



Cypress County
BYLAW 2026/18
LAND USE BYLAW

A Bylaw of Cypress County in the Province of Alberta to adopt a new Land Use Bylaw.

PURSUANT TO the provisions of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and amendments thereto, the Council of Cypress County, in the Province of Alberta, duly assembled, ENACTS AS FOLLOWS:

1. Whereas the Cypress County Land Use Bylaw requires updating, and replacement.
2. Having held a public hearing on the matter, the Cypress County Land Use Bylaw 2026/18, as shown in Schedule "A" is hereby adopted.
3. Bylaw 2022/09, Cypress County Land Use Bylaw, and all amendments thereto are hereby rescinded, excepting those amending Bylaws awaiting Subdivision plans and Land Titles and Registration.
4. This Bylaw shall take effect upon passage thereof.

Read a first time this 16th day of June 2026.

PUBLIC HEARING was held on this 1st day of September 2026.

Read a second time this 1st day of September 2026.

Read a third time this 1st day of September 2026.

Original Signed

Mayor

Original Signed

Chief Administrative Officer

Cypress County

**BYLAW 2026/18 – LAND USE BYLAW
SCHEDULE “A”**

Cypress County

LAND USE BYLAW



Bylaw 2026/18

BYLAW PAGE





SUMMARY OF AMENDMENTS

Revision #	Date	Bylaw #	Description





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PART I
INTRODUCTION





PART I INTRODUCTION

1 ENACTMENT

1.1 Title

- 1.1.1. The title of this Bylaw is Cypress County Land Use Bylaw and is referred to as “this Bylaw”.

1.2 Purpose

- 1.2.1. The purpose of this Bylaw is to:
- a. provide direction for the orderly, economical, and beneficial development, use of land and patterns of human settlement for the residents of Cypress County; and
 - b. promote and inspire responsible development that does not infringe on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.
- 1.2.2. This Bylaw:
- a. implements the policies of the County’s Municipal Development Plan and other Statutory Plans;
 - b. divides the County into land use districts;
 - c. outlines permitted and discretionary uses for each land use district;
 - d. prescribes the subdivision and development regulations for each land use district, generally and specifically;
 - e. outlines the number of dwelling units permitted on a parcel of land;
 - f. establishes criteria for the Development Authority to make decisions on applications for development permits, including the issuance of development permits;
 - g. sets out the method to appeal a decision made by the Development Authority in regard to this Bylaw;
 - h. identifies the manner that the notice of the issuance of a development permit is given and to whom; and
 - i. describes the procedure to make amendments to this Bylaw.
- 1.2.3. This Bylaw shall be applied in a manner that is consistent with the County’s adopted Statutory Plans, such as the County’s Municipal Development Plan, the Subdivision and Development Regulation, and provincial land use policies.

1.3 Application of this Bylaw

- 1.3.1. Except as permitted in this Bylaw, no person shall commence a development unless a development permit for that development has been issued and the appeal period has expired.
- 1.3.2. If one or more provisions of this Bylaw are for any reason declared to be invalid, it is intended that all remaining provisions are to remain in full force and effect.



1.4 Previous Bylaws

- 1.4.1. The Cypress County Land Use Bylaw No. 2022/09 signed on the 22nd day of April 2022 and amendments thereto are hereby repealed.

1.5 Effective Date

- 1.5.1. This Bylaw comes into force upon the date of final reading.

1.6 Applications in Progress

- 1.6.1. A development permit application or a subdivision application received and deemed complete prior to the effective date of this Bylaw shall be processed in accordance with Bylaw No. 2022/09.
- 1.6.2. No application to amend Bylaw No. 2022/09 shall be accepted after this Bylaw comes into effect.

1.7 Severability

- 1.7.1. 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 of this Bylaw.

1.8 Compliance with Other Legislation

- 1.8.1. A person applying for, or in possession of, a subdivision approval or development permit is not relieved from the responsibility of determining and complying with, or carrying out development in accordance with:
- a. Statutory Plans;
 - b. other Municipal Bylaws;
 - c. Municipal Government Act, RSA 2000 c. M-26;
 - d. the Alberta Safety Codes Act, RSA 2000, and related regulations;
 - e. the Environmental Protection and Enhancement Act, R.S.A. 2000, c. E-12;
 - f. the Natural Resources and Conservation Board Act, RSA 2000, c. N-3;
 - g. any other applicable federal, provincial or municipal legislation; and
 - h. the conditions of any caveat, restrictive covenant, easement, or other instrument affecting a building or land.
- 1.8.2. Nothing in this Bylaw affects the duty or obligation of a person:
- a. to obtain any other permit, license or other authorization required by any act or regulation, or under any other Bylaw; or
 - b. to comply with the conditions of any easement, covenant, or agreement affecting the building or land.

1.9 Interpretation of this Bylaw

- 1.9.1. In this Bylaw, unless the context otherwise requires the expression “use” or “to use” shall include done or permitted by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant, or agent acting for or with the knowledge and consent of the owner or occupant for the purpose of making use of the land, building or structure.





WORDS

- 1.9.2. The words “**shall**”, “**will**” and “**must**” indicate that the action is mandatory.
- 1.9.3. The word “**should**” indicates direction to strive to achieve the outlined action but is not mandatory and at the discretion of the Development Authority.
- 1.9.4. The word “**may**” indicates the action is discretionary, meaning the action can be implemented if the County chooses to do so.
- 1.9.5. Any reference to “**the MGA**” or “**the Act**” in this Bylaw shall mean the *Municipal Government Act*, RSA 2000 c. M-26, as amended from time to time.
- 1.9.6. Any reference to “**the SDR**” in this Bylaw shall mean the Subdivision and Development Regulation.
- 1.9.7. Any reference to “**the MDP**” in this Bylaw shall mean the County’s current Municipal Development Plan.
- 1.9.8. Any reference to the “**municipality**” or “**the County**” in this Bylaw shall mean Cypress County, unless otherwise noted.
- 1.9.9. The term “**Council**” in this Bylaw shall mean the Council of Cypress County in the Province of Alberta, unless otherwise noted.
- 1.9.10. Any reference to the “**Development Authority**” in this Bylaw shall mean Subdivision & Development Authority, the Development Officer, or other person(s) as appointed by Council.
- 1.9.11. Any reference to the “**Development Officer**” in this Bylaw shall mean a person or persons appointed to the office of development officer by Council, with the authority as established in this Bylaw.
- 1.9.12. Words, phrases, and terms not defined in this Bylaw may be given their definition in the *MGA*, the *Alberta Safety Codes Act*, or the *Interpretation Act*. Other words shall be defined by their usual and customary meaning, or as outlined in Section 22.

ILLUSTRATIONS

- 1.9.13. Drawings and graphic illustrations used in this Bylaw are for context and to aid in interpreting and understanding the intent of regulations and provisions. If there is conflict or inconsistency between a drawing or graphic illustration and the text of this Bylaw, the text shall prevail.

BOUNDARIES

- 1.9.14. The boundaries of the Land Use District Map shall follow the property line, except where a property abuts a waterbody, in which case the boundary shall follow the shoreline.
- 1.9.15. If the application of the above interpretations does not result in the exact location of a district boundary, the Development Authority shall determine the exact location of the boundary in doubt or in dispute in a manner consistent with the regulations and provisions of this Bylaw, to the degree of detail that the circumstance requires.
- 1.9.16. After the Development Authority has determined the exact location of a district boundary, that portion of the location of the boundary shall not be altered, except through an amendment to this Bylaw.
- 1.9.17. The Development Authority shall maintain a record of all district boundary decisions.



2 APPROVING AUTHORITIES

2.1 Development Authority

- 2.1.1. The Development Authority for Cypress County is a person or persons appointed by resolution of Council pursuant to the MGA and in accordance with Cypress County Bylaw **2025/23 -Establishment of Subdivision & Development Authority**
- 2.1.2. The Development Authority may include one or more of the following:
- A Development Officer.
 - The Manager of Planning.
 - The General Manager of Planning & Intergovernmental Relations
 - The Chief Administrative Officer.
 - Subdivision & Development Authority.
 - Council with respect to Direct Control Districts.

2.2 Duties of the Development Officer

- 2.2.1. The Development Officer shall:
- Receive, process and make decisions on all Development Permit applications;
 - Make available for inspection by the public during office hours and post on the County's website all development applications and decisions;
 - Collect fees according to the County's Master Rates Bylaw, as established by Council and amended from time to time;
 - Be declared to be the designated officer for the purposes of carrying out inspections and enforcement in accordance with Section 542 of the MGA; and
 - Sign any order, decision, approval, notice, or other thing made or given by them.
- 2.2.2. The Development Officer may:
- Refer a Development Permit application, in whole or in part, to any agency or local authority they deem necessary;
 - Provide a written time extension in accordance with the MGA; or
 - Refuse a Development Permit application, and shall provide the Applicant the reasoning for refusal.
- 2.2.3. The Development Officer may allow variances of the measurable standards of this Bylaw to a maximum of 15 % with the exception of the size of Accessory Buildings if in the opinion of the Development Officer:
- the proposed development would not:
 - unduly interfere with the amenities of the neighbourhood; or
 - materially interfere with or affect the use, enjoyment, or value of neighbouring properties;
 - the proposed development conforms with the use prescribed for that land or building in this Bylaw; and
 - the proposed development complies with any adopted statutory plans.





2.3 Subdivision Authority

- 2.3.1. The Subdivision Authority for Cypress County is a person or persons appointed by resolution of Council pursuant to the MGA and in accordance with Cypress County Bylaw **2025/23 -Establishment of Subdivision & Development Authority**
- 2.3.2. The Subdivision Authority may include one or more of the following:
- The General Manager of Planning & Intergovernmental Relations.
 - The Chief Administrative Officer.
 - Subdivision & Development Authority.
 - Council with respect to Direct Control Districts.

2.4 Duties of the Subdivision & Development Authority

- 2.4.1. The Subdivision & Development Authority shall:
- performs such duties as in this Bylaw and Bylaw 2025/23 – Establishment of Subdivision & Development Authority, as amended from time to time; and
 - make decisions on all Discretionary Uses – Class 2.
- 2.4.2. The Subdivision & Development Authority may allow variances of the measurable standards of this Bylaw to a maximum of 30 % if in the opinion of the Subdivision & Development Authority:
- the proposed development would not:
 - unduly interfere with the amenities of the neighbourhood; or
 - materially interfere with or affect the use, enjoyment, or value of neighbouring properties;
 - the proposed development conforms with the use prescribed for that land or building in this Bylaw; and
 - the proposed development complies with any adopted statutory plans.

2.5 Subdivision and Development Appeal Board

- 2.5.1. The powers, duties and responsibilities of this board are established in the Subdivision and Development Appeal Board Bylaw 2026/01 as amended from time to time.



3 EXEMPTIONS AND NON-CONFORMING

3.1 Control of Development

- 3.1.1. No development other than those outlined in subsection 3.2 shall occur unless a development permit has been approved and issued.

3.2 Development Permit Exemptions

- 3.2.1. The following developments shall not require a development permit provided that the proposed development complies with the applicable regulations of this Bylaw and in accordance with all other applicable legislation, regulations, and bylaws:

ACTIVITIES/ USES	NARRATIVE OF ACTIVITIES AND USES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT
Residential Accessory Use	» Accessory buildings <10 m² (100 ft²); maximum of five such buildings are excluded from total accessory building area, providing they do not exceed maximum site coverage. » Unenclosed steps, landings, or stairs at grade.
Agricultural Operations	» Primary agricultural operations. » Accessory buildings <46.2 m² (500 ft²). » Three-sided portable livestock shelters
Municipal and Infrastructure Works	» Municipal improvements, utilities, maintenance or construction within right-of-way. » Irrigation works under the Irrigation Districts Act. » Shelterbelts, hedges, dugouts, wells and similar works complying with setbacks.
Temporary or Routine Activities	» Routine maintenance and minor repairs not altering footprint or use. » Temporary buildings for approved construction. » Temporary sales or events lasting less than 36 hours (i.e., weddings, markets). » Completion of lawful construction underway before adoption of this Bylaw. » Continuation of an approved lawful use. » Demolition of structures that did not require a development permit.
Personal and Minor Uses	» Personal heavy truck or equipment storage (non-commercial) is limited to two (2) units. » Recreational vehicle storage within limits: Hamlet Residential – 2; Country Residential – 3; Agricultural – 5; Commercial/Industrial – 5. » Personal solar energy systems complying with setbacks and code. » Propane or fuel tanks meeting district and code standards.
Signs and Similar Features	» Government signs, real estate signs, temporary event or construction signs. » Routine sign maintenance or copy changes. » Address and resident name signs. » Monuments, sculptures and similar aesthetic features.



ACTIVITIES/ USES	NARRATIVE OF ACTIVITIES AND USES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT
Home Occupation	» The business is limited to a single room in the home » The owner of the property is the proprietor of the business » No employees or customers are attending the site » Equipment or supplies will not be stored on site » The business shall not create any disturbance that shall limit adjacent properties from the use and enjoyment of their property
Other Exemptions	» Uses exempted under 618-620 of the MGA, or provincially/federally regulated uses. » Aerodromes, election uses or borrow areas associated with municipal construction. » Site grading in agricultural districts that does not affect drainage or watercourses. » Two or less storage containers in Agricultural, Commercial/Industrial or Public Services Districts. » Telecommunication towers and equipment. » Landscaping that is compliant with all site coverage requirements in the districts. » Short Term Vacation Rentals

3.3 Non-Conforming Buildings, Uses, and Lots

BUILDINGS AND USES

- 3.3.1. A non-conforming building may continue to be used but not enlarged or structurally altered except to:
- a. bring it into compliance;
 - b. perform routine maintenance; or
 - c. under variance powers of the Development Authority.
- 3.3.2. If a non-conforming building is destroyed by more than 75% of its value, it may only be rebuilt in compliance with this Bylaw.
- 3.3.3. A non-conforming use of land may not expand or transfer to another part of the lot.
- 3.3.4. The land use or the building is not affected by a change of ownership, tenancy, or occupancy of the land or building.

LOTS

- 3.3.5. Development of existing substandard lots may be considered a Class 2 Discretionary Use and must meet all applicable code and regulations.



PART II

LAND USE DISTRICTS



PART II: LAND USE DISTRICTS

4 ESTABLISHMENT OF LAND USE DISTRICTS



4.1 General Requirements

- 4.1.1. Land use districts and the associated district provisions are established for the County in accordance with the Schedules of this Bylaw.
- 4.1.2. Schedule C: Land Use District Maps divide the County into districts and specifies the district provisions applicable to particular lands.
- 4.1.3. Provisions listed in Part 3 – Development Regulations comprising all general and specific development regulations, landscaping, parking and loading, and signage shall govern any Permitted, Class 1 Discretionary and Class 2 Discretionary Uses listed within a district.

4.2 Establishing Overlays

- 4.2.1. Overlays are included in this Bylaw to provide additional development regulations for specific areas in the County. The first overlay provided is the “Medicine Hat Airport Overlay”.
- 4.2.2. The Medicine Hat Airport Protection Overlay applies to all districts in the County within those areas shown in Schedule A: Medicine Hat Airport Overlay.
- 4.2.3. The second overlay provided is the “Canadian Forces Base Suffield Overlay”.
- 4.2.4. The Canadian Forces Base Suffield Overlay applies to all districts in the County within those areas shown in Schedule B: CFB Suffield Overlay.
- 4.2.5. If there is a conflict between the overlay and the underlying district, the provisions and regulations in the overlay shall take precedence and effect.

4.3 Summary Table

- 4.3.1. The land use summary table below provides an overview of the permitted and discretionary uses in each district. If there are discrepancies between this table and those uses outlined in the districts, the uses outlined in the districts shall prevail.

P= Permitted Use D1 = Discretionary Class 1 D2 = Discretionary Class 2												
Use Class	Land Use Districts											
	Agricultural		Residential			Hamlet		Service				
	A1-IDP	A-2	CR	CRR-IDP	RRR	HR	NC	HWY-C	LI	HVY-IDP	HVY-1	PS
Accessory Building(s) and Uses	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Operations (Value Added)	D1	P							P		D1	
Agricultural Operations, Commercial								P	P		D1	



P= Permitted Use D1 = Discretionary Class 1 D2 = Discretionary Class 2												
Use Class	Land Use Districts											
	Agricultural		Residential			Hamlet		Service				
	A1-IDP	A-2	CR	CRR-IDP	RRR	HR	NC	HWY-C	LI	HVY-IDP	HVY-1	PS
Agricultural Support Services	P	P										
Amusement and Entertainment Facility							P	P	P			
Auctioneering Services								D2	D2			
Automotive, Equipment and Vehicle Services							D1	D1	P			
Auto Wrecking and Salvage Yard									D2			
Breweries, Wineries, and Distilleries							D1	P	P			
Bulk Agricultural Chemical Distribution									D1			
Bulk Fuel Depot								D1	D1			
Business Support Services							P	P	D1			
Campground								D1				P
Cannabis Cultivation	P	P						D1	D1			
Cannabis Processing and Distribution								D2	D1			
Cannabis Retail Store							D1	D1	D1			
Caretaker / Security Residence								D1	P		P	P
Communal Living		D1										
Community Uses								D1				P
Data Processing and Mining Centre		D2								D2	D2	
Daycare Facility							P	P				
Detention and Correction Services												D2
Domestic Animal Care Services							P	P	P			



P= Permitted Use D1 = Discretionary Class 1 D2 = Discretionary Class 2												
Use Class	Land Use Districts											
	Agricultural		Residential			Hamlet		Service				
	A1-IDP	A-2	CR	CRR-IDP	RRR	HR	NC	HWY-C	LI	HVY-IDP	HVY-1	PS
Dwelling, Duplex / Semi Detached			P	P	P	P						
Dwelling, Manufactured	P	P				P*						
Dwelling, Multi Unit				D1	D1	D1						
Dwelling, Single Detached			P	P	P	P						
Dwelling, Single Detached (more than 2)	D2	D2										
Dwelling, Single Detached (maximum of 2 per parcel)	P	P										
Eating and Drinking Establishment							P	P	D1			D1
Educational Services							P	P	P			P
Energy Systems	D2	D2							D2	D2	D2	
Equestrian Centre	P	P						D1	D1			P
Funeral and Related services							P	P	P			D2
General Commercial services							P	P	P			
General Contractor Services							P	P	P			
General Retail Services							P	P	D1			P
Government Services	D2	D1	D1	D1	D1	D1	P	P	D1			P
Greenhouse, Industrial	D2											
Greenhouse, Personal Use	P	P	P	P	P	P						
Group Home			D2	D2		D2						
Health and Medical Services							P	P	P			P
Heavy Truck and Equipment Storage and Sales							D1	D2	P		P	



P= Permitted Use | D1 = Discretionary Class 1 | D2 = Discretionary Class 2

Use Class	Land Use Districts											
	Agricultural		Residential			Hamlet		Service				
	A1-IDP	A-2	CR	CRR-IDP	RRR	HR	NC	HWY-C	LI	HVY-IDP	HVY-1	PS
Home Based Business, Major	D2	D2	D2	D2		D2						
Home Based Business, Minor	D1	D1	D1	D1	D1	D1						
Industrial Uses, Heavy										P	D2	
Industrial, General Manufacturing / Processing										D1	D1	
Industrial Uses, Light								D2	P	P	P	
Livestock Auction Markets								D2				
Move-in Buildings	D1	D1	D1	D1	D1	D1	D1	D1	D1			
Natural Resource and Extraction Industry	D2	D2							D2	D2	D2	
Parks and Playgrounds												P
Performance and Event Venue							D1	D1	D2			P
Personal Service Shops							P	P	P			
Professional, Financial, and Office Support Services							P	P	P			
Public Utilities and Uses			P	P	P	P	P	P	P	P	P	P
Recreation Vehicle Storage								P	P			
Recreational Facilities and Uses							D1	D1	D1			P
Recycling Depot							P	P	P			P
Religious Assembly							P	P	D1			P
Renewable Energy Systems, Small Scale									D1	P	D1	
Secondary Suite						D1						
Storage Container		P	D1	D1		D1						P

P= Permitted Use D1 = Discretionary Class 1 D2 = Discretionary Class 2												
Use Class	Land Use Districts											
	Agricultural		Residential			Hamlet		Service				
	A1-IDP	A-2	CR	CRR-IDP	RRR	HR	NC	HWY-C	LI	HVY-IDP	HVY-1	PS
Storage Container (maximum of 2)							P	P	P		P	
Storage Container (more than 2)	D1							D1		D1	D1	D1
Shooting Range												D2
Small Animal Breeding / Boarding Services	D2	D1						D1				
Storage Yard - Commercial								D1	D1	P	D1	
Supportive Housing												D2
Transfer Station									D2			
Trucking and Freight Terminals									D1	P	D1	
Vehicle Oriented Uses							P		D1			
Veterinary Services	D1							P	P			
Visitor Accommodations							D1	P	D2			
Warehouse Sales and Storage Facilities								D1	P	P	D1	
* Dwelling, Manufactured is permitted in Hamlet Residential, with the exception of the Hamlets of Desert Blume and Dunmore												



5 AGRICULTURAL DISTRICTS

5.1 Agricultural District 1 (A1-IDP)

The purpose of this district is to protect and enhance large-scale agricultural production and related uses while preventing premature fragmentation and non-compatible development within the Tri-Area IDP.

PERMITTED USES	
» Accessory Building(s) and Use(s)	» Dwelling, Single Detached (maximum of 2 per parcel)
» Agricultural Operations Primary	» Equestrian Centre
» Agricultural Support Services	» Greenhouse, Personal Use
» Cannabis Cultivation	
» Dwelling, Manufactured	
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Agricultural Operations (Commercial, Value Added)	» Move-In Buildings
» Home Based Business, Minor	» Storage Container (more than 2)
	» Veterinary Services
DISCRETIONARY USES – SUBDIVISION & DEVELOPMENT AUTHORITY (CLASS 2)	
» Dwelling, Single Detached (more than 2)	» Natural Resource and Extraction
» Government Services	» Energy Systems
» Greenhouses Industrial	» Small Animal Breeding / Boarding Services
» Home Based Business, Major	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

5.1.1. Development regulations for development in the Agricultural IDP District 1(A-1 IDP):

SITE DEVELOPMENT	
Parcel Area (minimum) <i>for farmstead separation or single vacant parcel</i>	0.6 ha (1.5 ac)
Parcel Area (maximum) <i>for farmstead separation or single vacant parcel</i>	4.0 ha (10.0 ac), or as identified by the Country Residential - Restricted provisions of the Tri-Area IDP
PRINCIPAL BUILDING	
Front and Flanking Yard Setback	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback	6.1 m (20.0 ft)
Rear Yard Setback	6.1 m (20.0 ft)
Building Height	At the discretion of the Development Authority.
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback	Same as principal building setbacks
Rear Yard Setback	
Building Height	
Separation Distance from Principal Building	1.5 m (5.0 ft)
NOTE: Reference other sections in this Bylaw for additional development regulations.	



5.2 Agricultural District 2 (A-2)

The purpose of this district is to support general agricultural production, related services, and compatible rural uses.

PERMITTED USES	
» Accessory Building(s) and Use(s) to Permitted Uses	» Dwelling, Single Detached (maximum of 2 per parcel)
» Agricultural Operations, Primary	» Dwelling, Manufactured
» Agricultural Operations (Commercial, Value-Added)	» Equestrian Centre
» Agricultural Support Services	» Greenhouse Personal Use
» Cannabis Cultivation	» Storage Container
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Communal Living	» Move-In Buildings
» Government Services	» Small Animal Breeding / Boarding Services
» Home Based Business, Minor	» Storage Container (more than 2)
DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)	
» Dwelling, Single Detached (more than 2)	» Natural Resource and Extraction Industry
» Home Based Business, Major	» Data Processing and Mining Centre
	» Energy Systems

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

5.2.1. Development regulations for development in the Agricultural District 2 (A-2):

SITE DEVELOPMENT	
Parcel Area (minimum) <i>for farmstead separation or single vacant parcel</i>	0.6 ha (1.5 ac)
Parcel Area (maximum) <i>for farmstead separation or single vacant parcel</i>	6.5 ha (16 ac)
PRINCIPAL BUILDING	
Front and Flanking Yard Setback	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback	6.1 m (20.0 ft)
Rear Yard Setback	6.1 m (20.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side Yard Setback	
Rear Yard Setback	
Building Height	
Separation Distance from Principal Building	1.5 m (5.0 ft)
NOTE: Reference other sections in this Bylaw for additional development regulations.	



6 RESIDENTIAL DISTRICTS

6.1 Country Residential District (CR)

The purpose of this district is to provide for traditional country residential development. Existing CR parcels in the Tri-Area IDP may remain but new CR designations are not allowed in the Long-Term Urban Growth Areas of the Tri-Area IDP.

PERMITTED USES	
» Accessory Building(s) and Uses	» Greenhouse, Personal Use
» Dwelling, Single Detached	» Public Utilities and Uses
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Secondary Suite	» Move-in Buildings
» Government Services	» Storage Container
» Home-Based Business, Minor	
DISCRETIONARY USES – DEVELOPMENT AUTHORITY – (CLASS 2)	
» Group Home	» Home – Based Business, Major

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

6.1.1. Development regulations for development in the Country Residential District (CR):

SITE DEVELOPMENT	
Parcel Area (minimum)	0.6 ha (1.5 ac)
Parcel Area (maximum)	4.0 ha (10.0 ac)
Parcel Width (minimum)	At the discretion of the Development Authority.
PRINCIPAL BUILDING	
Front and Flanking Yard Setback	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback	6.1 m (20.0 ft)
Rear Yard Setback	7.6 m (25.0 ft)
Building Height (maximum)	12.0 m (39.4 ft)
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side and Rear Yard Setback <i>0 ft² – 1,000 ft² in floor area</i> <i>1,001 ft² and up in floor area</i>	1.52 m (5.0 ft) 3.04 m (10.0 ft)
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	7.0 m (23.0 ft)
Total Building Area (maximum)	371.6 m ² (4,000 ft ²) or 4% of the Lot <u>whichever is less.</u>
Maximum Number of Accessory Buildings	5
NOTE: Reference other sections in this Bylaw for additional development regulations.	





6.2 Country Residential Restricted IDP District (CRR-IDP)

The purpose of this district is to provide for restricted-density country residential development and limited agricultural uses within the City of Medicine Hat and Town of Redcliff Long-Term Urban Growth Areas of the Tri-Area IDP.

PERMITTED USES	
» Accessory Building and Uses	» Greenhouse, Personal Use
» Dwelling, Single Detached	» Public Utilities and Uses
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Government Services	» Move-In Buildings
» Home Based Business, Minor	» Storage Container
	» Secondary Suite
DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)	
» Group Home	» Home Based Business - Major

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

6.2.1. Development regulations for development in the Country Residential Restricted IDP District (CRR-IDP):

SITE DEVELOPMENT	
Parcel Area (minimum)	As per the Long-Term Urban Growth Area policies of the Tri-Area IDP.
Parcel Area (maximum)	As per the Long-Term Urban Growth Area policies of the Tri-Area IDP.
Parcel Width (minimum)	At the discretion of the Subdivision/Development Authority
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum)	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback	6.1 m (20.0 ft)
Rear Yard Setback	7.6 m (25.0 ft)
Building Height (maximum)	12.0 m (39.4 ft)
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side and Rear Yard Setback (minimum) <i>0 ft² – 1,000 ft² in floor area</i> <i>1,001 ft² and up in floor area</i>	1.52 m (5.0 ft) 3.04 m (10.0 ft)
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	7.0 m (23.0 ft)
Total Building Area (maximum)	371.6 m ² (4,000 ft ²) or 4% of the Lot <u>whichever is less.</u>
Maximum Number of Accessory Buildings	5
NOTE: Reference other sections in this Bylaw for additional development regulations.	



6.3 Recreation/Residential Resort District (RRR)

The purpose of this district is to enable comprehensively planned recreational and resort developments with utility-servicing and high-quality standards governed by developer imposed architectural guidelines.

PERMITTED USES	
» Accessory Building(s) and Uses	» Greenhouse, Personal Use
» Dwelling, Duplex / Semi Detached	» Public Utilities and Uses
» Dwelling, Single Detached	
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Dwelling, Multi Unit	» Home-Based Business, Minor
» Government Services	» Move-in Buildings

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

6.3.1. Development regulations for development in the Recreation/Residential Resort District (RRR):

SITE DEVELOPMENT	
Parcel Area (minimum)	
<i>Dwelling, Single-Detached</i>	600 m ² (6,459 ft ²) with a minimum frontage of 15 m (49.2 ft) measured at the required front yard.
<i>Dwelling, Semi-Detached</i>	500 m ² (5,382 ft ²) per unit with a minimum frontage for each unit of 13.0 m (42.7 ft) measured at the required front yard.
<i>Other uses</i>	At the discretion of the Development Authority.
Parcel Area (maximum)	At the discretion of the Subdivision/Development Authority.
Parcel Width (minimum)	At the discretion of the Subdivision/Development Authority.
Site Coverage (maximum)	45%
PRINCIPAL BUILDING	
Front Yard Setback (minimum)*	7.6 m (25.0 ft)
Flanking Yard Setback (minimum)*	3.0 m (10.0 ft)
Side Yard Setback (minimum)	1.5 m (5.0 ft)
Rear Yard Setback (minimum)	7.6 m (25.0 ft)
Building Height (maximum)	12.0 m (39.4 ft)



ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Accessory buildings are not permitted to be constructed in front or flanking side yard.
Side and Rear Yard Setback (minimum)	
<i>0 ft² – 1,000 ft² in floor area</i>	1.52 m (5.0 ft)
<i>1,001 ft² and up in floor area</i>	3.04 m (10.0 ft)
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	4.9 m (16.0 ft)
Total Building Area (maximum)	92.9 m ² (1,000 ft ²)
Total Building Area of all Accessory Buildings (maximum)	139.0 m ² (1,500 ft ²)
NOTE: Reference other sections in this Bylaw for additional development regulations.	



7 HAMLETS

7.1 Hamlet Residential District (HR)

The purpose of this district is to accommodate a mix of residential housing types and densities within County hamlets.

PERMITTED USES	
» Accessory Building(s) and Uses	» Greenhouse, Personal Use
» Dwelling, Duplex / Semi Detached	» Public Utilities and Uses
» Dwelling, Single Detached	» Dwelling, Manufactured *
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Dwelling, Multi Unit	» Move-in Buildings
» Government Services	» Secondary Suite
» Home Based Business, Minor	
DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)	
» Group Home	» Home Based Business, Major

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

7.1.1. Development regulations for development in the Hamlet Residential District (HR):

SITE DEVELOPMENT	
Parcel Area (minimum) <i>No sewage collection system (minimum)</i>	1,800 m ² (19, 375 ft ²) with a minimum width of 30 m (100 ft)
<i>Water distribution and sewage collection systems (minimum)</i>	465 m ² (5,000 ft ²) with a minimum width of 15 m (50 ft)
Parcel Area (maximum)	At the discretion of the Development Authority.
Site Coverage (maximum)	30%
PRINCIPAL BUILDING	
Front Yard Setback (minimum)	7.6 m (25.0 ft)
Flanking Yard Setback (minimum)	3.0 m (10.0 ft)
Side Yard Setback (minimum)	1.5 m (5.0 ft) <i>For dwelling, manufactured homes, the side yard shall be increased to a 4.5 m (15 ft) on the side which the main entrance door is located.</i>
Rear Yard Setback (minimum)	7.6 m (25.0 ft)
Building Height (maximum)	12.0 m (39.4 ft)



ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Accessory buildings are not permitted to be constructed in the front or flanking side yard.
Side Yard Setback (minimum)	1.0 m (3.3 ft)
Rear Yard Setback (minimum) <i>with driveway</i>	1.5 m (5.0 ft) 5.5 m (18 ft)
Building Height (maximum)	6.0 m (20 ft)
Separation Distance from Principal Building	1.5 m (5.0 ft)
Total Building Area (maximum)	111.5 m ² (1,200 ft ²)
Total Building Area of all Accessory Buildings (maximum)	139.0 m ² (1,500 ft ²)
NOTE: Reference other sections in this Bylaw for additional development regulations. * With the exception of the Hamlets of Desert Blume and Dunmore	



7.2 Neighbourhood Commercial District (NC)

The purpose of this district is to provide local commercial / retail services to meet the daily needs of hamlet residents and nearby rural areas.

PERMITTED USES

» Accessory Building(s) and Uses	» Government Services
» Amusement and Entertainment Facility	» Health and Medical Services
» Business Support Services	» Personal Service Shops
» Daycare Facility	» Professional, Financial, and Office Support Services
» Domestic Animal Care Services	» Public Utilities and Uses
» Eating and Drinking Establishment	» Recycling Depot
» Educational Services	» Religious Assembly
» Funeral and Related Services	» Storage Container (maximum of 2)
» General Commercial Services	» Vehicle Oriented Uses
» General Contractor Services	» Veterinary Services
» General Retail Services	

DISCRETIONARY USES – DEVELOPMENT OFFICER – (CLASS 1)

» Automotive, Equipment and Vehicle Services	» Move-in Buildings
» Breweries, Wineries and Distilleries	» Performance and Event Venue
» Cannabis Retail Store	» Recreational Facilities and Uses
» Heavy Truck and Equipment Storage and Sales	» Small Animal Breeding/ Boarding Services

DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)

» Visitor Accommodations

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

7.2.1. Development regulations for development in the Neighbourhood Commercial District (NC):

SITE DEVELOPMENT

Parcel Area (minimum)	
<i>No sewage collection system (minimum)</i>	<i>1,800 m² (19, 375 ft²) with a minimum width of 31 m (101.7 ft)</i>
<i>Water distribution and sewage collection systems (minimum)</i>	<i>465 m² (5,000 ft²) with a minimum width of 15 m (50 ft)</i>
Parcel Area (maximum)	At the discretion of the Development Authority.

PRINCIPAL BUILDING

Front Yard Setback (minimum)	7.6 m (25.0 ft)
Flanking Yard Setback (minimum)	3.0 m (10.0 ft)
Side Yard Setback (minimum)	1.5 m (5.0 ft)
Rear Yard Setback (minimum)	3.0 m (10.0 ft)
Building Height (maximum)	12.0 m (39.4 ft)

ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	At the discretion of the Development Authority.
Building Height (maximum)	
Total Building Area (maximum)	
NOTE: Reference other sections in this Bylaw for additional development regulations.	



8 SERVICES DISTRICTS

8.1 Highway Commercial District (HWY-C)

The purpose of this district is to provide for commercial developments serving the travelling public and regional residents, typically located along Provincial Highways or major County roads. As these corridors serve as key gateways into the County, land uses within this area may be required to meet higher aesthetic standards.

PERMITTED USES	
» Accessory Building(s) and Use » Agricultural Operations, Commercial » Amusement and Entertainment Facility » Breweries, Wineries and Distilleries » Business Support Services » Daycare Facility » Domestic Animal Care Services » Eating and Drinking Establishments » Educational Services » Funeral and Related Services » General Commercial Services » General Contractor Services	» General Retail Services » Government Services » Health and Medical Services » Personal Service Shops » Professional, Financial, and Office Support Services » Public Utilities and Uses » Recreation Vehicle Storage » Recycling Depot » Religious Assembly » Storage Container (maximum of 2) » Veterinary Services
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Automotive, Equipment and Vehicle Services » Bulk Fuel Depot » Campground » Cannabis Cultivation » Cannabis Retail Store » Community Uses » Caretaker/ Security Residence » Equestrian Centre	» Move-in Buildings » Performance and Event Venue » Recreational Facilities and Uses » Storage Container (3 or more) » Storage Yard – Commercial » Small Animal Breeding/ Boarding Services » Warehouse Sales and Storage Facilities
DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)	
» Auctioneering Services » Cannabis Processing and Distribution » Heavy Truck and Equipment Storage and Sales	» Industrial Uses, Light » Livestock Auction Markets » Visitor Accommodation

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

8.1.1. Development regulations for development in the Highway Commercial District (HWY-C):

SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1.0 ac)
Parcel Area (maximum)	At the discretion of the Subdivision/Development Authority.
Parcel Width (minimum)	At the discretion of the Subdivision/Development Authority.
Site Coverage (maximum)	At the discretion of the Subdivision/Development Authority.
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum)	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback (minimum)	6.0 m (20.0 ft)
Rear Yard Setback (minimum)	7.6 m (25.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	At the discretion of the Development Authority.
Building Height (maximum)	
Total Building Area (maximum)	
NOTE: Reference other sections in this Bylaw for additional development regulations.	



8.2 Light Industrial District (LI)

The purpose of this district is to accommodate light industrial and compatible commercial uses with limited nuisance impacts, ensuring compatibility with nearby non-industrial uses.

PERMITTED USES	
» Accessory Building(s) and Uses	» Educational Services
» Agricultural Operations, Commercial	» Funeral and Related Services
» Amusement and Entertainment Facility	» Industrial Uses, Light
» Automotive, Equipment and Vehicle Services	» Personal Service Shops
» Breweries, Wineries and Distilleries	» Professional, Financial, and Office Support Services
» Caretaker/ Security Residence	» Public Utilities and Uses
» Domestic Animal Care Services	» Recreation Vehicle Storage
» General Commercial Services	» Recycling Depot
» General Contractor Services	» Storage Container (maximum of 2)
» Health and Medical Services	» Veterinary Services
» Heavy Truck and Equipment Storage and Sales	» Warehouse Sales and Storage Facilities
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Bulk Agricultural Chemical Distribution	» Government Services
» Bulk Fuel Depot	» Move-in Buildings
» Business Support Services	» Recreation Facilities and Uses
» Cannabis Cultivation	» Religious Assembly
» Cannabis Processing and Distribution	» Storage Yard – Commercial
» Cannabis Retail Store	» Storage Container (more than 2)
» Eating and Drinking Establishments	» Trucking and Freight Terminals
» Equestrian Centre	» Vehicle Oriented Uses
» General Retail Services	»
DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)	
» Auctioneering Services	» Energy Systems
» Auto Wrecking & Salvage Yards	» Transfer Station
» Natural Resource Extraction Industry	» Visitor Accommodation
» Performance and Event Venue	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

8.2.1. Development regulations for development in the Light Industrial District (LI):

SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1.0 ac)
Parcel Area (maximum)	At the discretion of the Subdivision/Development Authority.
Parcel Width (minimum)	

PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum)	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback (minimum)	6.0 m (20.0 ft)
Rear Yard Setback (minimum)	7.6 m (25.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	At the discretion of the Development Authority.
Building Height (maximum)	
Total Building Area (maximum)	
NOTE: Reference other sections in this Bylaw for additional development regulations.	



8.3 Regional Heavy Industrial District (HVY-IDP)

The purpose of this district is to provide for heavy industrial and ancillary uses that may generate noise, odour, or other nuisances beyond the boundaries of property. These uses may require appropriate buffering from other land uses. This district is intended to be in alignment with the Regional Heavy Industrial Area as identified in the Tri-Area Intermunicipal Development Plan

PERMITTED USES	
» Accessory Building(s) and Uses	» Public Utilities and Uses
» Industrial Uses, Light	» Energy Systems, Small Scale
» Industrial Uses, Heavy	
DISCRETIONARY USES – DEVELOPMNT OFFICER (CLASS 1)	
» Industrial, General Manufacturing / Processing	» Trucking and Freight Terminals
» Storage Container (3 or more)	» Warehouse, Sales, and Storage Facilities
» Storage Yard - Commercial	
DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)	
» Natural Resource and Extraction Industry	» Data Processing and Mining Centre
» Energy Systems	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

8.3.1. Development regulations for development in the Regional Heavy Industrial District (HVY-IDP):

SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1.0 ac)
Parcel Area (maximum)	At the discretion of the Subdivision/Development Authority.
Parcel Width (minimum)	
PRINCIPAL BUILDING SETBACKS	
Front and Flanking Yard Setback (minimum)	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback	6.0 m (20.0 ft)
Rear Yard Setback	6.0 m (20.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES SETBACKS	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side Yard Setback	
Rear Yard Setback	
Separation Distance from Principal Building	At the discretion of the Development Authority.
Building Height (maximum)	
Total Building Area (maximum)	
NOTE: Reference other sections in this Bylaw for additional development regulations.	



8.4 Heavy Industrial District (HVY-1)

The purpose of this district is to provide for heavy industrial uses that may generate noise, odour, or other nuisances beyond the property boundary and may require appropriate buffering from other land uses.

PERMITTED USES	
» Accessory Building(s) and Uses	» Industrial Uses, Light
» Caretaker/Security Residence	» Public Utilities and Uses
» Heavy Truck and Equipment Storage and Sales	» Storage Container (maximum of 2)
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Agricultural Operations (Value Added)	» Storage Container (more than 2)
» Agricultural Operations (Commercial)	» Storage Yard - Commercial
» Industrial, General Manufacturing / Processing	» Trucking and Freight Terminals
» Energy Systems, Small Scale	» Warehouse, Sales, and Storage Facilities
»	
DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)	
» Industrial Uses, Heavy	» Energy Systems
» Natural Resource and Extraction Industry	» Data Processing and Mining Centre

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

8.4.1. Development regulations for development in the Heavy Industrial District (LI):

SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1.0 ac)
Parcel Area (maximum)	At the discretion of the Subdivision/Development Authority.
Parcel Width (minimum)	
PRINCIPAL BUILDING SETBACKS	
Front and Flanking Yard Setback (minimum)	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback	6.0 m (20.0 ft)
Rear Yard Setback	6.0 m (20.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES SETBACKS	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side Yard Setback	
Rear Yard Setback	
Separation Distance from Principal Building	At the discretion of the Development Authority.
Building Height (maximum)	
Total Building Area (maximum)	
NOTE: Reference other sections in this Bylaw for additional development regulations.	



8.5 Public Services District (PS)

The purpose and intent of the Public Services District (PS) is to accommodate a range of institutional, educational, and recreational uses that support the public needs of residents and businesses at the local, neighbourhood and County-wide level. While some commercial uses are listed under the discretionary use category, these uses are intended to be accessory to the principal land use. For example, a recreation facility with an eating or drinking establishment for patrons of the facility.

PERMITTED USES	
» Accessory Building(s) and Uses	» Health and Medical Services
» Campground	» Parks and Playgrounds
» Caretaker/ Security Residence	» Performance and Event Venue
» Community Uses	» Public Utilities and Uses
» Educational Services	» Recreational Facilities and Uses
» Equestrian Centre	» Recycling Depot
» General Retail Services	» Religious Assembly
» Government Services	» Storage Container
DISCRETIONARY USES – DEVELOPMENT OFFICER (CLASS 1)	
» Eating and Drinking Establishments	» Storage Container (more than 2)
» Move-in Buildings	
DISCRETIONARY USES – DEVELOPMENT AUTHORITY (CLASS 2)	
» Detention and Correction Services	» Shooting Range
» Funeral and Related Services	» Supportive Housing

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

8.5.1. Development regulations for development in the Public Services District (PS):

SITE DEVELOPMENT	
Parcel Area (minimum) <i>No sewage collection system (minimum)</i>	1,800 m ² (19, 375 ft ²) with a minimum width of 30 m (100 ft)
<i>Water distribution and sewage collection systems (minimum)</i>	465 m ² (5,000 ft ²) with a minimum width of 15 m (50 ft)
Parcel Area (maximum)	At the discretion of the Development Authority.
Parcel Width (minimum)	



PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum)	30.4 m (100.0 ft) from municipal road 10.0 m (33.0 ft) from public service road
Side Yard Setback (minimum) <i>if no lane access, one side yard shall be</i> <i>if adjacent to a residential district or use</i>	1.5 m (5.0 ft) 4.5 m (15.0 ft) <i>the side yard abutting the residential district shall have a minimum side yard setback equal to or greater than the minimum side yard setback required for the abutting residential district.</i>
Rear Yard Setback (minimum)	3.0 m (10.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum)	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	
Building Height (maximum)	
Total Building Area (maximum)	
NOTE: Reference other sections in this Bylaw for additional development regulations.	



9 DIRECT CONTROL

9.1 Direct Control - DC

The purpose of this district is to enable Council to exercise specific control over land use and development in designated areas, allowing flexible site-specific regulations.

PERMITTED USES

» Accessory Building(s) and Uses	» Storage Container (maximum of 2)
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- 9.1.1. All Permitted Uses may be decided by the Development Officer or Designate.
- 9.1.2. In those areas shown as Direct Control on the Land Use District Maps, Council may, subject to the Municipal Development Plan, regulate and control the use or development of land or buildings in any manner it considers necessary.
- 9.1.3. The Direct Control Districts shall only be applied to an area or parcel to regulate a specific proposed development under the following circumstances:
- the proposed development exceeds the development provisions of the closest equivalent conventional district;
 - the proposed development requires specific comprehensive regulations to ensure land use conflicts with surrounding properties are minimized;
 - the site for the proposed development has unique characteristics that require specific regulations; or
 - the ongoing operation of the proposed development requires specific regulations.

ADDITIONAL REGULATIONS

- 9.1.4. Uses allowed shall be at the discretion of Council.
- 9.1.5. All development regulations shall be at the discretion of Council.
- 9.1.6. This District should not be used in substitution for any other District that could be used to achieve the same objective either with or without variances or relaxations of this Bylaw or to regulate matters typically addressed through Subdivision or Development Permit approval conditions.

DEVELOPMENT APPLICATION DECISIONS

- 9.1.7. All development applications within a Direct Control District shall be referred to Council for a decision. The Council may impose any conditions which may be deemed necessary to minimize conflicts with neighboring properties.
- 9.1.8. If the development application is minor in nature and does not change the intent of the original Land Use Amendment Application, Council may waive the public hearing requirement.
- 9.1.9. There is no appeal for a development permit within a Direct Control District unless the permit was issued in error.



10 OVERLAYS

MEDICINE HAT AIRPORT OVERLAY

10.1 Medicine Hat Airport Overlay Purpose

- 10.1.1. The purpose of the Airport Protection Overlay is to regulate and control the use and development of land and buildings adjacent to or in the vicinity of the City of Medicine Hat Regional Airport to ensure compatibility between Airport operations and development within the Airport Protection Overlay boundary.

