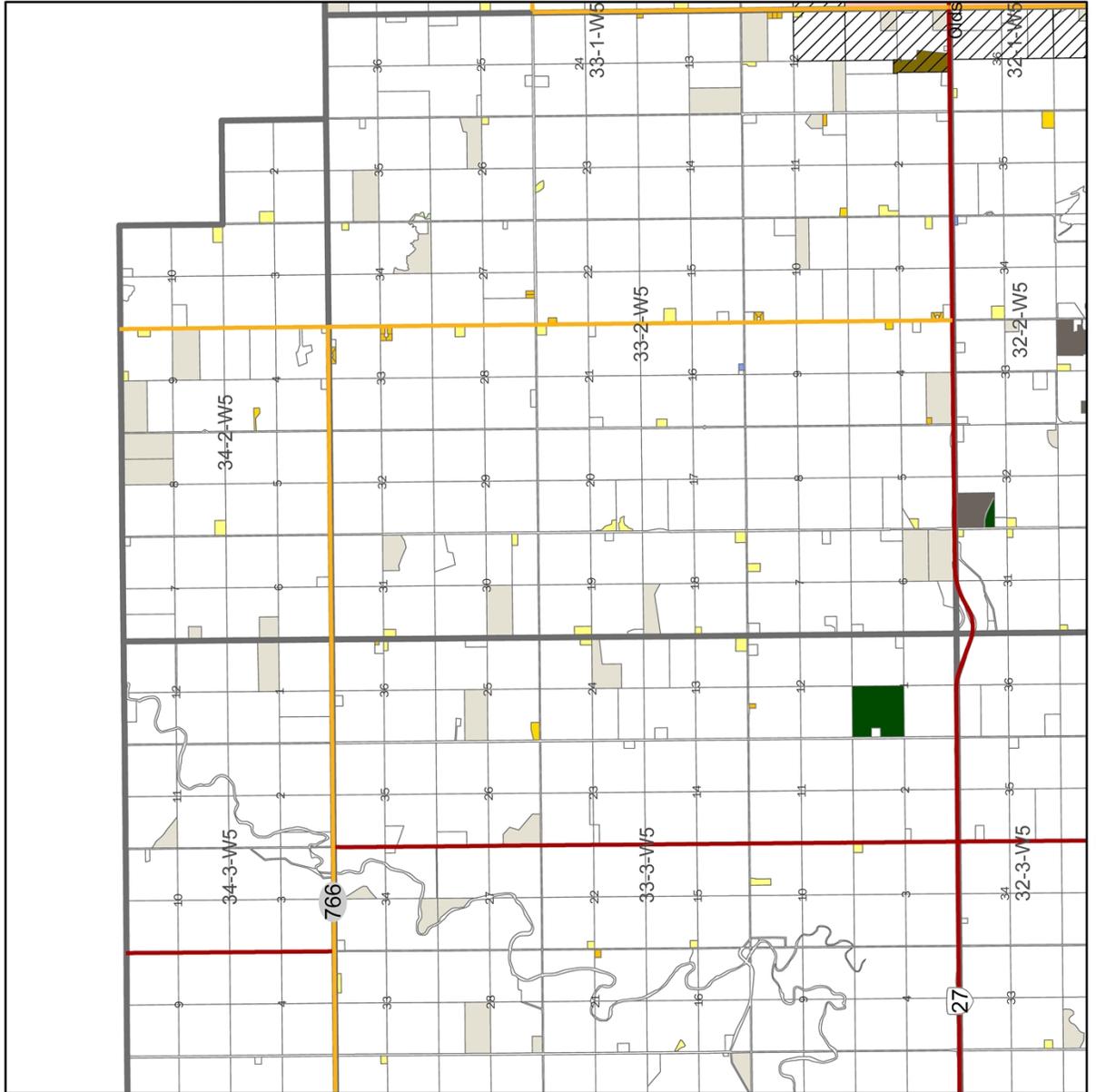
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Key Plan - N.T.S.



Mountain View County
Land Use District Maps

6 MAP

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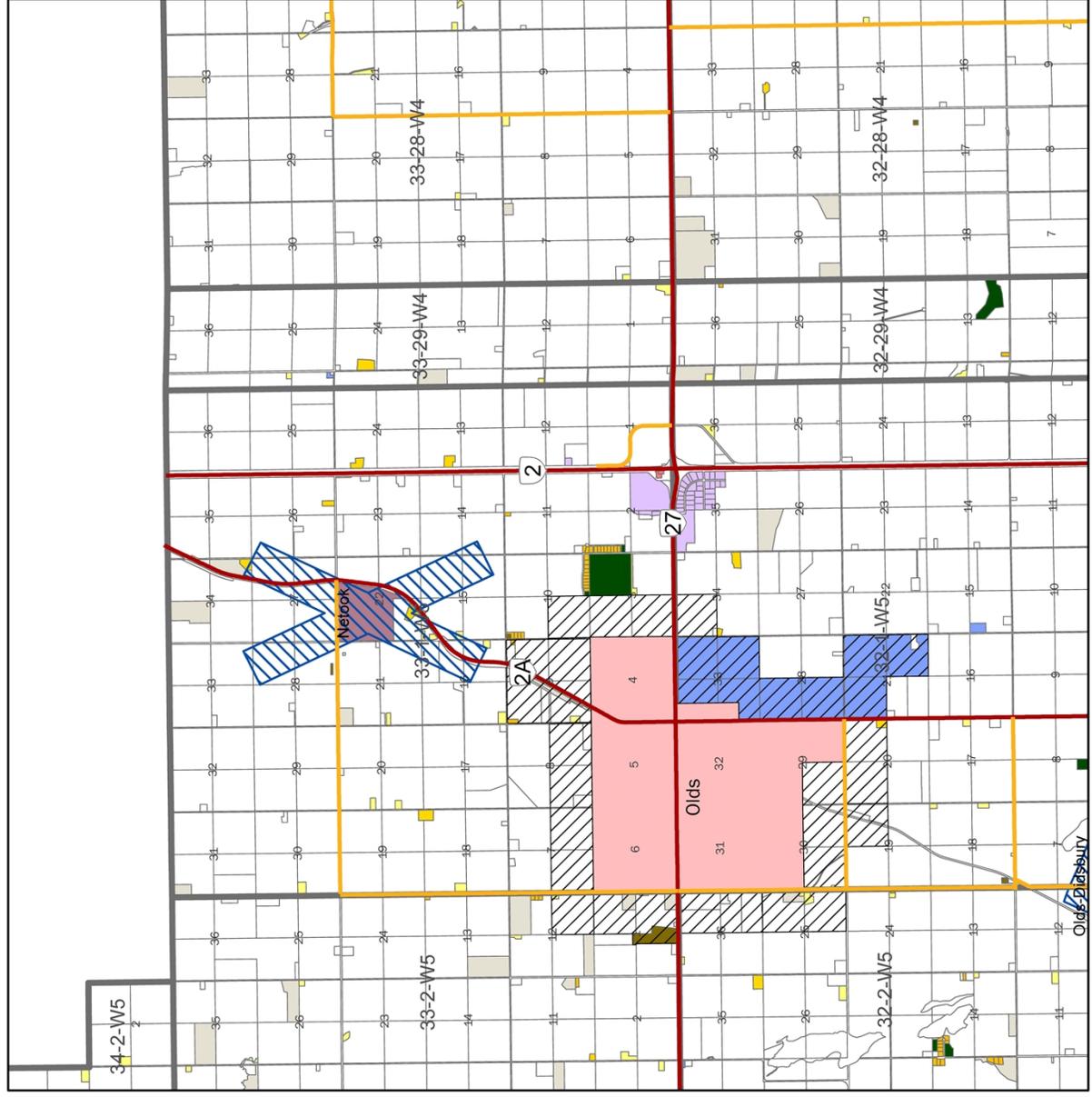
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Key Plan - N.T.S.