10.2 Establishment of the Medicine Hat Airport Overlay

- 10.2.1. The establishment of the Medicine Hat Airport Overlay is as per Cypress County Bylaw 2020/08 as amended from time to time. Development within the Medicine Hat Airport overlay shall comply with Schedule A – Airport Protection Area, and Bylaw 2020/08.

10.3 Non-Conforming Development

- 10.3.1. If a development permit or building permit, or both, have been issued on or before the coming into force of this Bylaw, and this Bylaw would make the development or building for which the permit was issued nonconforming, the development or building may continue despite this Bylaw and in conformance with MGA.

10.4 Exemptions to the Medicine Hat Airport Overlay

- 10.4.1. An exemption from the Medicine Hat Airport overlay may be granted if the Development Authority determines the exemption would not be incompatible with the safe operation of the Airport or an aircraft.
- 10.4.2. The Development Authority, at their discretion, may require an aeronautical assessment commissioned by the proponent and undertaken according to approved industry standards, prior to making a determination pursuant to subsection 10.10.1.

CANADIAN FORCES BASE SUFFIELD OVERLAY

10.5 Canadian Forces Base Suffield Overlay Purpose

- 10.5.1. The purpose of the CFB Suffield Overlay is to regulate and control the use and development of land and buildings adjacent to or in the vicinity of the CFB Suffield to ensure compatibility between Department of National Defence operations and development within the CFB Suffield Overlay boundary.

10.6 Establishment of the Canadian Forces Base Suffield Overlay

- 10.6.1. The area shown on the Canadian Forces Base Suffield Overlay in Schedule B, is established as the Overlay Area or Protection Area.



10.7 Canadian Forces Base Suffield Overlay Referral Area

- 10.7.1. The area shown on the Overlay Area in Schedule B is also established as the Overlay Referral Area.
- 10.7.2. Any development proposed within the Overlay Referral Area must be referred to the Department of National Defence for review and comment, except those that the Development Authority has determined will not impact or materially interfere with operation of CFB Suffield.

10.8 Canadian Forces Base Suffield Height Limitations

- 10.8.1. No person shall place, erect, or construct, or permit the placement, erection or construction of any building, development, structure or object or any addition to an existing building, development, structure, or any object of natural growth that exceeds the height of 15 metres within the Overlay Referral Area unless an exemption has been approved by the Department of National Defence and the Development Authority.

10.9 Interference with Communication

- 10.9.1. No person shall use or develop or permit another person to use or develop land in a manner that causes interference with any Department of National Defence signal or communication and any aeronautical communications.
- 10.9.2. If a development permit application is made for a development located within the Overlay Area, the Development Authority may request the applicant submit prior approval from the Department of National Defence on the impact of the proposed development on any signal or communication

10.10 Potential Wildlife Hazards

- 10.10.1. No person shall use or develop or permit another person to use or develop lands in any way that may attract wildlife – particularly birds – that may create a hazard for CFB Suffield operations or aviation safety.
- 10.10.2. Regardless of subsection 10.6.1, and subject to any other applicable municipal bylaws, federal or provincial legislation, regulations or any other requirement of any other permit, order or license, a person may use or develop or permit another person to use or develop an open water storage reservoir provided that the water will drain in 48 hours or less.

10.11 Non-Conforming Development

- 10.11.1. Any development permit or building permit, or both, issued on or before the coming into force of this Bylaw, and this Bylaw would make the development or building for which the permit was issued nonconforming, the development or building may continue in spite of this Bylaw, and may continue only in the manner and to the extent that non-conforming uses and non-conforming buildings are allowed by the MGA.

10.12 Exemptions to the Canadian Forces Base Suffield Overlay

- 10.12.1. An exemption from the rules of this Schedule may be granted if the Development Authority, in circulation and review to the Department of National Defence, determines the exemption would not be incompatible with the safe operation of CFB Suffield or any aeronautical communications or aircraft.



PART III DEVELOPMENT REGULATIONS



- 11.3.2. All nuisance factors including, but not limited to, noise, vibration, odour, dust, lighting shall be contained within the site and shall not affect the use and enjoyment of neighbouring parcels to the satisfaction of the Development Authority.
- 11.3.3. The design, character, and appearance of all buildings shall be appropriate and compatible with the surrounding area.
- 11.3.4. Public entrances shall be visually enhanced through architectural articulation and landscaping features, to the satisfaction of the Development Authority.

11.4 Demolition

- 11.4.1. Demolition or removal of a building or portion thereof shall be considered a change in intensity of use.
- 11.4.2. Upon application for demolition, the Development Authority may require a demolition plan detailing the following:
 - a. site plan showing the building footprint;
 - b. safety measures and ways to reduce dust, noise, debris and traffic problems;
 - c. timelines for completing demolition and restoring the site;
 - d. plans for salvaging or storing demolition materials; and
 - e. site restoration, such as filling, grading landscaping, and removal of debris.
- 11.4.3. A Development Permit is not required for the demolition of a structure where a Development Permit has been issued for a new development on the same site, provided the demolition of the structure has been contemplated in the Development Permit.
- 11.4.4. Any demolition of hazardous materials or structures shall be in accordance with Federal, Provincial, or Municipal requirements.

11.5 Design, Character and Appearance of Buildings and Structures

- 11.5.1. The Development Authority may impose conditions to ensure:
 - a. that the design, character, and appearance of a building is compatible with other buildings in the vicinity, unless it is setting a new standard of design, character and appearance for the land use district or a particular locality of it;
 - b. that the design, character, and appearance of the building is consistent with the purpose of the land use district in which the building is located; and
 - c. that a development complies with any provision of a statutory plan applicable to the design, character, and appearance of the building in the district.

11.6 Development Agreement

- 11.6.1. The Development Authority may require that, as a condition of development approval, the applicant enter into an agreement with the County and comply with the agreement to do all or any of the following:
 - a. construct or pay for the construction of a road required to give access to the development; to construct or pay for the construction of a pedestrian walkway system to serve the development or connect the pedestrian walkway to adjacent developed pedestrian systems;
 - b. install or pay for the installation of a public utility that is necessary to serve the development, whether the public utility is or will be, located on the land that is the subject of the development;



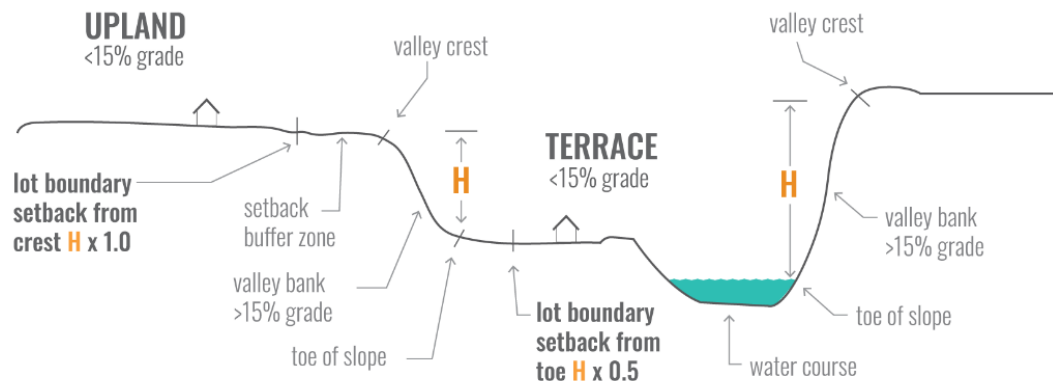


- c. construct or pay for the construction of on street or off-street parking and loading facilities to serve the development;
 - d. pay an off-site levy or other cost contributions for infrastructure serving the development; and
 - e. carry out landscaping, earth berms, or other forms of screening required as a condition of approval by the Development Authority.
- 11.6.2. In addition, the development agreement may provide for any other work required as a condition of approval by the Development Authority to serve the development.
- 11.6.3. An irrevocable Letter of Credit may be required as security and in such a sum as the Development Authority deems appropriate to ensure the applicant complies with the terms and conditions of a development agreement or development permit.
- 11.6.4. To ensure compliance with a development agreement, the County may register a caveat against the certificate of title for the property that is being developed. This caveat shall be discharged when the obligations to be assumed by the applicant under the agreement have been fulfilled.

11.7 Development On or Adjacent to Hazard Lands, Waterbodies, River Valleys and Coulees

- 11.7.1. In all land use districts, development which occurs on land bordering a coulee or ravine shall be regulated as follows.

▼ Figure 2: Idealized Cross Section of a Coulee Diagram



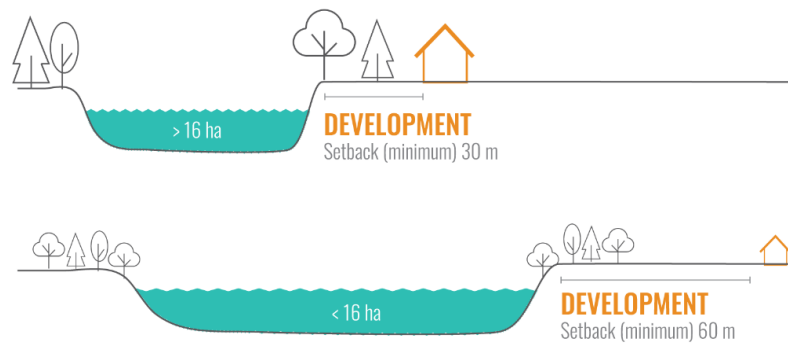
- 11.7.2. Development on land next to a coulee or ravine must follow specific setback rules based on slope steepness, slope failures, erosion, and past or proposed disturbances.
- 11.7.3. A lesser setback may be permitted when it is supported by a site investigation report by a qualified geotechnical engineer to the satisfaction of the Development Authority.
- 11.7.4. A restrictive covenant or survey may be required to ensure development keeps at least 10 m (32.8 ft) from steep slopes (>15%).
- 11.7.5. The Development Authority may impose conditions or refuse development based on flood, erosion, or geotechnical risks.



SETBACKS FROM WATER BODIES

- 11.7.6. Setbacks are measured 100 ft from the water body.
- 11.7.7. No permanent buildings or structures shall be built within the 1:100-year flood plain. If there is uncertainty, a certified water engineer must confirm the site is suitable for development to the satisfaction of the Development Authority.
- 11.7.8. Development near irrigation canals must maintain a 30 m (100 ft) setback unless the irrigation district gives written approval for a lesser distance.

▼ Figure 3: Setbacks from Water Bodies Diagram



▼ Figure 4: Setbacks from Irrigation Canals Diagram



11.8 Development Permit for Temporary Buildings

- 11.8.1. Notwithstanding anything in this Bylaw, the Development Authority may approve temporary use, buildings or structures in any district for a limited time, provided the owner agrees to remove them according to the permit conditions, and that the temporary use or building does not, in their opinion, unduly interfere with the amenities of the surrounding neighbourhood; or materially interfere with or affect the used and enjoyment of neighbouring parcels..
- 11.8.2. The Development Authority may require an irrevocable Letter of Credit as security to ensure the temporary building is removed.





11.9 Drainage and Site Coverage

- 11.9.1. Site coverage is the total area of the property covered by buildings, structures above 1 m (3.3 ft), and hard surfaces like driveways or parking areas. Small features like steps and eaves, are excluded.
- 11.9.2. A development permit is required for new hard surfaces in hamlets. If the site coverage is increased beyond the allowed maximum, the application must show how stormwater runoff will be handled on site, including a site plan showing the surface treatment of the lot, and the lots weighted runoff coefficient resulting from the new development. If this weighted runoff coefficient results in higher runoff than allowed, then the equivalent stormwater storage must be accounted for on site.
- 11.9.3. For all developments, each parcel shall be graded so that stormwater runoff does not drain onto an adjacent property unless designed, engineered, and permitted by a drainage easement, caveated development agreement, or based on existing lot grading on surrounding lands.
- 11.9.4. The Development Authority may specify an elevation at which any new development shall be constructed to facilitate proper site drainage and attachment to any existing or proposed sewer system.
- 11.9.5. If a person alters the approved site drainage so that stormwater runoff drains onto adjacent parcels and municipal property, roads and sidewalks, that person shall be responsible for corrective drainage structures, including retaining walls, to divert water from surrounding properties.
- 11.9.6. The Development Authority may give consideration to a site coverage variance beyond the stated maximum as identified in the districts where a development permit application is supported by a Stormwater Site Runoff and On Site Storage letter, prepared by an accredited member of the Association of Professional Engineers and Geoscientists of Alberta, which indicates the lot weighted coefficient resulting from the proposed development and all surface treatments incorporated into the development of the site, along with the additional volume of water that is being proposed to be stored on site as outlined in Section 11.9.2 during a 1:100 year rainfall event for a duration of 1 hour. This means for the onsite equivalent stormwater storage must be proposed in the Stormwater Site Runoff and On-Site Storage letter and must be in a means that is subject to the review and approval of the Development Authority. Development permits, which are revised from the original development permit that was issued for the construction of a dwelling unit, or accessory building or structure resulting from the submission of a supported Stormwater Site Runoff and Onsite Storage letter to allow increased site coverage, shall not require additional public notice. Stormwater management plans prepared prior to this section coming into effect as of the date of this bylaw will remain valid until such time as a new Development Permit is being applied for, and to the satisfaction of the Development Authority.
- 11.9.7. County approval will be required for all new driveway approaches and culvert installations in hamlets to ensure that the stormwater drainage system is not impeded by the development.

11.10 Dwelling Units on a Parcel

- 11.10.1. Unless otherwise specified in the land use districts, the maximum number of dwelling units on a titled parcel shall consist of one primary dwelling unit.

Land Use District	Total Dwelling Units Per Titled Parcel
Agricultural Districts	Maximum of two (2) dwelling units are permitted. 3 or more considered Class 2 Discretionary.
Country Residential Districts	Maximum of one (1) dwelling unit. A secondary residence shall be considered Class 2 Discretionary.



- 11.10.2. All dwelling units on a parcel shall meet all applicable Alberta Building Code standards, Alberta Safety Code standards, and/or CSA A277 certification for a permanent dwelling.
- 11.10.3. Development permit applications for any dwelling unit shall be required to demonstrate that there is adequate water and wastewater service available or that there is available on-site capacity, to the satisfaction of the Development Authority.
- 11.10.4. Provisions outlined in subsection 11.10 do not relate to the use of Communal Living as defined in this Bylaw.
- 11.10.5. Dwelling units must be located at a minimum distance of 100m (328 ft) away from a gas or oil well unless approved by the Alberta Energy Regulator.

11.11 Landfills and Wastewater

LANDFILLS

- 11.11.1. The construction of landfills shall comply with all applicable provincial regulations and the Alberta Safety Codes Act and standards.
- 11.11.2. Development adjacent to landfills requires special consideration. The provincial department responsible for regulating the standards and requirements for landfills in Alberta requires the following setback distances:
 - » **Operating Landfill** – the setback distance from a residence, school, hospital, food establishment or water well for human consumption is 450.0 m (1,476.4 ft).
 - » **Non-operating Landfill and Waste Storage Sites** – the setback distance from a residence, school, hospital, or food establishment is 300.0 m (984.3 ft).
 - » **Hazardous Waste Management Facility** – the setback distance from a residence, school, hospital, food establishment, or water well for human consumption is 450.0 m (1,476.4 ft).

SEWAGE/ WASTEWATER LAGOONS

- 11.11.3. The construction of sewage/ wastewater lagoons shall comply with all applicable provincial regulations and safety codes.
- 11.11.4. Development adjacent to sewage/ wastewater lagoons requires special consideration. The provincial department responsible for regulating the standards and requirements for sewage/ wastewater lagoons in Alberta requires the following setback distances:
 - » **On-site location** – the working area of lagoons shall be setback from all property lines by a minimum of 30.0 m (98.4 ft).
 - » **Municipal road** – the setback distance from the edge of a municipal road right-of-way is 30.4 m (100 ft).
 - » **Railway** – the setback distance from the road centerline of a railway is 30.0 m (98.4 ft).
 - » **Provincial highway** – the setback distance from the right-of-way of a provincial highway is 100.0 m (328.1 ft).
 - » **Residence, school, hospital, or food establishment** – the setback distance from the nearest building on lands that contain a residence, school, hospital, or food establishment is 300.0 m (984.3 ft).
- 11.11.5. If a sewage/ wastewater lagoon is to be located adjacent to undeveloped land(s) in a district that allows residential development, education services, hospitals or food establishments as a permitted use, the lagoon shall be required to have a 300.0 m (984.3 ft) setback from the lot line so as not to inhibit future development on surrounding lands.





12 SPECIFIC USE REGULATIONS

12.1 Accessory Development and Structures

- 12.1.1. In all districts, accessory buildings shall be required to follow all setback regulations.
- 12.1.2. All variance applications related to accessory building size shall be considered a Class 2 Discretionary Use.
- 12.1.3. Attached accessory buildings shall be limited to the size of the accessory building identified in the district in which it is located.
- 12.1.4. Coverall buildings, regardless of their size, shall not be allowed as either a permitted or discretionary use within the Hamlet Residential or Recreation and Residential Resort districts.
- 12.1.5. In the Hamlet Residential and Recreation and Residential Resort districts, accessory buildings shall be included in the calculation of the site coverage.
- 12.1.6. In the Country Residential, Hamlet Residential and Recreation and Residential Resort Districts, no accessory buildings may be built on a lot before a principal building or use is developed on the lot, except where:
 - a. an approved principal building or use is developed on the lot within one (1) year of the issue date of the development permit for the accessory building; or
 - b. development permit approval is granted as a Class 2 Discretionary Use.
- 12.1.7. Permanent in-ground or above-ground swimming pools require the issuance of a development permit

12.2 Abandoned Gas and Oil Wells and Setbacks from Gas and Oil Wells

- 12.2.1. Both the Subdivision and Development Authorities shall not approve a subdivision or a development if it would result in a permanent overnight accommodation, business or public facility being constructed within 100 m (328.1 ft) of an active gas or oil well, and 1.5 km (0.9 mi) for sour gas facilities, unless a lesser distance is approved in writing by the Alberta Energy Regulator.
- 12.2.2. Setbacks from an abandoned well shall be established in accordance with the Subdivision and Development Regulations and the most current Directive as adopted by the Alberta Energy Regulator.
- 12.2.3. Both the Subdivision and Development Authorities shall make it a condition of the subdivision application and the development permit application to require the registration of a Restrictive Covenant against the title of the property that contains a reclaimed well identifying the setback requirements.

12.3 Auto Wreckage and Salvage Yards

- 12.3.1. Development of auto wreckage and salvage yards requires special consideration to mitigate impacts on surrounding land uses. The following are the minimum setback requirements for auto wreckage and salvage yards:
 - a. **Any Residential District or the Public Recreation or Public Services district** – the setback distance from the nearest point of the residence or public facility to the property line of the proposed development shall be 100.0 m (328.1 ft).
- 12.3.2. Auto wreckage and salvage yards shall use screening and/or fencing to mitigate the visual impact on surrounding lands and public roadways to the satisfaction of the Development Authority.





12.4 Campgrounds

- 12.4.1. The County may require a master plan or conceptual plan including detailed plans for fire safety, potable water supply, wastewater, stormwater management, solid waste management, and a traffic impact assessment.
- 12.4.2. Campgrounds proposed to be located within the boundary of a hamlet shall setback campsites, cabins, or other structures used to accommodate campers a minimum of 30.0 m (98.4 ft) from the boundary of a Residential District and shall provide screening and buffering by way of a solid fence and year-round vegetation with a minimum height of 2.0 m (6.6 ft), to the satisfaction of the Development Authority.
- 12.4.3. All campgrounds and sites shall have clear access and identification acceptable to the Development Authority for the purposes of accommodating emergency, fire, and maintenance vehicles.

12.5 Cannabis Facilities

- 12.5.1. The location of any cannabis facility as defined in the Cannabis Act (Canada) shall maintain a minimum distance of 150.0 m (492.0 ft) from the facility to:
 - a. a provincial health care facility, or a boundary of the parcel of land on which the facility is located;
 - b. a building containing a school or a boundary of the parcel of land which the facility is located; and
 - c. the boundary of any parcel of land that is designated as a school reserve or municipal and school reserve as defined under the MGA.
- 12.5.2. The following uses shall be required to meet the minimum separation distance of at least 150.0 m (492.0 ft) from locating to an established cannabis retail facilities' boundary:
 - a. a provincial health care facility, or a boundary of the parcel of land on which the facility is located;
 - b. a building containing a school or a boundary of the parcel of land which the facility is located; and
 - c. the boundary of any parcel of land that is designated as a school reserve or municipal and school reserve as defined under the MGA.
- 12.5.3. Cannabis facilities shall comply with the Alberta Gaming and Liquor Commission's (AGLC) policies, and all provincial and federal regulations.
- 12.5.4. A development permit application for a cannabis retail store shall be accompanied by:
 - a. proof that the applicant has made application for a license from AGLC to operate a cannabis retail store and has been deemed eligible by AGLC for issuance of a license to operate a cannabis retail store;
 - b. proof that the retail sale of cannabis is being provided by a Federally approved licensed producer;
 - c. information on potential odour production resulting from the cannabis retail store and the details of the installation of any equipment designed and intended to remove odours from the air where it is discharged from the cannabis retail store as a part of a ventilation system; and
 - d. detailed plans/drawings that show where the point of sale is located, where the shipping/receiving area is located; both a secure display and secure storage area; entrances and exits from the store; signage; off-street parking; the locations of the physical security components as required by AGLC; and any other drawings, documents, and information that may be required by the Development Authority for approval of the application.

12.6 Daycare Facility

- 12.6.1. A Daycare Facility shall comply with the provisions of the appropriate provincial daycare regulations concerning site requirements, development standards and licensing.





12.7 Confined Feeding Operations

- 12.7.1. 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.
- 12.7.2. Regardless of subsection 12.7.1, confined feeding operations shall be consistent with applicable policies from the Tri-Area Intermunicipal Development Plan, the Municipal Development Plan and the Minimum Distance Separation (MDS) under the provincial regulations.

12.8 Extraction and Production of Sand, Gravel, Surface Minerals, and Borrowing Excavations

- 12.8.1. Sand and/or gravel operations shall not be permitted within a multi-parcel subdivision.
- 12.8.2. There shall be no sand and/or gravel developments within 300.0 m (984.3 ft) of the boundary of a multi-parcel or Hamlet Residential Subdivision.
- 12.8.3. Sand and/or gravel operations developed by a municipality or Alberta Transportation and Economic Corridors are exempt from Development Permit approval.
- 12.8.4. The Development Authority may only consider a variance or a waiver Section 12.8.2 provided that:
 - a. no crushing, processing, washing, or similar is occurring within the 300.0 m (984.3 ft) requirement;
 - b. extraction and reclamation activities within the 300.0 m (984.3 ft) requirement may only occur between 8:00 a.m. and 5:00 p.m. Monday to Friday, including statutory holidays; and
 - c. the Development Authority is satisfied that extraction and reclamation activities occur expeditiously and in a manner that poses minimum affect to residents within the multi-parcel residential subdivision.
- 12.8.5. The Development Authority shall require as a condition of development permit approval for a new or renewal aggregate extraction use, or an expansion to an existing aggregate extraction operation, that the applicant(s) acquire all necessary provincial permits and approvals pertinent to the proposed development. Further, the applicant(s) shall be required to supply a copy of any such provincial permit or approval to the County for its records.

DUST AND NOISE

- 12.8.6. The applicant shall prevent dust and noise from becoming an annoyance to surrounding landowners to the satisfaction of the Development Authority. Required prevention may include, but is not limited to:
 - a. locating stockpiles to act as sound barriers and using methods of minimizing or reducing noise created by machinery and equipment;
 - b. installation of noise monitors as required as a condition of a development permit; and
 - c. ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
- 12.8.7. The applicants(s) shall locate appropriate safety and traffic signage on and about the subject site and road accesses, to the satisfaction of the Development Authority.
- 12.8.8. A Road Use Agreement, between Cypress County and the landowner/developer of aggregate extraction incorporating, but not limited to, such things as haul routes, maintenance, dust control, security and signage.



APPLICATION FOR AGGREGATE EXTRACTION

- 12.8.9. For an application proposing a new aggregate extraction use or an expansion to an existing aggregate extraction use, the Development Authority shall require the applicant to submit plans and a narrative including the following information:
- survey plan indicating the location and area of the site on which the excavation is to take place and the phasing plan of the pit;
 - the expected life of the deposit, if applicable;
 - the existing land use;
 - a site analysis of the geology, groundwater, surface water, natural vegetation and wildlife features of the site;
 - the proposed extraction, operation and staging of the aggregate extraction use (including years, dates, hours of operation, guidelines for meeting recommended noise levels, aesthetics, etc.);
 - the proposed access and hauling activities (including number of trucks, tonnage, hours of hauling, methods of preventing/controlling/reducing erosion or dust, etc.);
 - a copy of the development and reclamation plans that are to be submitted by the applicant(s) to Alberta Environment and Sustainable Resource Development for the development and reclamation of the aggregate extraction use; and
 - details of the proposed community consultation, including the pre-application consultation with potentially affected landowners, and the further communications that will be carried out to inform landowners of the ongoing aggregate extraction use and to address any issues or concerns landowners may have regarding the aggregate extraction use.

12.9 Greenhouses, Industrial

- 12.9.1. All industrial greenhouses use applications will be reviewed to ensure the proposal will not negatively impact the surrounding area in which it is located and is at the discretion of the Development Authority.
- 12.9.2. The applicant shall submit to the County plans for fire safety, wastewater management, stormwater management, solid waste management, and a traffic impact assessment with their development application.
- 12.9.3. Artificial lighting for the industrial greenhouse facility shall not allow outward illumination beyond the parcel and shall be required to contain 80 per cent of the artificial light from illuminating upwards and outwards at all times. The applicant shall be required to submit a detailed description of the artificial lighting control at the time of the development application.
- 12.9.4. Setbacks for industrial greenhouse facilities shall comply with the following:
- A Greenhouse, Industrial that is 8.0 ha (20.0 ac) or less shall be located a minimum of:
 - 100.0 m (328.1 ft) from a dwelling that is located on an adjacent parcel and measured between the proposed greenhouse to the exterior wall of the dwelling; and
 - 100.0 m (328.1 ft) from a boundary of a Residential District and measured between the proposed site area of the greenhouses to the boundary of the Residential District.
 - A Greenhouse, Industrial that is 8.0 ha (20.0 ac) or more shall be located a minimum of:
 - 300.0 m (984.3 ft) from a dwelling that is located on an adjacent parcel, measured between the proposed greenhouse to the exterior wall of the dwelling;
 - 300.0 m (984.3 ft) from a boundary of a Residential District, measured between the proposed greenhouses to the boundary of the Residential District; and





- iii. 100.0 m (328.1 ft) from a dwelling located on an adjacent parcel or Residential District, measured between the proposed greenhouse to the boundary of the Residential District, where the applicant can demonstrate to the satisfaction of the Development Authority that 80 per cent of the artificial light can be contained from illuminating upwards and outwards at all times from the greenhouse.

12.10 Home-Based Business

HOME-BASED BUSINESS, MINOR

12.10.1. A Home-Based Business – Minor shall:

- a. screen from view all outside storage of equipment, goods, materials, commodities, or finished products related to a Home-Based Business;
- b. not change the external appearance or residential character of land or buildings;
- c. not generate excessive or unacceptable increases in traffic within the neighborhood or immediate area;
- d. not generate noise, smoke, steam, odor, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority that creates a nuisance extending beyond the parcel;
- e. be operated by persons who permanently reside in the residential building on the subject parcel; and
- f. allow up to one (1) additional employee is permitted as part of the approval and operation of a Home-Based Business, Minor use.

HOME-BASED BUSINESS, MAJOR

12.10.2. A Home-Based Business – Major shall:

- a. screen from view all outside storage of equipment, goods, materials, commodities, or finished products related to a Home-Based Business -Major;
- b. not generate noise, smoke, steam, odor, dust, fumes, exhaust, vibration, heat, glare, refuse matter and storage of hazard or combustible materials considered offensive or excessive in the opinion of the Development Authority; and
- c. not unduly offend surrounding or adjacent residents by way of example but not limited to excessive lighting, late calling of clients of an unreasonable number, traffic congestion, or excessive on-street or off-street parking.

12.10.3. The parking of any commercial vehicles, including the number considered and location, shall be at the discretion of the Development Authority.

12.10.4. In addition to those individuals who permanently reside in the residential building on the subject parcel, up to four (4) additional other employees are permitted as part of the approval and operation of a Home-Based Business, Major use.

12.11 Move-in Buildings

12.11.1. The relocation of any building requires an approved development permit application before the building can be moved.

12.11.2. The relocation of any building shall meet the Alberta Building Code and applicable Alberta Safety Codes Act requirements and standards.





- 12.11.3. A move-in building shall be finished and sided in a manner that is visually compatible with the character of the surrounding neighborhood to the satisfaction of the Development Authority.
- 12.11.4. The Development Authority may require the applicant / owner to enter into a Development Agreement to ensure that the exterior finish of the building is acceptable to the satisfaction of the Development Authority.

12.12 Outdoor Shooting Ranges

- 12.12.1. Prior to submitting an application for an Outdoor Shooting Range use, community consultation in alignment with current Cypress County practices shall be undertaken by the applicant to the satisfaction of the Development Authority.
- 12.12.2. When determining an application for Development Permit approval, the Development Authority shall consider:
 - a. the potential nuisance effects, including but not limited to noise and stray bullets, the Development may have on nearby properties;
 - b. proximity to environmentally significant areas, designated natural areas, animal, and bird habitats, and migratory bird sanctuaries;
 - c. the design of the Development including, but not limited to, setbacks, sound attenuation walls, trenches, berms, partial enclosures, direction of fire, and similar design features;
 - d. the effect in which the surrounding landforms influence the way sound carries;
 - e. any safety concerns regarding the Outdoor Shooting Range use and adjacent lands; and
 - f. the outcomes from the community consultation.
- 12.12.3. The Development Authority shall require the applicant to submit a site plan illustrating the location of the range and any buildings on the parcel, landscaping, berms, noise attenuation, direction of fire, parking, and any other details as deemed necessary by the Development Authority.
- 12.12.4. The Development Authority may require the applicant to submit:
 - a. a report or evidence that the proposed range will conform to the Firearms Act, Shooting Clubs and Shooting Ranges regulations, or other relevant legislation; and
 - b. any information deemed necessary.

12.13 Recreational Vehicles and Storage

- 12.13.1. A recreational vehicle shall not be considered, and consequently used, as a permanent dwelling.
- 12.13.2. No structure, accessory to a recreational vehicle, shall be used as sleeping quarters unless it meets the Alberta Building Code and regulations related to the district.
- 12.13.3. A maximum number of recreational vehicles stored on a parcel or lot, and conform to the setbacks of the district, that do not require a development permit, are indicated below:
 - » Hamlet Residential Districts – maximum of 2 recreational vehicles
 - » Residential Districts – maximum of 3 recreational vehicles
 - » Agricultural Districts - maximum of 5 recreational vehicles
 - » Commercial and Industrial Districts - maximum of 2 recreational vehicles





12.14 Storage Containers

- 12.14.1. Storage containers shall be considered as a Class 1 accessory use and shall be used for storage purposes only.
- 12.14.2. The Development Authority may impose the following conditions upon the issuance of a development permit, as a discretionary use, as follows:
 - a. storage containers are limited to one unit in height of a maximum of 3.0 m; and
 - b. the exterior finish of the storage container is to match or complement the exterior finish of the principal building or screened from view to the satisfaction of the Development Authority.
- 12.14.3. A maximum of 1 storage container is allowed in all Hamlet Residential Districts. Maximum size of a Storage Container in the Hamlet Residential District is limited to 7.43 sq. m. (160 sq. f) and must comply with all requirements of an accessory building including setbacks and site coverage.
- 12.14.4. The maximum site coverage in a Country Residential District is 46.5 sq. m (500 sq. ft.) and must comply with all requirements of accessory buildings including setbacks and site coverage.
- 12.14.5. There is no maximum number of storage containers in Agricultural, Commercial and Industrial Districts.
- 12.14.6. Storage Containers shall still comply with the setback and site coverage requirements of the district.
- 12.14.7. Storage Containers in Commercial and Industrial Districts shall not be located in the front yard setback area and shall be screened to the satisfaction of the Development Authority when visible from a major road.

12.15 Energy Systems, Small Scale

- 12.15.1. Any ground, building, or roof mounted solar energy panels and equipment that are used solely for personal or individual energy generation purposes shall not require a development permit. However, they shall be required to meet the necessary setbacks that are specified in the land use district.
- 12.15.2. Any energy system and associated equipment, for personal use, shall not be positioned to cause any unnecessary glare or disturbance to adjacent residences, or nearby public roadway.
- 12.15.3. The applicant shall be responsible for obtaining the necessary approvals from the electric distribution company.

12.16 Energy Systems

- 12.16.1. Applicants may submit development permit applications prior to receiving approval from the appropriate provincial or federal agencies; however, the Development Authority shall not approve any development permit application for a commercial energy facility until such approval(s) have been obtained from the applicable provincial and/or federal agencies.
- 12.16.2. A development permit will be required for all commercial, energy production facilities that are intended to generate electricity which is to be sold and transmitted into an electrical distribution system for commercial sales or for private use. Commercial, energy production facilities shall be considered within the Agricultural districts, and Industrial districts as a Class 2 Discretionary Use.
- 12.16.3. The applicant shall be responsible for obtaining the necessary inspections and commercial approvals from an authorized inspection agency under the Alberta Safety Codes Act as required for any of the equipment or infrastructure associated with a solar energy facility.





- 12.16.4. All equipment and infrastructure associated with a commercial energy facility must comply with those setbacks specified in the land use district in which the commercial energy facility is located.
- 12.16.5. When a commercial energy facility is decommissioned, the landowner will be required to return the energy facility location to the same land capability and quality as it was prior to the installation of any of the energy equipment. As part of the development application process, the Development Authority may require the applicant to submit a detailed decommissioning plan to support the development application.
- 12.16.6. A development permit application shall require, as a condition of approval, that the developer of a commercial energy facility enter into a road use agreement between the County and the developer.
- 12.16.7. The minimum setback for energy facility from a Hamlet shall be 2.0 km (1.24 mi). This setback may be reduced by the Development Authority if the applicant can demonstrate that the energy facility will not negatively impact existing development or future growth from such impacts as light flicker, noise levels, structural and blade failure, and ice throw.
- 12.16.8. The minimum setback for WGF-C from a dwelling unit that is located on the title property that the WGF-C is sited shall be two (2) times the height of the WGF-C, as measured from the ground to the highest point of the rotor's arc.
- 12.16.9. The minimum setback for WGF-C from a dwelling unit that is located on an adjacent, separately titled property shall be four (4) times the height of the WGF-C, as measured from the ground to the highest point of the rotor's arc.
- 12.16.10. The minimum setback from any underlying or adjacent County utility or public right-of-way shall be one (1) blade length plus 10 m.
- 12.16.11. In all instances, the minimum setback applied shall be in accordance with the Alberta Utilities Commission (AUC) stipulations or standards.
- 12.16.12. All turbines shall be positioned so that the tip of the turbine's blade is entirely within the property for which the turbine has been placed.
- 12.16.13. Should a WGF-C discontinue producing power for a minimum of two (2) years, the WGF-C operator shall be required to provide a status report. A review of the status report by the Development Authority may result in a request for the WGF-C to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop order by the designated officer in accordance with the provisions of the *MGA*.
- 12.16.14. All power lines from the approved energy facility up to the point of interconnection of the grid should be underground except where the Development Authority approves overhead installations.



13 FENCING, LANDSCAPING, SCREENING

13.1 Fences

- 13.1.1. The maximum height of any fence in a residential area shall be 2.0 m (6.6 ft).
- 13.1.2. The maximum height of any fence in the front or flanking (corner) lots in a residential area shall be 1.0 m (3.3 ft).

▼ Figure 5: Fences and Trees Diagram



- 13.1.3. In Agricultural and Country Residential Districts along public roadways and Provincial Highways, no fence shall be constructed which would unduly restrict the vision of approaching traffic or an oncoming train.
- 13.1.4. Razor Fencing is strictly prohibited in all land use districts.
- 13.1.5. Electric fences are only allowed in Agricultural and Country Residential Districts.
- 13.1.6. Fences containing barb wire are prohibited in all Hamlet Residential and RRR districts.
- 13.1.7. Barb wire fences are allowed in all Service Districts provided they are located above a height of 1.8 m. In all other districts, barb wire fencing is allowed for the purpose of containing livestock.





13.2 Screening

- 13.2.1. Where any parcel or part of a parcel adjacent to a provincial highway is used for outdoor storage of goods, machinery, vehicles, buildings, or waste materials, the applicant shall provide screening through the use of buildings, fences, hedges, trees, berms, or other landscaping features to the satisfaction of the Development Authority.
- 13.2.2. The location, type, height, or size of visual screening that may be required shall be at the discretion of the Development Authority.
- 13.2.3. Screening shall be maintained to mitigate visual impact from the ground to a maximum height of 2.0 m (6.6 ft).
- 13.2.4. Regardless of subsection 13.2.3, the Applicant may be required to provide screening greater than 2.0 m (6.6 ft) in height to mitigate the visual impact of the development to the satisfaction of the Development Authority.

13.3 Shelterbelts and Ornamental Trees

- 13.3.1. Shelter belts shall be set back a minimum of 26 m from property line, excluding hamlet residential (HR), and Recreation/Residential Resort (RRR) Districts.
- 13.3.2. Ornamental trees shall be set back a minimum of 20.0 m (65.6 ft) from the property line.
- 13.3.3. Ornamental trees shall be required to be planted at least 5.0 m (16.4 ft) apart when abutting a public road.
- 13.3.4. In Ag and Country Residential Districts, shelterbelts, and ornamental trees shall be setback 100 m clear line of sight in all directions.





14 PARKING AND LOADING

14.1 General Parking and Loading Regulations

- 14.1.1. Off-street parking areas shall be designed and constructed in a manner that provides orderly parking, and will accommodate adequate drainage, snow removal, and maintenance.
- 14.1.2. Where required, vehicular entrances and exits onto municipal roads shall only be permitted at locations approved by the Development Authority. A permit shall be obtained from Alberta Transportation and Economic Corridors for access onto Highways.
- 14.1.3. Grades and drainage shall dispose of surface water. Grades should not result in surface draining crossing any sidewalk or parcel or lot boundary without the approval of the Development Authority.

14.2 Number of Vehicle Parking Stalls Required

- 14.2.1. Applicants shall be responsible for demonstrating adequate parking for their proposed development. The following table provides a guideline for parking minimums for land uses within Cypress County that the Development Authority shall use to determine minimum on-site parking stalls:

LAND USES	SUGGESTED MINIMUM PARKING
Animal boarding kennel	1 stall per 46.45 m ² or 500 ft ²
Antique store	1 stall per 37.16 m ² or 400 ft ²
Amusement area and facility	1 stall per 27.87 m ² or 300 ft ²
Animal boarding kennel	1 stall per 46.45 m ² or 500 ft ²
Auction mart	1 stall per 65.03 m ² or 700 ft ²
Automotive sales and/or repairs	1 stall per 46.45 m ² or 500 ft ²
Automotive repair, auto-body, and paint shops	1 stall per 46.45 m ² or 500 ft ²
Auto wrecker and salvage yard	1 stall per 65.03 m ² or 700 ft ²
Bed and breakfast	1 stall per guest room, plus 2 stalls per dwelling
Building supply sales (wholesale)	1 stall per 65.03 m ² or 700 ft ²
Bulk fuel, oil, or fertilizer storage	1 stall per 46.45 m ² or 500 ft ²
Car wash	1 stall per employee
Convenience store and gas station	1 stall per 27.87 m ² or 300 ft ²
Contractor services	1 stall per 65.03 m ² or 700 ft ²
Data Processing and Mining Centre	As required by the Development Authority
Daycare facility	1 stall per 4 children
Dwelling	2 stalls per dwelling unit
Farm equipment sales and services	1 stall per 65.03 m ² or 700 ft ²
Financial institution or insurance agency	1 stall per 37.16 m ² or 400 ft ²





LAND USES	SUGGESTED MINIMUM PARKING
Funeral home service	1 stall per 4 seats
Gas/oil well servicing operations	1 stall per 65.03 m ² or 700 ft ²
Home-Based Business	as required by the Development Authority
Liquor store, pub, or other licensed premise	1 stall per each 2 seating spaces
Cannabis Processing and Distribution facility	1 stall per 46.45 m ² or 500 ft ²
Manufacturing (light)	1 stall per 65.03 m ² or 700 ft ²
Manufacturing (heavy)	1 stall per 92.90 m ² or 1000 ft ²
Market garden	1 stall per 37.16 m ² or 400 ft ²
Medical clinic	1 stall per medical examination room
Mini-storage facility	1 stall per 65.03 m ² or 700 ft ²
Motel, inn, or hotel	1 stall per guest room
Office	1 stall per 46.45 m ² or 500 ft ²
Paint ball recreation area	as required by the Development Authority
Public buildings and uses	1 stall per 37.16 m ² or 400 ft ²
Post office	1 stall per 27.87 m ² or 300 ft ²
Quasi-public buildings and uses	1 stall per 37.16 m ² or 400 ft ²
Religious assembly	1 stall per 4 seats
Restaurant, café or diner	1 stall per 4 seats
Retail store	1 stall per 37.16 m ² or 400 ft ²
Recreational vehicle sales, repairs, storage	1 stall per 65.03 m ² or 700 ft ²
Veterinary Services	1 stall per 46.45 m ² or 500 ft ²
Sand, gravel, asphalt, and concrete yard	1 stall per employee
Storage and maintenance yards	1 stall per 46.45 m ² or 1000 ft ²
Trucking and freight terminals	1 stall per 65.03 m ² or 700 ft ²
Warehouse	1 stall per 65.03 m ² or 700 ft ²
Welding and repair shop	1 stall per 65.03 m ² or 700 ft ²
Wholesale warehouse	1 stall per 65.03 m ² or 700 ft ²

- 14.2.2. All Applications shall supply a minimum of 1 parking stall per employee based on the maximum employees working at any given time.
- 14.2.3. Where a development on a parcel contains more than one use of a building or development, the required number of parking spaces should be the sum of the requirements for each of the uses.



- 14.2.4. In the case of a use not specified in the Parking Table, the number of parking spaces provided should be the same as for a similar use as determined by the Development Authority.
- 14.2.5. An applicant may propose fewer parking stalls than is described in 14.3.1; in such instances, the applicant shall be required to demonstrate, to the satisfaction of the Development Authority, that the reduction in parking stalls shall not unduly affect adjacent landowners, uses, and municipal roadways.
- 14.2.6. Where a parking study is submitted, the Development Authority may vary the number of parking stalls required.
- 14.2.7. The Development Authority may require additional parking stalls depending on the use.

14.3 Parking and Loading Requirements for Physically Disabled Persons

- 14.3.1. A minimum of ten percent (10%) of the required parking stalls shall be designated accessible parking stalls and shall be marked with either pavement markings or signage.
- 14.3.2. Parking spaces for physically disabled persons shall be located as close as possible to ramps, walkways, and building entrances.
- 14.3.3. Parking shall be arranged in such a way that users of wheelchairs are not required to pass behind parked cars.
- 14.3.4. For conditions requiring more than two (2) parking spaces for vehicles used by physically disabled persons, no more than two (2) stalls shall be placed adjacent to each other. If there are several accessible building entrances, a stall shall be located near each entrance.
- 14.3.5. Required number and design of parking spaces and loading zones for vehicles used by physically disabled persons for any use shall be included as part of and not in addition to, the applicable minimum parking requirement and shall conform to the requirements of the *Alberta Building Code*.



15 SIGNS

15.1 General Sign Regulations

- 15.1.1. In addition to all other provisions and regulations in this Bylaw, the regulations in this Section shall apply to signs.
- 15.1.2. These Sign Regulations shall not be applied to signs legally in existence at the date of the adoption of this Bylaw.
- 15.1.3. No signs shall be erected on land or affixed to any exterior surface of any building or structure unless a development permit has been issued by the Development Authority.
- 15.1.4. Development permit applications that are not in compliance with the regulations in this Section shall be considered a Class 2 Discretionary Use. The Development Authority should assess the application based on the following criteria:
- the scale of the proposed sign in relation to the regulations outlined; and
 - the impact of the sign on the character of the surrounding community.

P= Permitted Use D1 = Discretionary Class 1 D2 = Discretionary Class 2												
Uses	Land Use Districts											
	Agricultural		Residential			Hamlet		Service				
	A1-IDP	A-2	CR	CRR-IDP	RRR	HR	NC	HWY-C	LI	HVY-IDP	HVY-1	PS
Billboard	D2	D2						D1	D1	D1	D1	
Electronic Display Sign		D2						D2	D1	D1	D2	
Fascia sign							P	P	P	P	P	P
Free Standing Portable Sign	D2	P					P	P	P	P	P	P
Free Standing Sign	D2	D2					P	P	P	P	P	D1
Projecting Sign							P	P	P	P	P	P
Roof Sign							D2	D2	D2	P	D2	



15.2 Exemptions from Sign Development Permits

- 15.2.1. The following signs shall be exempted from the provisions of these sign regulations and shall not require a sign development permit:
- signs displayed on enclosed land parcels where they are not readily visible to the public;
 - signs displayed within a building; and
 - signs displayed on buildings, door plates, door boards, or kick plates.
- 15.2.2. The following signs shall not require a sign development permit provided that the proposed sign is compliant with the applicable regulations of this Bylaw and in accordance with all other applicable legislation, regulations, and bylaws:

SIGN TYPE	NARRATIVE OF SIGN TYPES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT	REGULATIONS
Building Contractor Signs	Signs of building contractors relating to construction work in progress on the land on which signs are placed.	» Maximum Sign Area: 3 m² (32.3 ft²) » Must be removed within fourteen (14) days of occupancy. » Limit of one (1) sign on each side of the property facing a road.
Election Posters	Posters relating specifically to an upcoming/pending election.	» Must be removed fourteen (14) days after the election.
Identification Signs	Notices of identification in respect to the land or buildings on which they are displayed, and professional business and trade name plates relating to the occupants of the land or buildings on which they are displayed.	» Maximum Sign Area: 0.2 m² (2.2 ft²). » Limit of one (1) sign for each occupant, firm, or company in the building at each entrance facing a road.
Local Authorities, Provincial Authorities, Royal Canadian Mounted Police, Utility Board(s) and Other Public or Quasi Public Bodies	Statutory and official notices. Functional advertisements. Traffic and directional signs authorized by the Development Authority and provincial authorities.	» N/A
Merchandising Aids		» Maximum Sign Area: 1.1 m² (12 ft²) » Maximum Height: 1.83 m (6.0 ft) above ground. » Signs must be entirely located within the lot lines.