Mountain View County
Land Use District Maps

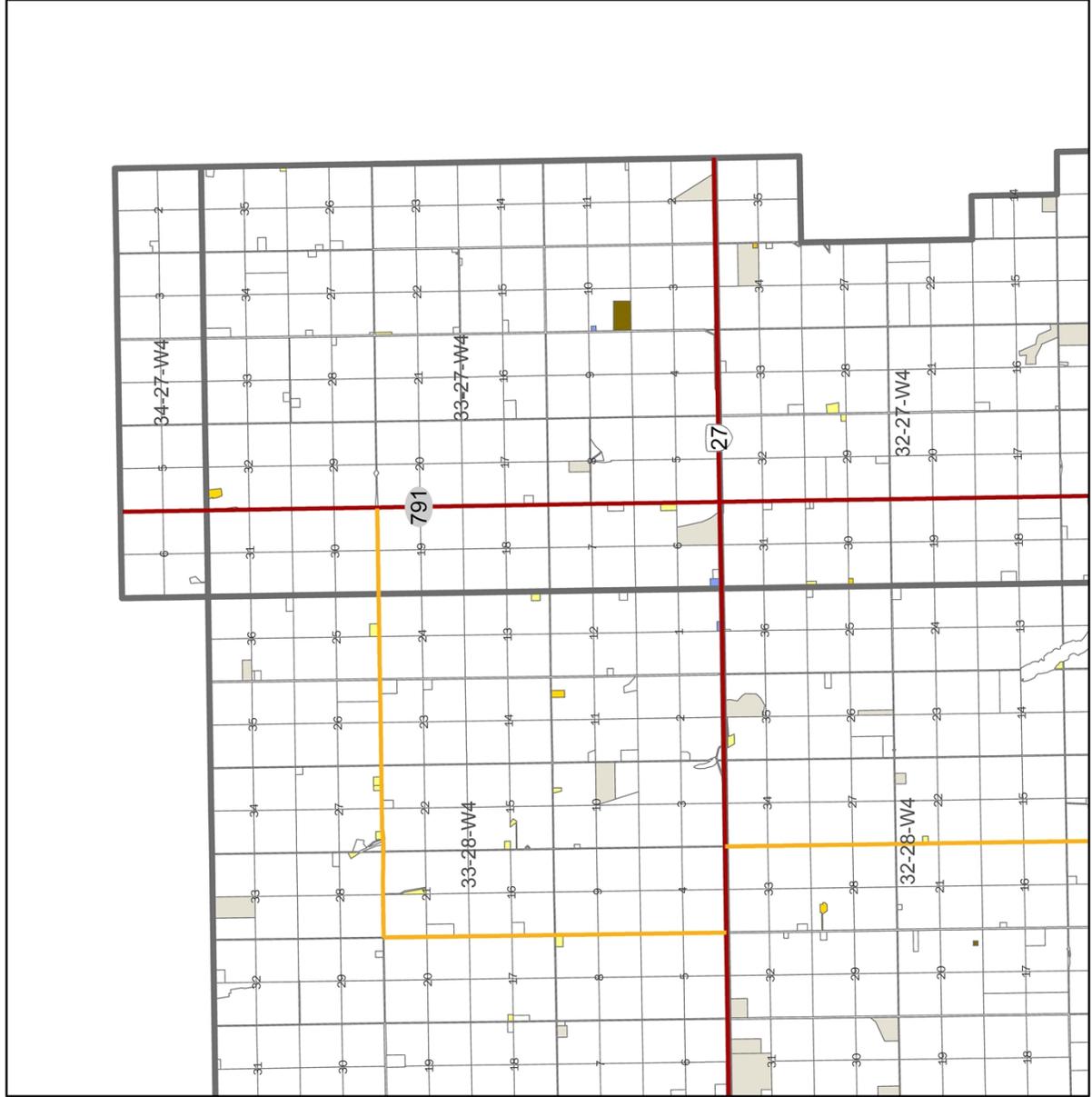
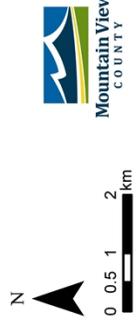
7 MAP

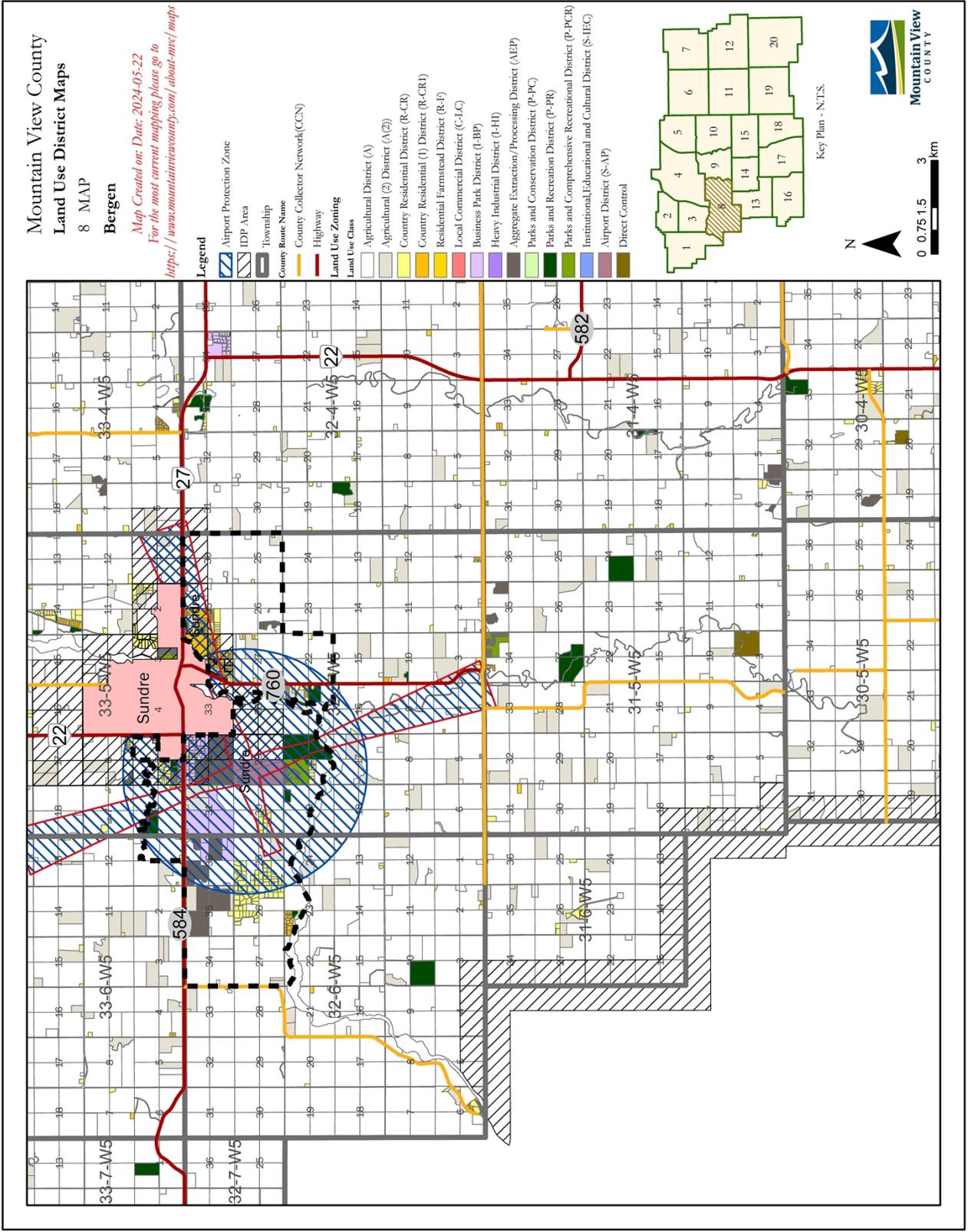
Reed Ranch

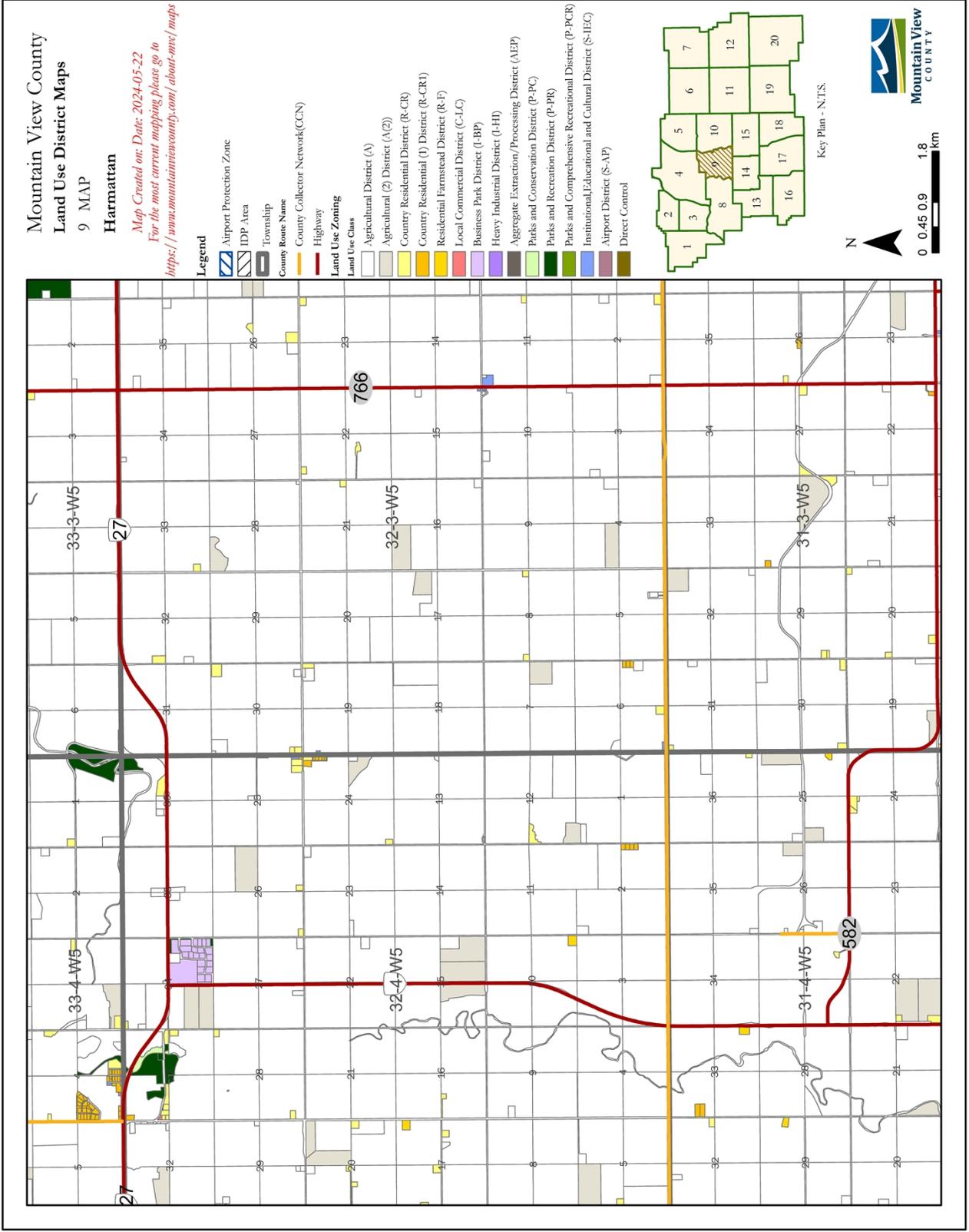
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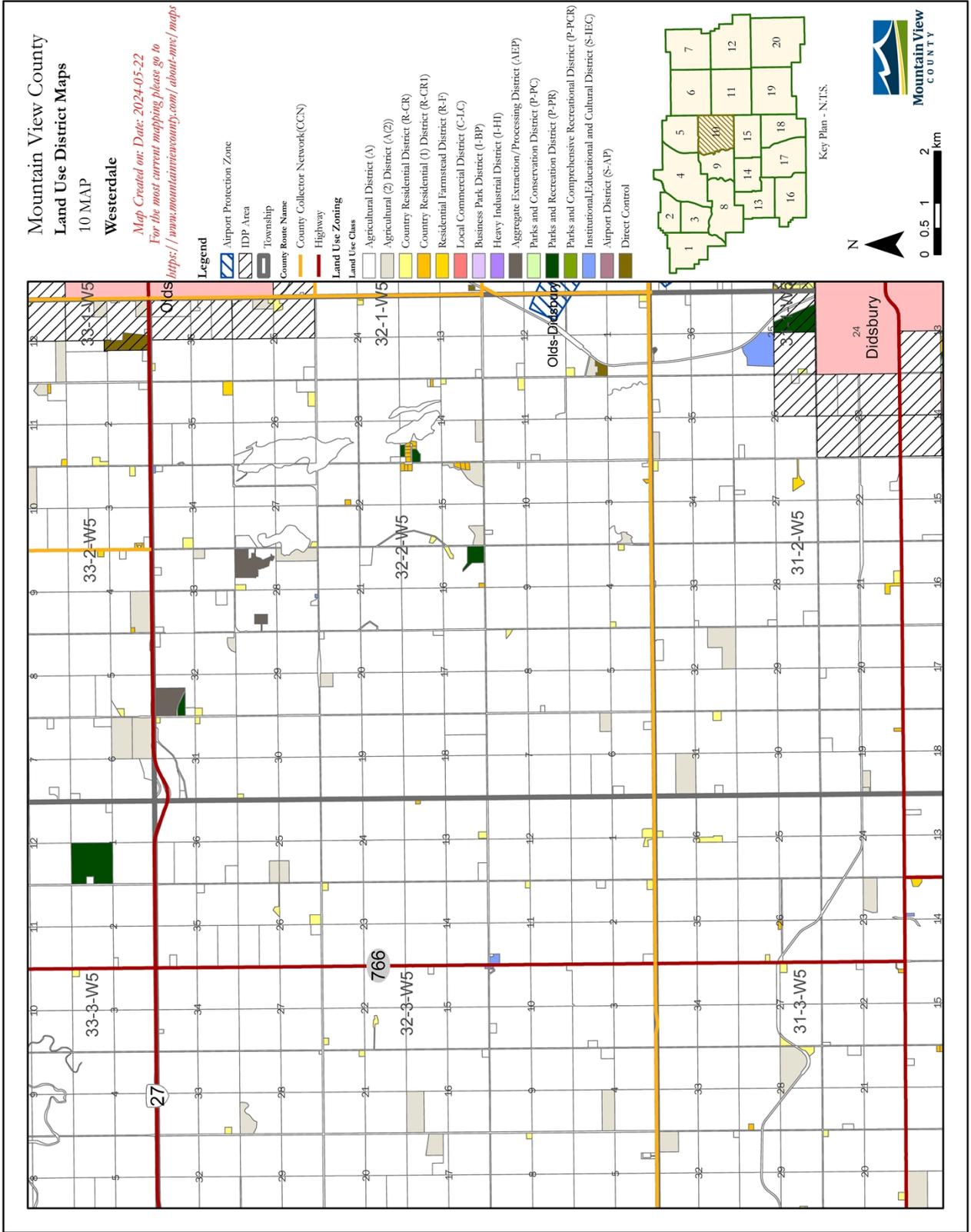
Legend

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Mountain View County
Land Use District Maps

11 MAP

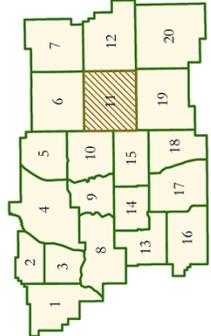
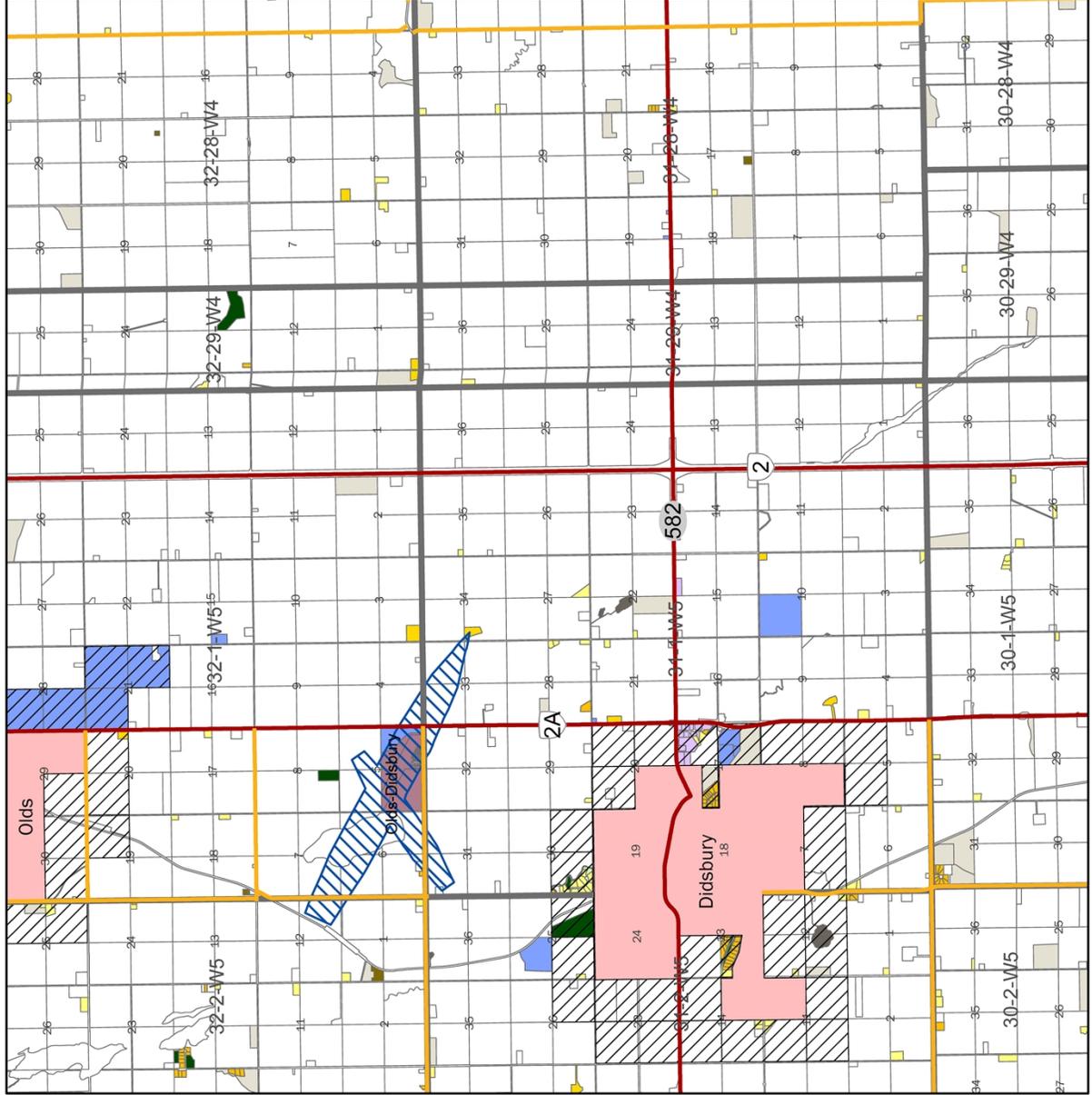
Rosebud

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Key Plan - N.T.S.