SIGN TYPE	NARRATIVE OF SIGN TYPES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT	REGULATIONS
Profession, Business or Trade Signs	Signs for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business, or trade, or relating to an institution of a religious, educational, cultural, recreational, or similar character or to a residential hotel, apartment block, club, or similar institution. This does not include signs for Home-Based Businesses.	» Maximum Sign Area: 1.1 m² (12 ft²). » Limit of one (1) sign per lot.
Religious, Educational, Cultural Recreational, Medical and Similar	Notices of land or buildings used for religious, educational, cultural, recreational, medical, or similar public or quasi-public purposes,	» Maximum Sign Area: 1.1 m² (12 ft²). » Limit of one (1) sign or notice on each side of the land or building(s) facing a road.
Sale, Lease or Rental Signs	Notices relating to the sale, lease or rental of the buildings, or land to which they are attached.	» Maximum Sign Area: 0.5 m² (5.4 ft²). » Signs shall not be illuminated. » Limit of one (1) sign or notice on each side of the land or building(s) facing a road.
Temporary Advertisements	Temporary advertisement relating to the sale or letting of land, the sale of goods or livestock, the carrying out of building or similar work, announcement of any local event of a religious, educational, cultural, political, or similar character.	» Maximum Sign Area: 1.9 m² (20 ft²). » Must be removed within fifteen (15) days of the event or work ending.
Temporary Sale Signs	Temporary signs referring to sales which are displayed upon the premises upon or within which such sales will be or are being conducted.	» Signs cannot be illuminated. » Material Permitted: paper, blackboard, canvas, cardboard, painted on glass, or other light material. » Can only be displayed for seven (7) days prior to the start of the sale. » Must be removed within eight (8) days of the sale ending. » Can only be displayed for fifteen (15) consecutive days.



15.3 Signage - Prohibited

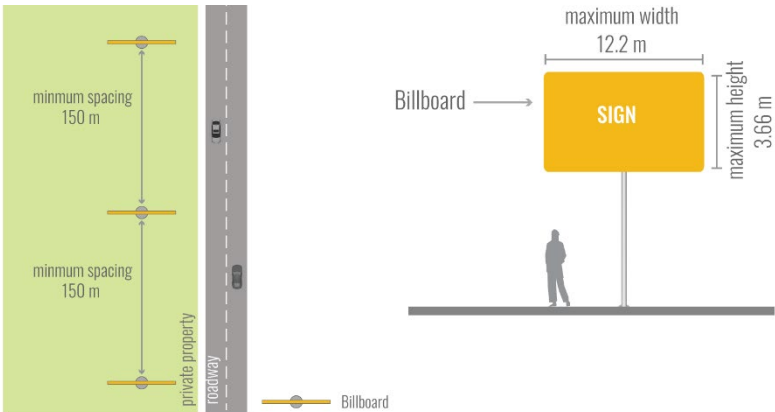
- 15.3.1. No sign shall be attached to a stationary vehicle, truck trailer or storage container.
- 15.3.2. No sign shall be erected or affixed in a road allowance or County right-of-way.
- 15.3.3. No sign shall be erected or affixed anywhere that obstructs the free and clear vision of vehicular traffic.
- 15.3.4. No sign or advertisement shall resemble or conflict with a traffic sign, signal, or device.
- 15.3.5. No sign or advertising structure shall be permitted within 0.8 km (0.5 mi) of a provincial highway unless approval has been obtained from Alberta Transportation and Economic Corridors.

15.4 Billboard Signs

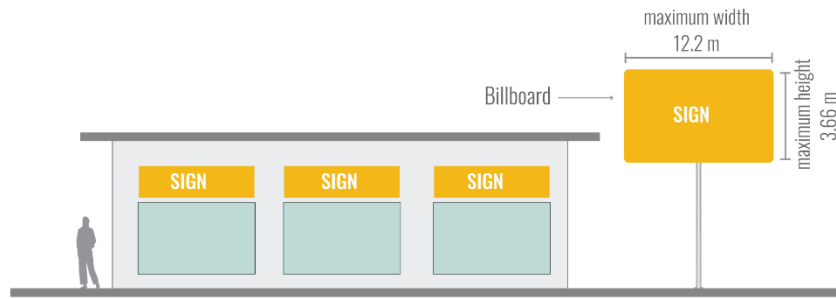
- 15.4.1. The following table identifies the billboard sign regulations. Any variance to the regulations outlined shall be considered by the Development Authority as a Class 2 Discretionary Use.

MAXIMUM HEIGHT:	3.7 m (12 ft)
MAXIMUM WIDTH:	12.2 m (40 ft)
MINIMUM DISTANCE BETWEEN BILLBOARDS:	600 m (1,969 ft) – <i>along the same side of the roadway</i> 200 m (656 ft) – <i>opposite sides of the roadway</i>
MAXIMUM NO. OF BILLBOARDS:	1 per business
OTHER REGULATIONS:	The vertical posts supporting the structure shall not project above the upper edge of the billboard. If plainly visible from a road, the rear of any billboard shall be covered with wooden slats or trellis fixed against the rear edge of the vertical posts and painted. No part of the structure shall project over public property or be located within a road right-of-way. The structure shall be maintained to the satisfaction of the Development Authority. Flashing or animated lighting is not permitted.

▼ Figure 6: Billboard Sign Diagram 1



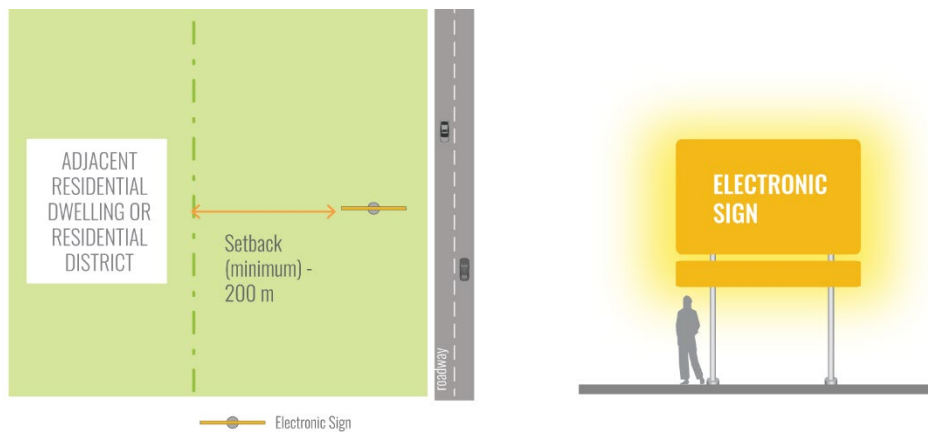
▼ Figure 7: Billboard Sign Diagram 2



15.5 Electronic Display Signs

- 15.5.1. The following table identifies the electronic display sign regulations. Any variance to the regulations outlined shall be considered by the Development Authority as a Class 2 Discretionary Use.
- 15.5.2. An off-site electronic display sign should be at least 200 m (656.2 ft) and shall not directly face the nearby dwellings or residential district.
- 15.5.3. No more than one off-site electronic display sign shall be permitted per property.
- 15.5.4. As a condition of approval, the Development Authority may regulate the overall size, location, materials, design, and proximity to other off-site electronic display signs to ensure that the sign is suitable for the proposed location.

▼ Figure 8: Electronic Display Sign Diagram

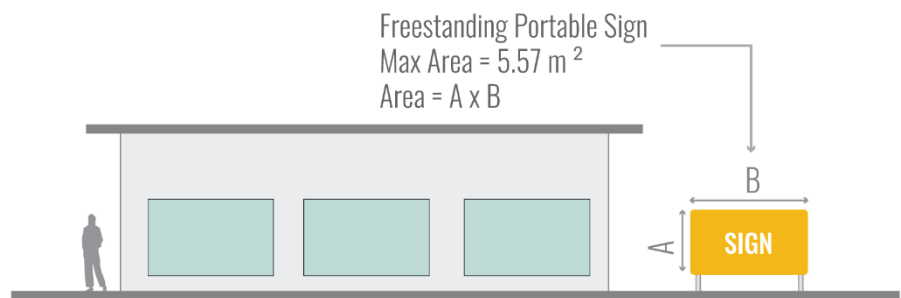


15.6 Free Standing Portable Sign

15.6.1. The following table identifies the free standing portable sign regulations. Any variance to the regulations outlined shall be considered by the Development Authority as a Class 2 Discretionary Use.

MAXIMUM SIGN AREA:	5.6 m ² (60 ft ²)
MAXIMUM NO. OF SIGNS:	1 per business frontage

▼ Figure 9: Free Standing Portable Sign Diagram

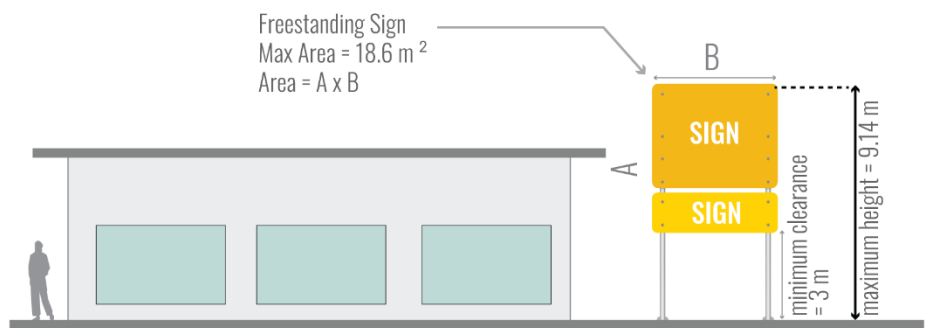


15.7 Free Standing Sign

15.7.1. The following table identifies the free standing sign regulations. Any variance to the regulations outlined shall be considered by the Development Authority as a Class 2 Discretionary Use.

MAXIMUM SIGN AREA:	18.6 m ² (200.0 ft ²)
MAXIMUM HEIGHT:	9.14 m (30.0 ft)
MINIMUM VERTICAL CLEARANCE:	3.0 m (9.8 ft)
MAXIMUM NO. OF SIGNS:	1 per business frontage

▼ Figure 10: Free Standing Sign Diagram



PART IV DEVELOPMENT AND SUBDIVISION PROCESS





PART IV: DEVELOPMENT AND SUBDIVISION PROCESS

16 PROCEDURE FOR DEVELOPMENT

16.1 Development Permit Applications

- 16.1.1. In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure and obtain other *Alberta Safety Code* approvals or licenses that may be required by other regulatory departments or agencies.
- 16.1.2. Development permit applications shall be completed and submitted to the Development Authority in writing or electronically for any proposed development, using the development permit form, except for circumstances outlined in Section 3.- Exemptions.

16.2 Complete Applications

- 16.2.1. The Development Authority shall receive all development permit applications and determine within twenty (20) days after the receipt of a development permit application whether it is complete in accordance with the information requirements of this Bylaw.
- 16.2.2. The Development Authority shall inform the applicant by electronic or standard mail, within twenty (20) days after the receipt of a development permit application if the application is considered complete.
- 16.2.3. If the Development Authority does not decide on completeness of the application within twenty (20) days, and a time extension has been agreed to in writing between the applicant and the Development Authority, the development permit application will be deemed complete.

16.3 Incomplete Applications

- 16.3.1. If an application for a development permit does not contain all the necessary information or does not contain sufficient details to complete an evaluation of the application and to make a proper decision, the Development Authority shall find the application to be incomplete and inform the applicant by electronic or standard mail within twenty (20) days after the receipt of a development permit application that the application is considered incomplete.
- 16.3.2. When notifying an applicant that their development permit application is incomplete, the Development Authority shall inform the applicant what outstanding documents and information must be submitted by the date set out in the notice or a later date agreed on between the applicant and the Development Authority for the application to be considered complete.
- 16.3.3. The Development Authority shall inform the applicant by electronic or standard mail within twenty (20) days after the receipt of the updated application that the application is considered complete or incomplete.



16.4 Application Referrals

- 16.4.1. The Development Authority or Subdivision Authority shall refer to any discretionary development permit application, subdivision applications, and redistricting application in accordance with the following:

MANDATORY REFERRAL	REFERRAL DESCRIPTION
Adjacent Municipality	Within 3.2 km, unless otherwise stated in an Intermunicipal Development Plan: - Development Permit Applications - Subdivision Applications - Redistricting Applications
Alberta Transportation and Economic Corridors	Within 800 m of a highway centre line: - Development Permit Applications Within 1.6 km of a highway centre line: - Subdivision Applications - Redistricting Applications
Adjacent Landowners	All adjacent landowners within 0.8 km: - Subdivision Applications - Redistricting Applications
Other Mandatory Referrals	The County shall also refer all subdivision applications in accordance with the <i>Subdivision Development and Regulation</i> and the <i>MGA</i> .

16.5 Development Permit Decisions

- 16.5.1. The Development Authority shall review each development permit application and determine its compliance with this Bylaw. When a development permit application includes variance requests, the Development Authority shall assess the application. In accordance with *Section 640(6) of the MGA*, a variance may be approved if, in the opinion of the Development Authority:
- the proposed development would not:
 - unduly interfere with the amenities of the neighbourhood; or
 - materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and
 - the proposed development conforms with the use prescribed for that land or building in the Land Use Bylaw.
- 16.5.2. When making the decision on a development permit application, the Development Authority may approve the application unconditionally, approve the application with conditions, approve the development permit application indefinitely or for a limited period of time, or refuse the application.
- 16.5.3. As a condition of a development permit approval, including a variance, the Development Authority may require that the applicant enter into a development agreement too:
- construct or pay for the construction of roads, pedestrian walkways or parking areas that serve the development, or which connect the walkway with another walkway system that serves or is proposed to serve an adjacent development;
 - install or pay for the installation of municipal servicing infrastructure;





- c. pay an off-site levy or any other cost contribution fee or levy;
 - d. give a security to ensure that the terms of the agreement noted are carried out;
 - e. outline hours of operations;
 - f. comply with plans that have been submitted as part of the application;
 - g. implement requirements for monitoring the development;
 - h. carry out the recommendations of any supporting technical reports relating to the application; and
 - i. conditions related to mitigating the impacts identified through the assessment process.
- 16.5.4. If the Development Authority refuses a development permit application, the decision shall contain reasons for the refusal.
- 16.5.5. If the development permit application is refused, the Development Authority will not accept the same development permit application for at least six (6) months following the decision, unless the proposal complies with all requirements of this Bylaw.

16.6 Development Permits and Notices

- 16.6.1. A notice for decision made by the Development Authority for a development permit application shall be provided in accordance with the following:

DEVELOPMENT PERMIT APPLICATION	FORM OF NOTICE
Permitted uses that comply with this Bylaw or may be made to do so by approval conditions	▪ Notice of the decision and development permit immediately issued to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application
Discretionary Uses (Class 1 and Class 2)	▪ Notice of the decision immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application ▪ Landowners with adjoining property boundaries are notified in writing of the decision ▪ Notice of the decision shall be posted on the Cypress County website ▪ Decisions shall be posted in the newspaper operating in the municipality where the land is located ▪ Twenty-one (21) day appeal period ▪ Development permit issued if no appeals received
Refused applications	▪ Notice of the decision immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application, outlining reason(s) for the refusal ▪ Notice of the decision shall be posted on the Cypress County website

- 16.6.2. Applicants shall have twelve (12) months from the date the development permit was issued to start the development, and two (2) years to complete the development. Failure to meet these timeframes will result in the development permit being void unless the Development Authority grants an extension.





16.7 Development Permit Extensions

- 16.7.1. The Development Authority may extend periods of time related to development permit approvals as follows:
- a. development permit approval for a use which remains compatible with adjacent land uses and which continues to conform to the Bylaw, may be extended in six-month increments to a maximum of two (2) years from the original approval date; and
 - b. a development permit approval where the use would result in conflict with adjacent land uses or which no longer conforms to this Bylaw or other statutory plans must not be extended.

16.8 Development Permit Revisions

- 16.8.1. Applicants may revise their development permit applications at any time prior to the Development Authority circulating the application to the appropriate authorities for comments. If the applicant requests revisions to the application after it has been circulated, the Development Authority shall determine if the application must be recirculated to the appropriate authorities in order to provide the opportunity to comment on the revision prior to a decision being made.
- 16.8.2. If the revised development permit application is minor in nature or if the original development permit that was issued for the dwelling, attached garage, and driveway, resulting from the submission of a supported storm water management plan to allow increased site coverage, shall not require additional public notice.





17 PROCEDURE FOR SUBDIVISION

17.1 Subdivision Applications

- 17.1.1. Subdivision applications shall be completed and submitted to the Subdivision Authority in writing or electronically for any proposed subdivision, using the subdivision application form.
- 17.1.2. All subdivision applications shall adhere to the minimum requirements outlined in the latest version of the Cypress County Design Guidelines and Construction Standards and will include the following mandatory subdivision application requirements:
 - a. a complete subdivision application form with the signature of the landowner(s) or an agent authorized by the landowner(s) to prepare and submit the application;
 - b. permission for reasonable right-of-entry by County staff for site inspection;
 - c. current Certificate of Title dated within thirty (30) days prior to the application date;
 - d. location of existing and abandoned well and battery sites, or a declaration stating that there are none present;
 - e. a site plan, to scale and in meters, indicating the location, dimensions, and boundaries of the parcel to be subdivided;
 - f. the proposed lot(s) to be registered in a Land Titles Office;
 - g. a site plan indicating the location, dimensions, and boundaries of:
 - iv. every new lot to be created;
 - v. municipal and environmental reserves;
 - vi. easements and utility rights-of-way;
 - vii. internal roadways;
 - viii. land uses;
 - ix. water and wastewater servicing;
 - x. stormwater servicing; and
 - xi. location of buildings and their support infrastructure (e.g., party areas, accessory buildings, etc.), if applicable; and
 - h. all applicable fees.
- 17.1.3. The Subdivision Authority, at its discretion, may also request other information as identified in *Section 4, subsection (3) and (4) of the Subdivision and Development Regulation*.

17.2 Complete Subdivision Applications

- 17.2.1. The Subdivision Authority shall receive all subdivision applications and determine within twenty (20) days after the receipt of the application whether it is complete in accordance with the information requirements of this Bylaw, in accordance with *Section 653.1 of the MGA*.
- 17.2.2. If the Subdivision Authority does not make a decision on completeness of the application within twenty (20) days, and a time extension has not been agreed between the applicant and the Subdivision Authority, the subdivision application shall be deemed complete.
- 17.2.3. The Subdivision Authority shall inform the applicant by electronic or standard mail, within twenty (20) days after the receipt of a development permit application that the application is considered complete.





17.3 Incomplete Subdivision Applications

- 17.3.1. If an application is found incomplete, the Subdivision 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.
- 17.3.2. If the applicant refuses to submit all information within the specified timeframe in subsection 17.3.1, the application will be refused.
- 17.3.3. 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 Subdivision Authority unless the applicant/landowner had previously expressed, in writing, to have the subdivision application withdrawn or agree to an extension in writing.

17.4 Subdivision Application Referrals

- 17.4.1. The Subdivision Authority shall refer the subdivision application in accordance with this Bylaw and the *Subdivision and Development Regulation*.
- 17.4.2. After twenty-one (21) days from the date of referral to authorities, agencies, or landowners, the Subdivision Authority may make a decision on the subdivision application, whether or not comments have been received.

17.5 Subdivision Decision Time Period

- 17.5.1. If the Subdivision Authority fails to make a decision on an application for subdivision within sixty (60) days of the date on which the application was accepted, the applicant may, within fourteen (14) days after the 60-day period has expired:
 - a. enter into an agreement with the Subdivision Authority to extend the period beyond sixty (60) days; or
 - b. treat the application as "deemed refused" and file an appeal.
- 17.5.2. If the subdivision application is refused, the Subdivision Authority shall not accept an application for subdivision from the applicant in respect of the same lands for six (6) months following the decision.

17.6 Subdivision Application Decisions

- 17.6.1. The Subdivision Authority for the County must receive, consider, and make decisions on all subdivision applications.
- 17.6.2. The Subdivision Authority shall assess subdivision applications based on *Section 653.1 MGA* and the regulations in this Bylaw.
- 17.6.3. In their decision, the Subdivision Authority may:
 - a. approve an application with conditions; or
 - b. refuse the application.
- 17.6.4. If the Subdivision Authority refuses an application as outlined in subsection 17.6.3, reasons for the Subdivision Authority's decision must be provided in writing.





- 17.6.5. The Subdivision Authority may impose conditions on subdivision approval, considered appropriate for the development and as provided for in the *MGA*, the Regulation or in this Bylaw.
- 17.6.6. A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity that requires on-site servicing shall not be approved unless the Subdivision Authority is satisfied that it can be demonstrated that sanitary servicing can be adequately provided on-site.
- 17.6.7. A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity requires on site water supplies of sufficient quality and quantity are available to support the existing and proposed future development on the new lot, which may also include on-site water storage to meet the development's fire suppression requirements.
- 17.6.8. A subdivision application shall not be approved unless the Subdivision Authority is satisfied with the management of stormwater and can meet the Cypress County Design Guidelines and Construction Standards.

17.7 Subdivision Approval Time Extensions

- 17.7.1. The Subdivision Authority may extend periods of time related to subdivision approvals as follows:
 - a. a subdivision approval for a use which remains compatible with adjacent land uses and which continues to conform to the Bylaw may be extended, in one-year increments, to a maximum of three years from the original approval date;
 - b. a subdivision approval extension may be granted one time without the review of conditions and there may be not more than three additional extensions that are subject to the applicant showing substantial completion of the majority of the conditions; and
 - c. a subdivision approval where the use that would result from the subdivision coming into conflict with adjacent land uses or which no longer conforms to this Bylaw and other statutory plans must not be extended.

17.8 Approved Subdivision Endorsement Time Period

- 17.8.1. The plan of subdivision or instrument must be submitted to the Subdivision Authority for endorsement within one year of the subdivision's approval date or by the time prescribed by Subdivision Authority beyond one year; otherwise, the subdivision approval is void.





18 DEVELOPMENT AND SUBDIVISION APPEAL PROCESS

18.1 Appeal Authority

- 18.1.1. In this Bylaw, the Appeal Authority is the Subdivision and Development Appeal Board as established by Bylaw 2018-27 Cypress County Subdivision and Development Appeal Board, in accordance with *Section 627 of the MGA* or the Land and Property Rights Tribunal, as determined by the *MGA*.

18.2 Procedure for Development Permit, Subdivision, and Stop Order Appeals

- 18.2.1. Appeals of Development Permit, Subdivision, and Stop Order shall be to the Appeal Authority in accordance with the *MGA* and consistent with the applicable procedures of the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal.

DEVELOPMENT PERMIT APPEALS

- 18.2.2. A development permit appeal may be made by the following:
- a. the applicant of a development permit if the Development Authority:
 - i. refuses a development permit;
 - ii. issues a development permit subject to conditions; or
 - 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; and
 - b. by any person claiming to be affected by a development permit decision.
- 18.2.3. A development permit Appeal shall be made by serving a written Notice of Appeal, containing reasons for the Appeal to the Appeal Authority as specified in *Section 686(1) of the MGA*:
- a. in the case of an appeal made by a person referred to in subsection 18.2.2.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 18.5.2, the date the period or extension expires; and
 - b. in the case of an Appeal made by a person referred to in subsection 18.2.2.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.
- 18.2.4. 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.
- 18.2.5. No Appeal may be made in respect of a decision of Council of a development permit in a Direct Control District.





SUBDIVISION APPEAL

- 18.2.6. An Appeal with regard to a subdivision application may be made by the following:
- a. by the applicant of a subdivision application if the Subdivision Authority:
 - i. issues a subdivision approval subject to conditions;
 - ii. refuse a subdivision with reasons; or
 - iii. fails to make a decision with respect to an application within sixty (60) days of receipt of a complete application; or
 - b. by any provincial department that required referral by the Subdivision and Development Regulation or a local school board.
- 18.2.7. A Subdivision Appeal shall be made by serving a written Notice of Appeal, containing reasons for the Appeal to the Appeal Authority as specified in *Section 678(2) of the MGA*:
- 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 subsection 16.5, the date the period or extension expires; or
 - b. in accordance with *Section 678(3) of the MGA*, the date of receipt of the decision is deemed to be seven (7) calendar days from the date the decision is mailed.

STOP ORDER APPEAL

- 18.2.8. An appeal with regard to a Stop Order made under *Section 645 of the MGA* and Section 18 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.
- 18.2.9. A Stop Order Appeal shall be made by serving a written Notice of Appeal, containing reasons for the Appeal to the Appeal Authority within twenty-one (21) calendar days after the date on which the Order was made, in accordance with *Section 686(1) of the MGA*.

18.3 Court of Appeal

- 18.3.1. In accordance with *Section 688(1) of the MGA*, an appeal lies to the Court of Appeal on a question of jurisdiction or law with respect to a decision of the Appeal Authority.
- 18.3.2. An application for permission to appeal in accordance with subsection 18.3.1 must be filed and served within 30 days after the issuance of the decision ought to be appealed, and notice of the application must be given to:
- a. the County;
 - b. the Subdivision and Development Appeal Board; and
 - c. any other person(s) that the judge directs.



PART V

ADMINISTRATION





PART V: ADMINISTRATION

19 ENFORCEMENT

19.1 Contravention

- 19.1.1. In accordance with *645 of the MGA*, the Development Authority may enforce provisions of the *MGA* and the *Subdivision and Development Regulation*, the conditions of a development permit, subdivision approval, and this Bylaw. Enforcement may be made by written notice of contravention, written stop order notice, or any other authorized action to ensure compliance.
- 19.1.2. In accordance with *Section 645 of the MGA*, the Development Authority may enforce the provisions of the *MGA* and this Bylaw by written order requiring the person responsible for the contravention to remedy it if the circumstances so require.

19.2 Prohibitions

- 19.2.1. No person shall contravene or permit a contravention of this Bylaw on property they own or occupy.
- 19.2.2. No person shall commence or undertake a development, subdivision, use or sign that is not allowed by this Bylaw.
- 19.2.3. No person shall contravene a condition of a permit or approval issued under this Bylaw, or an agreement required as a condition of approval.
- 19.2.4. No person shall authorize or pursue any development that varies with the description, specifications, or plans that were the basis for the issuance of a development permit.
- 19.2.5. No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by an Approving Authority.
- 19.2.6. All signs that are not in accordance with the sign regulations shall be prohibited from development, except for as exempt in subsection 14.2.

19.3 Cancellation, Suspension or Modification

- 19.3.1. 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 Development 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 development permit or the condition(s) imposed in the development permit have not been complied with.



- 19.3.2. 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.
- 19.3.3. A person whose development permit is cancelled, suspended, or modified, or a person who received a written notice for a subdivision or development permit contravention, under this subsection may appeal to the Appeal Authority in accordance with Section 18: Appeals.

19.4 Entry to Property Regarding Land Use, Development and Subdivision Matters

- 19.4.1. After providing reasonable notice to the owner or occupant in accordance with *Section 542 of the MGA*, the Development Authority may enter the property at any reasonable time to ensure that the Bylaw requirements are being complied with.
- 19.4.2. Entry to the property shall be in accordance with *Section 542 of the MGA*.

19.5 Offences and Fine

- 19.5.1. A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary of conviction to a fine not exceeding \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment, in accordance with *Section 566 of the MGA*.
- 19.5.2. A person found guilty of an offence may be subject to a specified penalty of:

Failure to obtain a Development Permit	\$100.00
Failure to comply with any provision of this Bylaw	\$500.00
Failure to comply with all conditions of Development or Subdivision Approval	\$500.00
Failure to comply with a Stop Order	\$5,000.00
Second and subsequent offences if the breach continues for more than thirty (30) days	\$10,000.00

- 19.5.3. Each time a Violation ticket is issued for a contravention of the same provision of this Bylaw shall be considered to be a separate contravention of a provision of this Bylaw.
- 19.5.4. The Development Authority may suspend or revoke a development permit which has not been complied with, following notification, stating the reasons for such action.
- 19.5.5. In addition to the process and penalties described above, the Development Authority shall be authorized to inspect any development to confirm compliance, and if not in compliance to issue violation tickets in respect to any contravention of this Bylaw.





19.6 Stop Orders and Enforcement

- 19.6.1. 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:
- stop the development or use of the land or buildings in whole or in part as directed by the notice;
 - demolish, remove, replace the development or landscaping; and/or
 - 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 MGA, a development permit, subdivision approval, or this Bylaw as the case may be, within the time specified by the notice.
- 19.6.2. The Order shall specify a deadline for compliance and shall:
- state a time within which the person must comply with the Order;
 - 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;
 - state the date the Order was made; and
 - be sent to the person(s) that is subject to the Order on the same day the Order is made.
- 19.6.3. The 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.
- 19.6.4. The 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.
- 19.6.5. Stop Orders can be appealed in accordance with the *MGA*. Refer to Section 18: Appeals.



20 BYLAW AMENDMENTS

20.1 Amendment Procedure

- 20.1.1. All amendments to this Bylaw shall be made by Council by Bylaw and in accordance with *Section 692 of the MGA*, and following a public hearing, in accordance with *Section 230 of the MGA*.
- 20.1.2. Council may, at any time, initiate an amendment to this Bylaw affecting any parcel of land, in accordance with the *MGA*, without the landowner's consent.
- 20.1.3. Any person may apply to amend this Bylaw by submitting an application to the Development Authority in writing, with the required supporting documentation and by paying the appropriate fee.
- 20.1.4. If the proposed amendment to this Bylaw is contradictory to an adopted Statutory Plan(s) or planning document, the Development Authority shall advise the applicant that an amendment must be made to the Statutory Plan(s) or planning document prior to, or concurrently with, the amendment to this Bylaw.

20.2 Amendment Application

- 20.2.1. The Development Authority may refuse to accept an application to amend this Bylaw if the required information has not been supplied or if the information is of inadequate quality to properly evaluate the application.

FOR REDISTRICTING

- 20.2.2. All applications to amend districting within this Bylaw shall use the appropriate application form, and shall include at least the following:
 - a. the application fee, as set in the Master Rates Bylaw. If the proposed amendment is adopted by Council, Council may decide to return the application fee, in whole or in part, back to the applicant;
 - b. completed application form;
 - c. the name, physical and email address and phone number of the applicant and the landowner of the subject parcel and a notice of who will act as the contact person for the application;
 - d. a letter of authorization signed by all landowner(s), their agent, or other persons having legal or equitable interest in the land, unless the application is initiated by Council;
 - e. if applicable, the municipal address(es) of the subject parcel of land(s);
 - f. a copy of the Certificate of Title for the subject parcel(s), issued within thirty days prior to the application date;
 - g. copy of any restrictive covenant(s) or caveats registered on the Certificate of Title;
 - h. a written statement from the applicant explaining the reasons for the proposed amendment and how the amendment will not materially impact the existing community and conforms with any relevant Statutory Plan(s) or planning document(s);
 - i. a properly dimensioned map of an appropriate scale indicating the parcel of land(s) proposed to have their district amended, an assessment compatibility with existing land uses within a 400 m (1,312.3 ft) radius of the boundaries of the lot or parcel of land(s) and including any prominent geographic or natural features when required;
 - j. any other information as established by this Bylaw; and
 - k. any other information or documents deemed necessary by the Development Authority.





FOR TEXT AMENDMENTS

- 20.2.3. An application for a text amendment to this Bylaw shall include the following:
- a. a written statement from the applicant explaining the reasons for the proposed Bylaw amendment and how the amendment conforms with relevant Statutory Plan(s) or planning document(s), and what, if any, potential impacts on the surrounding community;
 - b. the exact content of the proposed text amendment;
 - c. the appropriate fee as outlined in the Master Rates Bylaw, as amended from time to time;
 - d. a description of how the proposed text amendment may affect properties or developments of a similar nature; and
 - e. any other information or documents deemed necessary by the Development Authority.

20.3 Amendment Decisions

- 20.3.1. Council should assess amendments to this Bylaw based on the information contained within the amendment application when determining if the redistricting is appropriate. Specifically, Council should assess applications to amend this Bylaw based on the following criteria:
- a. the reasons for amendment;
 - b. alignment with the MDP and any other applicable Statutory Plan(s);
 - c. the potential impact on the community;
 - d. the potential impact on municipal infrastructure;
 - e. the potential impact on the environment; and
 - f. the potential impact on the municipality's capital, operating, and maintenance budgets.
- 20.3.2. After considering the amendment application, and the criteria contained in subsection 20.3.1, representations at the Public Hearing, applicable and relevant Statutory Plans, recommendations from administration, and any other matter it considers appropriate, 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.
- 20.3.3. If Council defeats an amendment application for this Bylaw, another application for the same, or substantially the same amendment shall not be considered within six (6) months of the date of defeat, unless Council directs otherwise.



PART VI

DEFINITIONS





PART VI: DEFINITIONS

21 TERMS AND WORDS

21.1 General Definitions

- 21.1.1. Words, terms, and phrases that occur in this Bylaw which are also defined in the *MGA* or other provincial legislation, shall retain the same definition.
- 21.1.2. Any words, terms, and phrases that occur in this Bylaw that are not provided for in Section 22 and are not defined in the *MGA* or other provincial legislation, shall use their ordinary and customary definitions.
- 21.1.3. The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them in the following table.

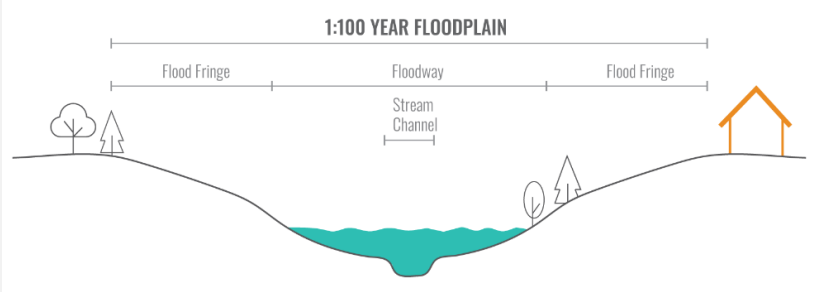
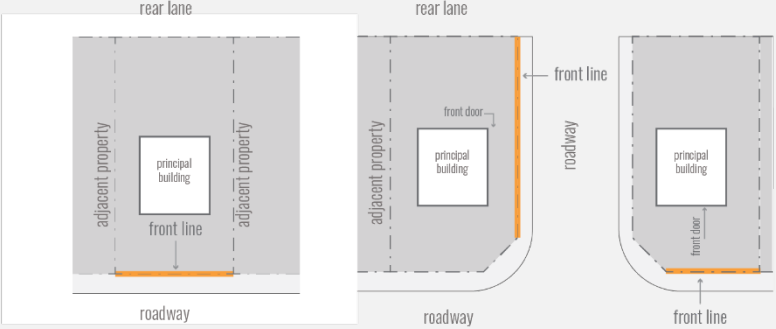
TERM	DEFINITION
Accessory Use	means a use customarily associated with but subordinate to the permitted and discretionary uses pursuant to this Bylaw.
Act or MGA	means the Municipal Government Act being Chapter M-26 of the Revised Statutes of Alberta 2000 as amended.
Adjacent Land	means land that is touching the parcel of land that is being re-designated or subdivided and includes land that would be touching if not for a highway, road, river, or stream.
Appeal Authority	means the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal appointed by the Municipal Council pursuant to the <i>MGA</i> .
Borrow Excavation	means both pits and excavations to provide materials for a specific project such as a sub-base for a road construction project or the construction of dams, canals, dike or erosion control structures associated with a Provincial water management infrastructure project and is regulated under the Environmental Protection and Enhancement Act and the Conservation and Reclamation Regulation.
Building	means anything constructed or placed on, in, over or under the land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.
Council	means the Municipal Council of Cypress County in the Province of Alberta.
Country Residential Subdivision	means a parcel for residential purposes that was subdivided from a larger parcel with each parcel having separate title.
Coulee	means any hill side or escarpment having an average slope or greater than 30% between upper and lower coulee breaks.





TERM	DEFINITION
Coulee Break	means those points located at the top and bottom of a slope where the angle of depression or the angle of elevation begins to exceed 15%.
County	means Cypress County in the Province of Alberta.
Development	means: » an excavation or stockpile of materials and the creation of either of them, » a building or addition to, or replacement or repair of a building and the construction of placing of any of them on, in, over or under land, » a change of use or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or » 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.
Development Authority	means a Development Authority established pursuant to the <i>MGA</i> to exercise development powers and duties on behalf of the County.
Development Officer	means a person or persons appointed to the office of Development Officer pursuant to this Land Use Bylaw.
Development Permit	means a document issued by the Development or Appeal Authority authorizing development in accordance with this Bylaw.
Discretionary Use, Class 1	means the use of the land or buildings which is not permitted in terms of this Bylaw but for which there is provision for the Development Officer to exercise discretion in granting a development permit.
Discretionary Use, Class 2	means the use of the land or buildings which is not permitted in terms of this Bylaw but for which there is provision for the Subdivision & Development Authority to exercise its discretion in granting a development permit.
Farmstead Separation	means the first subdivision from a parcel of land (typically a quarter section to create a separate title for a residence and yard site).



TERM	DEFINITION
Flood Risk Area	means the area of land bordering or within proximity to a water course or water body that would be inundated by a 1 in 100-year flood (i.e., flood that has a 1% chance of occurring every year) or is considered an area where there is risk of significant flooding and damage to property as determined by a qualified hydrology engineer. It may include both the flood fringe and the floodway.  The diagram illustrates a cross-section of a floodplain. A central 'Stream Channel' is shown with water. On either side is the 'Floodway', and further out is the 'Flood Fringe'. A house is shown on the right side of the floodway, and trees are on the left. The entire area is labeled '1:100 YEAR FLOODPLAIN'.
Land Use Amendment	means the change of the current land use district classification under the Land Use Bylaw to a different land use classification.
Lot Line, Front	means the property line adjacent to: iii. 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 direction that the front door of the building faces; or iv. the internal subdivision road when the parcel abuts an internal subdivision road.  The three diagrams show different property layouts relative to a 'roadway' or 'rear lane'. The first diagram shows a 'principal building' with a 'front line' indicated by a dashed line. The second diagram shows a 'principal building' with a 'front door' and a 'front line' indicated by a dashed line. The third diagram shows a 'principal building' with a 'front door' and a 'front line' indicated by a dashed line.
Lot Line, Rear	means the property line opposite the front line.





TERM	DEFINITION
Lot Line, Side	means the property line of a parcel of land lying between a front line and a rear line of a parcel of land.
Maximum Building Height	means the maximum permitted height of a building within a land use district and is measured from the side of the building nearest to a public road:
Multi-Parcel Subdivision	means the subdivision of lands that consists of four or more lots, not including the remnant parcel.
Municipal Reserve	Definition in accordance with the MGA.
Off-site Levy	means a payment by a developer to the County in accordance with an Off-site Levy Bylaw for the provision of new or expanded facilities for the storage, transmission, treatment or supplying of water, for new or expanded facilities for the treatment, movement or disposal of sanitary sewage, for new or expanded storm sewer drainage facilities, for new or expanded roads, or for land required in connection with any of these facilities which are required to service a parcel of land that is to be developed or subdivided, for new or expanded community recreation facilities, for new or expanded fire hall or police station facilities, or for new or expanded libraries.
Owner	means the person shown as the owner of land on the assessment roll.

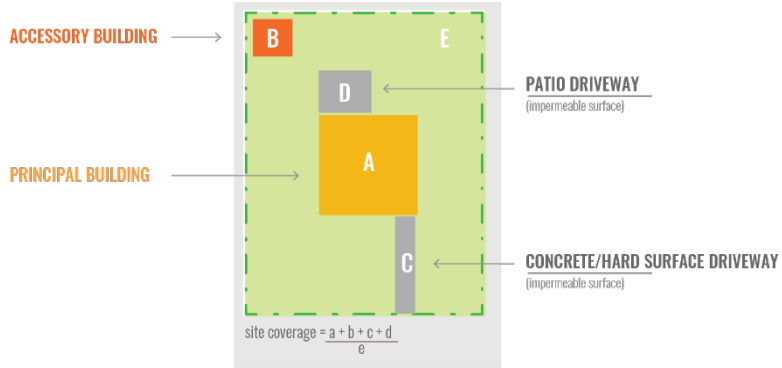




TERM	DEFINITION
Off-street Parking	means a lot or portion thereof, excluding a public roadway, which is used or intended to be used as a parking area for motor vehicles.
Parcel	means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.
Permitted Use	means a use designated in the Bylaw as a permitted use and for which the Development Officer shall issue a development permit with or without conditions providing all other provisions relating to the application for a development permit have been complied with.
Planning Manager	means a person or persons appointed to the Office of Planning Manager pursuant to this Land Use Bylaw.
Principal Building or Use	means the building or use of land or buildings which constitutes the dominant structure or activity of the lot.
Property Line	means a line of record bounding a parcel that divides one parcel from another parcel or from a public roadway or any other public space.
Recreational Vehicle	means a portable structure intended to be carried on a vehicle or to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes.
Restrictive Covenant	means a condition or covenant under which land, or any specified portion of land, is not to be built on, or is to be or not to be used in a particular manner, or any other condition or covenant running with or capable of being legally annexed to land.
Road Use Agreement	means an agreement between Cypress County and a landowner/developer that determines the restrictions, formal compensation, and procedures for road use by individuals or companies with municipal road use.
Public Service Road	means a road located adjacent to a local road, or Provincial Highway which is intended to provide access to one or more subdivided parcels.
Setback	means the perpendicular distance that a development is setback from the front, side and rear lot boundaries or rights-of-way as specified in the applicable District. The minimum horizontal distance is measured perpendicularly from the nearest point of development to the lot boundary, excluding corner cuts.
Site	means one or more lots for which a development permit application is being made, and may include streets, lanes, walkways, and any other land surface upon which development is proposed.
Shelterbelt	means one or more rows of trees, shrubs or hedge intended to act as a wind break.





TERM	DEFINITION
Site Coverage	means the surface treatment areas on a lot and the corresponding weighted coefficient resulting from the new development. EXAMPLE:  Diagram illustrating Site Coverage calculation. A lot is shown with a green area labeled 'E' representing the total lot area. Within this lot, there are four impermeable surfaces: a red square labeled 'B' (ACCESSORY BUILDING), a yellow square labeled 'A' (PRINCIPAL BUILDING), a grey square labeled 'D' (PATIO DRIVEWAY), and a grey rectangle labeled 'C' (CONCRETE/HARD SURFACE DRIVEWAY). The formula for site coverage is shown as: $\text{site coverage} = \frac{a + b + c + d}{e}$
Time Limited Permit	means a development permit issued on a time limited basis as specified within the conditions of the development permit.
Use	means the purpose or function of land or building as determined by the Development Authority





21.2 Use Class Definitions

- 21.2.1. Words, terms, and phrases that occur in this Bylaw which are also defined in the *MGA* or other provincial legislation, shall retain the same definition.
- 21.2.2. The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them in the following table.

TERM	DEFINITION
Accessory Building(s) and Use(s)	means a separate building, the use of which is accessory, subordinate, and incidental to the use of the principal building on the same lot.
Aerodrome	means an area of land used for the arrival and departure of aircraft for which aerodrome certification has been given by Transport Canada, and includes any building, installation, or equipment in connection therewith.
Agricultural Operations, Commercial	means the on-site commercial sale of agricultural and agricultural related products to the public, including, but not limited to seed cleaning and/or treating plant for commercial use; pesticide sales' retail facility for commercial sales of products from other agricultural operations; and abattoir for commercial sales.
Agricultural Operations, Primary	means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, including, but not limited to the cultivation of land, the raising of livestock or the production of agricultural field crops. This use class does not include Cannabis Cultivation or processing.
Agricultural Operations, Value-Added	means the development of small-scale production, manufacturing, food processing, retail activities and food service operations as a direct extension of an agricultural or farming operation.
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, farm implement dealerships (not including Automotive, Equipment and Vehicle Services) or crop spraying.
Amusement and Entertainment Facility	means an indoor or outdoor development, having a room, area or building used for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service basis.
Auctioneering Services	means those developments specifically intended for the auctioning of livestock, goods and equipment, including temporary storage of items included in the auction. .





TERM	DEFINITION
Auto Wrecking & Salvage Yards	means a development where decommissioned vehicles and other equipment are brought for dismantling, with their useable parts are sold for use in operable vehicles and equipment, and their unusable parts are sold for metal recycling purposes. Auto wrecking and salvage yards are not to be considered landfills for waste.
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.
Breweries, Wineries and Distilleries	means manufacturing, packaging, bottling, canning beer, wine, spirits, or other alcoholic beverages for on-site or off-site consumption. These developments may include the preparation and sale of food for on-site or off-site consumption.
Bulk Agricultural Chemical Distribution	means the land, building and structure for the bulk storage and distribution of fertilizer and other agricultural chemicals.
Bulk Fuel Depot	means lands, buildings, and structures for the bulk storage and distribution of petroleum products. This does not include Service Stations and key lock retail sales.
Business Support Services	means a development that provides support services to businesses. This includes but is not limited to print services; janitorial services; and office equipment repairs and sales.
Campground	means a development where tents are erected, or recreational vehicles are parked for the purpose of overnight or short-term camping. A campground development may include other recreational uses, passive recreation, eating and drinking establishments, and convenience retail as accessory uses and is not used as year-round storage, or accommodation for residential use.
Cannabis Cultivation	means the cultivation of cannabis products for commercial purposes and requiring licensing from provincial and/or federal authorities.
Cannabis Processing and Distribution	means a development used for the processing and/or distribution of cannabis, requiring licensing from provincial and/or federal authorities.
Cannabis Retail Store	means a building used for the retail sale of cannabis that is authorized by Provincial or Federal legislation and may include the retail sale of cannabis accessories as approved by Alberta Gaming, Liquor & Cannabis (AGLC).





TERM	DEFINITION
Caretaker/ Security Residence	means an accessory development that provides accommodation for the sole purpose of security personnel and/or the accommodation for required on-site employees.
Communal Living	<i>means an arrangement of dwelling units as an integral part of an agricultural activity and operated by a recognized communal organization. May also include religious, and educational facilities.</i>
Community Uses	means a development that provides benefit and enjoyment for the wider community. This includes but is not limited to: libraries; community halls; public parks and playgrounds; municipal sports fields; gymnasiums; recreational facilities; and seniors' services and lodges.
Concrete / Asphalt Plant	means the processing, manufacturing, recycling, and sales of concrete and asphalt and the accessory manufacture and sales of products made from concrete and asphalt.
Coverall Building	means an accessory building where the outer shell is made of artificial fabric and spanned across rigid trusses.
Domestic Animal Care Services	means a development that provides for the care and/or training of domestic animals, including animal or boarding and daycare or grooming services.
Data Processing and Mining Centre	means a building, dedicated space within a building, or a group of buildings used to house computer systems and associated infrastructure and components for the digital transactions required for processing data in a secure facility.
Dwelling , Single-Detached	means a building or portion of a building consisting of one or more rooms designed to be used as a permanent residence containing cooking, sleeping and sanitary facilities only for that unit.
Dwelling, Duplex / Semi Detached	means a dwelling containing two (2) dwelling units having the dwelling area above the dwelling area of the other or sharing a common wall. Each unit shall have a private entry.
Dwelling, Manufactured	Means a detached Dwelling Unit consisting of a transportable dwelling that is designed and building to CAN/SCA Standard, to be moved from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities.





TERM	DEFINITION
Dwelling, Multi Unit	means a dwelling containing three (3) or more Dwelling Units located side by side, have direct access to grade, and are separated by a common party wall extending from the foundation to the roof.
Eating and Drinking Establishments	means a development used for the sale of prepared food and beverages to the public for on-site or off-site consumption. This includes but is not limited to fast food establishments, cafes and restaurants where patrons of all ages are welcome.
Educational Services	means a development for instruction and education purposes, involving assembly for educational, training or instruction purposes and includes administration offices, dormitory, and accessory buildings.
Energy Systems	Means a system that is designed exclusively to provide for the commercial distribution of electricity, either to the electrical grid or for commercial purposes. Systems designed for the storage of electricity may be considered accessory.
Equestrian Centre	means a recreation facility where primarily horses, or other animals are either exercised, trained, shown, competed, or sold. The facility may either be indoors, and/or outdoors, and horses and animals may be housed on the property, and where participants or competitors may stay on-site and overnight during the duration of an event.
Funeral and Related Services	means a development that prepares the deceased for burial, the purification and reduction of the human body by heat and/or the keeping of bodies other than in a cemetery and the holding of associated services. This includes but is not limited to funeral homes, crematoriums, mausoleums, cinerarium, columbarium and cemeteries.
General Contractor Services	means a development used for providing building construction, landscaping, concrete, electrical, plumbing, heating, drain cleaning, woodworking, and similar services of a construction nature.
General Retail Services	means a building where goods, wares, merchandise, substances, articles, or things are stored, offered or kept for sale at retail prices and includes storage on or about the store premises of limited quantities of such goods.
Government Services	means a development providing municipal, provincial, or federal government services directly to the public or the community at large.
Greenhouse, Personal Use	means an accessory structure to a dwelling used for growing plants, vegetables, fruits, etc. for non-commercial purposes.





TERM	DEFINITION
Greenhouses, Industrial Class 1	means a development where vegetables, flowers and other plants are grown for sale as plants or seeds. Greenhouse, Industrial Class 1 are greenhouses that do not require specific lighting for the sole purpose of stimulating and/or enhancing the growth of a greenhouse crop.
Greenhouses, Industrial Class 2	means a development where vegetables, flowers and other plants are grown for sale as plants or seeds. Greenhouse, Industrial Class 2 are greenhouses that require specific lighting for the sole purpose of stimulating and/or enhancing the growth of a greenhouse crop.
Health and Medical Services	means a development where physical or mental health services are provided on an out-patient basis. An accessory use to this development includes drugs stores, medical supply stores, and pharmacies.
Heavy Truck and Equipment Storage and Sales	means the on-site storage of heavy trucks and equipment, including farm equipment.
Home-Based Business, Home Office	means occupation, trade or craft carried out by the occupant(s) of a dwelling as a use secondary to the residential use of a building or parcel. Home-Based Business, home offices have no external employees or visitors, and activities are contained entirely within the dwelling or accessory building.
Home-Based Business, Major	means occupation, trade or craft carried out by the occupant(s) of a dwelling as a use secondary to the residential use of a building or parcel. Home-Based Business, major have more intrusive activities that may impact the surrounding community, with a maximum of four employees and greater visitors daily and activities that may extend into outdoor areas on the parcel.
Home-Based Business, Minor	means occupation, trade or craft carried out by the occupant(s) of a dwelling as a use secondary to the residential use of a building or parcel. Home-Based Business, minor have a maximum of one employee and limited visitors daily, with activities occurring primarily within the dwelling or accessory building.
Industrial Uses, Heavy	means a development that includes the processing, making, manufacturing, assembling, cleaning, servicing, storing, and/or distributing of a wide range of products. Heavy industrial developments may have impacts on adjacent lands, including effects on safety, use, amenities, and overall enjoyment.
Industrial, General Manufacturing/ Processing	means development principally associated with manufacturing, assembling, fabrication, processing, and research/testing activities. This use class does not include Cannabis Cultivation, or Cannabis Processing.





TERM	DEFINITION
Industrial Uses, Light	means a development that includes the processing, making, manufacturing, assembling, cleaning, servicing, storing, and/or distributing of a wide range of products. Light industrial developments operate in a manner that limits their nuisance on adjacent lands, with the primary activities occurring in an enclosed building.
Move-in Buildings	means any residence/dwelling, accessory building, and any other structure which is already established and in place at another location and is to be transported to a new site.
Natural Resource and Extraction Industry	means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite, and salt found on or under the site, or accessible from the site. Processing may include crushing, washing, screening and the preparation of asphalt.
Other Uses	means uses that are consistent with the Definition or General Purpose of the applicable Land Use District as approved by the appropriate Development Authority.
Parks and Playgrounds	means land set aside through municipal or environmental reserve dedication or conservation easement for outdoor recreation or education, or to protect sensitive natural features and/or areas of cultural or scenic value. Without restricting the generality of the foregoing, parkland may accommodate more active recreational pursuits including but not limited to play structures, walkways and organized play fields.
Performance and Event Venue	means a location where either a performance or event occurs that involves bringing in outside performers to entertain an audience.
Personal Service Shops	means a development that provides personal services to an individual. This includes, but is not limited to barbershops, hairdressers, beauty salons, tailors, dry cleaning establishments and laundromats.
Professional, Financial, and Office Support Services	means a development that provides professional, management, administrative, consulting, and financial services to consumers. This includes, but is not limited to accountants, architects, engineers, lawyers, banks, insurance companies, and real estate firms.





TERM	DEFINITION
Public Utilities and Uses	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, , cooling plants, and incinerators. This includes buildings and structures associated with public utility or use.
Recreational Facilities and Uses	means an indoor or outdoor sport or activity building, structure or facility
Recreation Vehicle Storage Facility	means development of a yard for the outdoor storage of Recreational Vehicles or Recreational Equipment or combination thereof in excess of what is permitted in the districts.
Recycling Depot	means development used for the buying and temporary storage of bottles, cans, tetra-packs, newspapers, and similar household goods for reuse, where all storage is contained within an enclosed building.
Religious Assembly	means a development used for religious related uses, philanthropic or social activities. This includes, but is not limited to churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.
Secondary Suite	means a self-contained dwelling unit, that is located within or on the same titled parcel, and accessory to a single-detached dwelling. Secondary suites must be clearly secondary in size to the principal dwelling within the same building, which may share access to the outside. Secondary suites include garden suites, garage suites, basement suites and guest house.
Shooting Range	means a development that is used for the purpose of organized shooting events or practice using any instrument designed for that purpose, including but not limited to, archery, rifles, shotguns, and pistols.
Small Animal Breeding / Boarding Services	means development used for the breeding, boarding, caring, or training of small animals, including dogs, normally considered household pets. Typical facilities include pet boarding and pet training establishments and uses associated with the shelter and care of small animals such as grooming, training and exercising, whether by the owner or for remuneration.
Solar Energy, Personal Use	means a solar collection system designed exclusively for personal or individual energy generation purposes.





TERM	DEFINITION
Storage Container	means a metal or steel structure placed either temporarily or permanently within a property for the purposes of storing, holding, or providing protection for various items, products, belongings, and equipment.
Storage Yard - Commercial	means a development designed for the storage of goods, materials and/or equipment. These uses may include RV storage yards, mini storage, etc.)
Storage Yard - Personal	Means a development designed for the personal exterior storage of goods, materials, vehicles and/or equipment.
Supportive Housing	means a residential development for elderly, disabled persons and/or persons that require additional care, with on-site or off-site supports to ensure their daily needs are met.
Transfer Station	means a facility that receives waste from a community, or from individuals, where the waste is sorted and consolidated, and where waste is then transferred to other operations, including landfills or other waste disposal.
Trucking and Freight Terminals	mean a storage and distribution facility that specializes in the transfer of freight but excludes trucking related uses accessory to another business.
Vehicle Oriented Uses	means a development that primarily services customers travelling in vehicles where normally the customer either remains in the vehicle for service or parks their vehicle for a short period for the purpose of doing business at the premises.
Veterinary Services	means a development such as a hospital or shelter used for the temporary accommodation, care, treatment, or impoundment of animals. This use does not include boarding and breeding facilities.
Visitor Accommodation	means a building or group of buildings not intended for residential use where sleeping facilities are provided on a temporary basis.
Warehouse Sales and Storage Facilities	means a development used for the wholesale, retail sale and/or storage of bulky goods, typically within an enclosed building, although there may be some instances where products are located outside. This includes, but is not limited to furniture, appliance, and building material sales.
Waste Management Facility	means a waste management facility where waste is disposed of by placing it on or in the land, but does not include a land treatment facility, a surface impoundment, a salt cavern, or a disposal well.



SCHEDULES



A MEDICINE HAT AIRPORT OVERLAY

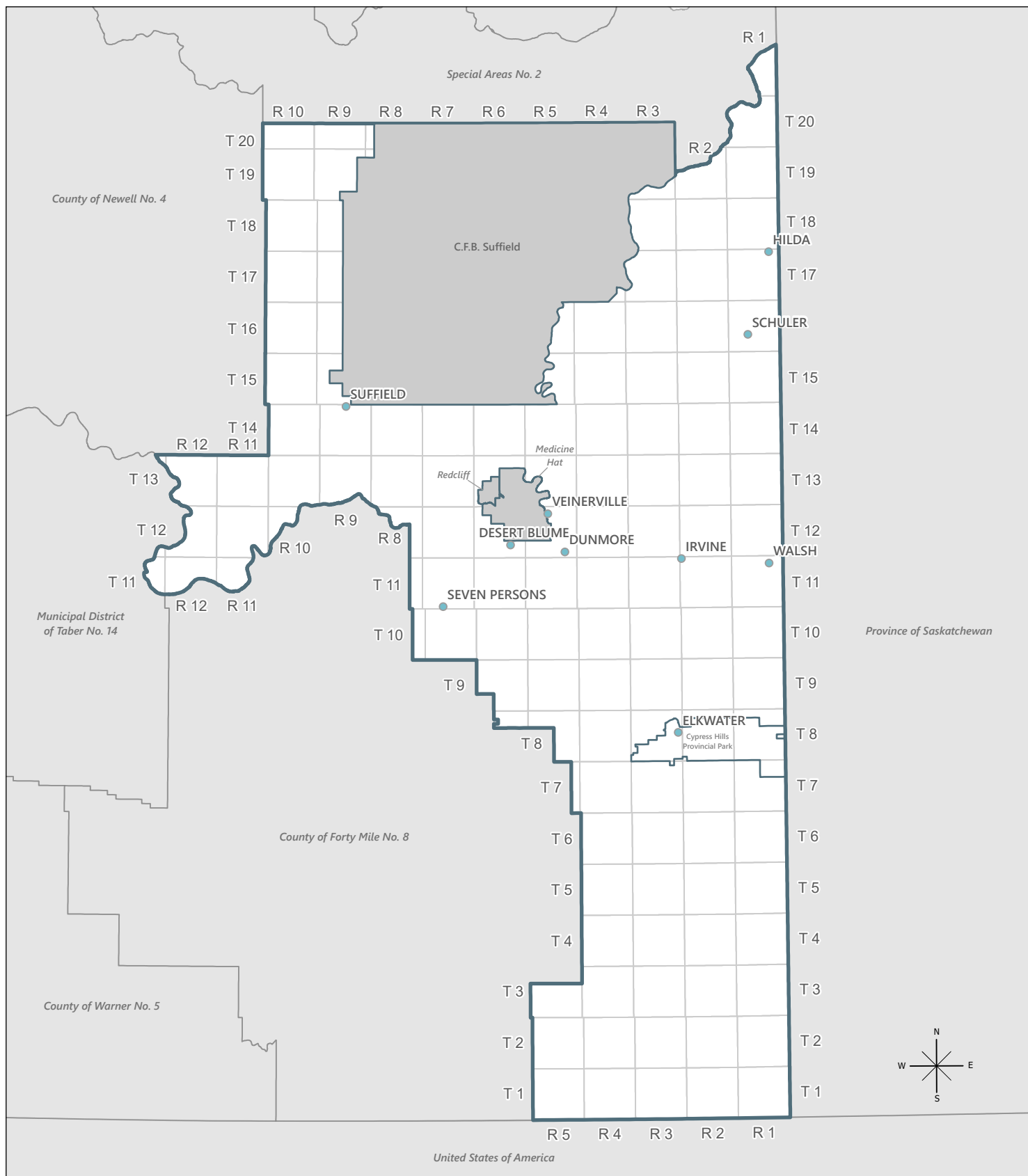


B CFB SUFFIELD OVERLAY



C LAND USE DISTRICT MAPS





Cypress County

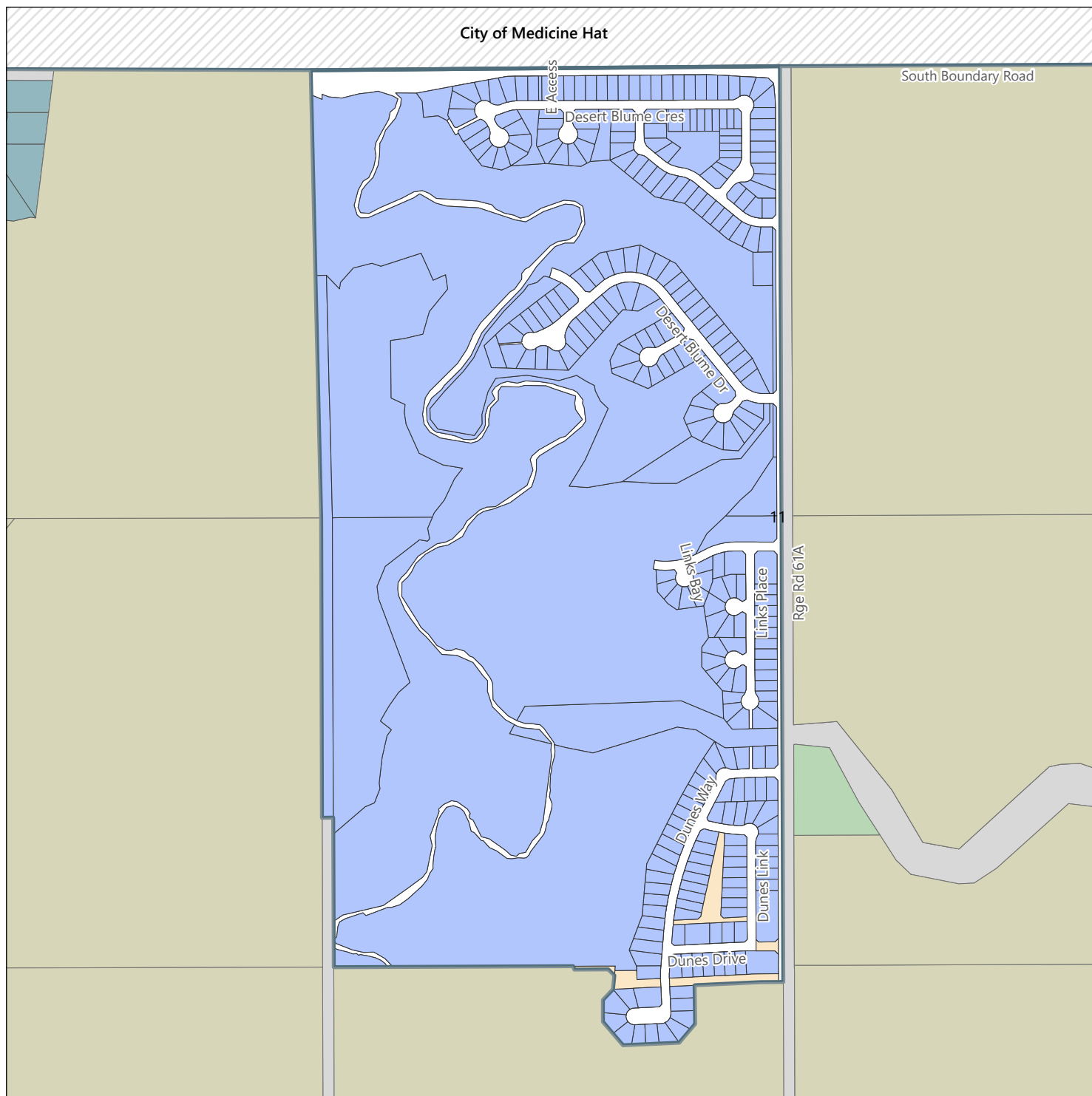
The following Land Use Bylaw maps are organized by township. Each township has a land use map. Hamlets have their own land use maps.

Townships are arranged in a grid and identified by a Township number (shown along the side) and a Range number (shown along the top or bottom). Township numbers change north-south; Range numbers change east-west. Trace the Township and Range labels inward to their intersection to identify the township and the corresponding land use map.



Cypress County does not guarantee the currency, completeness, or accuracy of the map, and it is provided without warranty or condition of any kind. Please contact Cypress County for original plans.

City of Medicine Hat

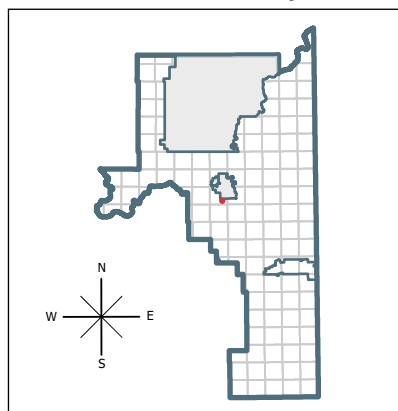


Desert Blume

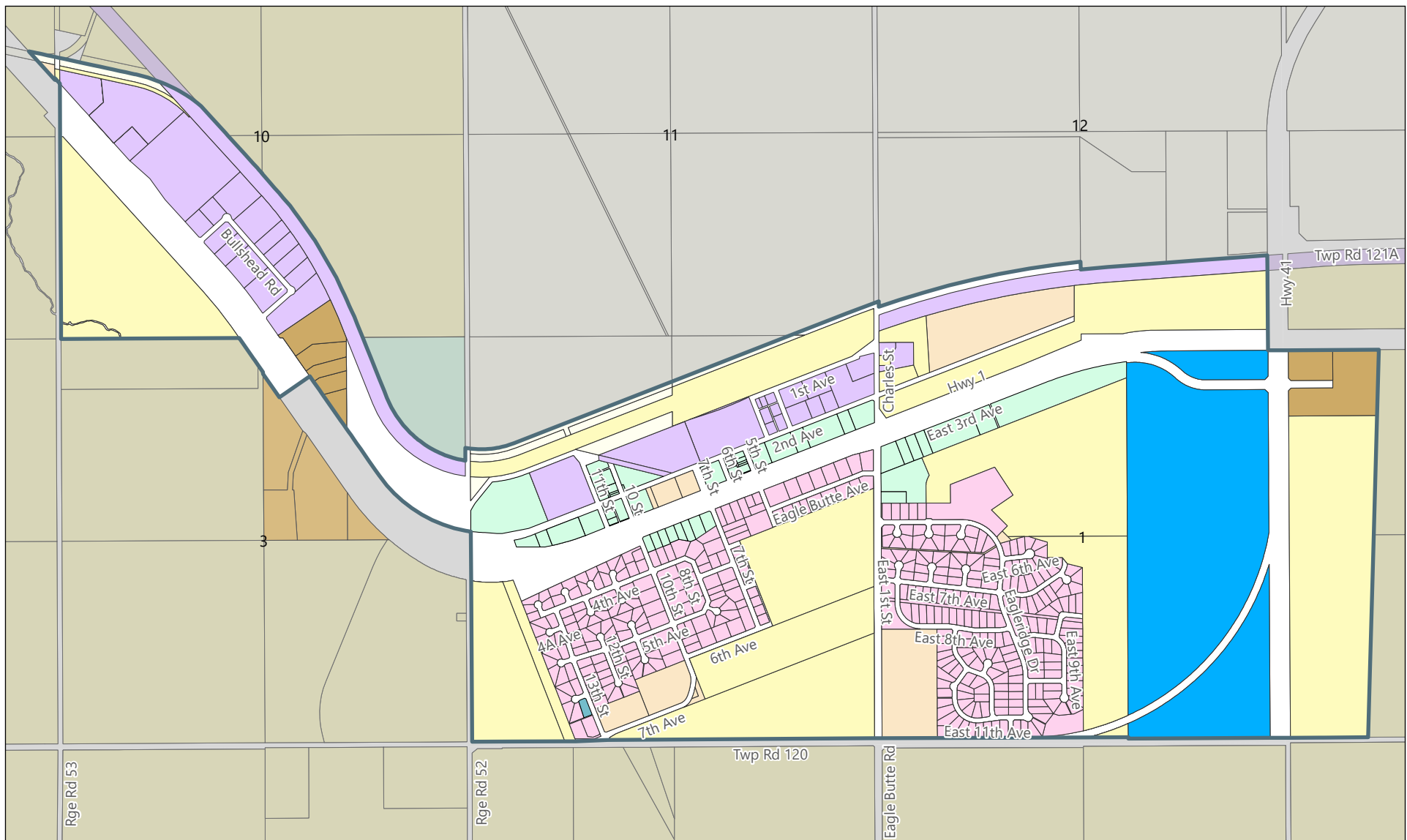
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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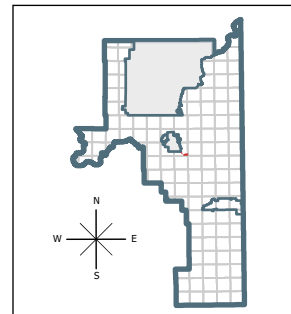
Dunmore

Land Use Districts

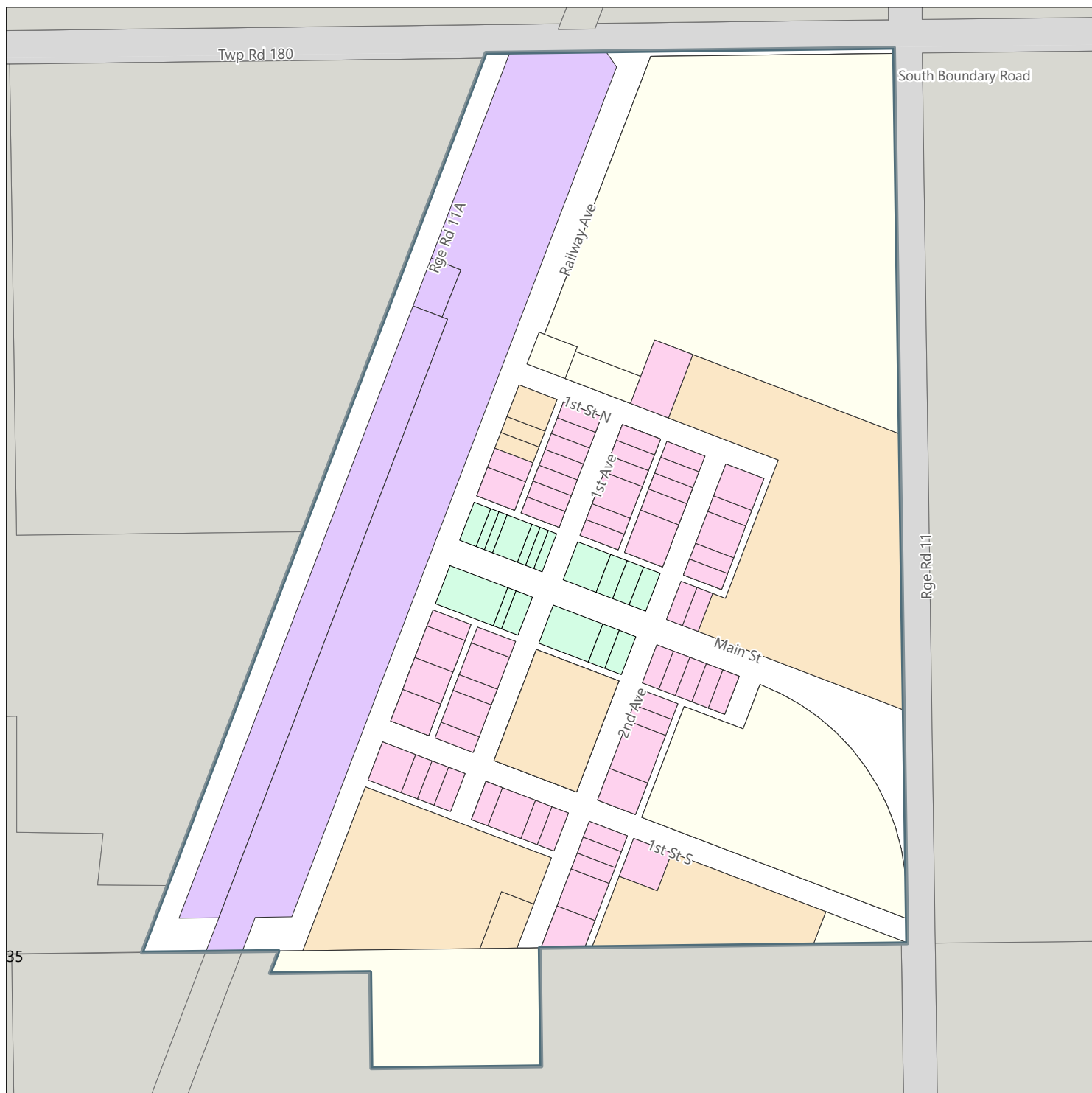
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CR	HWY-C	HVV-IDP	
CRR-IDP	NC	PS	

 Municipal Boundary

Location Map

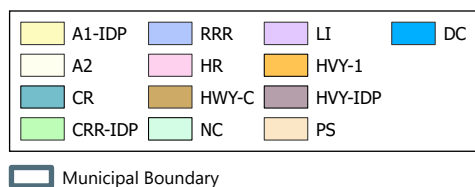


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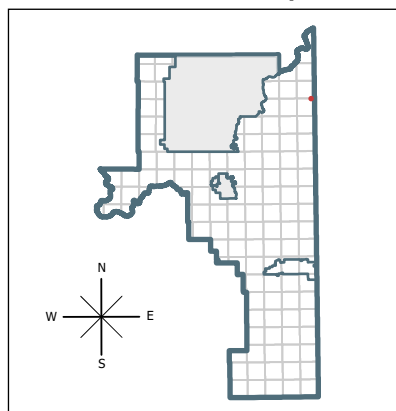


Hilda

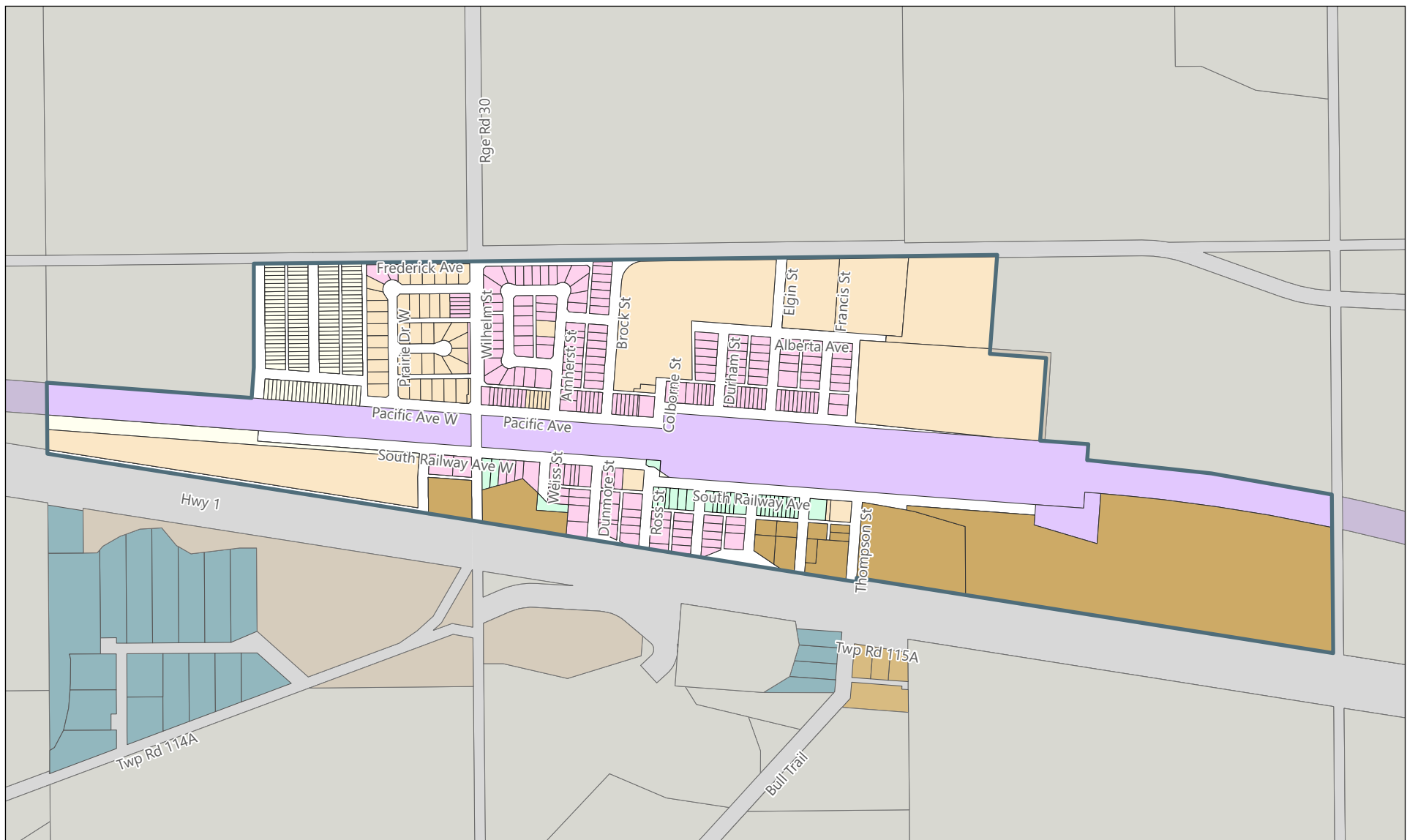
Land Use Districts



Location Map



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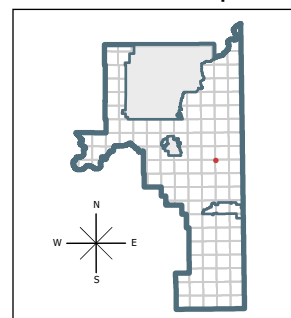
Irvine

Land Use Districts

A1-IDP	RRR	LI	DC
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CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

 Municipal Boundary

Location Map



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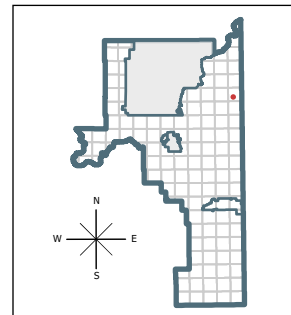
Schuler

Land Use Districts

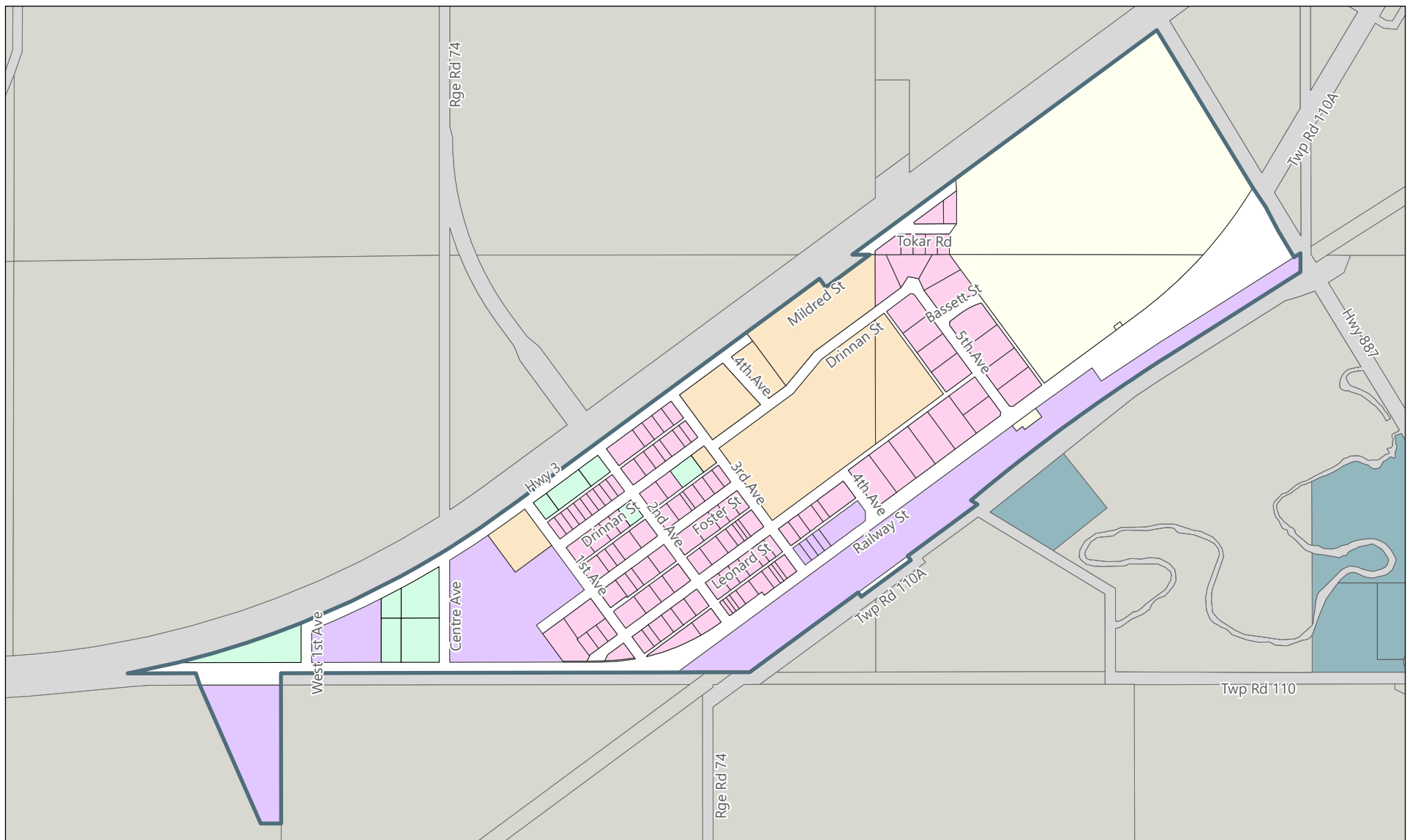
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CRR-IDP	NC	PS	

 Municipal Boundary

Location Map



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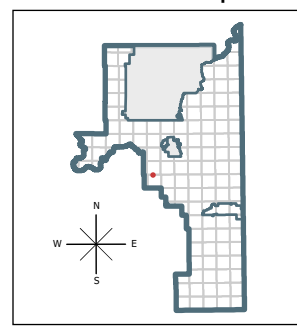
Seven Persons

Land Use Districts

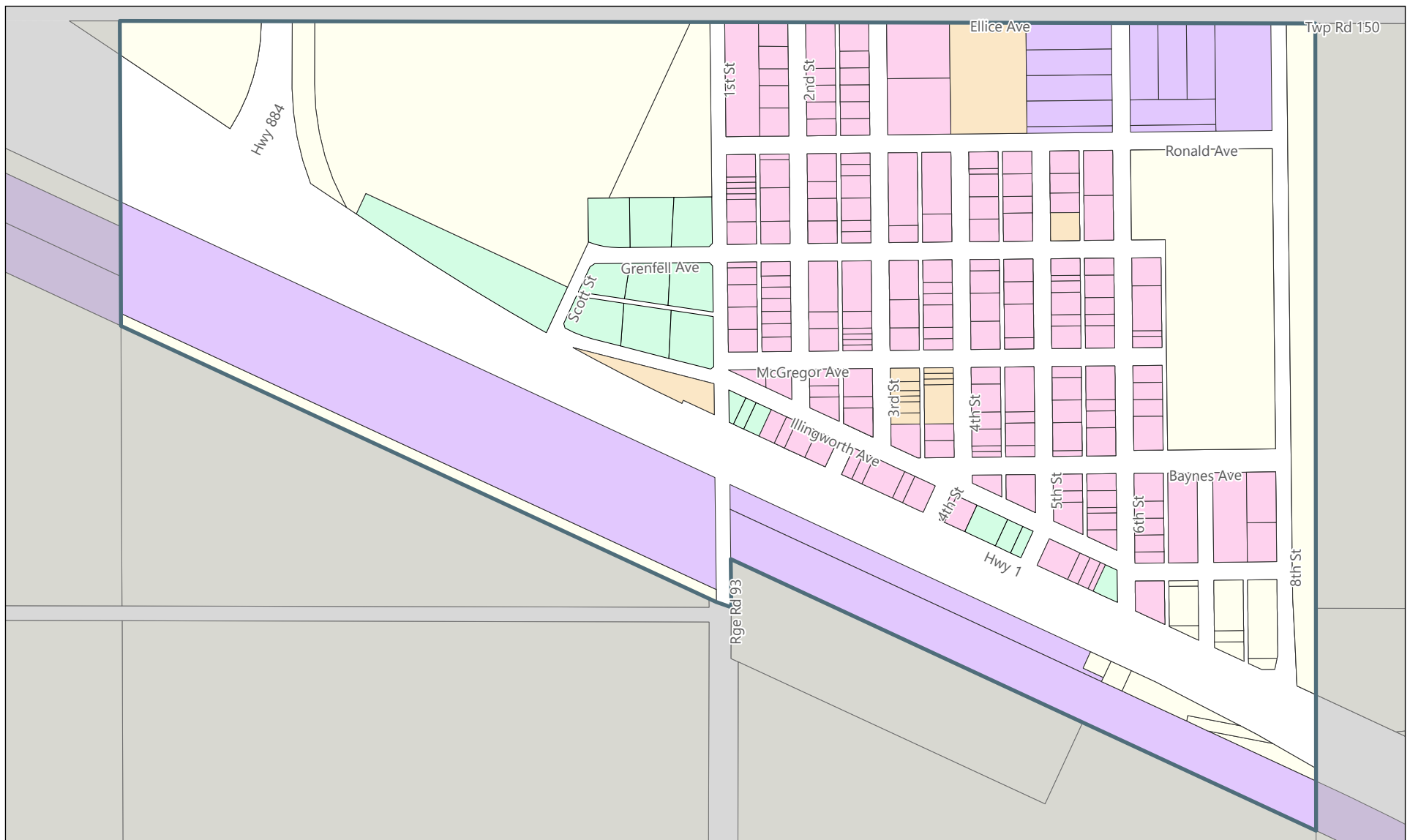
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CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

 Municipal Boundary

Location Map



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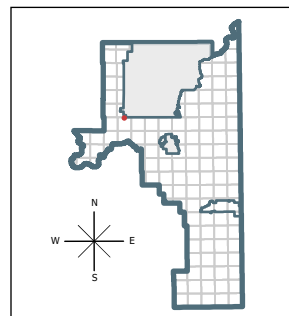
Suffield

Land Use Districts

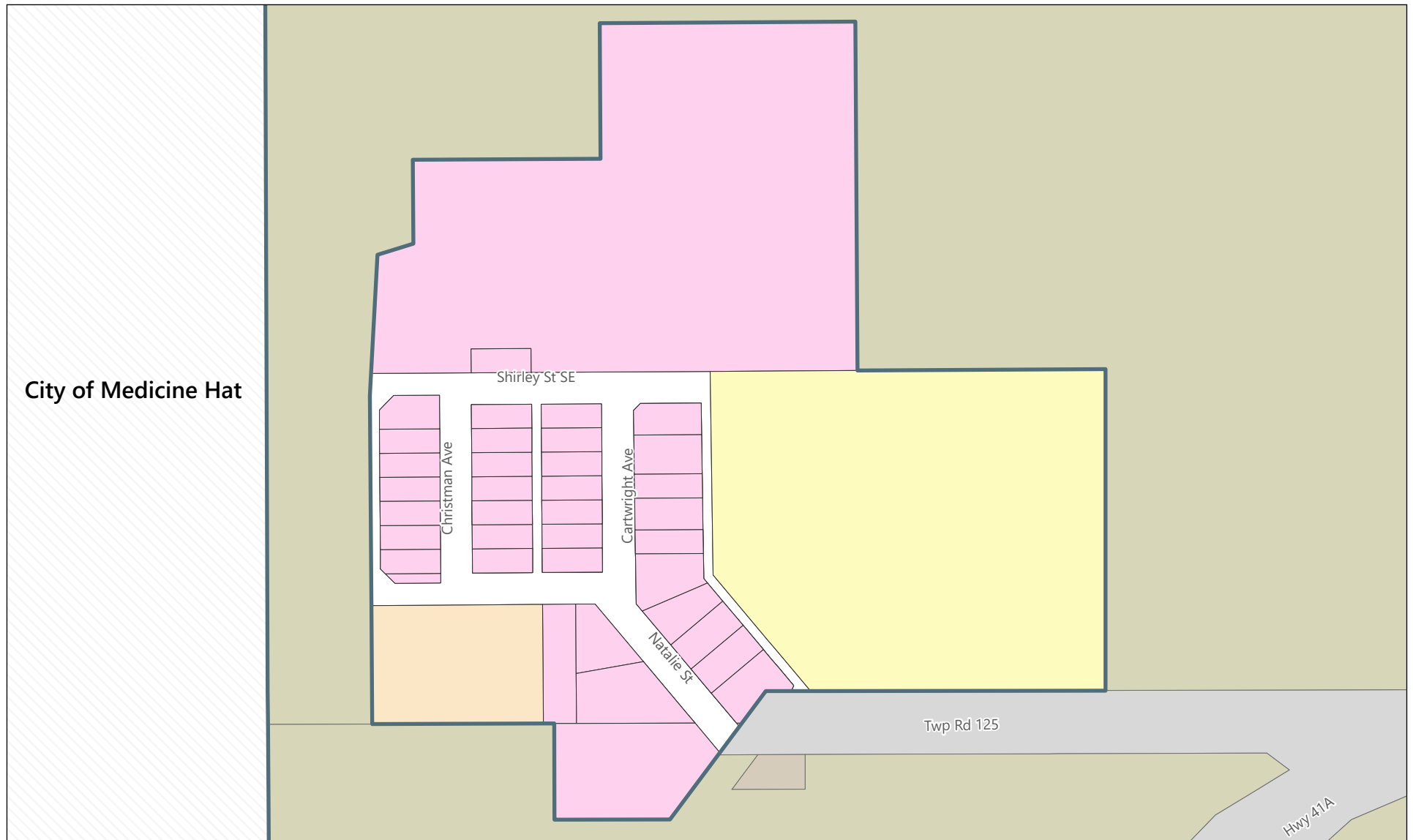
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	A2		HR		HVY-1		
	CR		HWY-C		HVY-IDP		
	CRR-IDP		NC		PS		