Mountain View County
Land Use District Maps

12 MAP

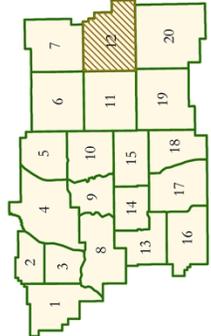
Lonepine

Map Created on: Date: 2024-05-22

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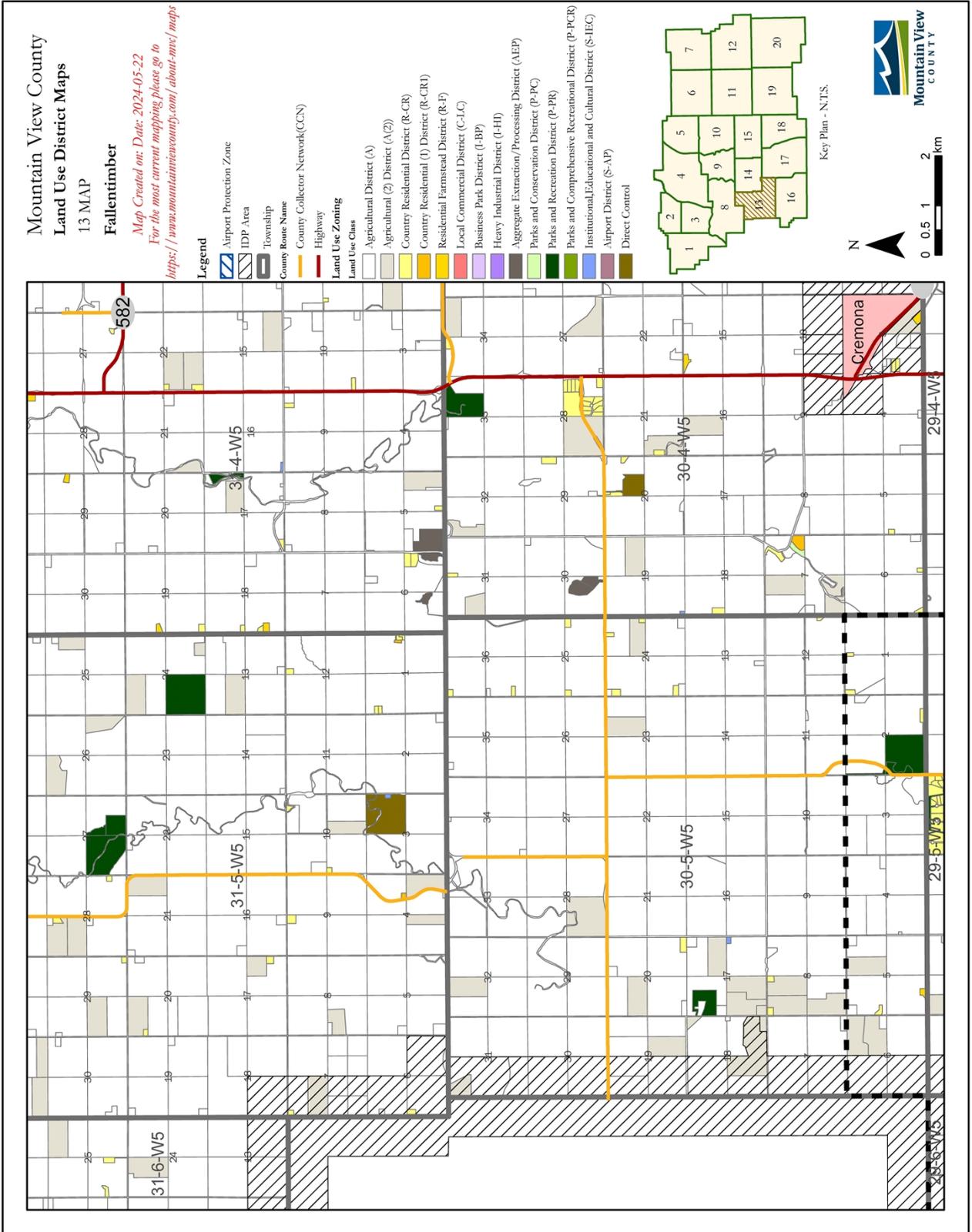
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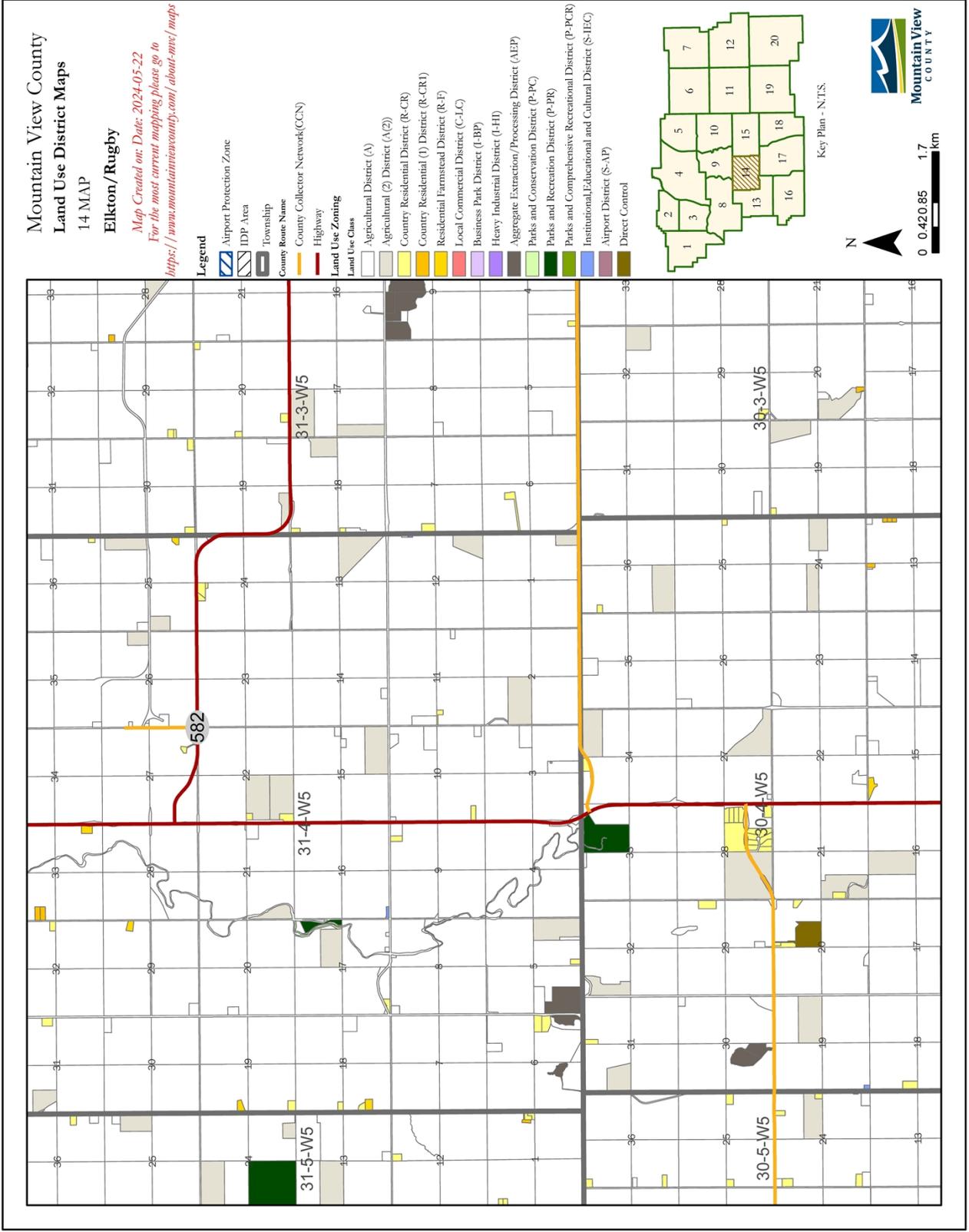
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Key Plan - N.T.S.