 Municipal Boundary

Location Map



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City of Medicine Hat

Shirley St SE

Christman Ave

Cartwright Ave

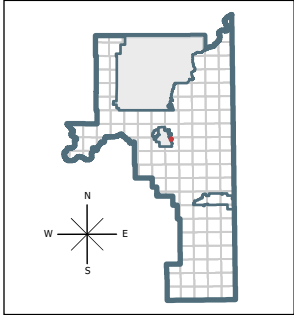
Natalie St

Twp Rd 125

Hwy 41A

Veinerville

Location Map



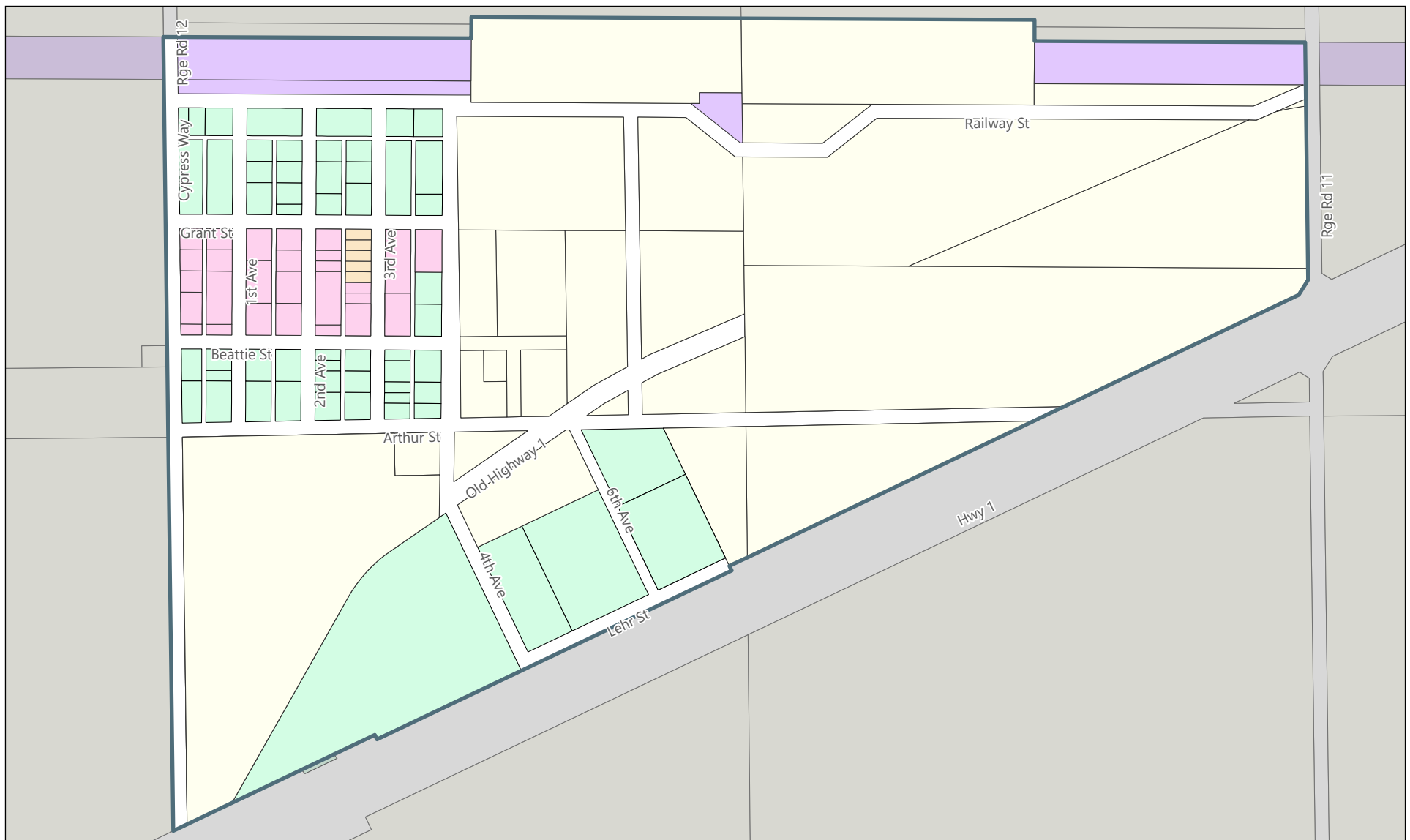
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Municipal Boundary



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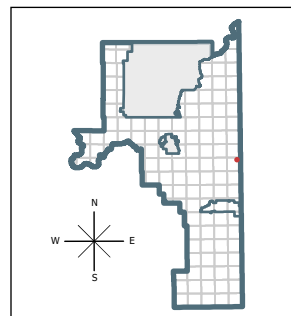
Walsh

Land Use Districts

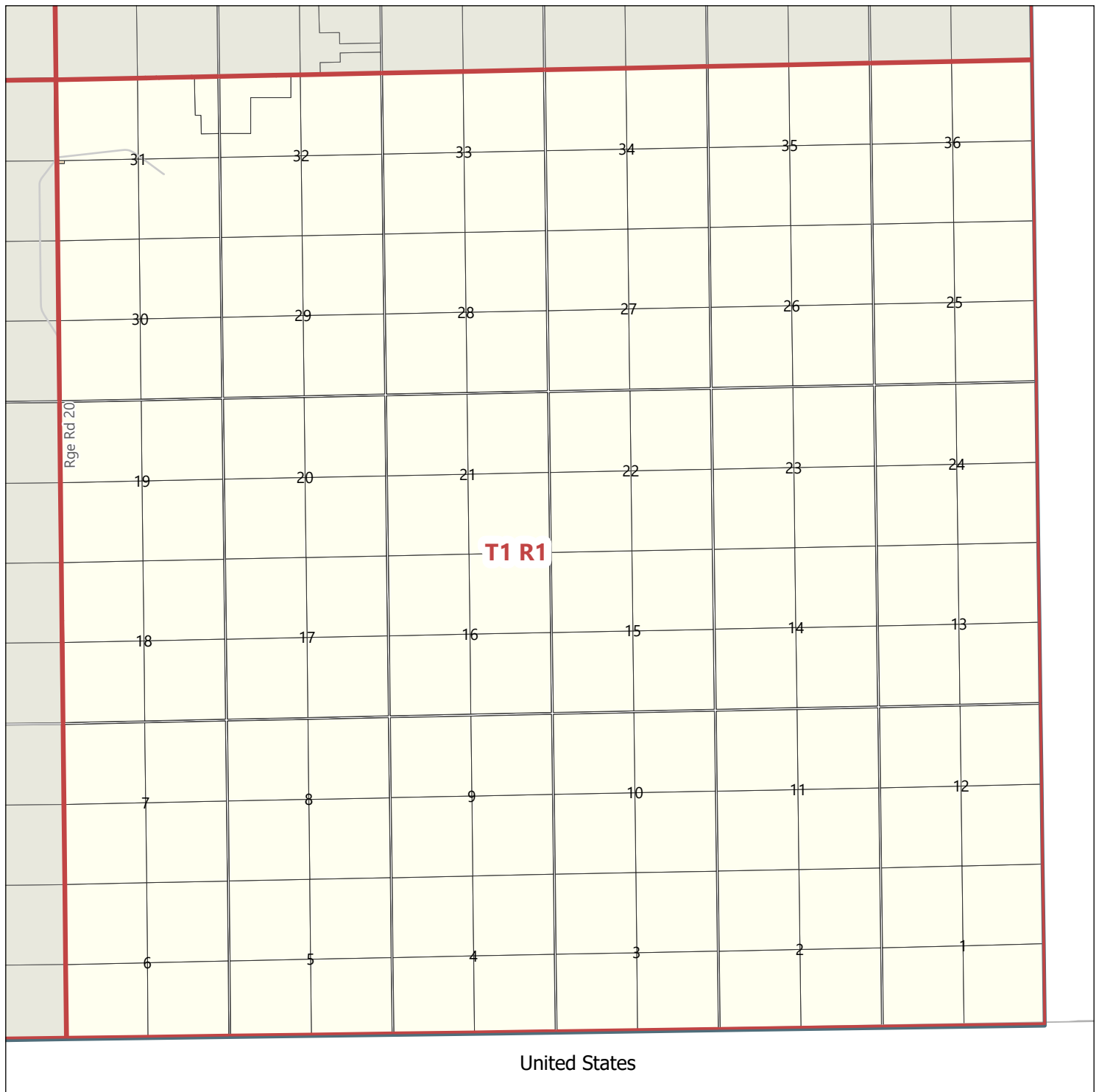
A1-IDP	RRR	LI	DC
A2	HR	HWY-1	
CR	HWY-C	HWY-IDP	
CRR-IDP	NC	PS	

 Municipal Boundary

Location Map



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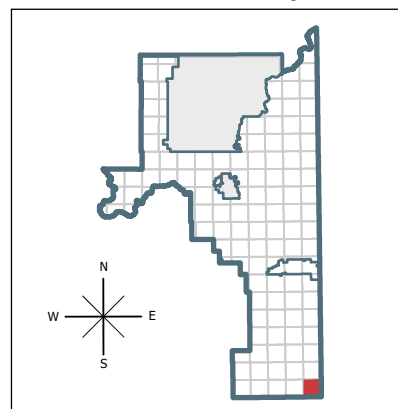


TWP 1 - RGE 1

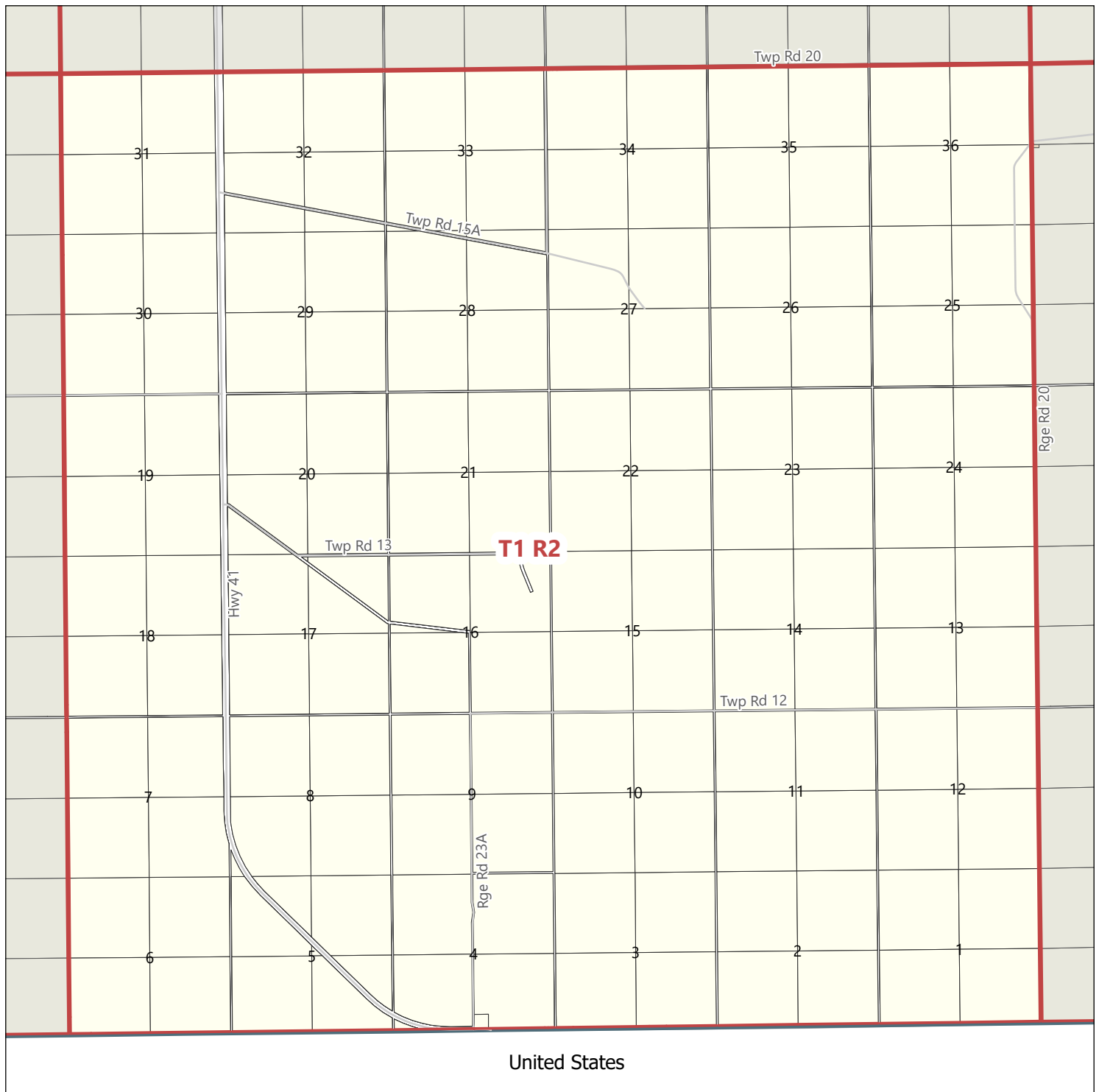
Land Use Districts

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CR	HWY-C	HVY-IDP	
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Location Map



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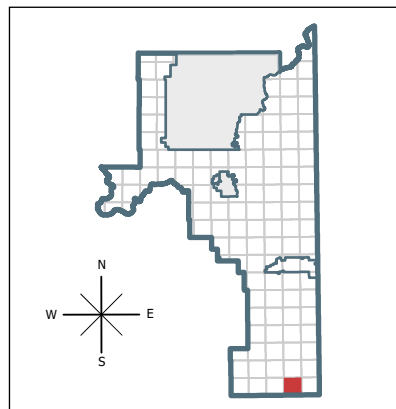


TWP 1 - RGE 2

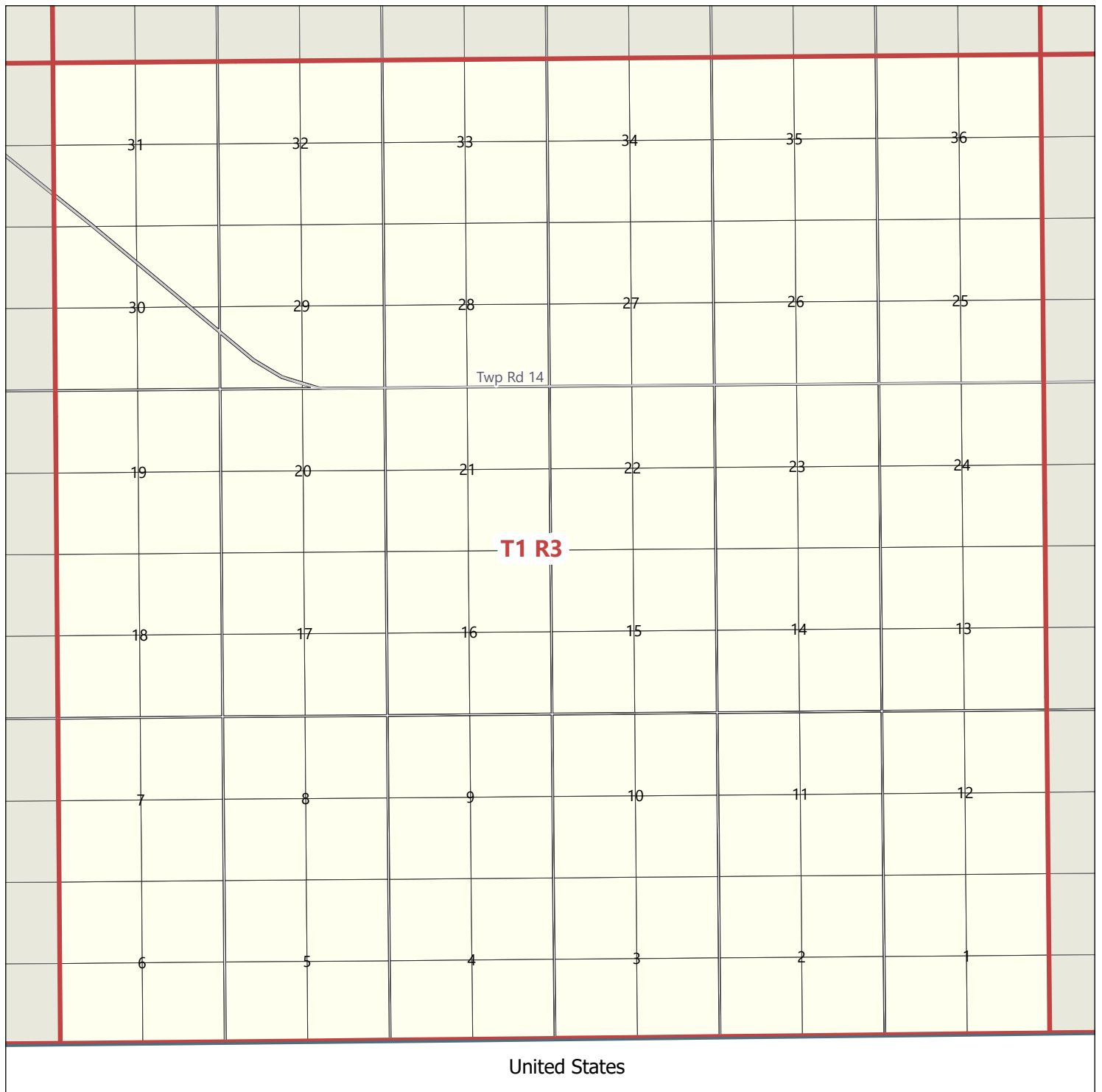
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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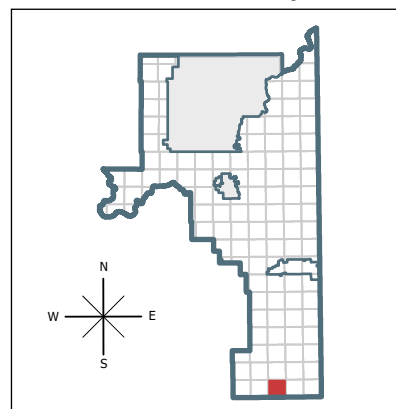


TWP 1 - RGE 3

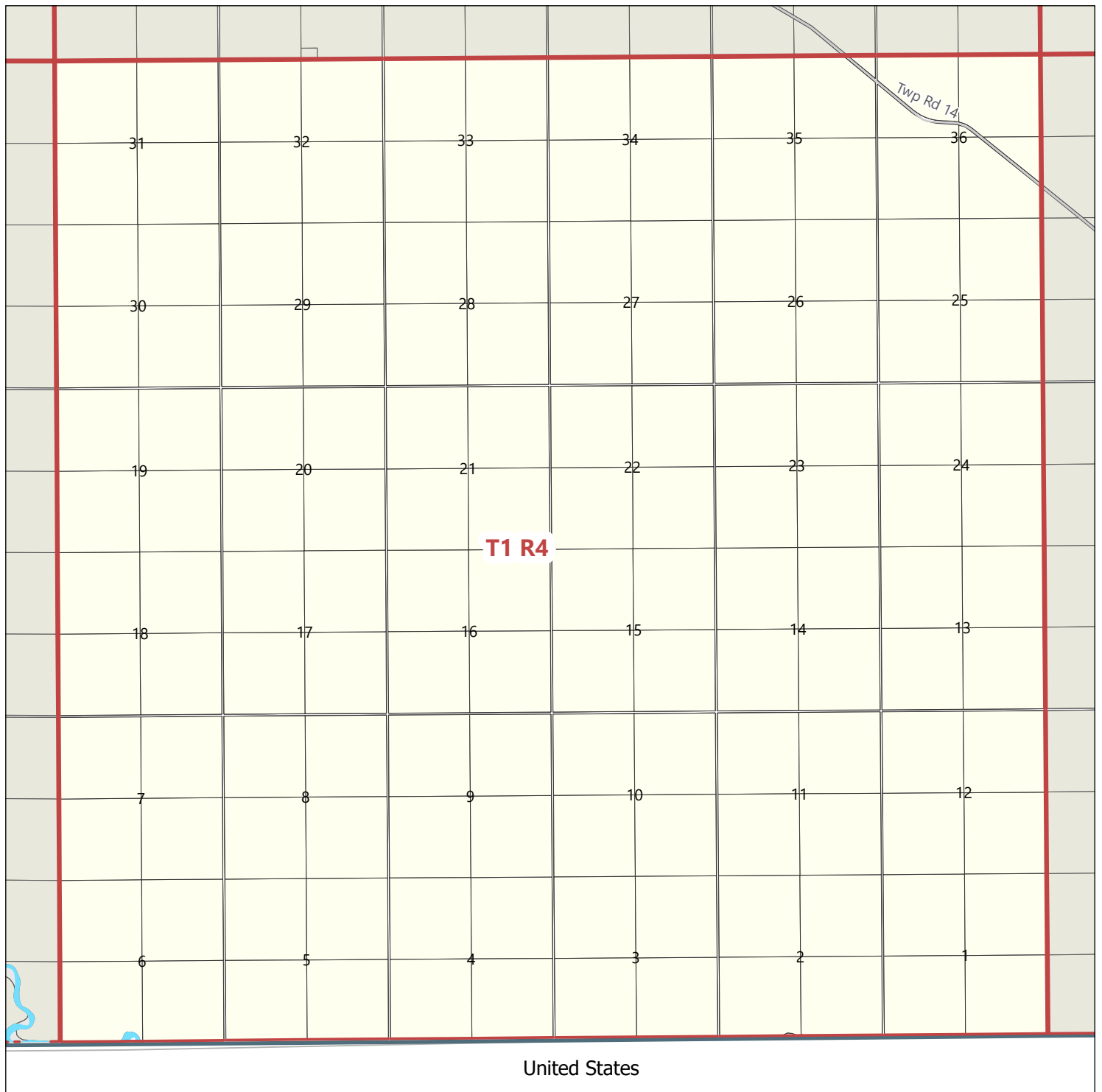
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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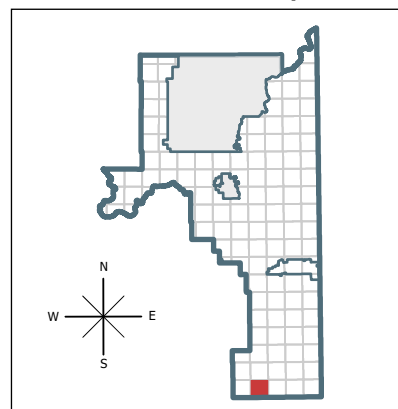


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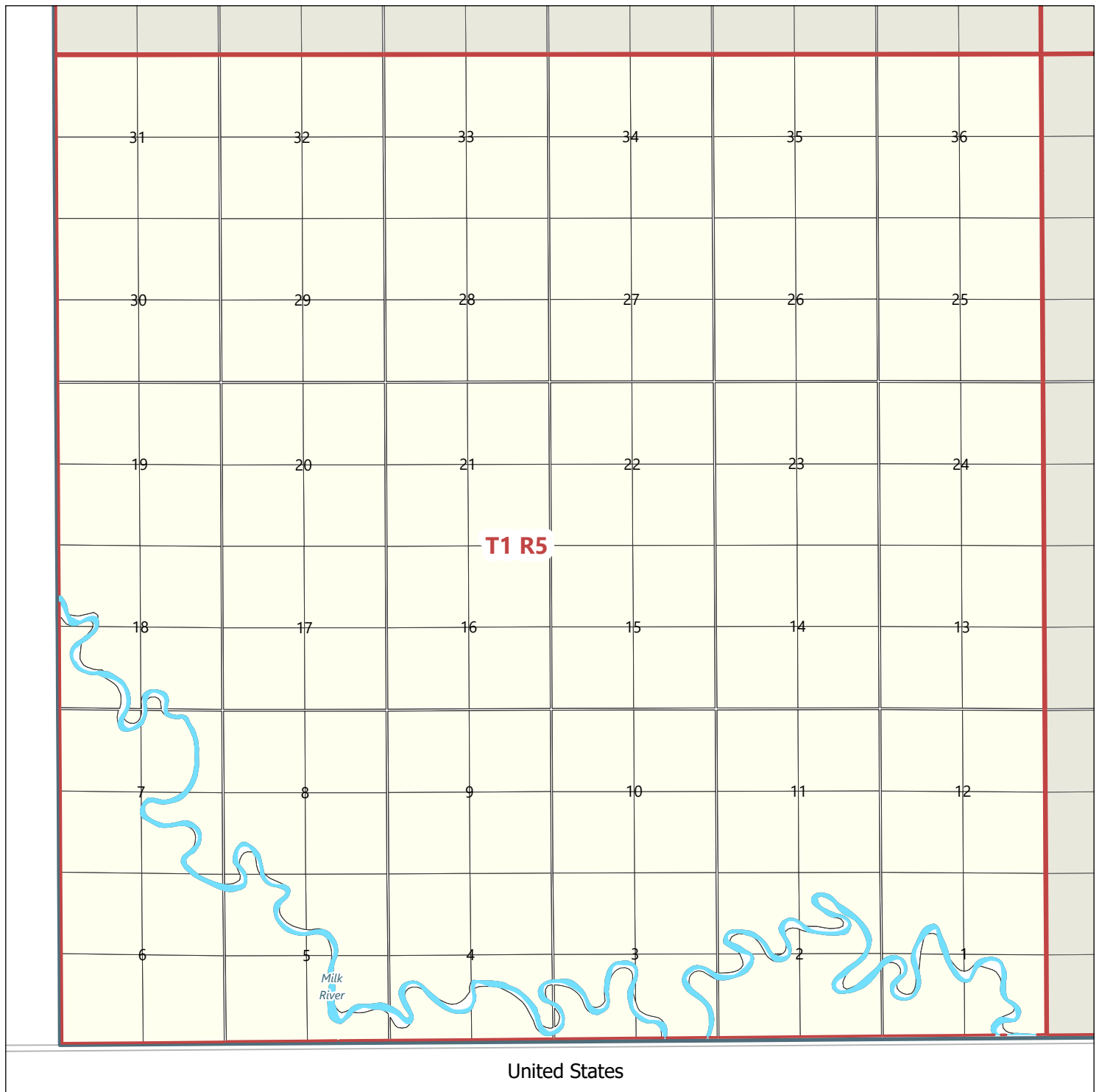
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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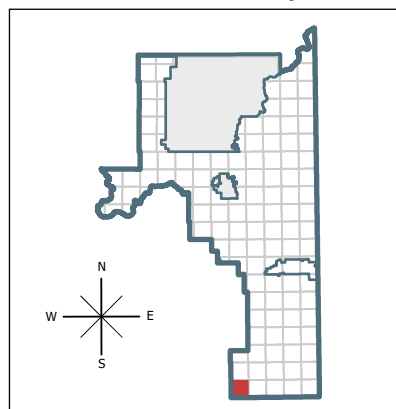


TWP 1 - RGE 5

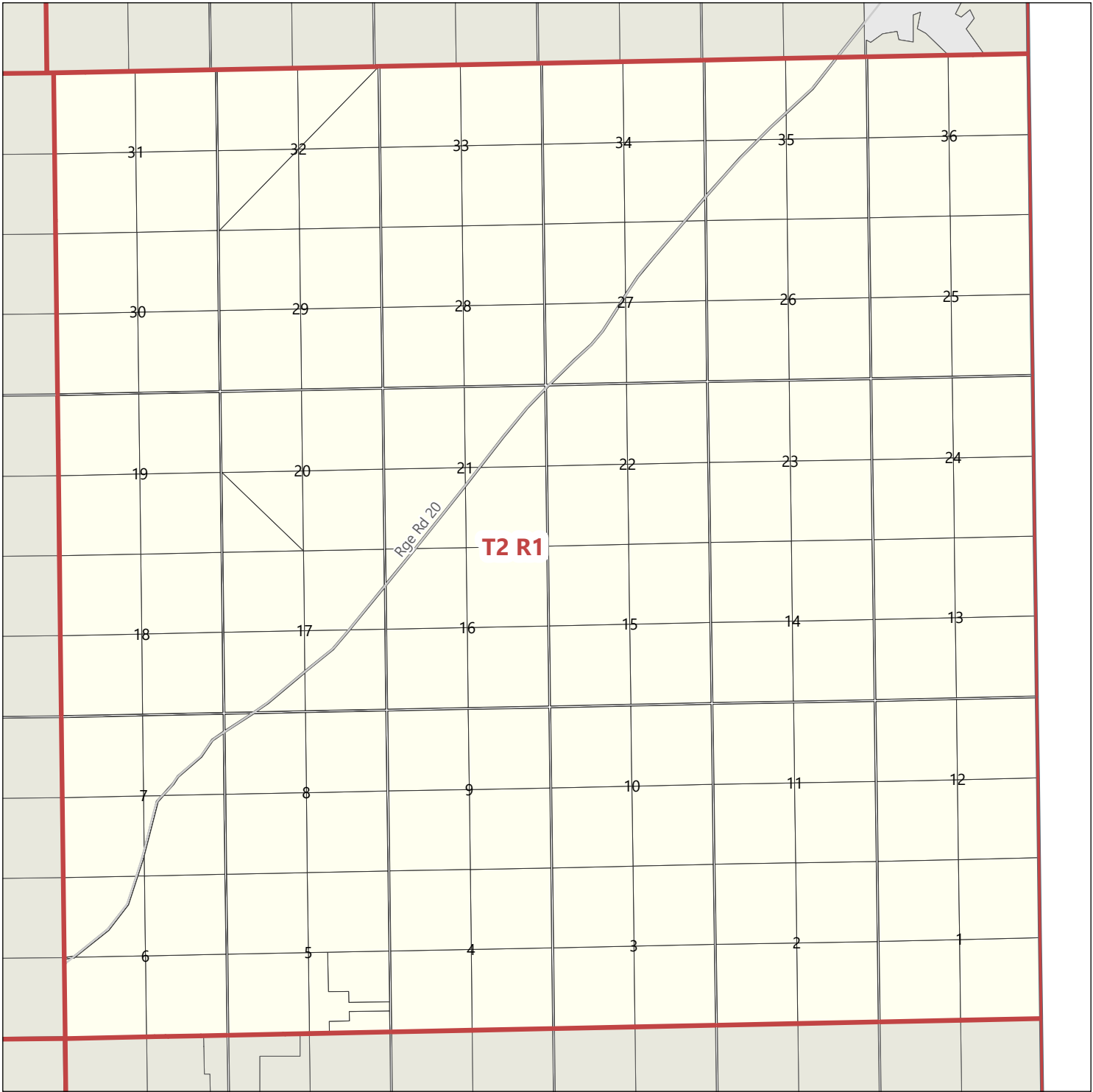
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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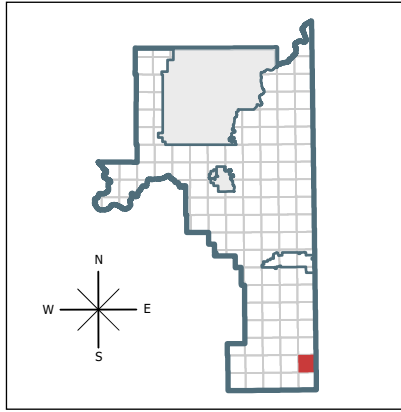


TWP 2 - RGE 1

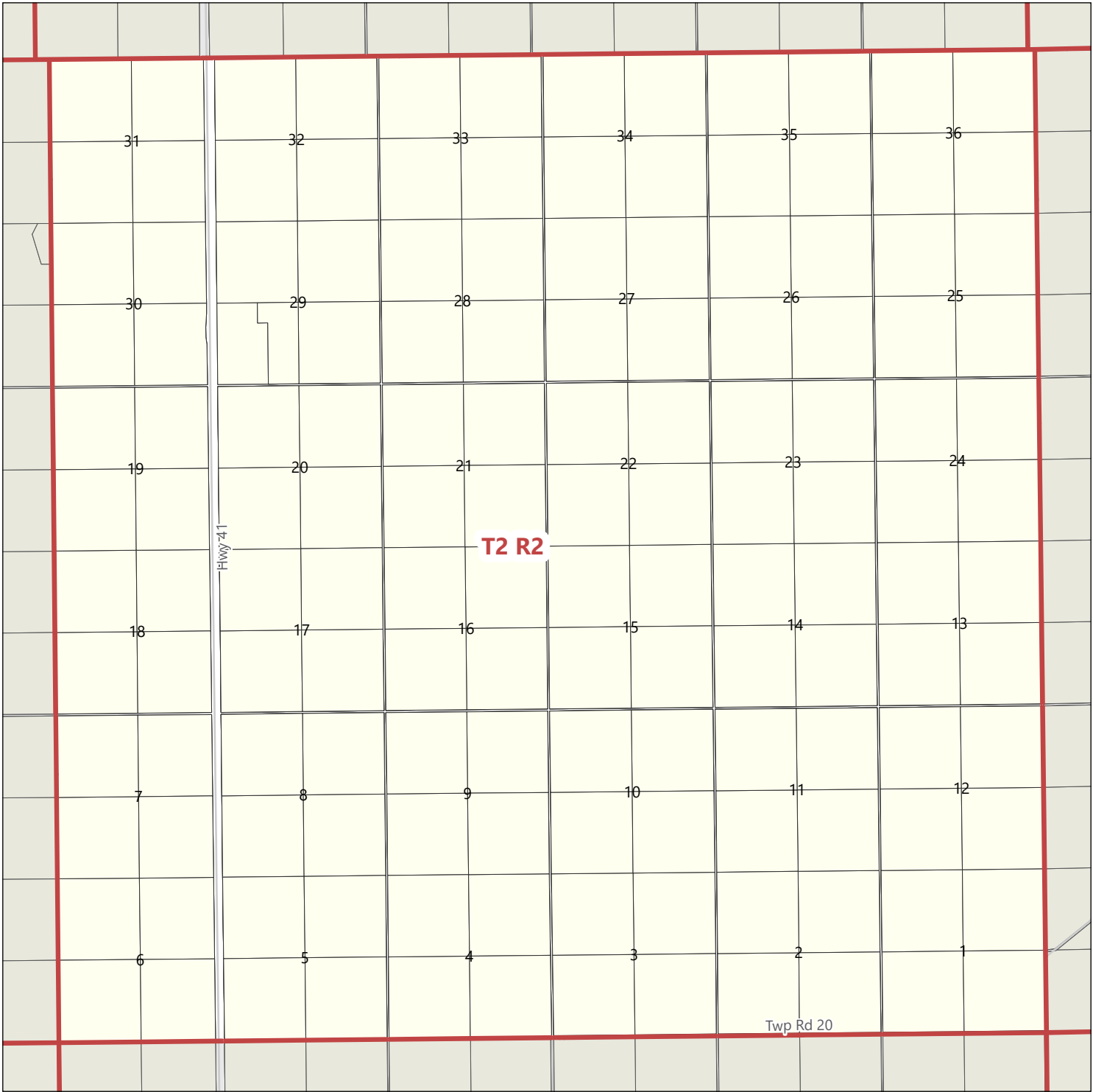
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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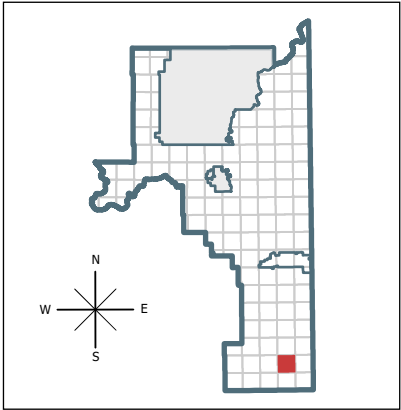


TWP 2 - RGE 2

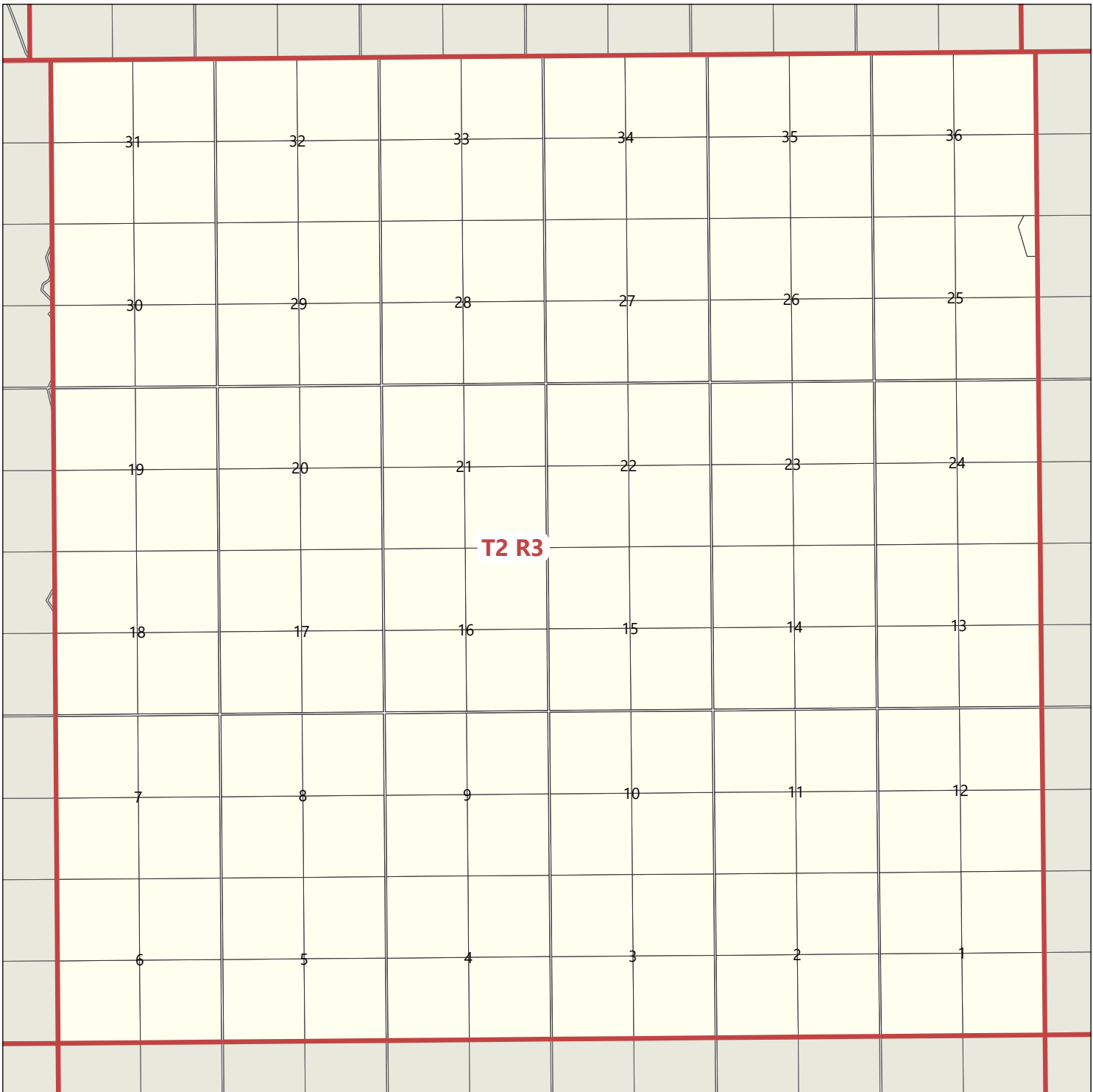
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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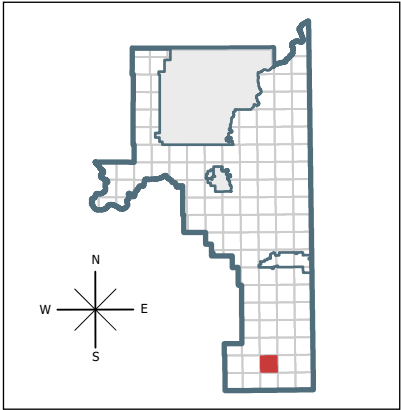


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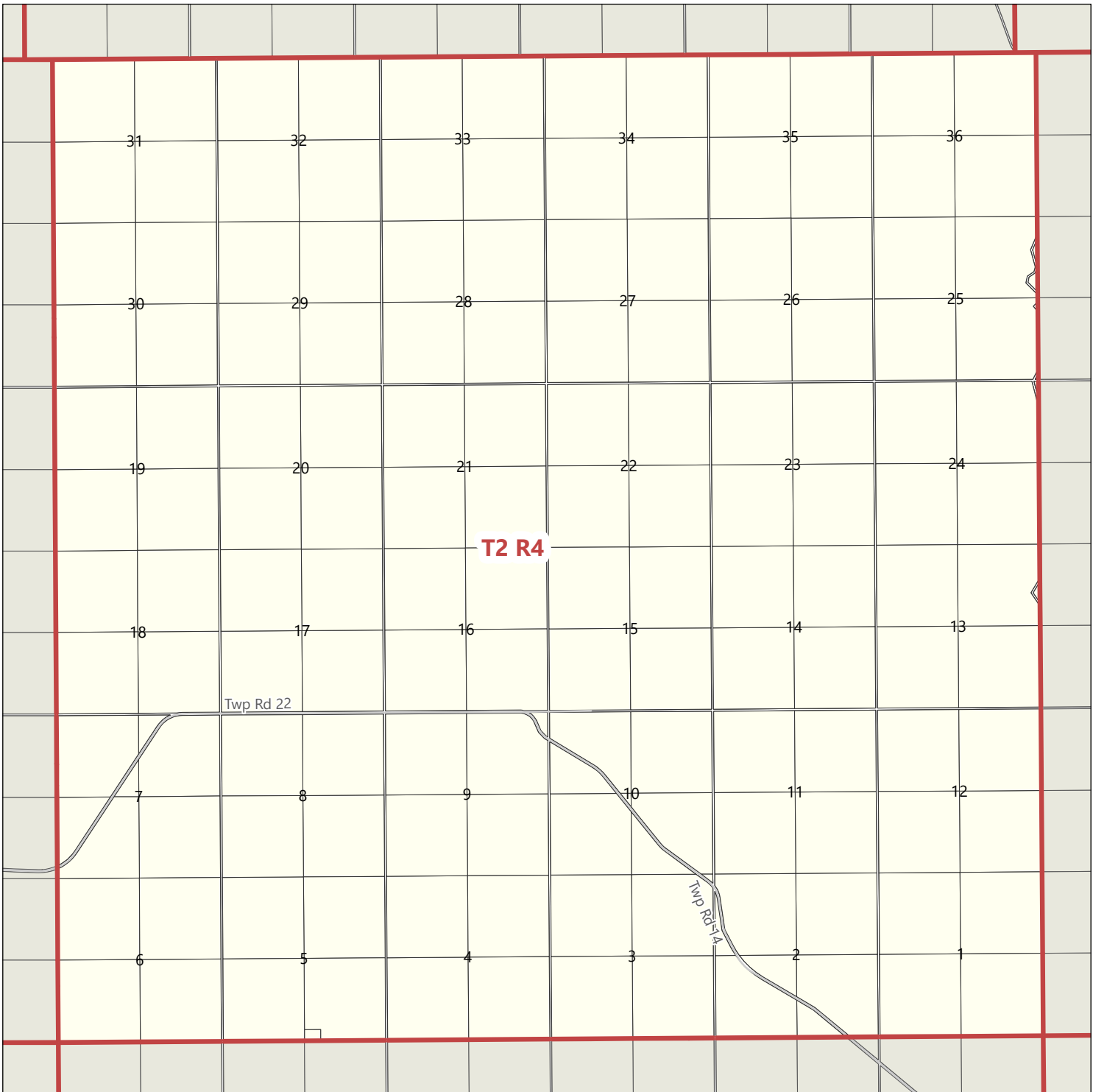
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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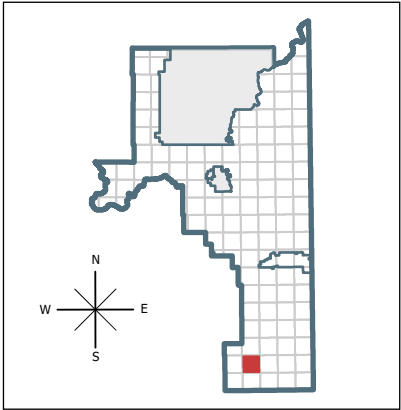


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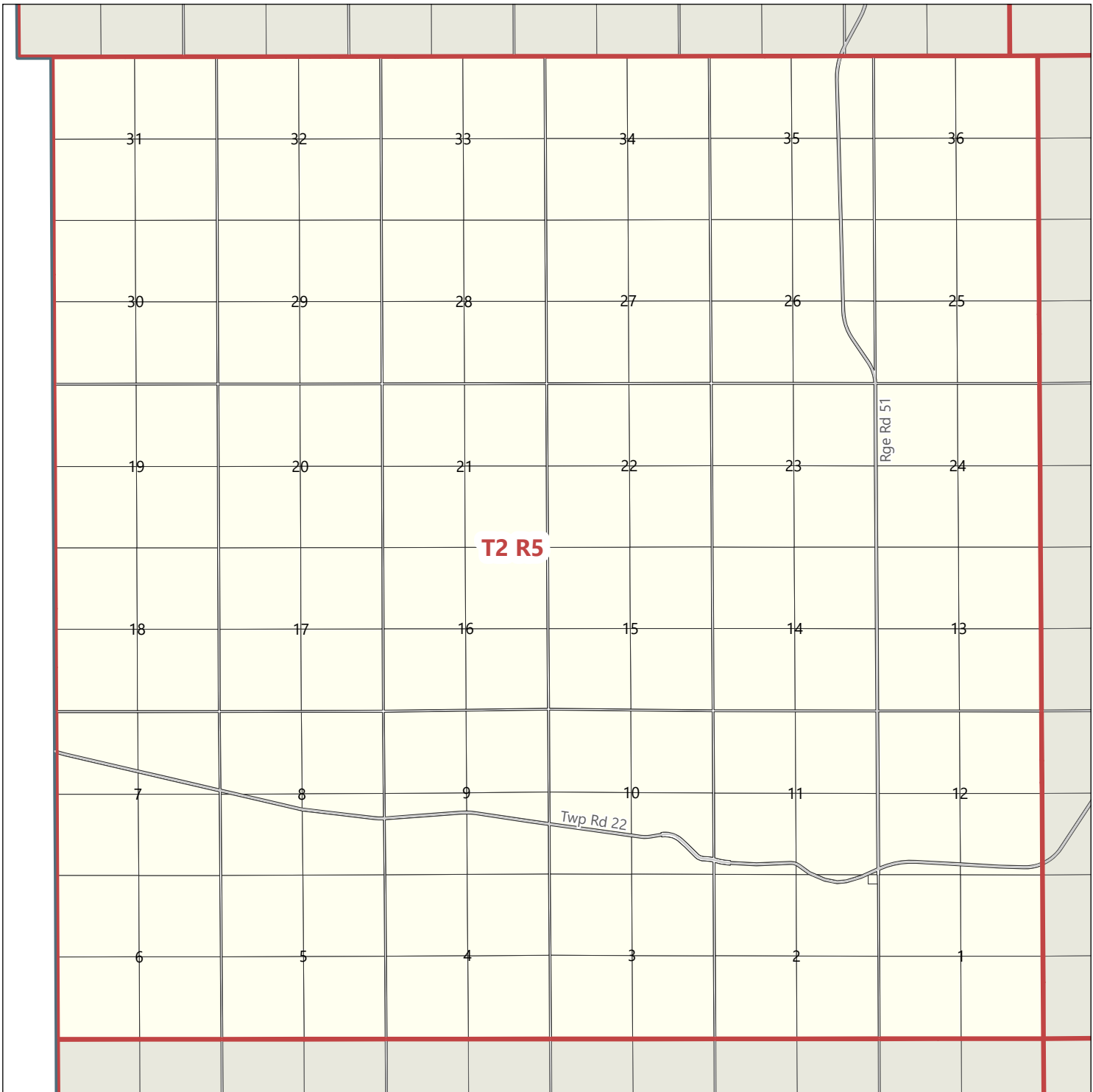
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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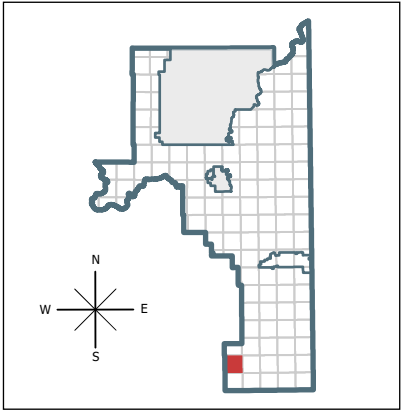


TWP 2 - RGE 5

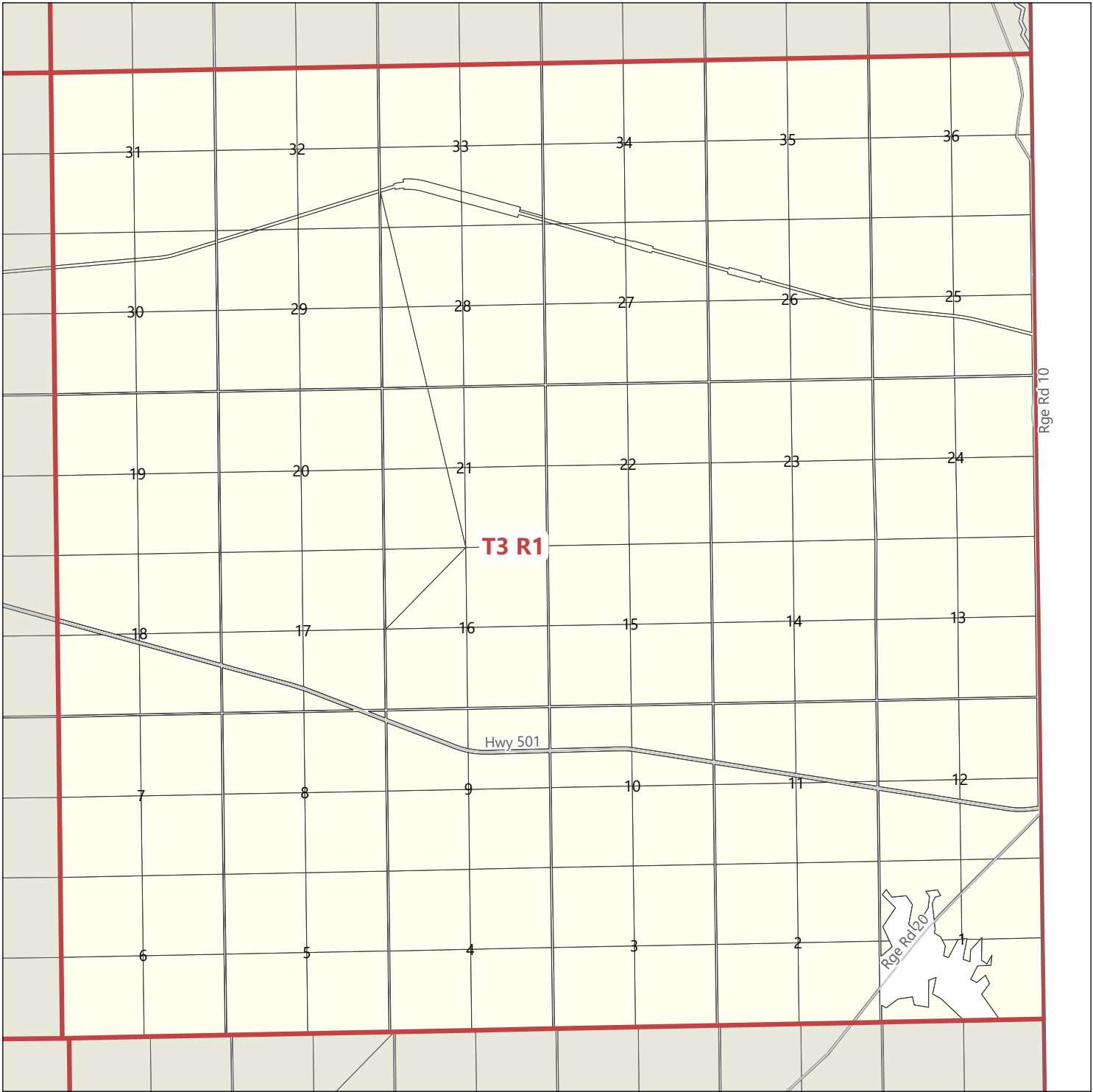
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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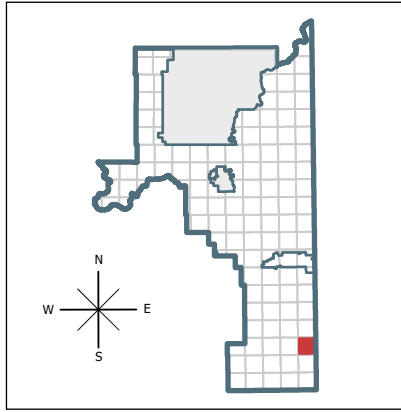


TWP 3 - RGE 1

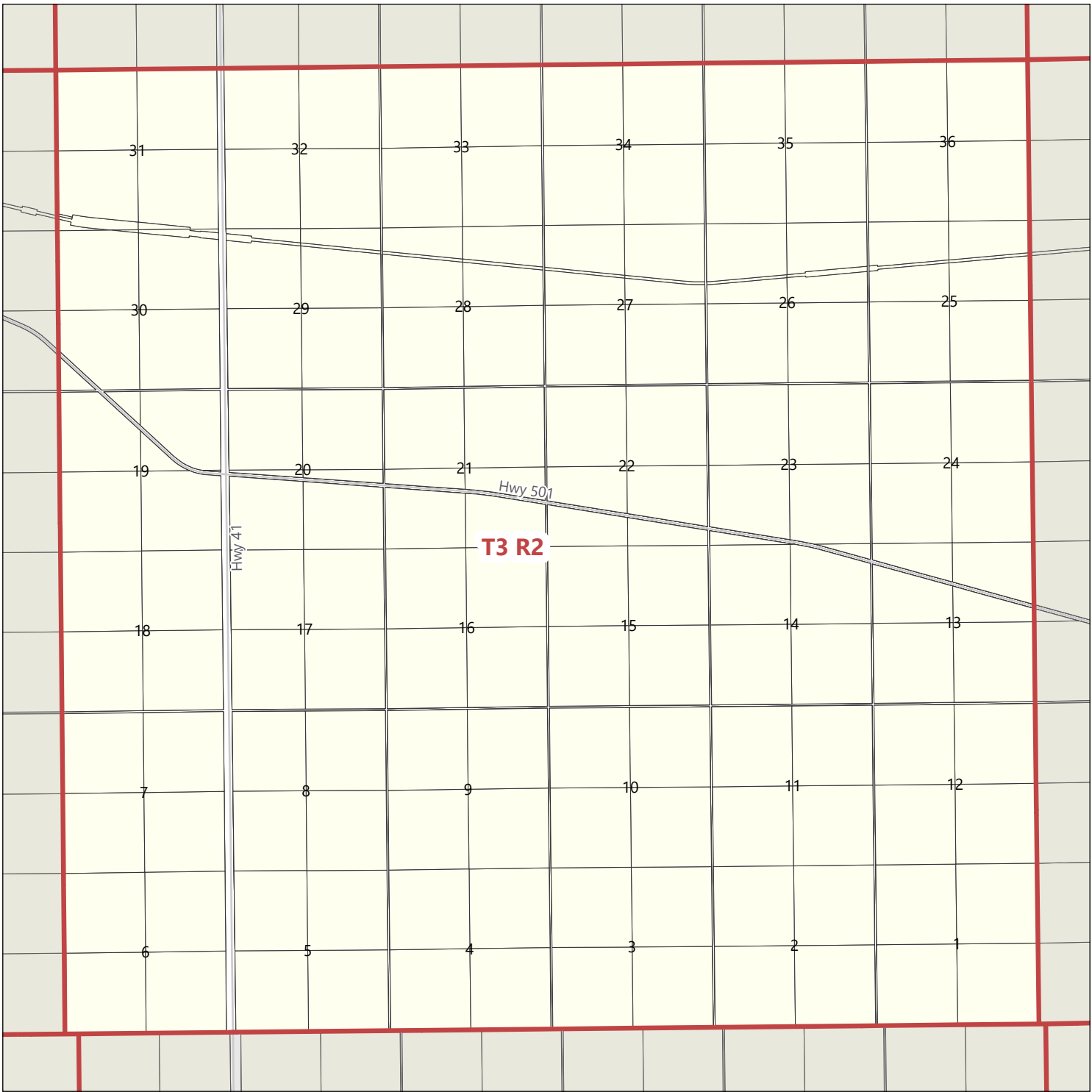
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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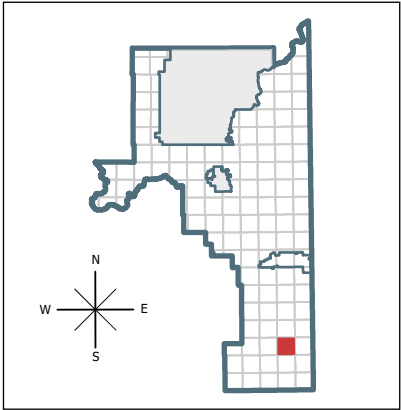


TWP 3 - RGE 2

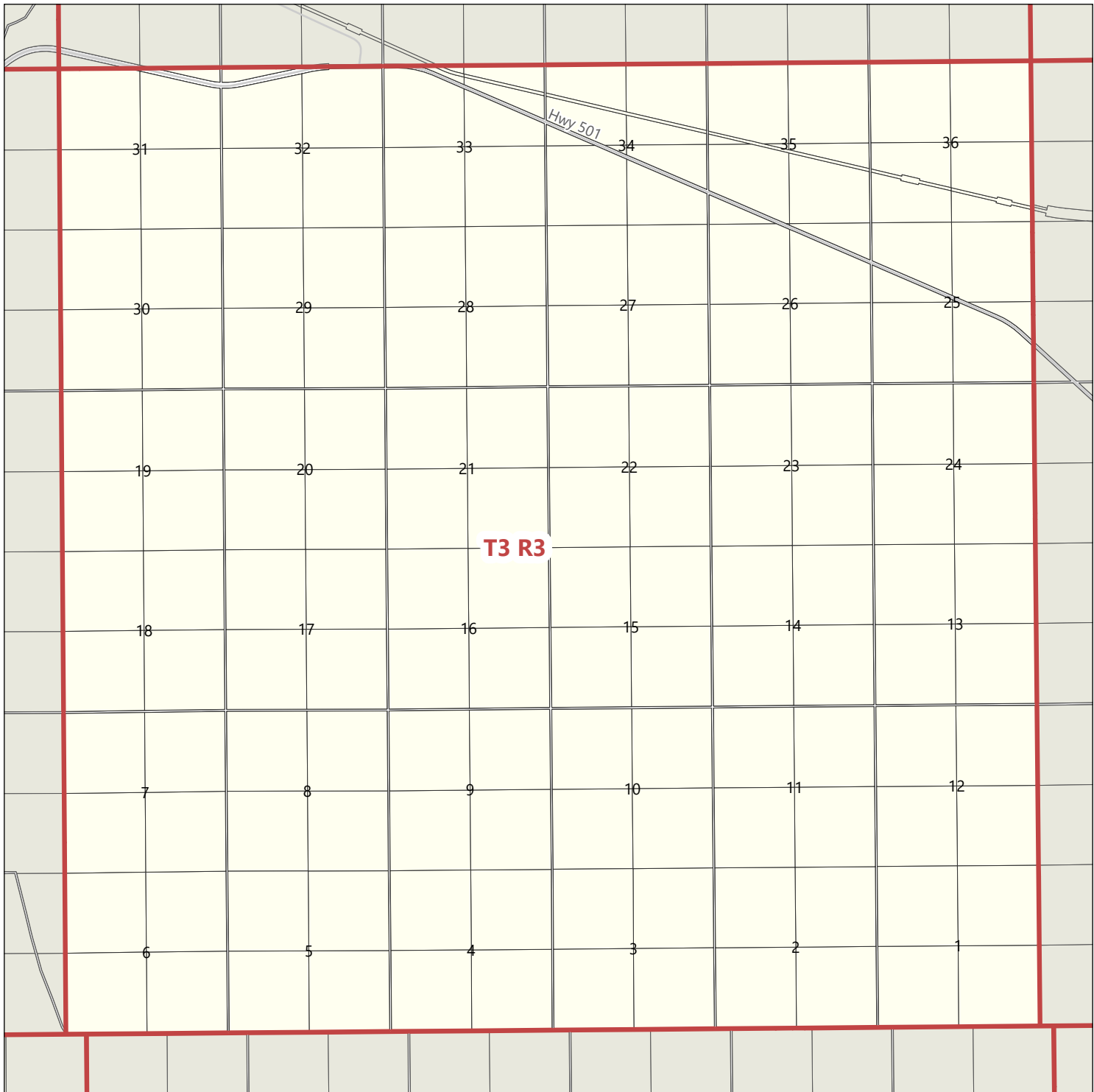
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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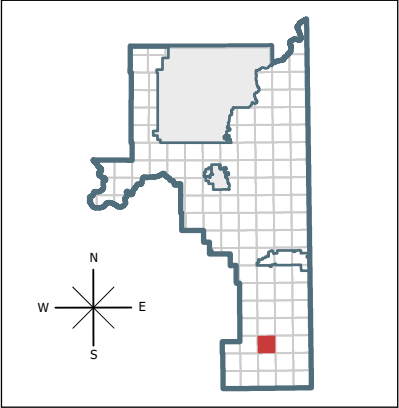


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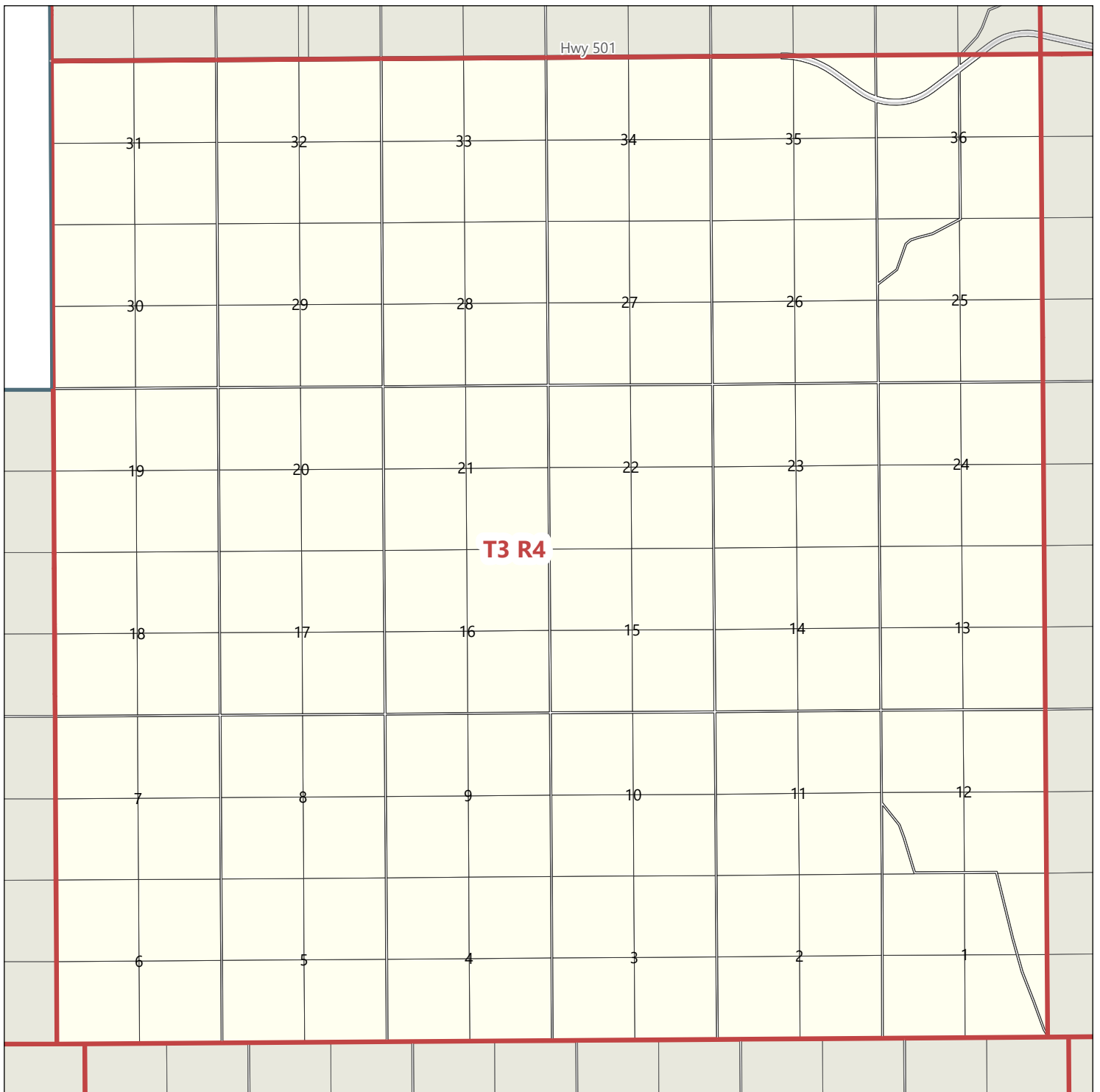
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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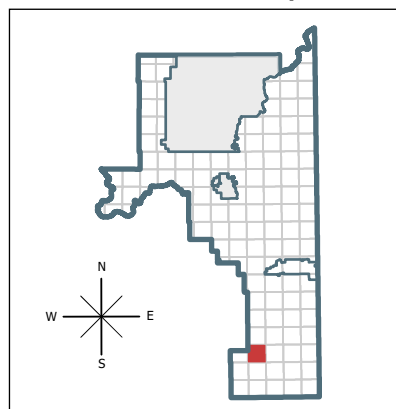


TWP 3 - RGE 4

Land Use Districts

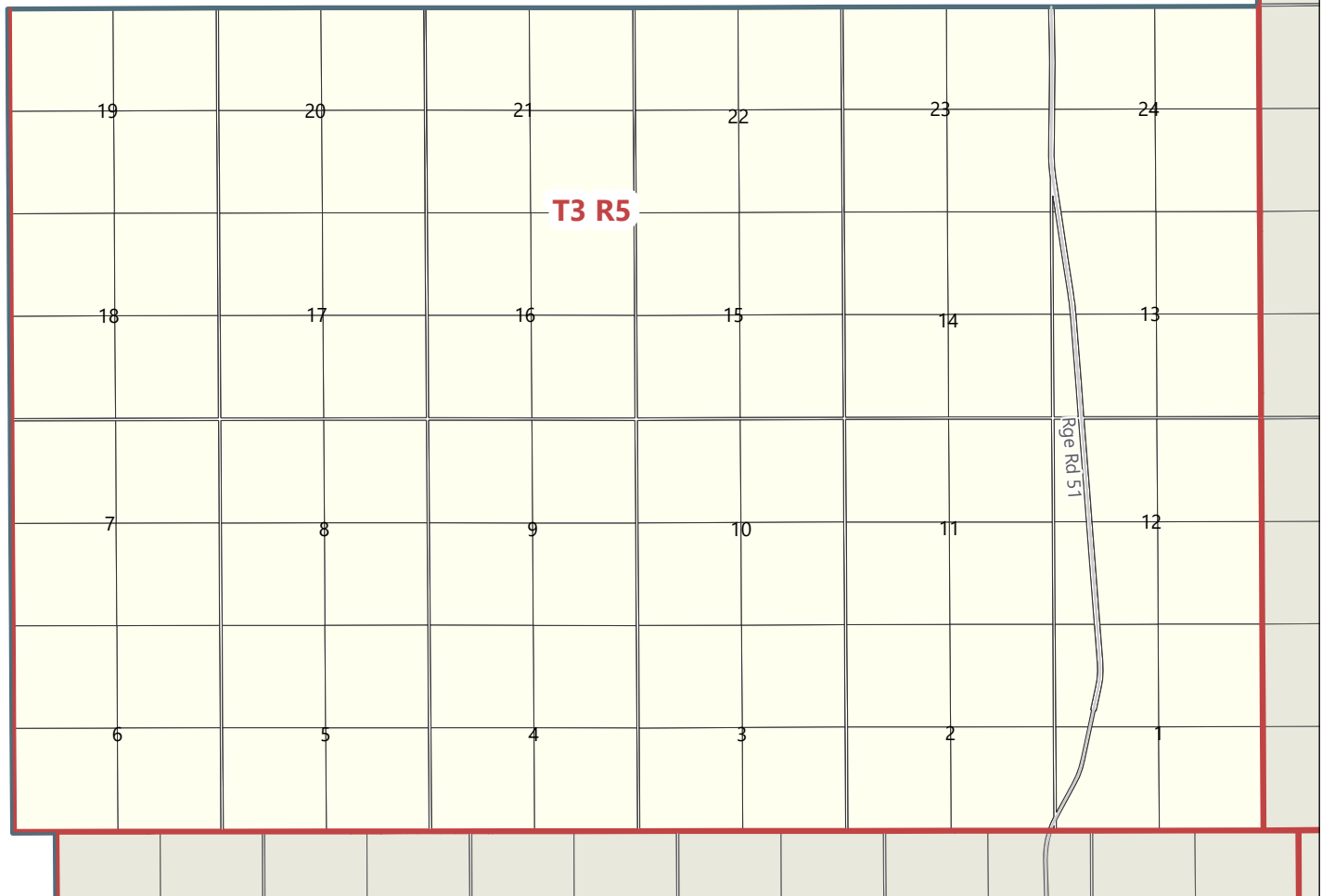
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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County
of Forty
Mile No. 8

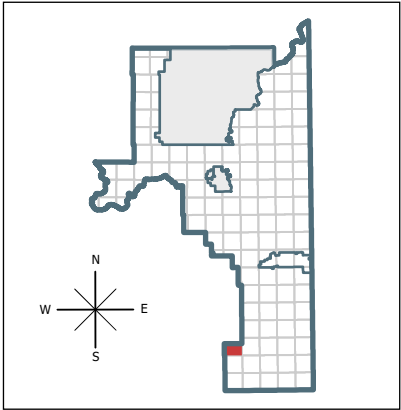


TWP 3 - RGE 5

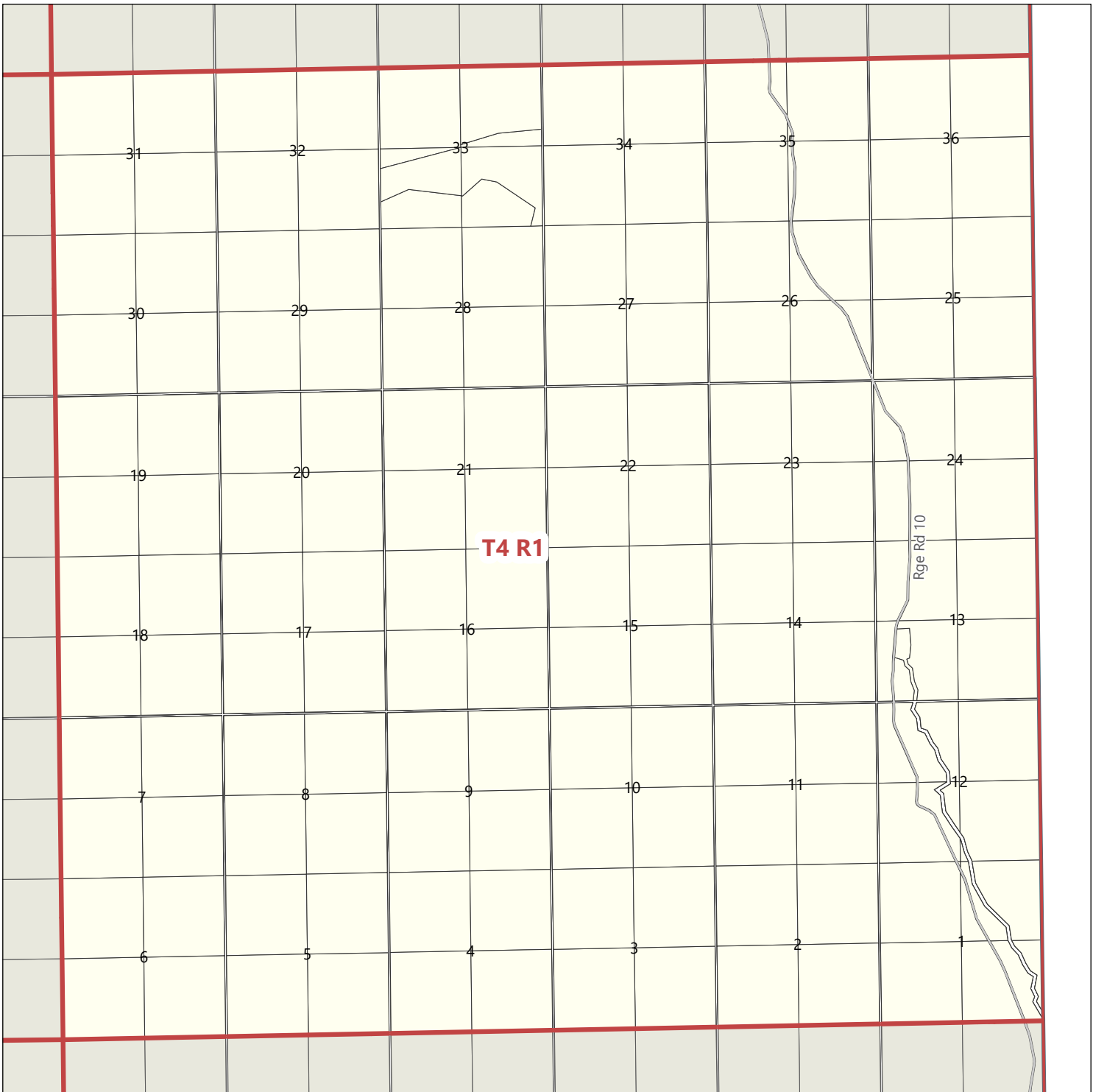
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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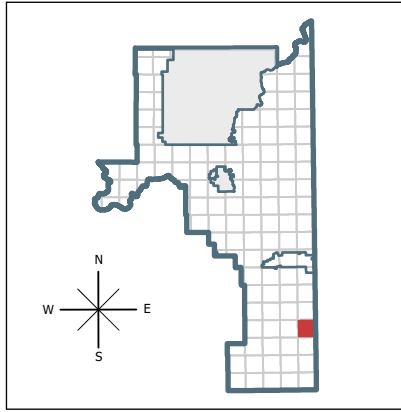


TWP 4 - RGE 1

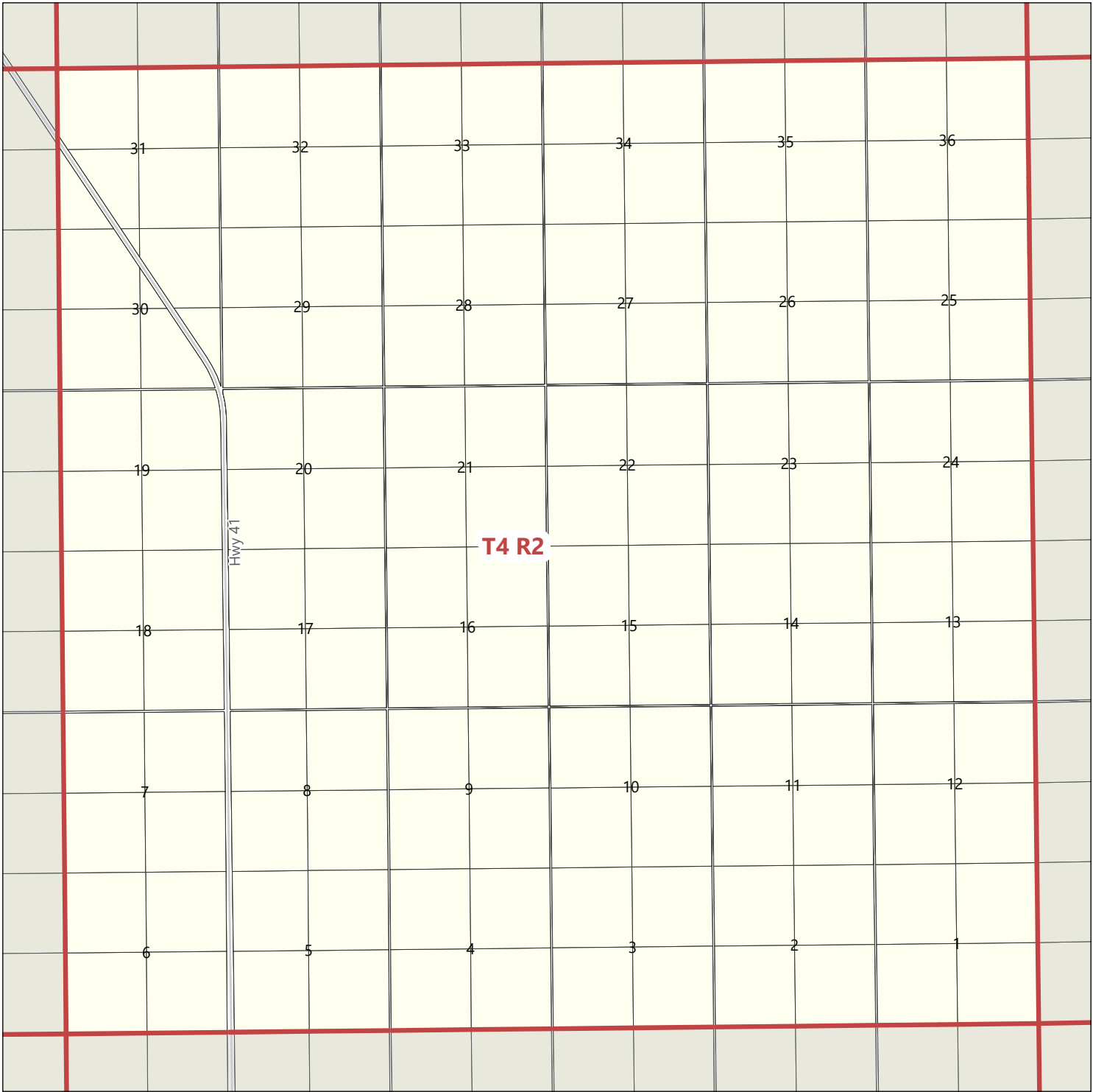
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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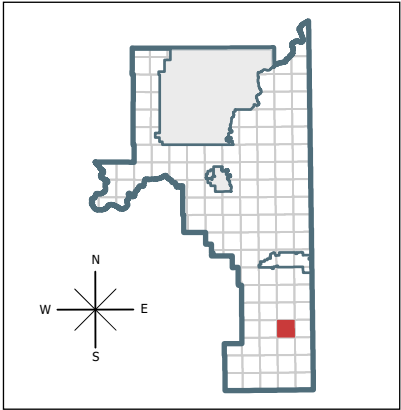


TWP 4 - RGE 2

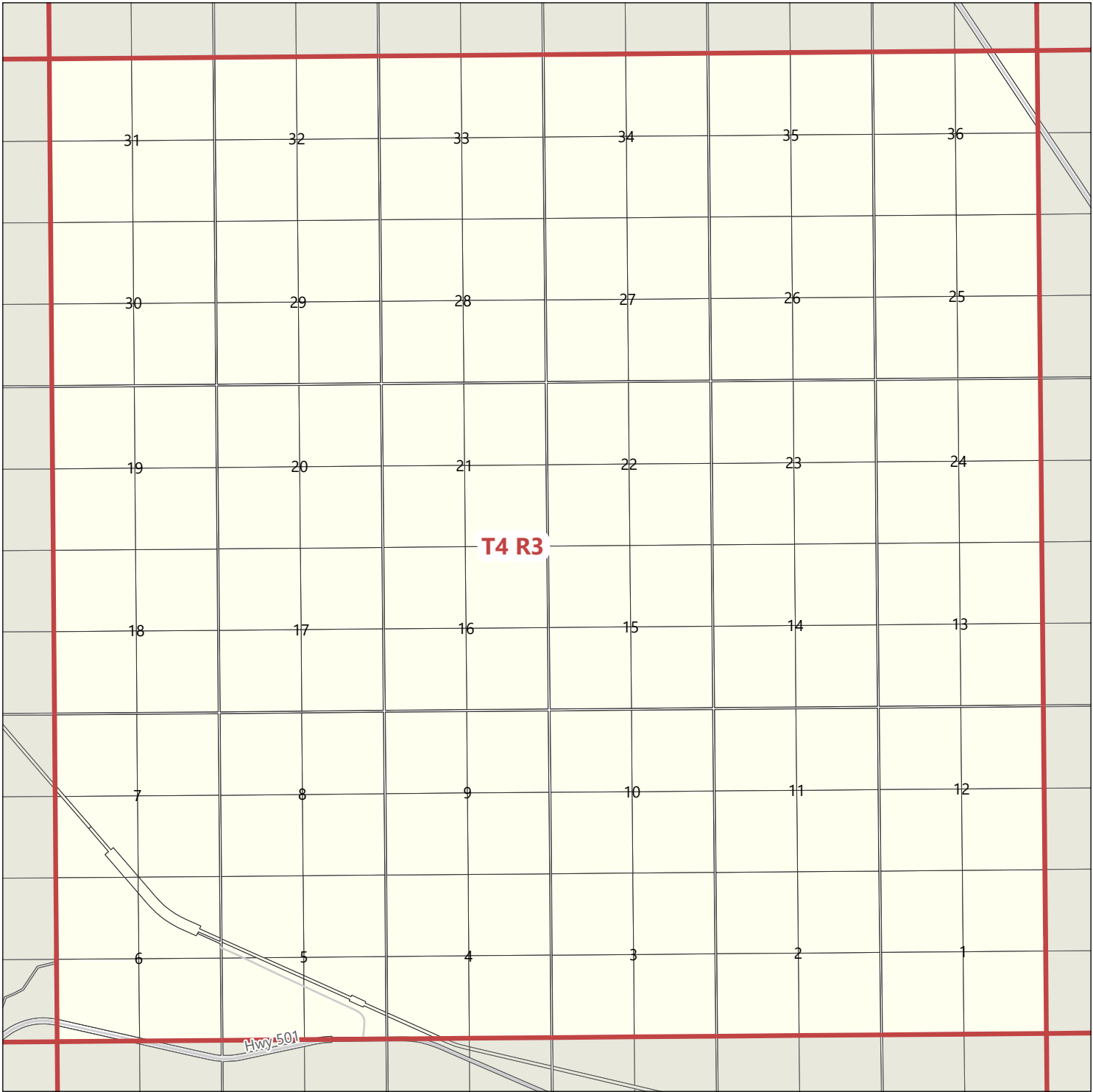
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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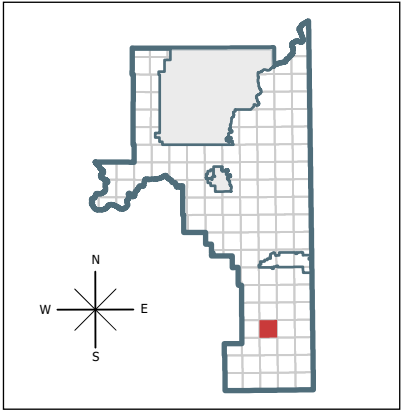


TWP 4 - RGE 3

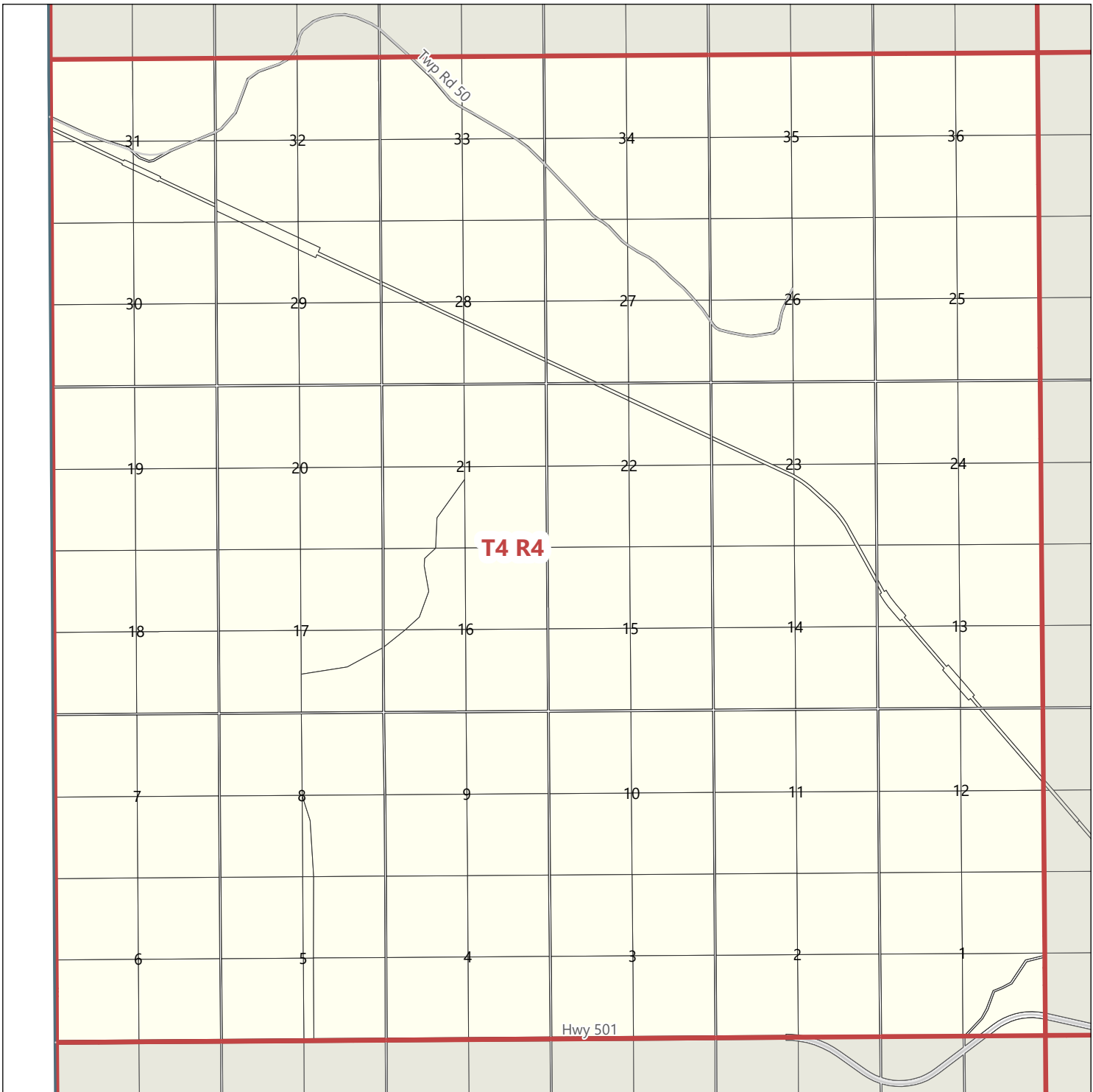
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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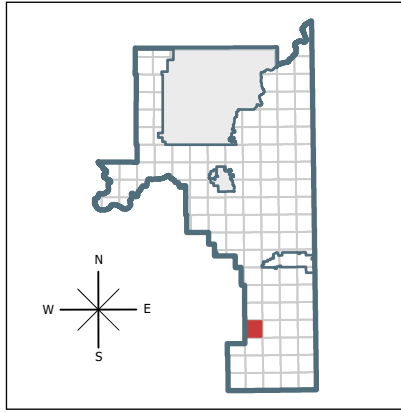


TWP 4 - RGE 4

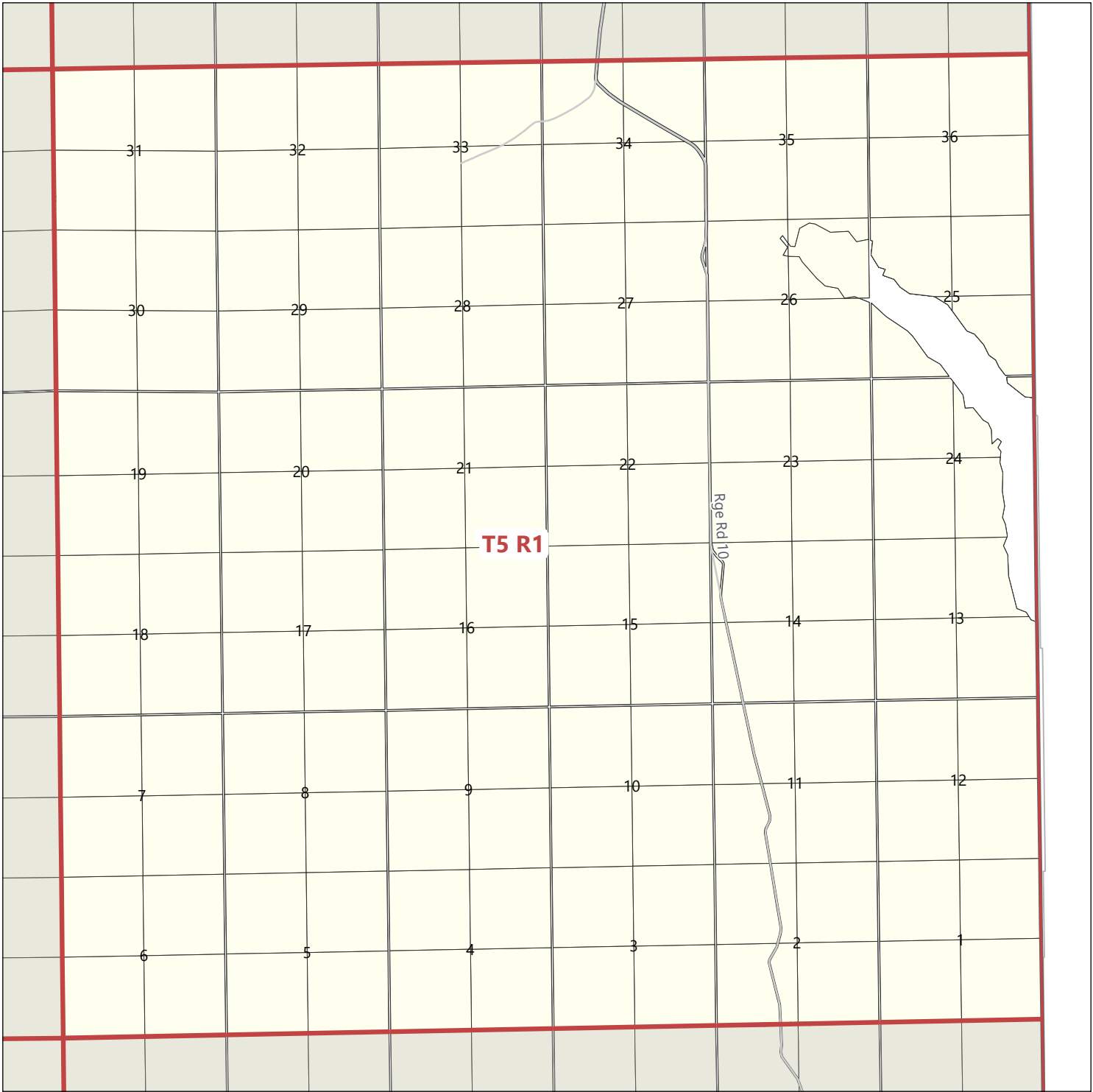
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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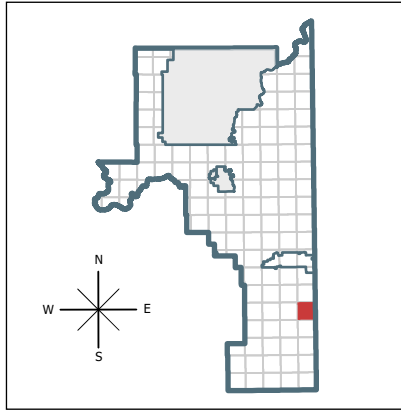