Mountain View County
Land Use District Maps

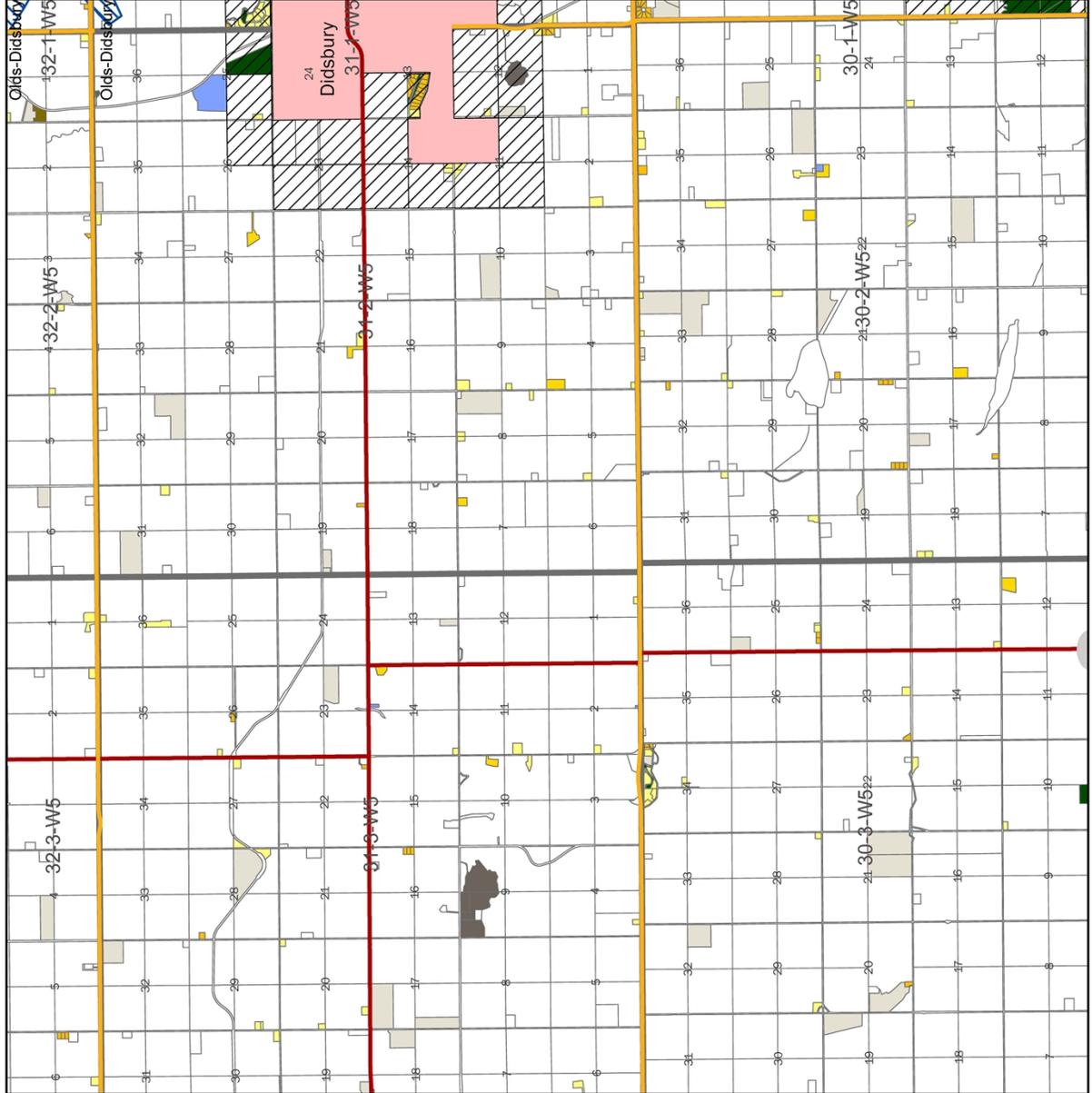
15 MAP

Westcott

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- Airport District (S-AP)
- Direct Control



Key Plan - N.T.S.



Mountain View County
Land Use District Maps

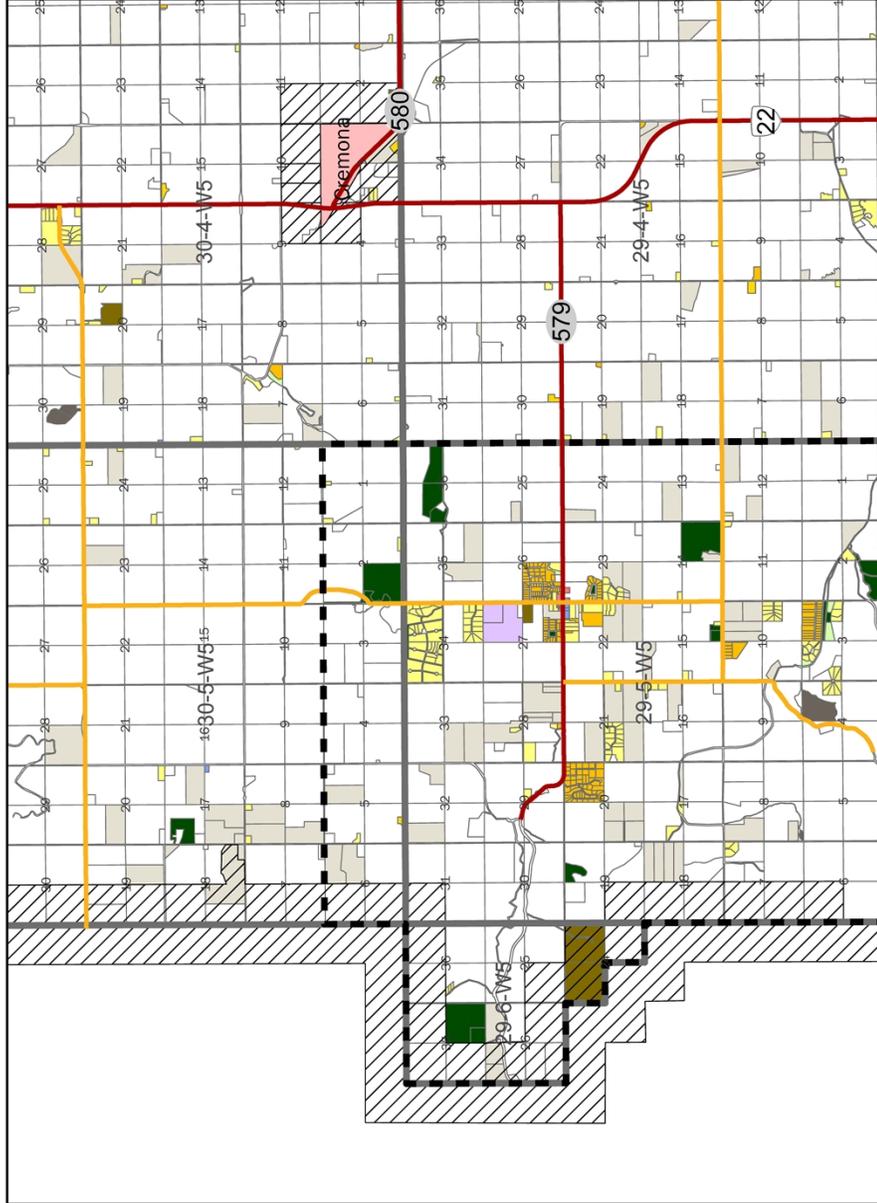
16 MAP

Water Valley / Winchell Lake

Map Created on: Date: 2024-05-22
For the most current mapping, please go to
<https://www.mountainviewcounty.com/about-us/maps>

Legend

- Airport Protection Zone
 - IDP Area
 - Township
 - County Route Name
 - County Collector Network (CCN)
 - Highway
 - Land Use Zoning
- Land Use Class**
- Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control



Key Plan - N.T.S.