TWP 5 - RGE 1

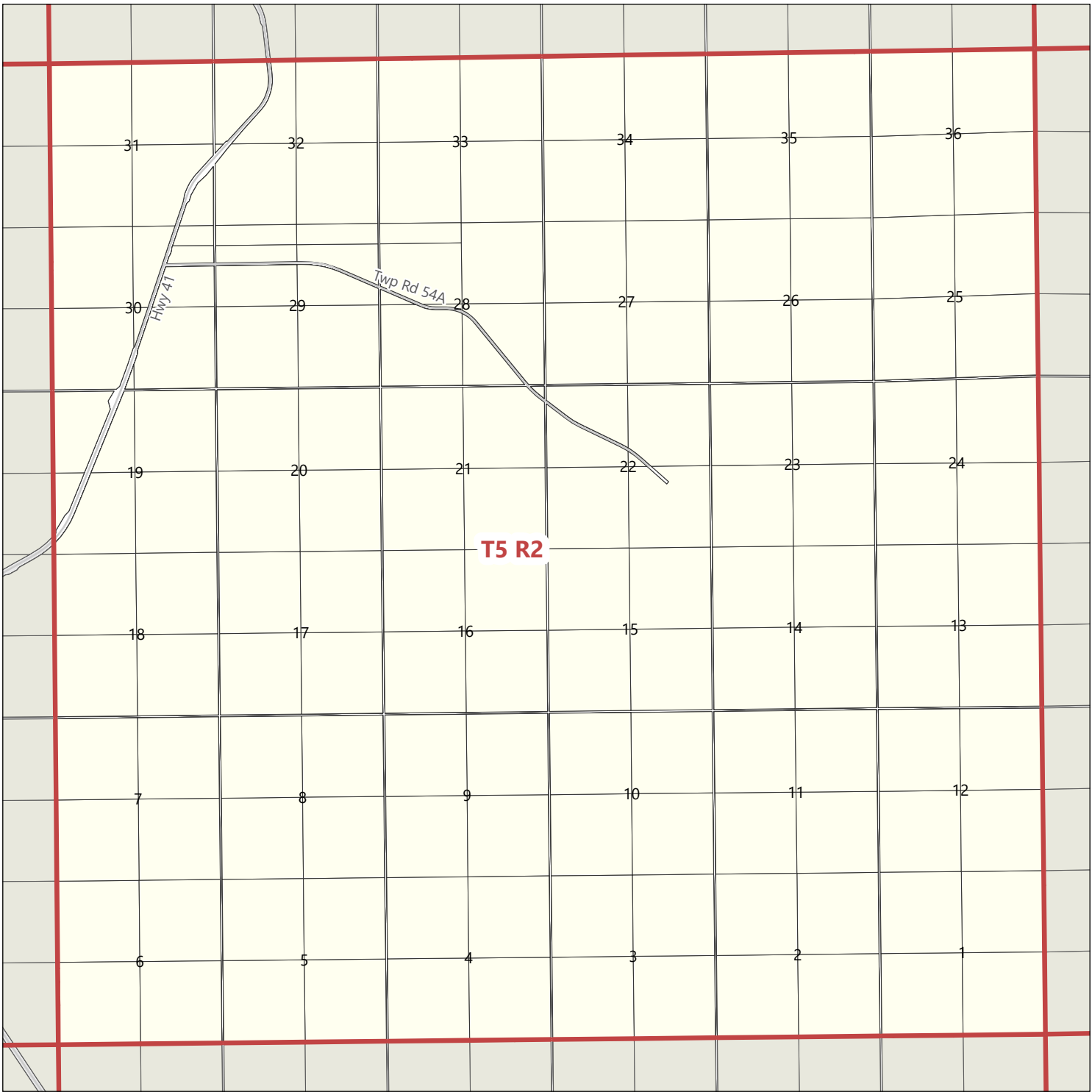
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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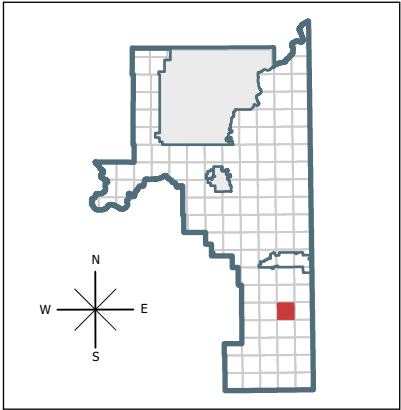


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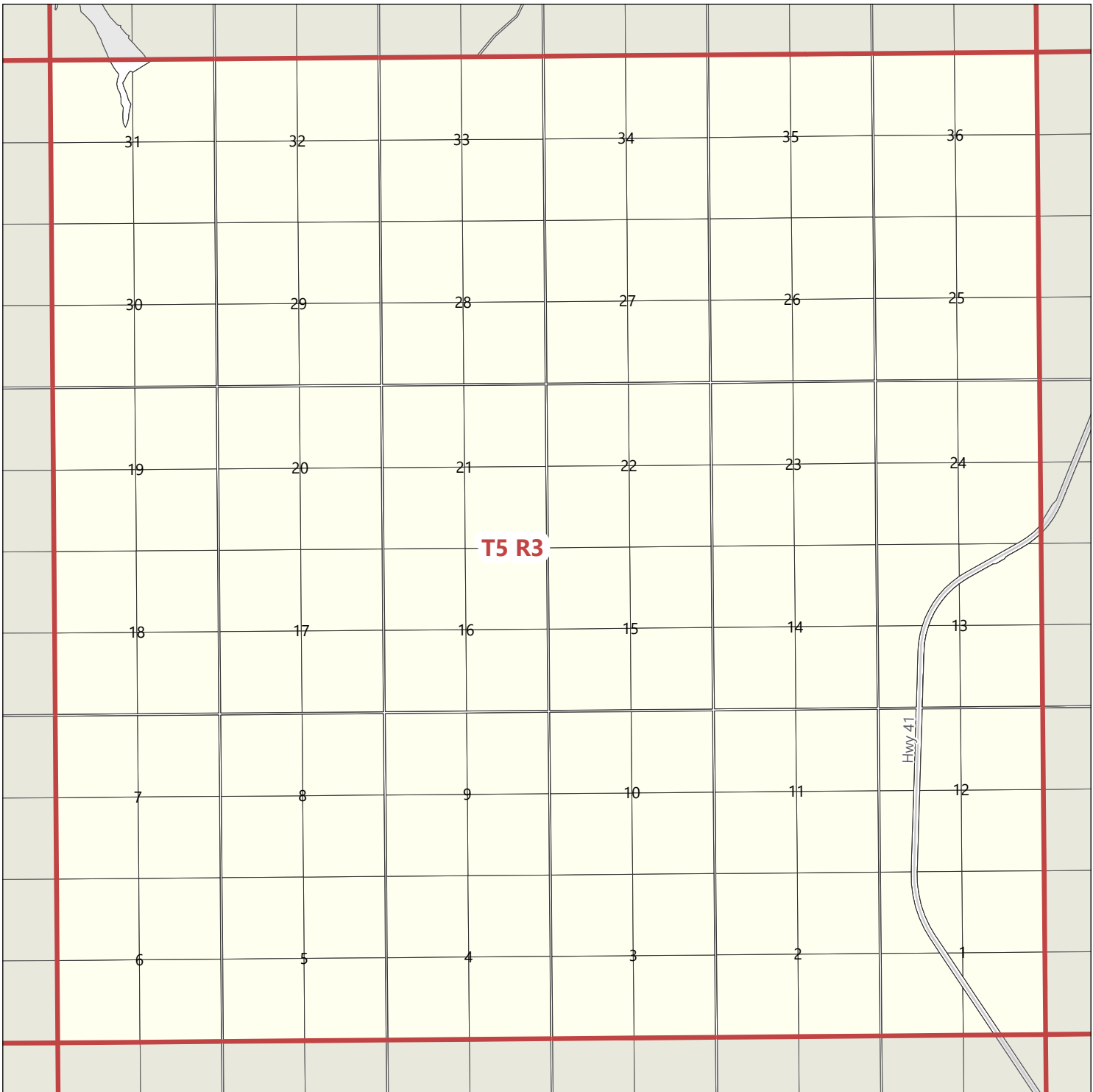
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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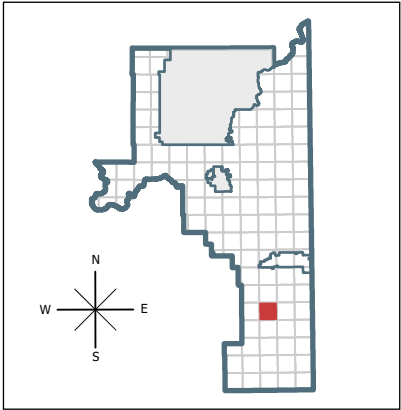


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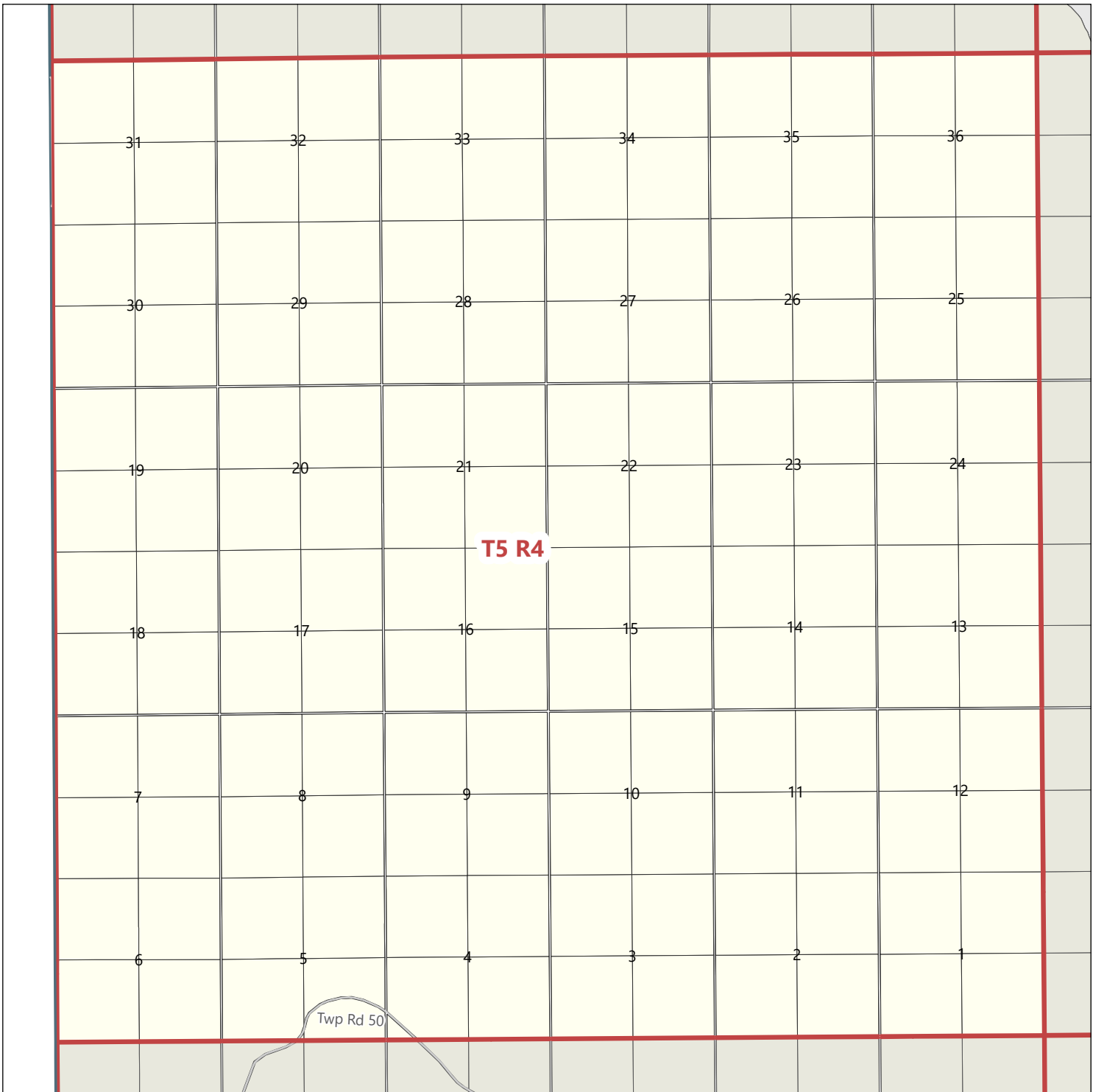
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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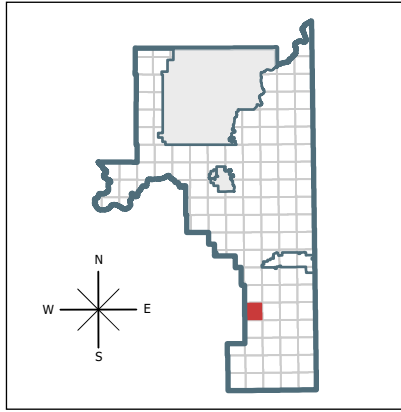


TWP 5 - RGE 4

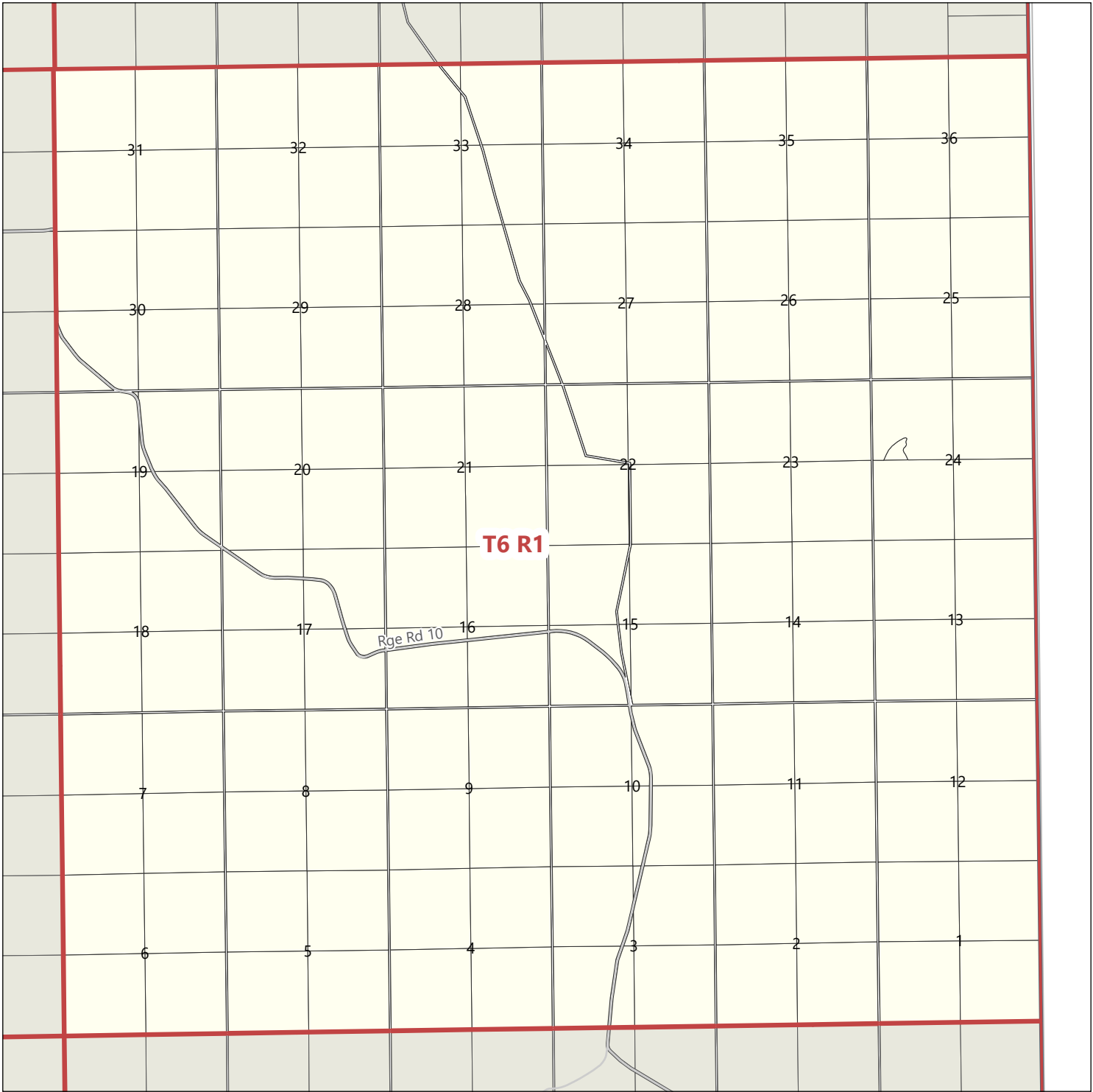
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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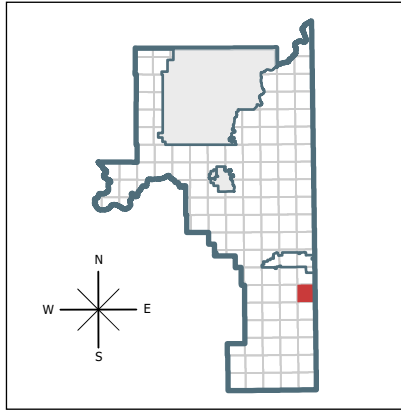


TWP 6 - RGE 1

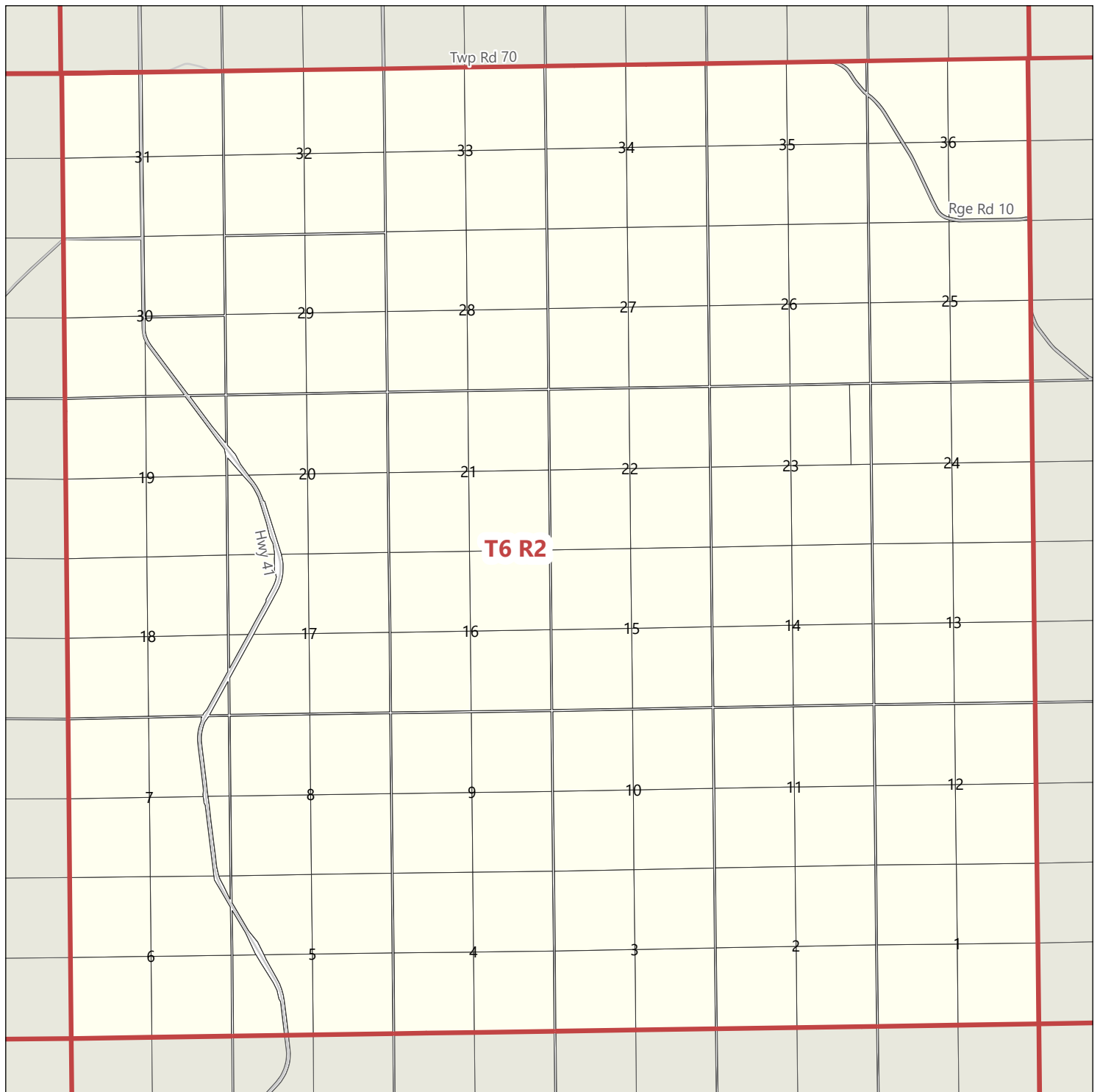
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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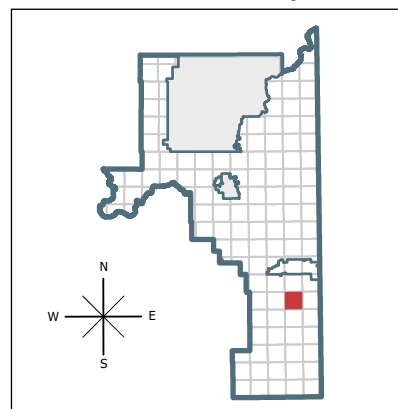


TWP 6 - RGE 2

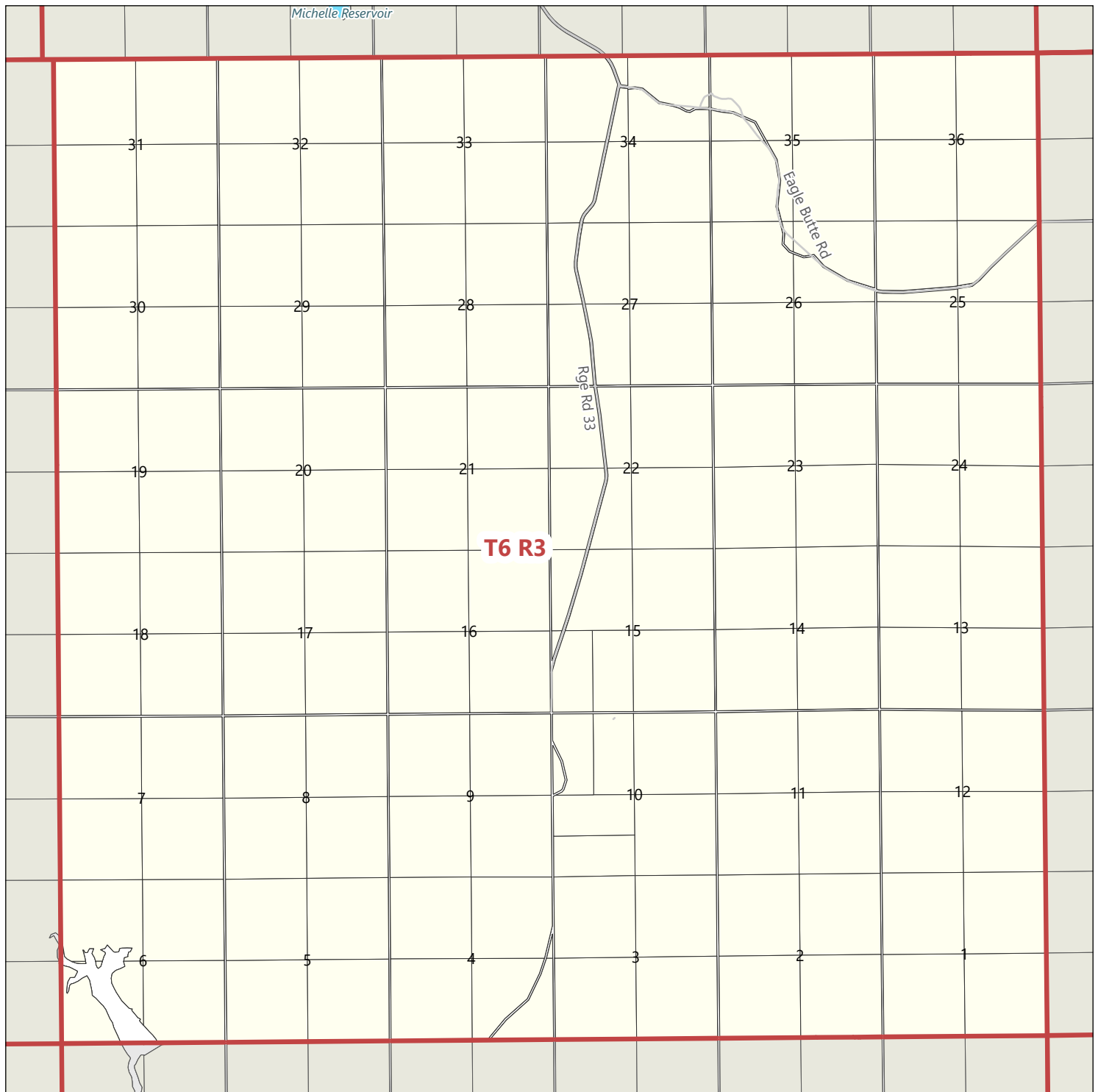
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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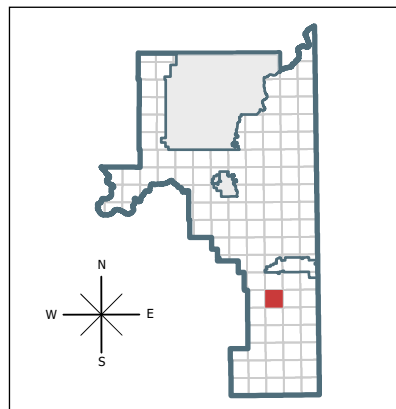


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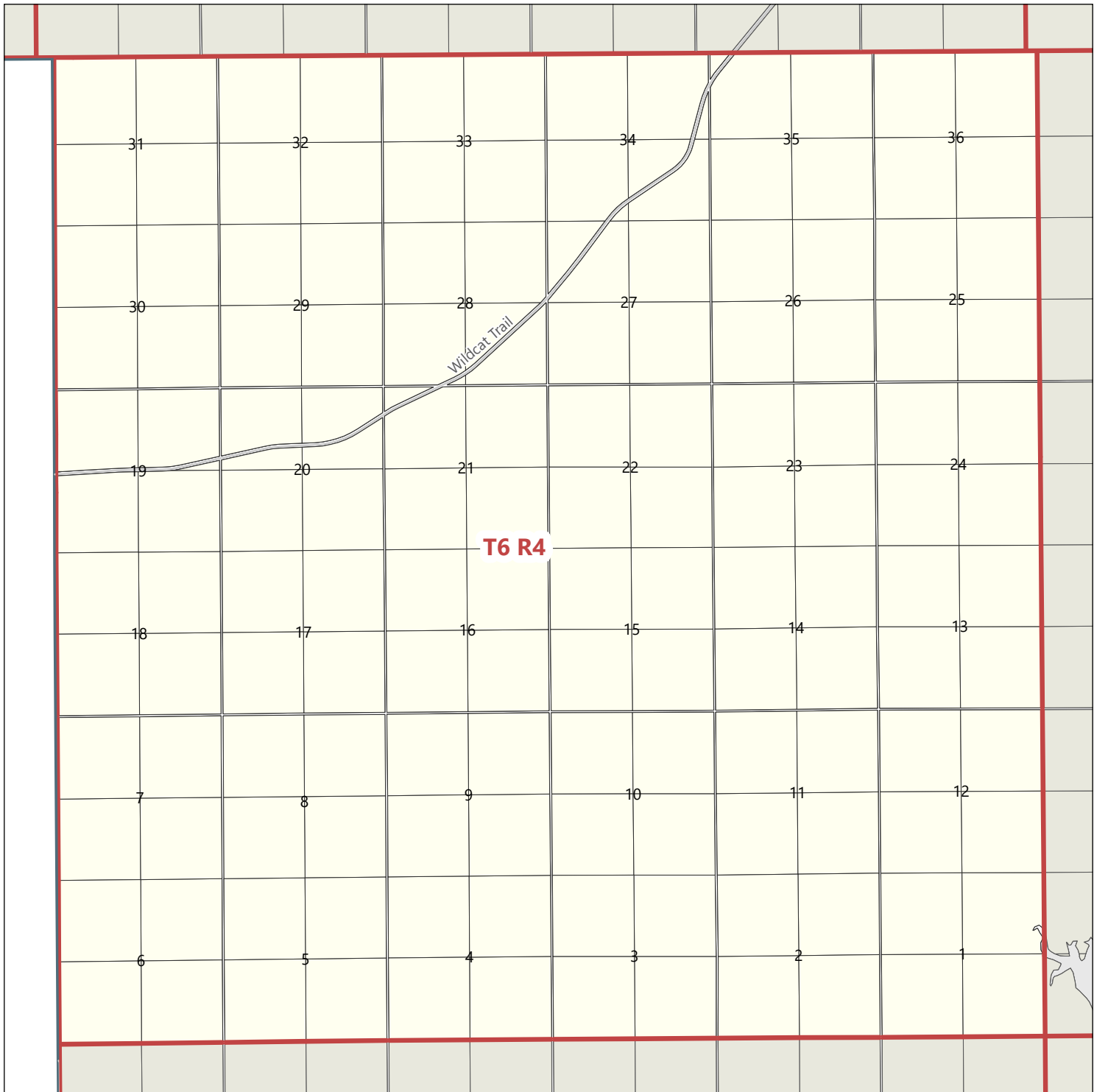
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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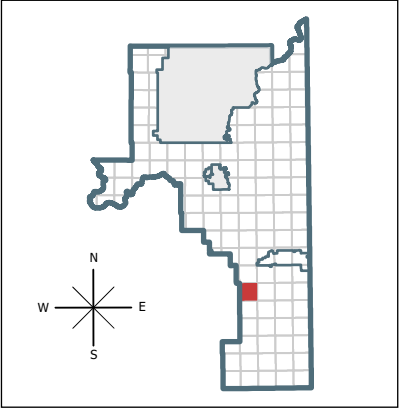


TWP 6 - RGE 4

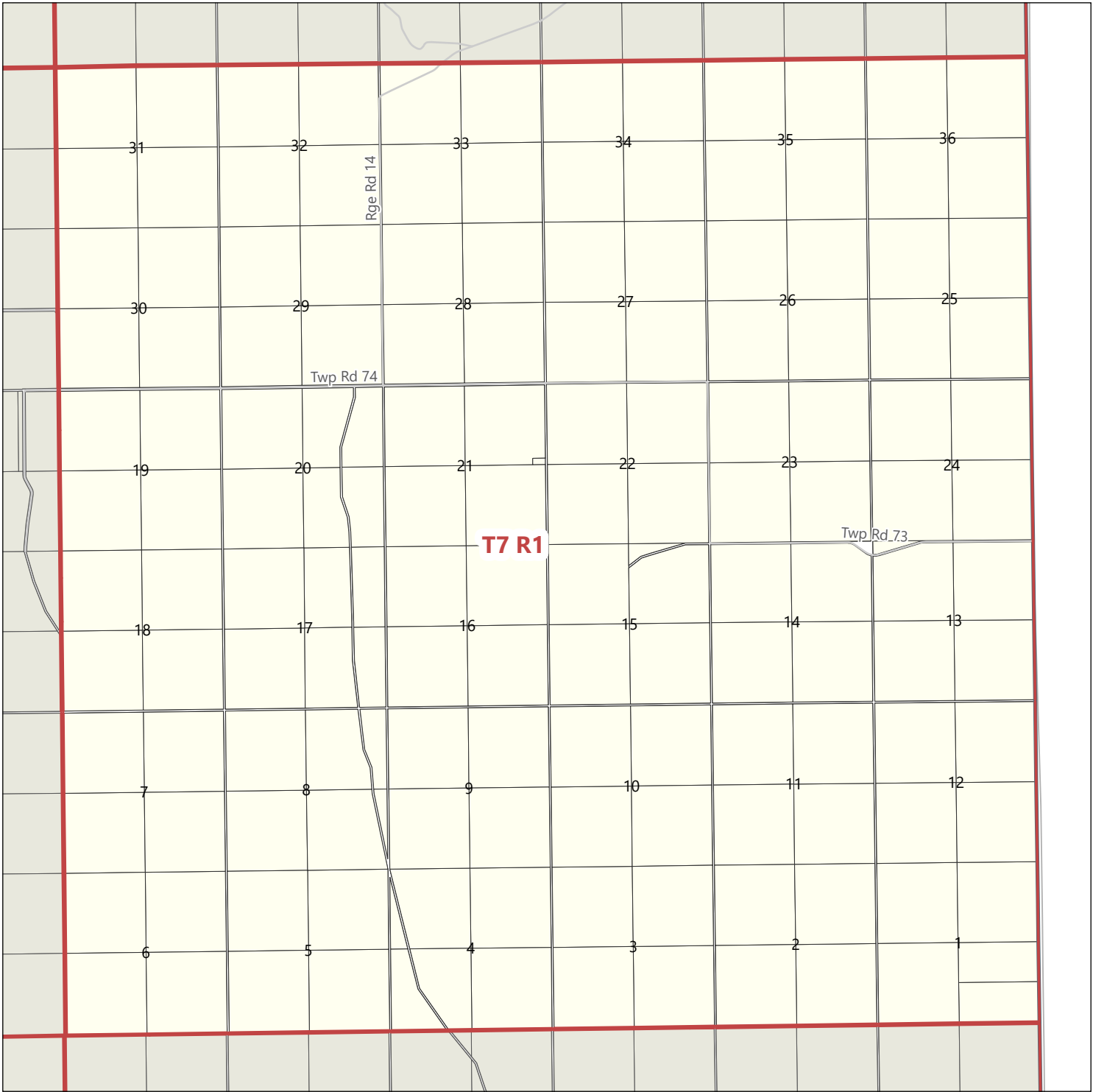
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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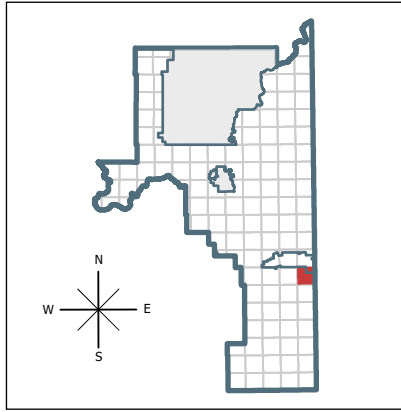


TWP 7 - RGE 1

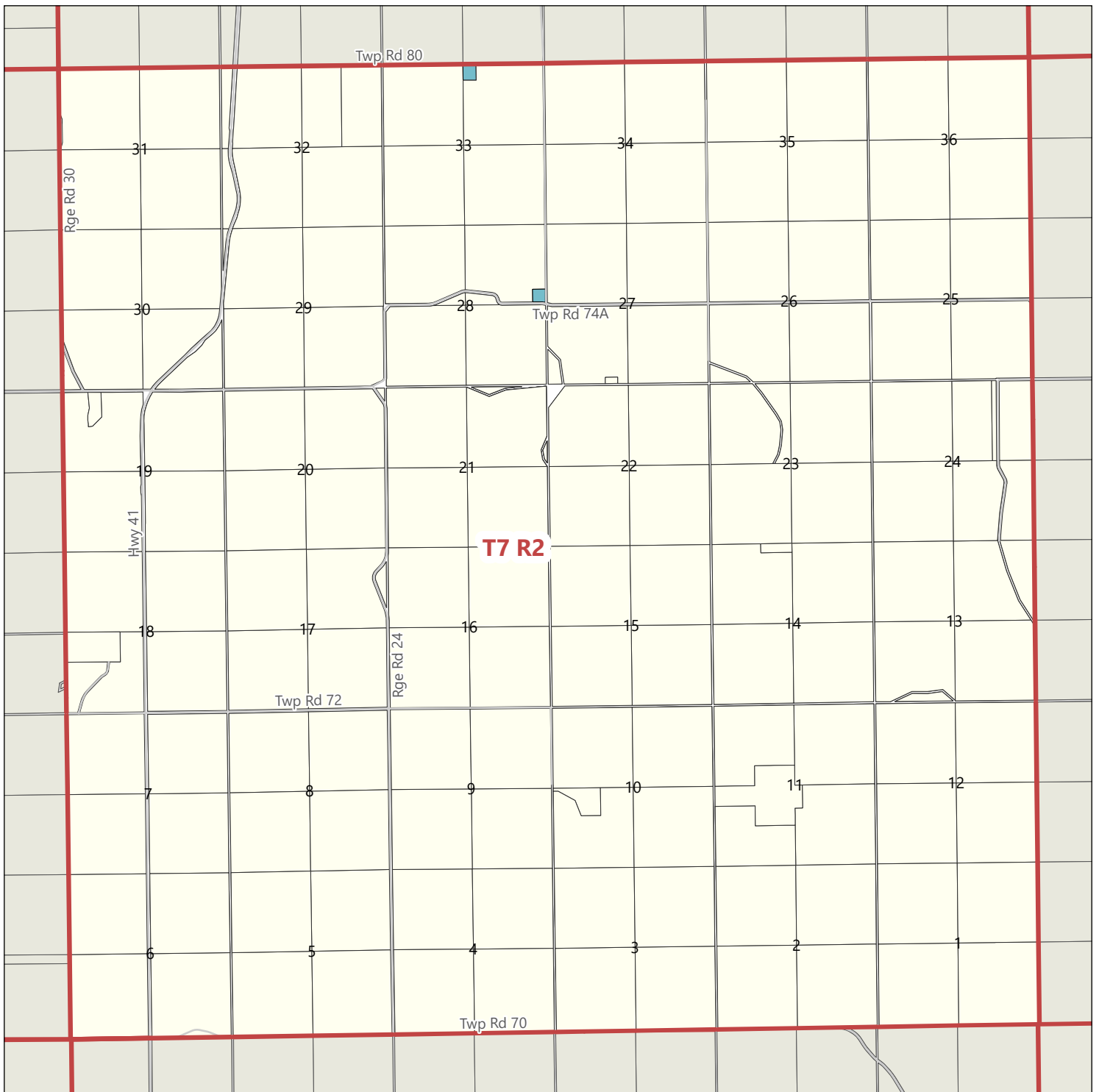
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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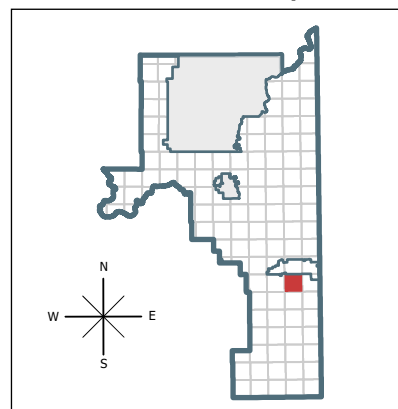


TWP 7 - RGE 2

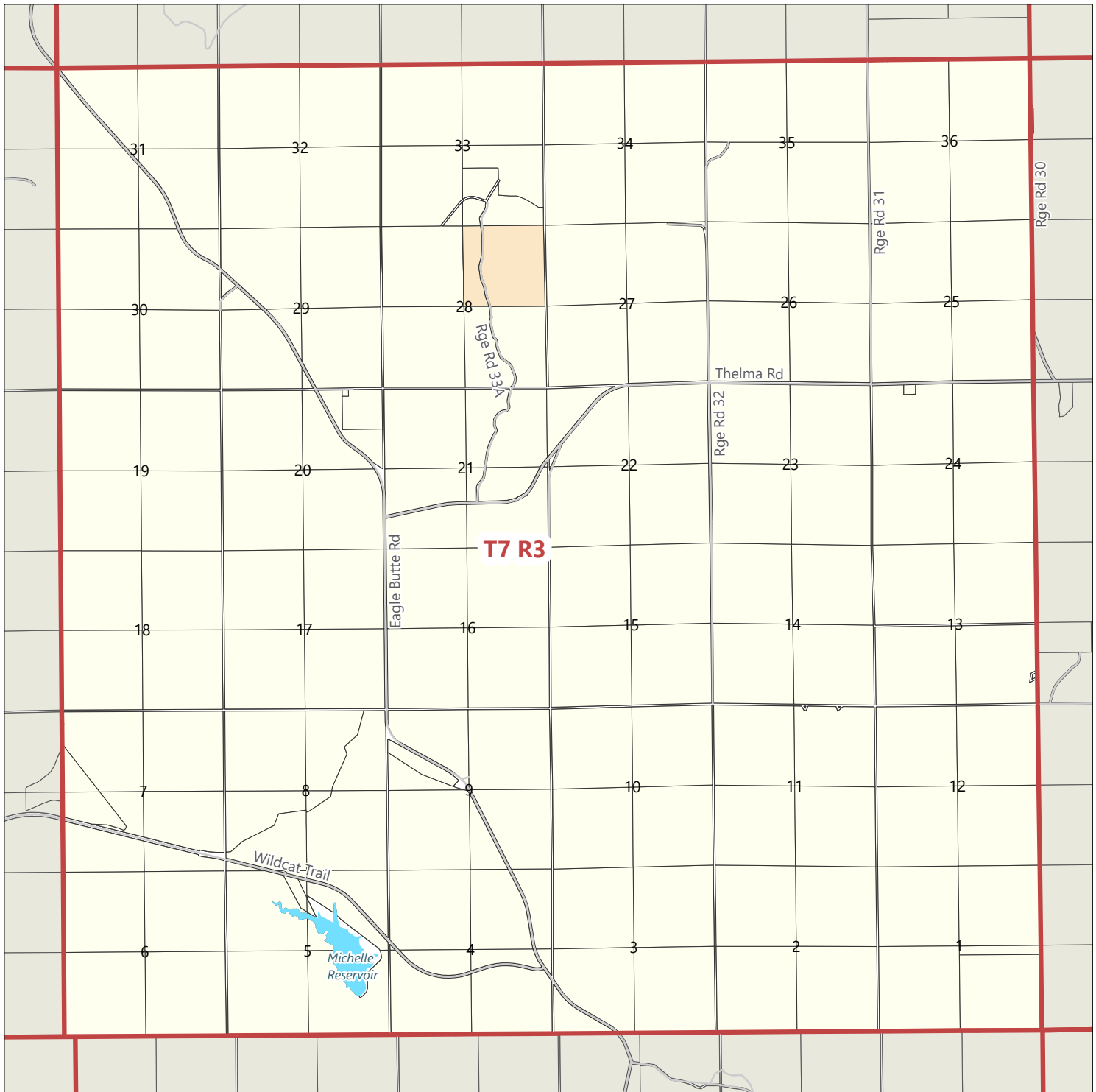
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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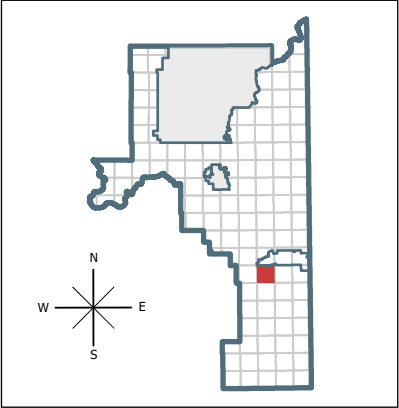


TWP 7 - RGE 3

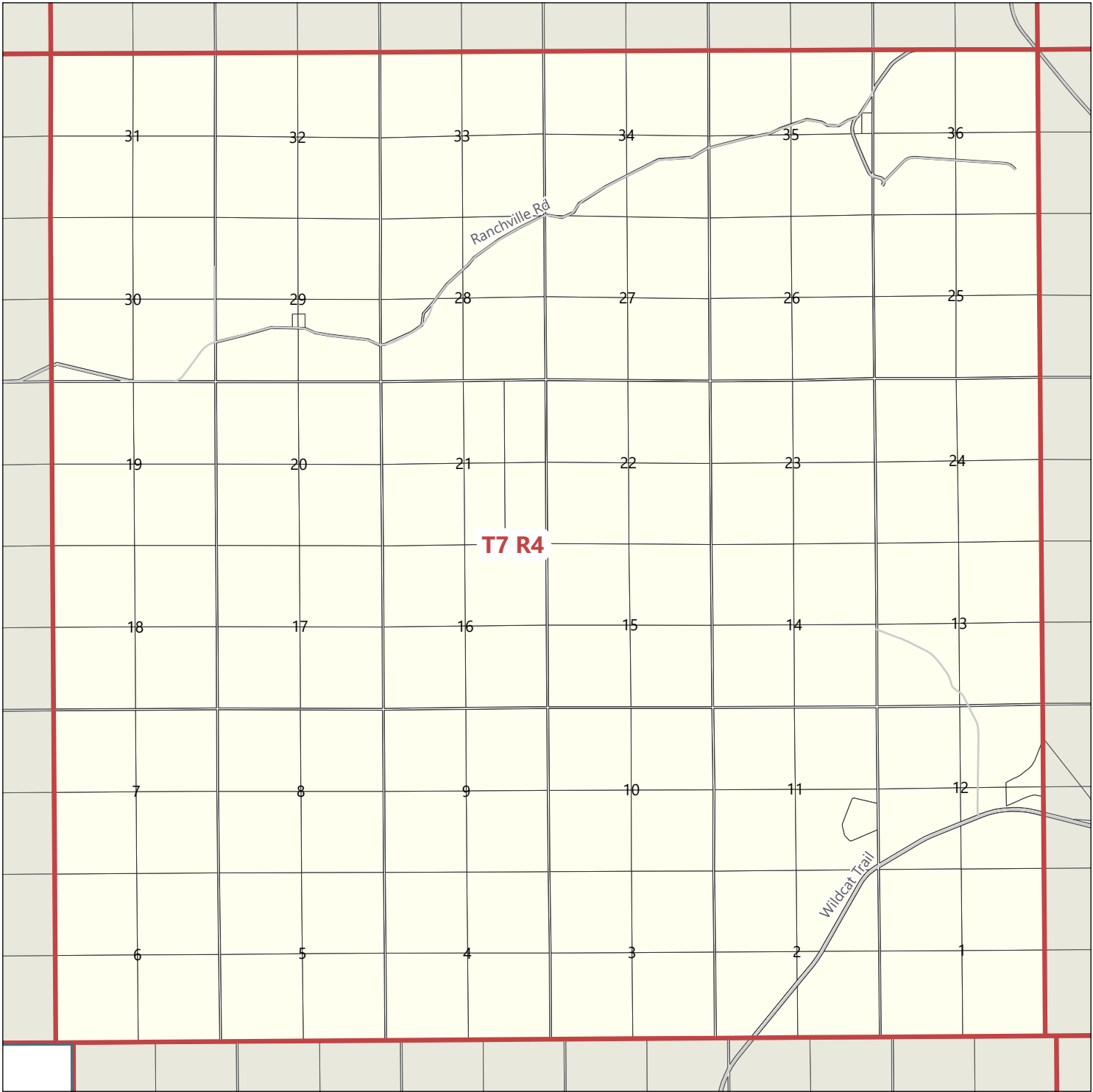
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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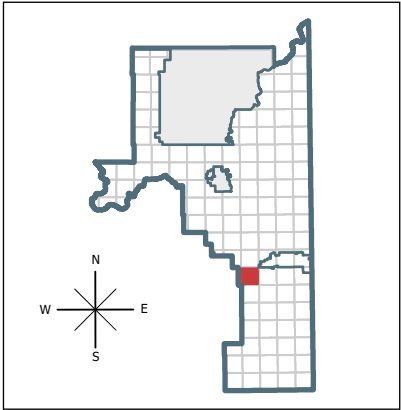