Mountain View County
Land Use District Maps

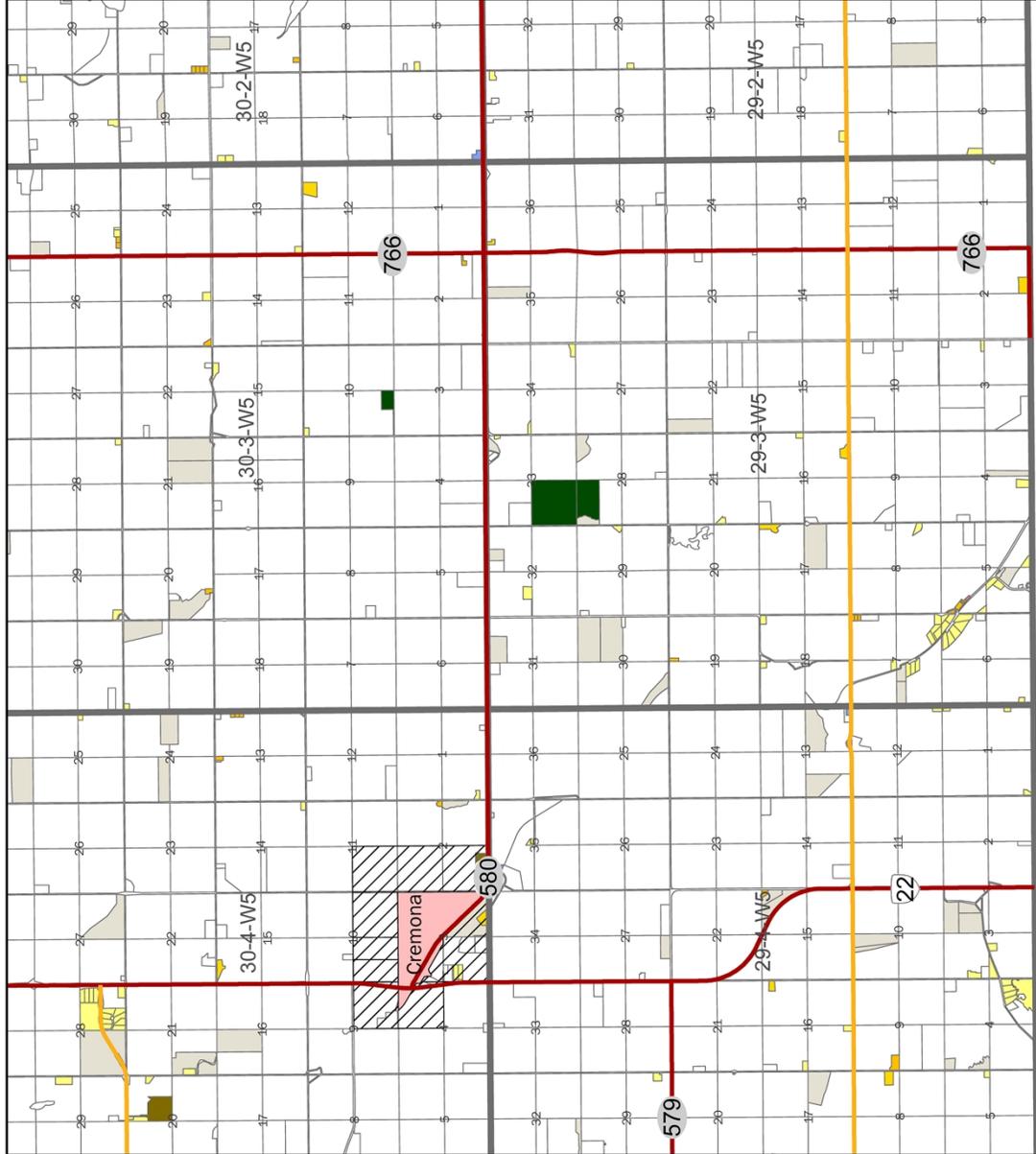
17 MAP

Dogpound

Map Created on: Date: 2024-05-22
For the most current mapping, please go to
<https://www.mountainviewcounty.com/about-us/maps>

Legend

-  Airport Protection Zone
-  IDP Area
-  Township
-  County Route Name
-  County Collector Network(CCN)
-  Highway
- Land Use Zoning**
- Land Use Class**
-  Agricultural District (A)
-  Agricultural (2) District (A2)
-  Country Residential District (R-CR)
-  Country Residential (1) District (R-CR1)
-  Residential Farmstead District (R-F)
-  Local Commercial District (C-LC)
-  Business Park District (I-BP)
-  Heavy Industrial District (I-HI)
-  Aggregate Extraction/Processing District (AEP)
-  Parks and Conservation District (P-PC)
-  Parks and Recreation District (P-PR)
-  Parks and Comprehensive Recreational District (P-PCR)
-  Institutional, Educational and Cultural District (S-IEC)
-  Airport District (S-AP)
-  Direct Control



N 

0 0.5 1 2 km 



Mountain View
COUNTY

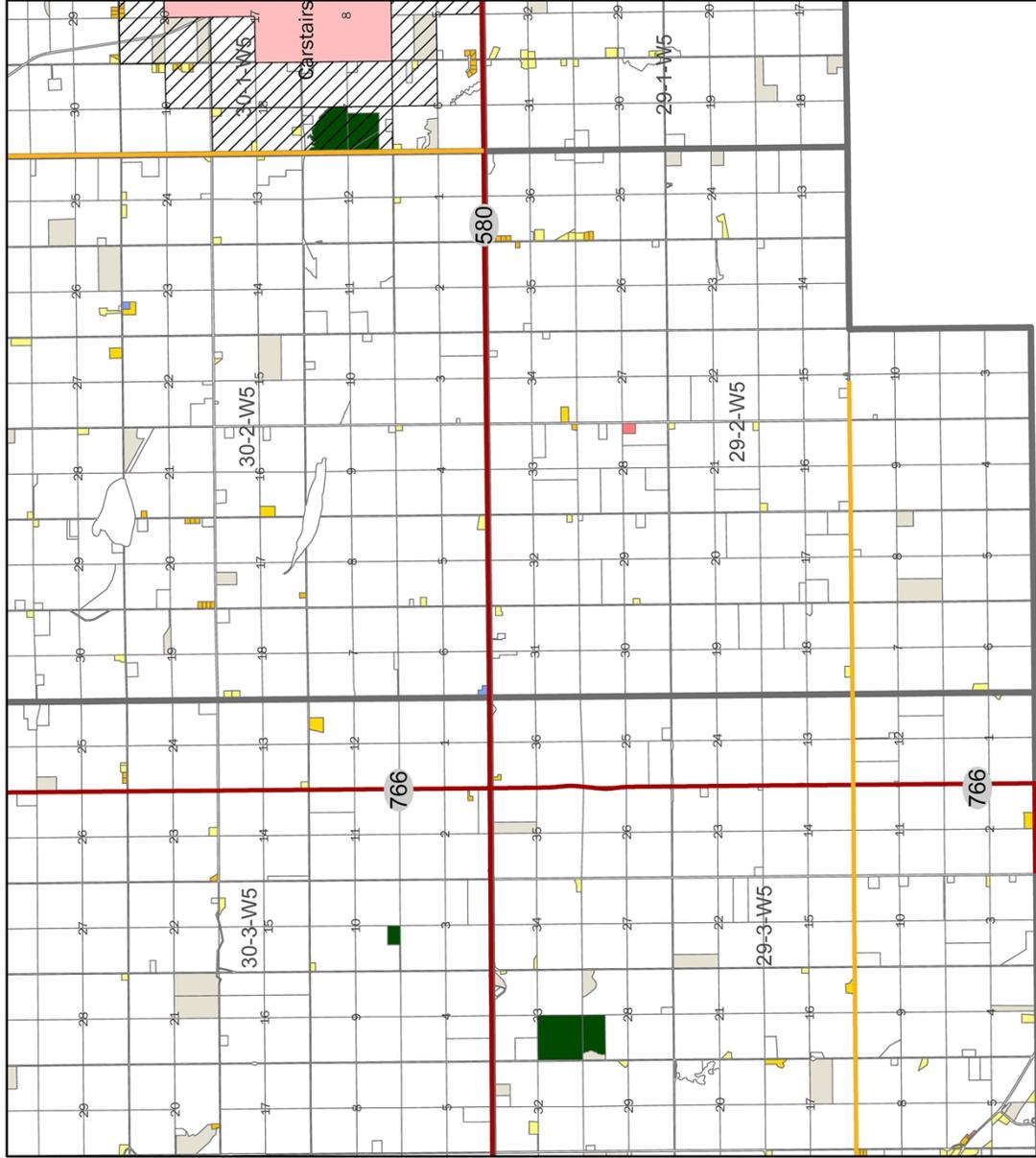
Mountain View County
Land Use District Maps

18 MAP

Jackson

Map Created on: Date: 2024-05-22
For the most current mapping please go to
<https://www.mountainviewcounty.com/about-us/maps>

- Legend**
- Airport Protection Zone
 - IDP Area
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 - Highway
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- Agricultural District (A)
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 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control



N

0 0.5 1 2 km

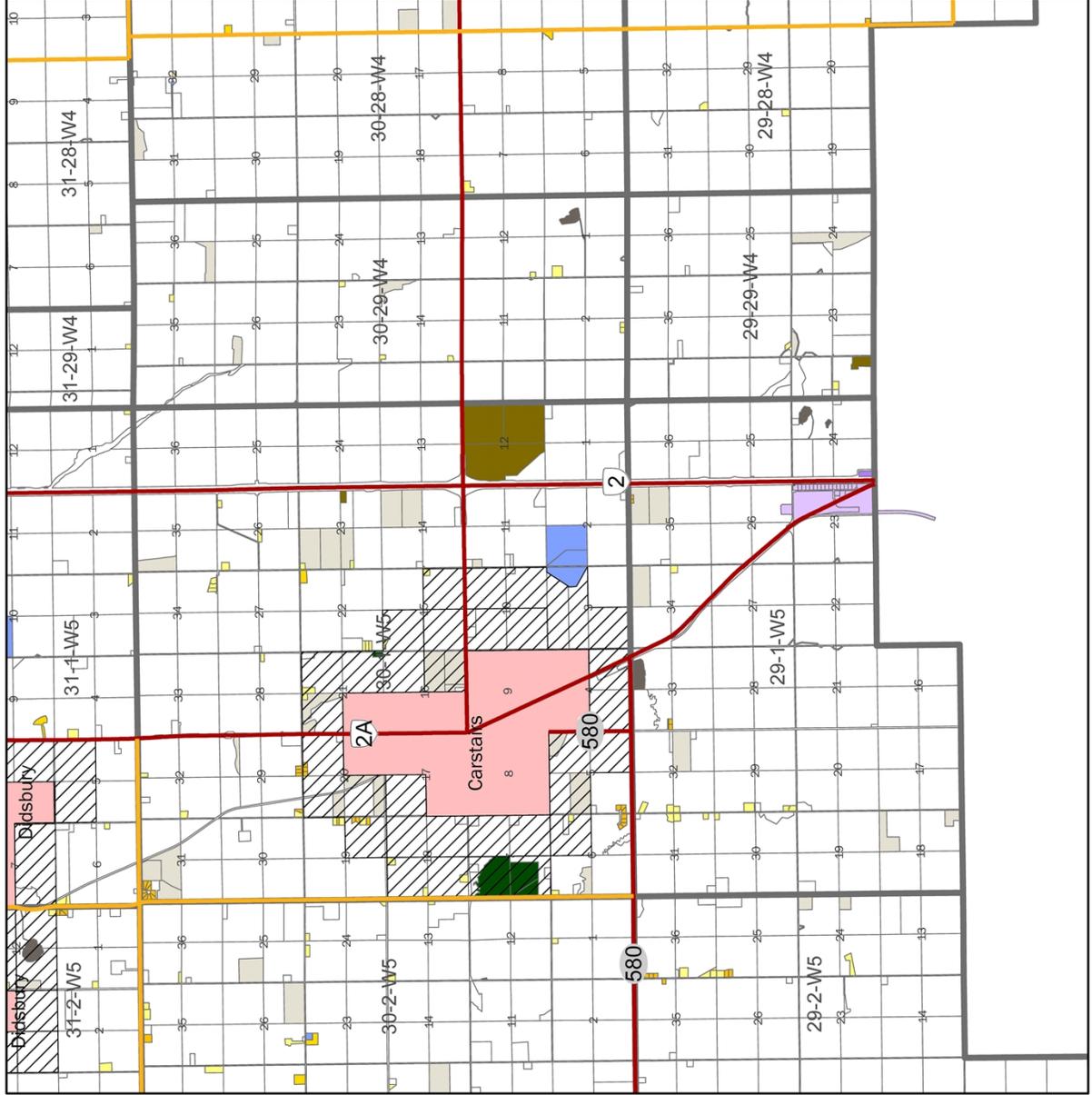
Mountain View
COUNTY

Mountain View County
Land Use District Maps
19 MAP
Wessex

Map Created on: Date: 2024-05-22
For the most current mapping please go to
<https://www.mountainviewcounty.com/about-us/maps>

Legend

-  Airport Protection Zone
-  IDP Area
-  Township
-  County Route Name
-  County Collector Network (CCN)
-  Highway
-  Land Use Zoning
-  Land Use Class
-  Agricultural District (A)
-  Agricultural (2) District (A(2))
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-  Institutional, Educational and Cultural District (S-IEC)
-  Airport District (S-AP)
-  Direct Control



Key Plan - N.T.S.

N 

0 0.5 1 2 km 



Mountain View County
 Land Use District Maps
 20 MAP
 Midway

Map Created on: Date: 2024-05-22
 For the most current mapping please go to
<https://www.mountainviewcounty.com/about-us/maps>

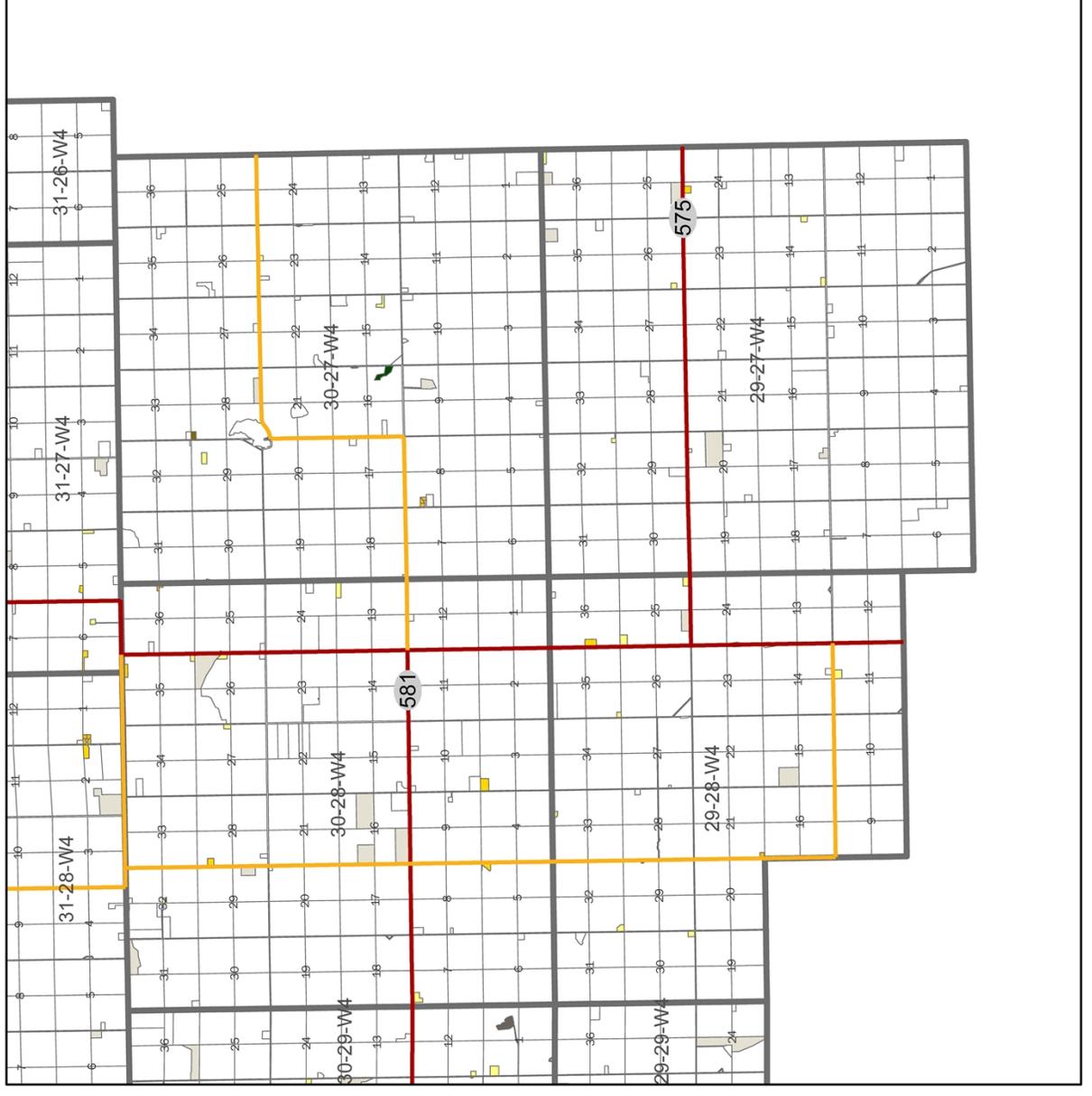
- Legend**
- Airport Protection Zone
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 - Township
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N

0 0.5 1 2 Km

Mountain View
COUNTY



APPENDIX

A List of Technical Studies

APPENDIX A

LIST OF TECHNICAL STUDIES

Biophysical Assessment. Prepared by a qualified professional biologist accredited by the Alberta Professional Biologists (ASPB), the assessment will identify the broad impact of a proposed planning application on the plant and wildlife species/communities, as identified by Alberta Conservation Information Management System (ACIMS) and/or Committee on the Status of Endangered Wildlife in Canada (COSEWIC). The findings of this report shall assist in the preparation of the Environmental Management Plan (where required), Redesignation proposals and/or Concept Plan.

Concept Plan Interchangeable with the term conceptual scheme which refers to a plan, may be adopted by resolution that relates to a proposed development and its relationship to existing and/or future development of adjacent lands. For the purposes of this bylaw, concept plans shall be prepared at two scales – small and large development, as documented throughout this bylaw. All concept plans shall include the following information:

1. Existing Situation - A baseline description of the following matters and an evaluation of the potential impacts on the proposed development:
 - a) existing land use, ownership and development;
 - b) topography, geotechnical, hydrological, hazard and/or environmental conditions that characterize the area;
 - c) existing servicing arrangements, utilities, and transportation routes;
 - d) any other matters the Municipality requires to be investigated.
- 2) Local Development Matters - A description and evaluation of the following matters describing the proposed development within the plan area:
 - a) the proposed uses of lands within the concept plan area;
 - b) proposed parcel size and density for the concept plan area;
 - c) the proposed internal road hierarchy and its impacts on the Provincial and Municipal road networks;
 - d) Reserve dedication strategy and environmental protection measures;
 - e) Proposed servicing arrangements;
 - f) Any other matters the Municipality requires to be investigated.

Based on the scope and intensity of development proposed, concept plans may require the provision of supportive reports and/or studies completed by a qualified professional including but not limited to: servicing study, geotechnical assessment, traffic impact assessment, stormwater management plan, biophysical assessment and preliminary engineering plans and specifications. Concept plans shall be prepared in accordance with approved County policy.

Engineering Plans and Specifications/Construction Drawings These are required in support of your application to establish the parameters for the construction of improvements associated with the proposed development. Engineering plans and specifications must be completed by qualified professional engineer accredited by APEGA and include the following:

- Cover Sheet(s);
- Clearing and Grading Drawings;
- Roads, Lanes and Walkways Drawings;
- Traffic Control and Signage Drawing;
- Water Distribution Drawing (if applicable);
- Water Distribution Disinfection and Flushing Drawing (if applicable);

- Sanitary Sewer Drawing (if applicable);
- Storm Sewer Drawing - Major/Minor System;
- Storm Sewer Drawing – Minor System;
- Shallow Utilities Drawing;
- Building Grade Drawing;
- Landscape Drawing;
- Erosion Control and Sedimentation Drawing.

Upon completion, two sets of complete construction drawings are required to be submitted to Mountain View County for preliminary review and approval. Additional circulation of the shallow utilities plan is required to be circulated by the developer to appropriate utility companies for review and approval. Each utility company is required to submit an approval letter for inclusion within the development agreement via the developer. Upon acceptance, a final set of construction drawings may be required for inclusion within the development and servicing agreement in support of the proposed development. For additional details on drawing specifications, and requirements and development agreement procedures please refer to the *Mountain View County Design Guidelines and Construction Specifications*.

Environmental Management Plan. Prepared by a qualified professional biologist accredited by the Alberta Professional Biologists (ASPB), the plan will identify the impact of a proposal on the wildlife, wildlife corridors, vegetation, water, and/or environmental features. The Environmental Management Plan shall outline protection measures in accordance with environmental guidelines and address mitigation measures, including necessary setback distances from significant natural features to mitigate potential impacts on the surrounding natural environment. The Environment Management Plan shall also identify breeding and spawning times for wildlife, and the timing of construction and reclamation activities shall be adjusted accordingly. The findings of this report shall assist in the preparation of the Concept Plan, Subdivision and/or Development Permits where required.

Fire Protection Plan A fire protection plan is required to ensure adequate improvements to support fire suppression in the case of an emergency within the proposed development area. The fire protection plan must be prepared and submitted to the local fire authority for review and approval with confirmation provided to Mountain View County. Once approved, the owner is responsible for implementing those improvements as outlined within the approved fire protection plan as these will be included within the terms of the development agreement where appropriate. During a fire emergency, a copy of the approved fire safety plan must be available for the responding fire department's use. In general terms, the fire protection plan should include:

- Key contact information including site location and access arrangements;
- Utility services (including shut-off valves for water, gas and electric);
- Access issues to the property;
- Layout, drawing, and location of water supply within the subject property;
- Layout and location of fire suppression infrastructure;
- Incorporation of Fire Smart Principles.

Where required, the findings of this report should be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

Flood Risk Assessment (FRA) This study, completed by a qualified professional accredited by APEGA, shall ascertain whether the development area is suitable for the proposed uses by (a) determining the risk of flooding at the site (a minimum 100-year design flood); (b) identifying the floodway and flood fringe area; and (c) considering the consequences of the site being flooded and provide recommended mitigation measures and design standards to guide the construction of improvement in the flood fringe area within the subject lands. Setback requirements shall also form part of the recommendations and shall be outlined both in writing and graphically through supportive mapping drawn to scale and related to local elevations. Where required, the findings of this report should be incorporated within the

servicing study and/or engineering plans and specifications requested in support of the proposed development.

Geotechnical Report. This report shall be prepared by qualified professional engineer accredited by APEGA, identifying and assessing the subsurface soil and groundwater conditions liable to affect suitability of the lands to support the proposed development. The geotechnical assessment shall be in accordance with Section 5(4) of the *Mountain View County Design Guidelines and General Construction Specifications*. The report shall provide conclusions and recommendations to guide the design and construction of the proposed development and associated improvements including both Municipal infrastructure and/or private improvements proposed on the subject property inclusive of buildings, structures and/or private services. Where required, the findings of this report shall be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

Groundwater Supply Evaluation (GSE) This evaluation, completed by a qualified professional accredited by APEGA, shall assess the potential for one or more aquifers to supply a sustainable volume of water to the proposed development, in addition to determining any possible interference with groundwater supply from existing wells in the area. The evaluation shall involve the completion of a single well within the proposed development area pumping over a Municipally legislated time period, followed by a period of recovery over the same time period. Please note that the groundwater supply evaluation must satisfy those requirements as noted under Section 23(3) (a) of the Province of Alberta Water Act.

****Note: Should the results of the groundwater supply evaluation indicate that insufficient groundwater supply exists to support the proposed development or impact on existing wells within the area would be profound; the study shall outline alternative means of water supply to the proposed development. This shall include the source of an alternative potable water supply to support the proposed development, and infrastructure to support the water distribution such as cisterns. Where cisterns are suggested, sizing, design and construction considerations should be detailed. All alternative means of water supply shall comply with all Federal, Provincial, and Municipal regulations.*

Where required, the findings of this report should be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

Hazards Assessment & Management Plan This plan shall identify any and all potential hazards in relation to the proposed development and how they shall be managed. Suggested hazards include but are not limited to fire, petro chemicals and processing chemicals. The plan shall also include an emergency response plan in the event of an emergency situation.

Private Sewage System Suitability Analysis This report represents a specific geotechnical investigation of the proposed development area documenting prevailing soil conditions, a soil texture analysis and soil suitability assessment to support on-site private sewage disposal system. This report must be completed by a qualified professional and in accordance with the Alberta Private Sewage Systems Standard of Practice 1999. Where required, the findings of this report should be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

Public Consultation - Concept Plan In order to ascertain the opinions and concerns of surrounding landowners with regards to the proposed development concept, consultation with the public will need to be undertaken. In support of a concept plan, the consultation should follow an Open House format, shall be fully documented in writing and shall include the following information: (i) the names and contact information of all attendees; (ii) a synopsis of matters discussed; (iii) a summary of concerns raised; (iv) a formal response to all concerns raised. The time and place of the public meeting must be advertised in Mountain View Gazette for two consecutive weeks prior to the meeting and that written notification shall be given to Planning and Development Services Department. Further, a mail out must be prepared in support of the open house and can be distributed by Mountain View County on your behalf in support of the public consultation. The applicant shall bear with all costs.

Reclamation Report This report shall outline the measures to be taken to return the development site to an equivalent land capability, as based on pre-disturbance site assessments of soil, landscape, and

vegetation. The plan shall also establish criteria and specifications to guide the design, installation and maintenance of vegetation planted as part of a re-vegetation strategy. Plant species should be chosen in consultation with landowners and reflect species present on adjacent lands.

Servicing Study This report shall be prepared by a qualified professional engineer accredited by APEGA, which establishes the technical engineering requirements to service the proposed development. The report should compile and summarize relevant information with respect to site grading, proposed water supply and distribution, sanitary sewage collection and treatment, storm drainage system, shallow utilities and public roadways. The report should include discussion pertaining to existing site conditions, proposed site grading, summary of supportive modeling completed and identification of any unique site constraints and/or issues that may affect the servicing of the proposed development. The details of individual supportive studies that may be required in addition to the servicing study (i.e. geotechnical, biophysical assessment, traffic, water modelling, sanitary sewer system modelling, stormwater management, erosion and sediment control) may be contained in separate reports but should be referenced and summarized in the servicing study. For additional details, please refer to the *Mountain View County Design Guidelines and Construction specifications*.

Stormwater Management Plan This plan shall address current and future drainage requirements in support of the proposed development while satisfying constraints imposed by topography, existing and proposed land uses, land ownership, and other local considerations. The plan shall be completed by a qualified professional engineer accredited by APEGA, 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. Where required, the findings of this report should be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

Traffic Impact Assessment In order to evaluate the traffic impact of proposed developments, a traffic impact assessment is required. The traffic impact assessment must be prepared by a qualified professional engineer accredited by APEGA, which assesses the potential effects of traffic generation caused by the proposed development on regional and local roadway systems. The traffic impact assessment shall identify and define the study area, the planning horizon and analysis period, the existing traffic conditions, and the estimated traffic demand. Furthermore, a safety analysis, site access analysis, traffic collision analysis, and sight distance evaluation should be conducted. The assessment shall also identify mitigation measures and provide overall recommendations for addressing local and regional traffic impacts. Where required, the findings of this report shall be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.