TWP 7 - RGE 4

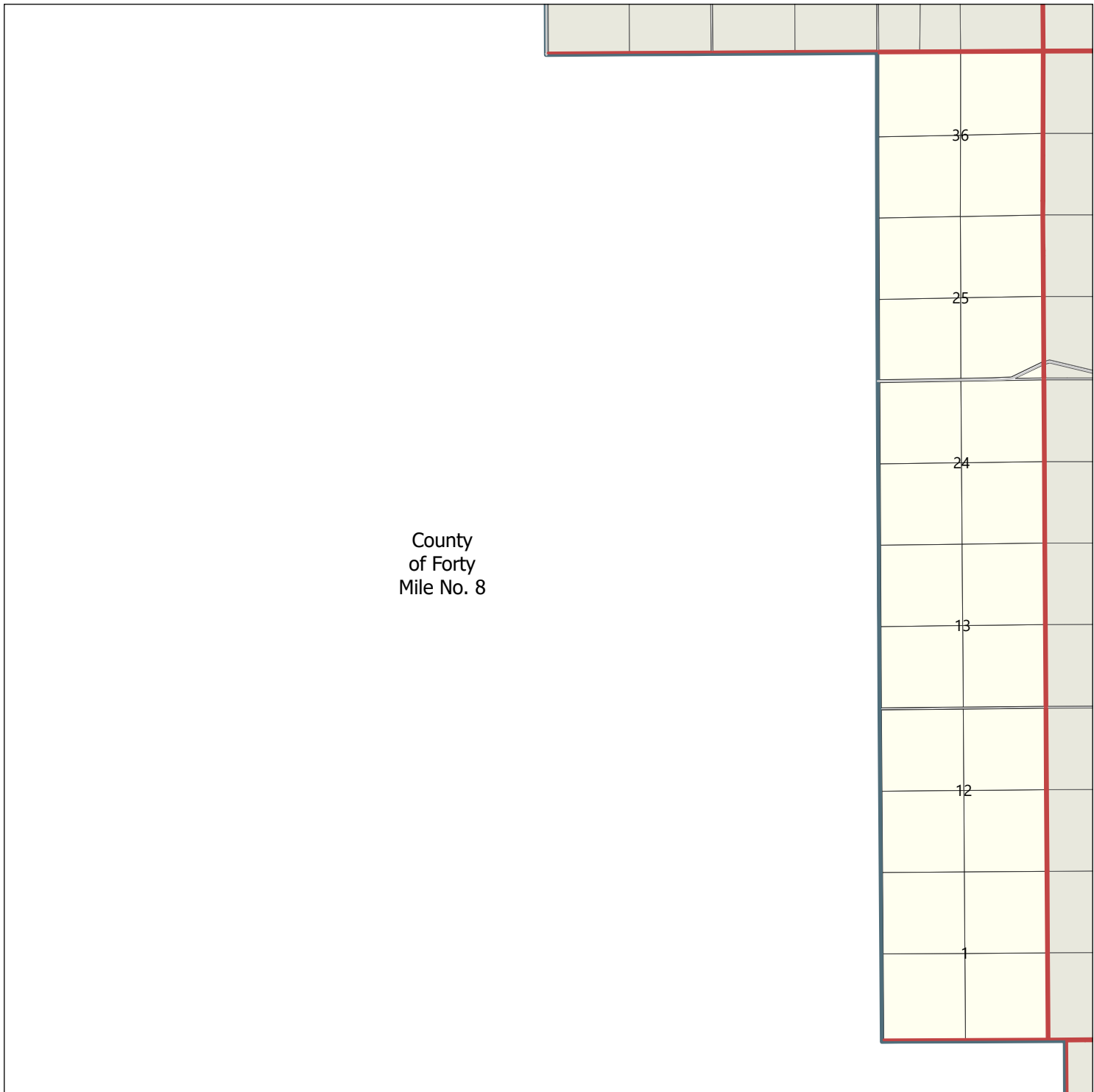
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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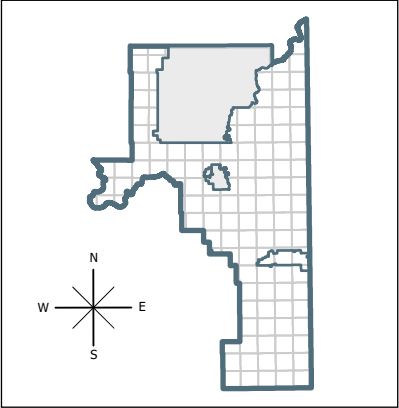


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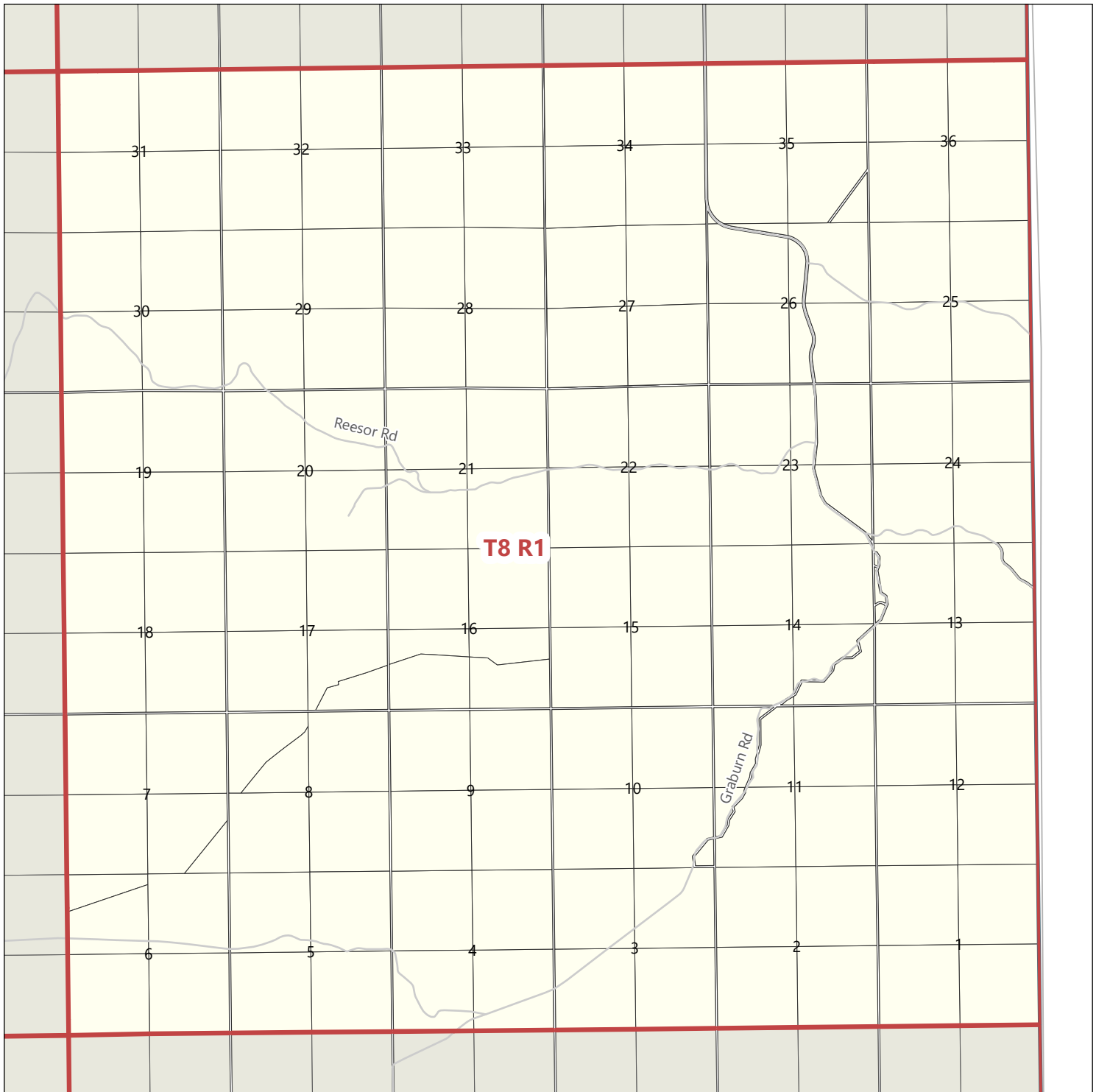
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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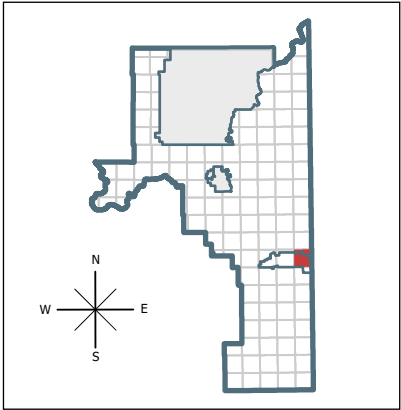


TWP 8 - RGE 1

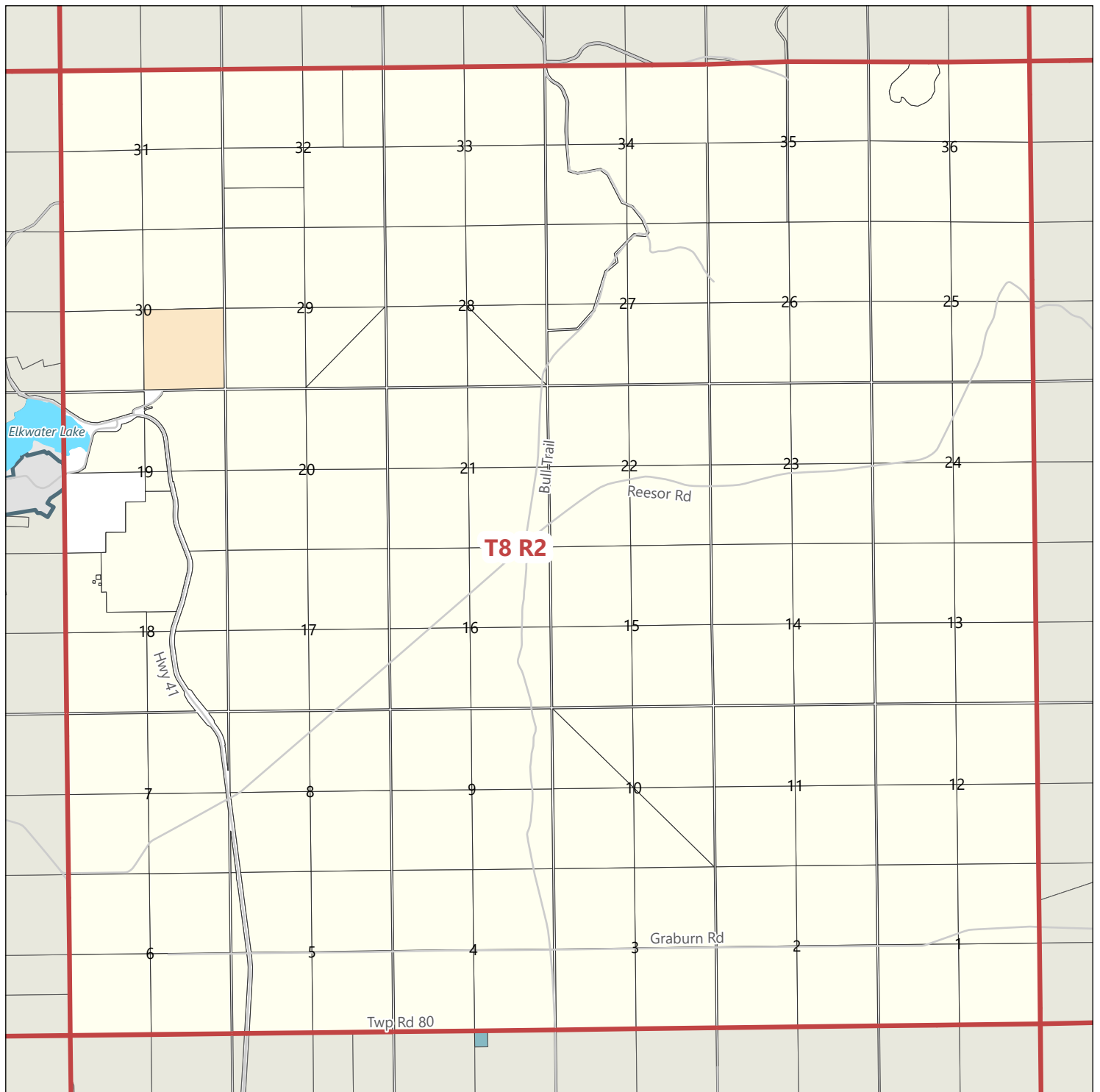
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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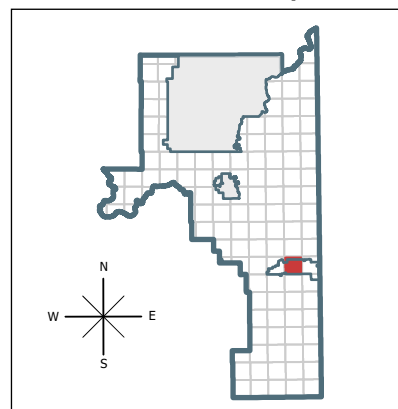
TWP 8 - RGE 2

Land Use Districts

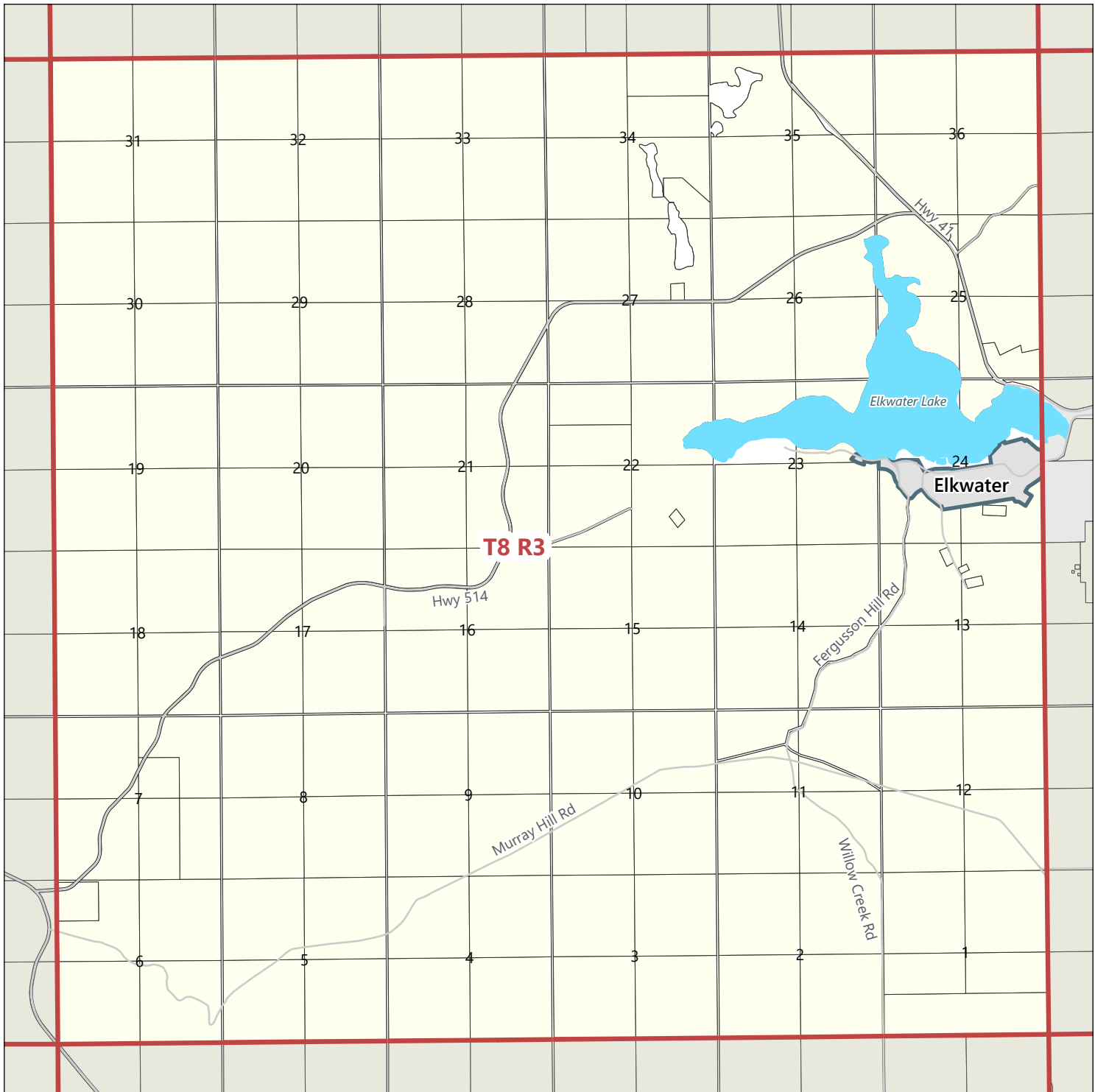
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Elkwater Land Use District Map)

Location Map



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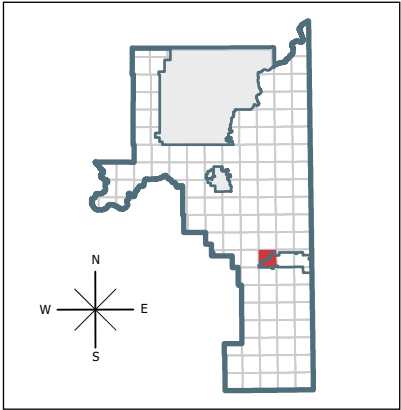
TWP 8 - RGE 3

Land Use Districts

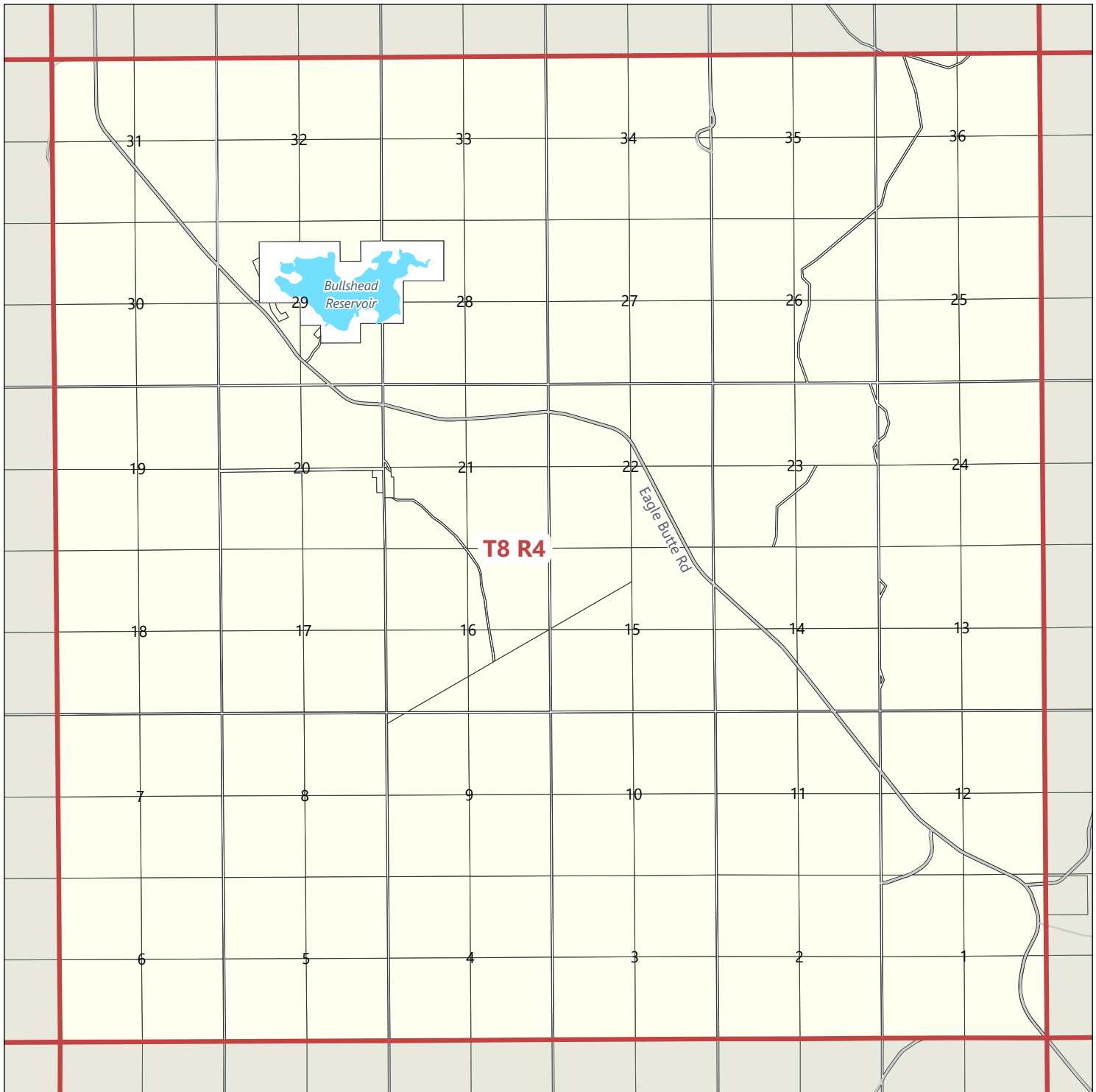
 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

 (See Elkwater Land Use District Map)

Location Map



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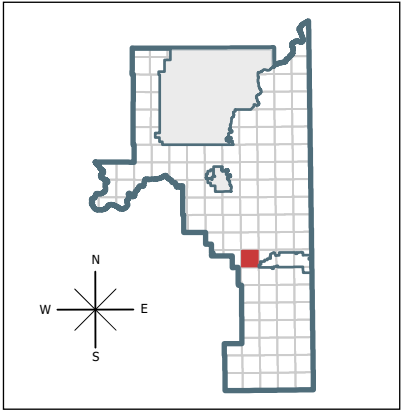


TWP 8 - RGE 4

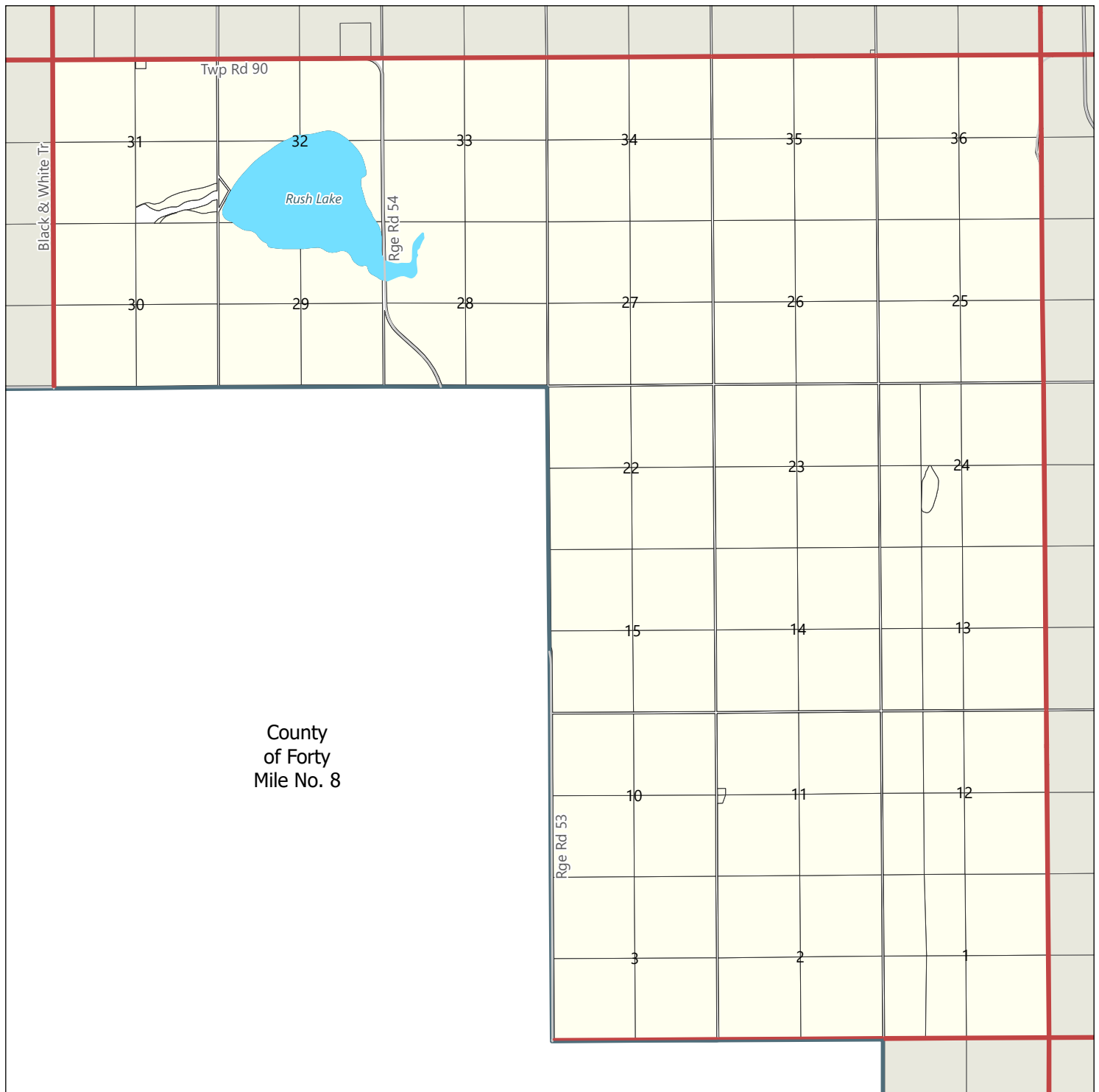
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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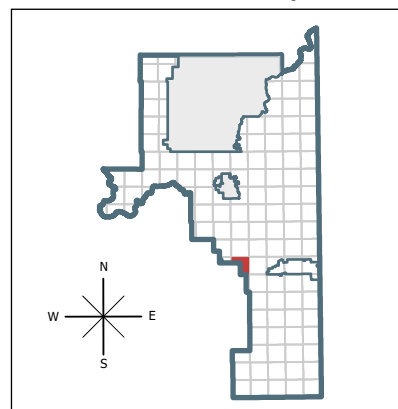


TWP 8 - RGE 5

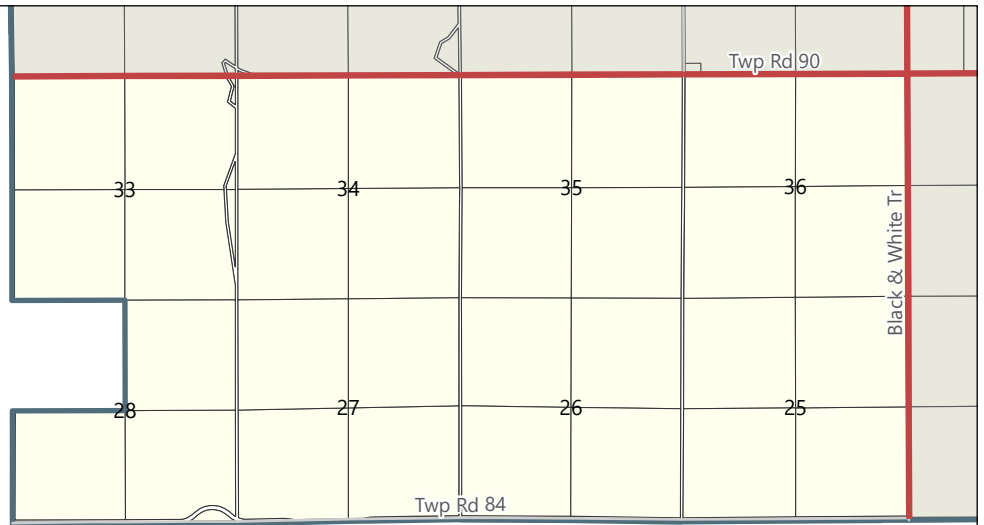
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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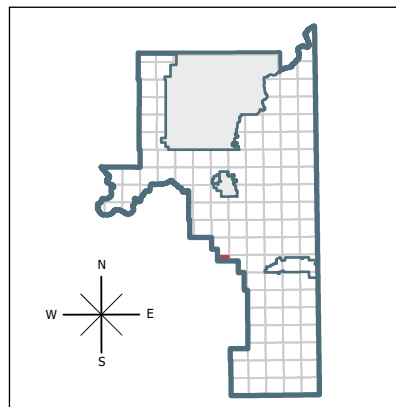
County
of Forty
Mile No. 8

TWP 8 - RGE 6

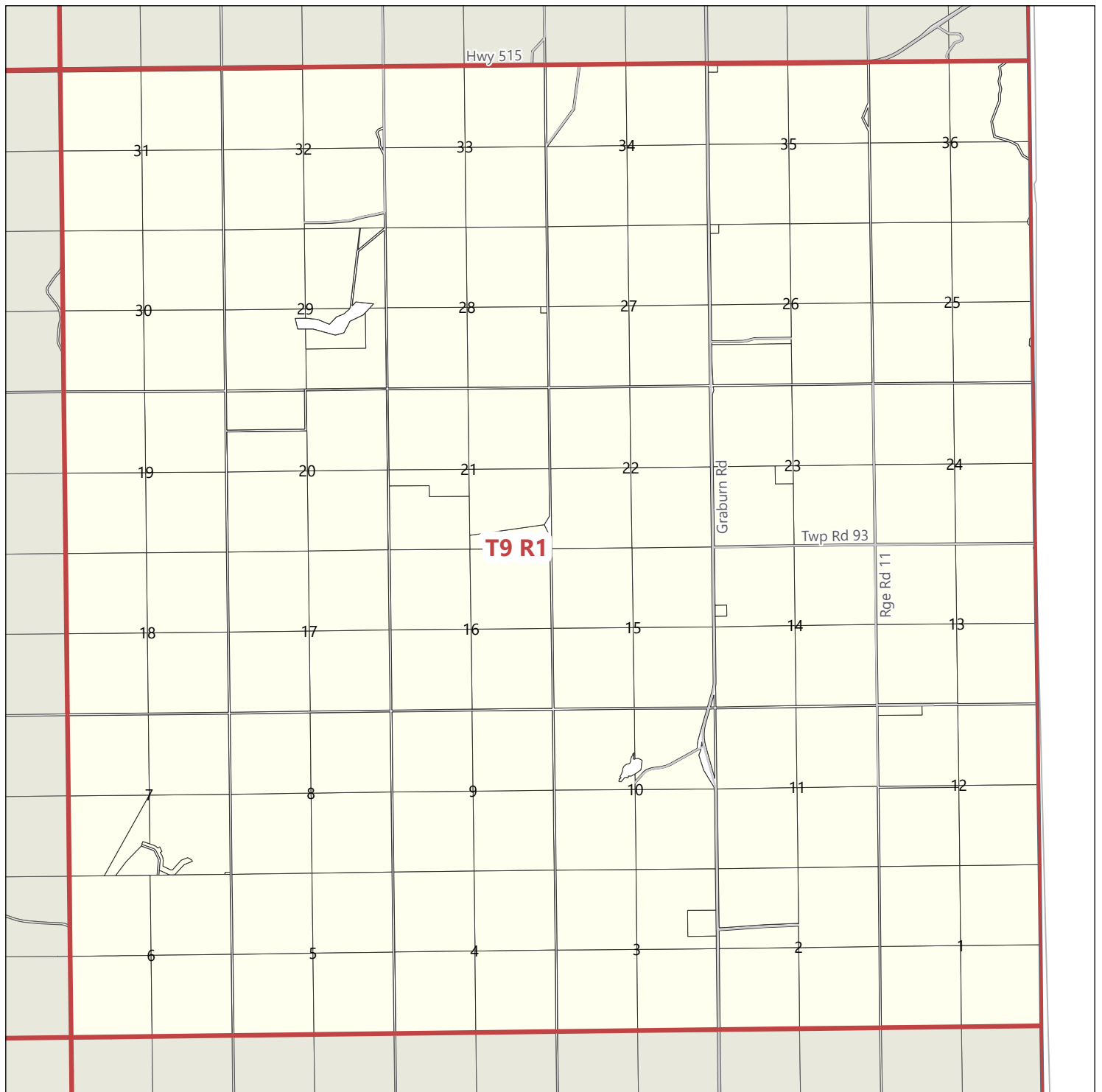
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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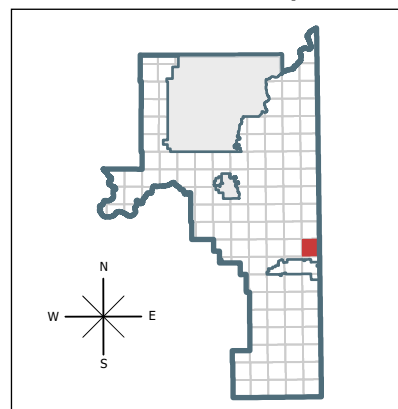


TWP 9 - RGE 1

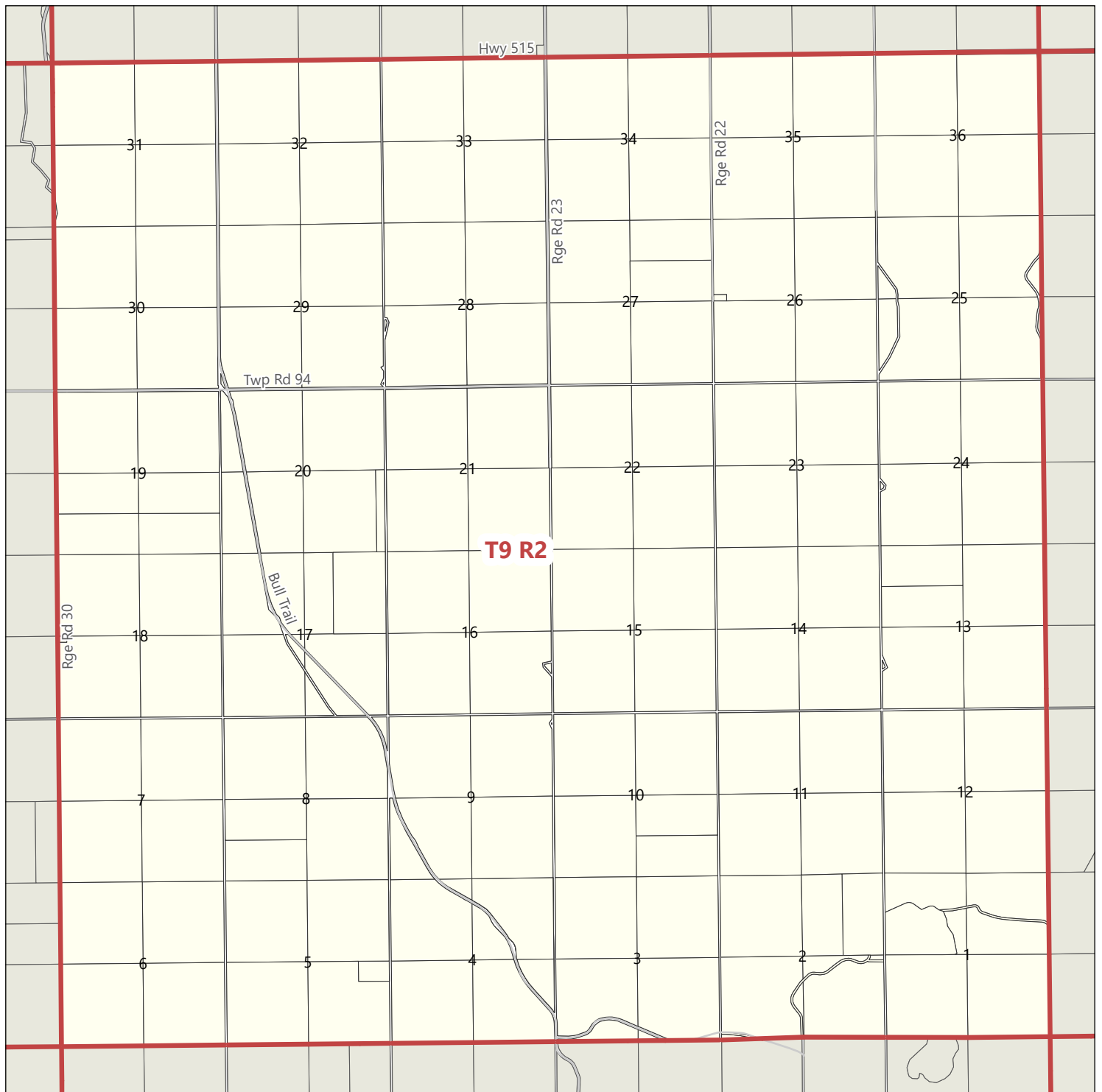
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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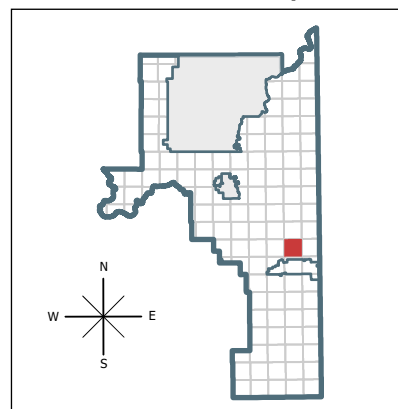


TWP 9 - RGE 2

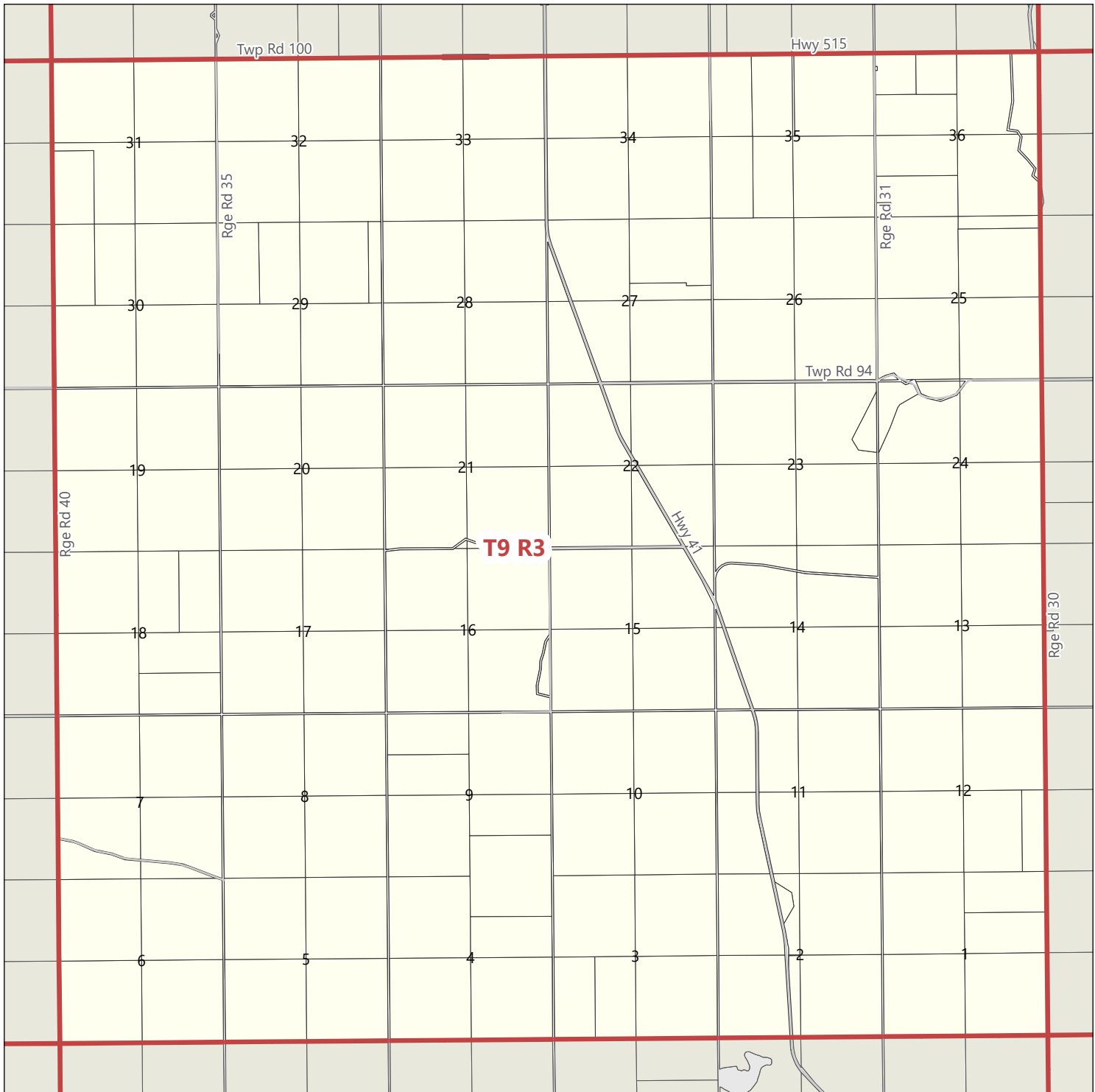
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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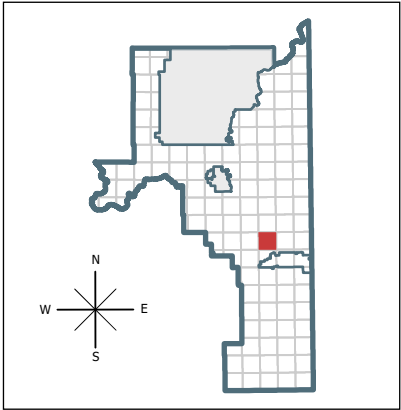


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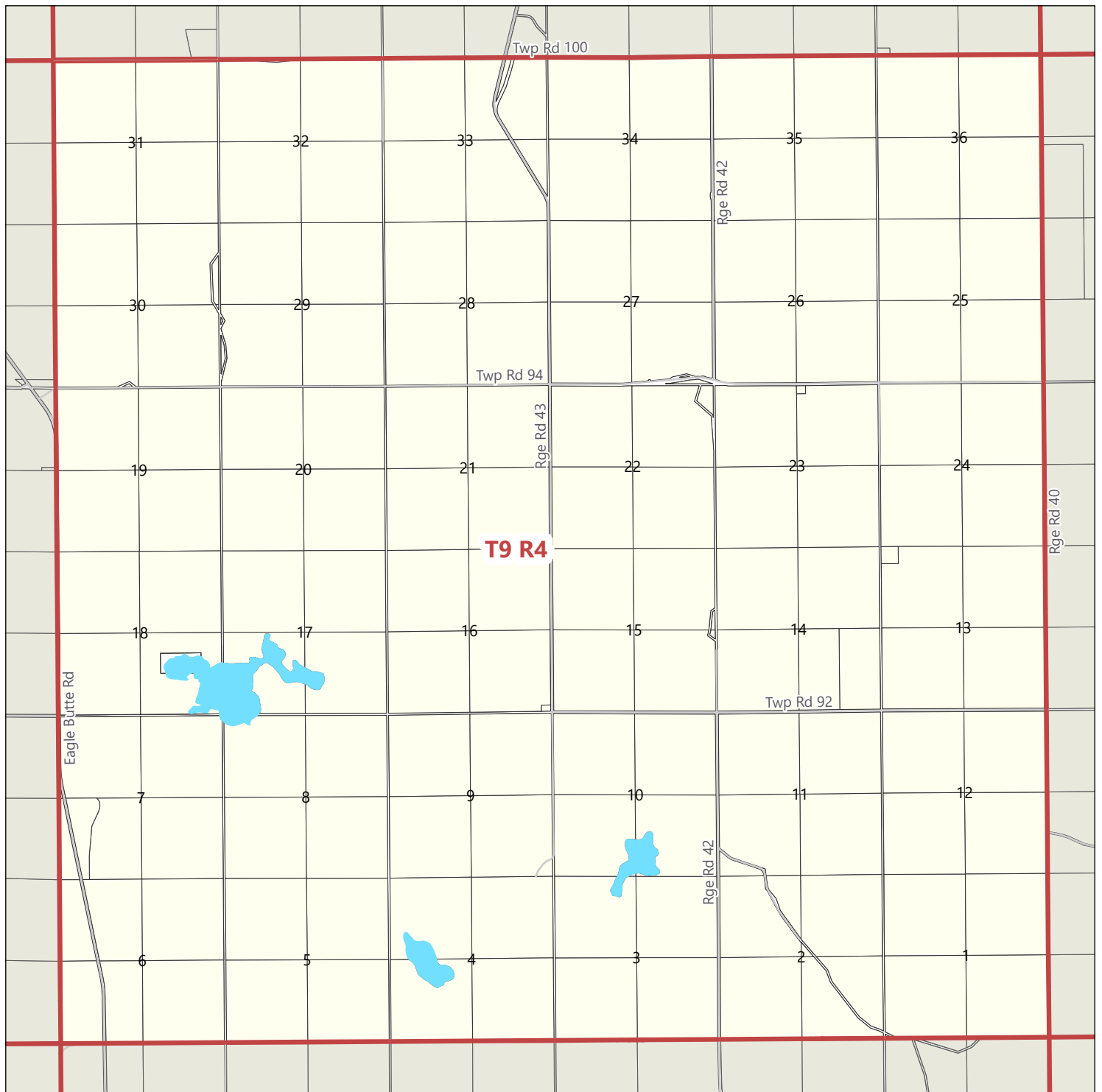
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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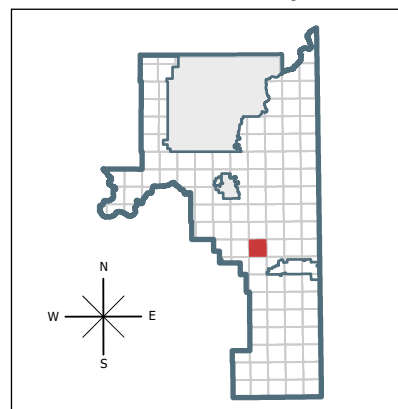


TWP 9 - RGE 4

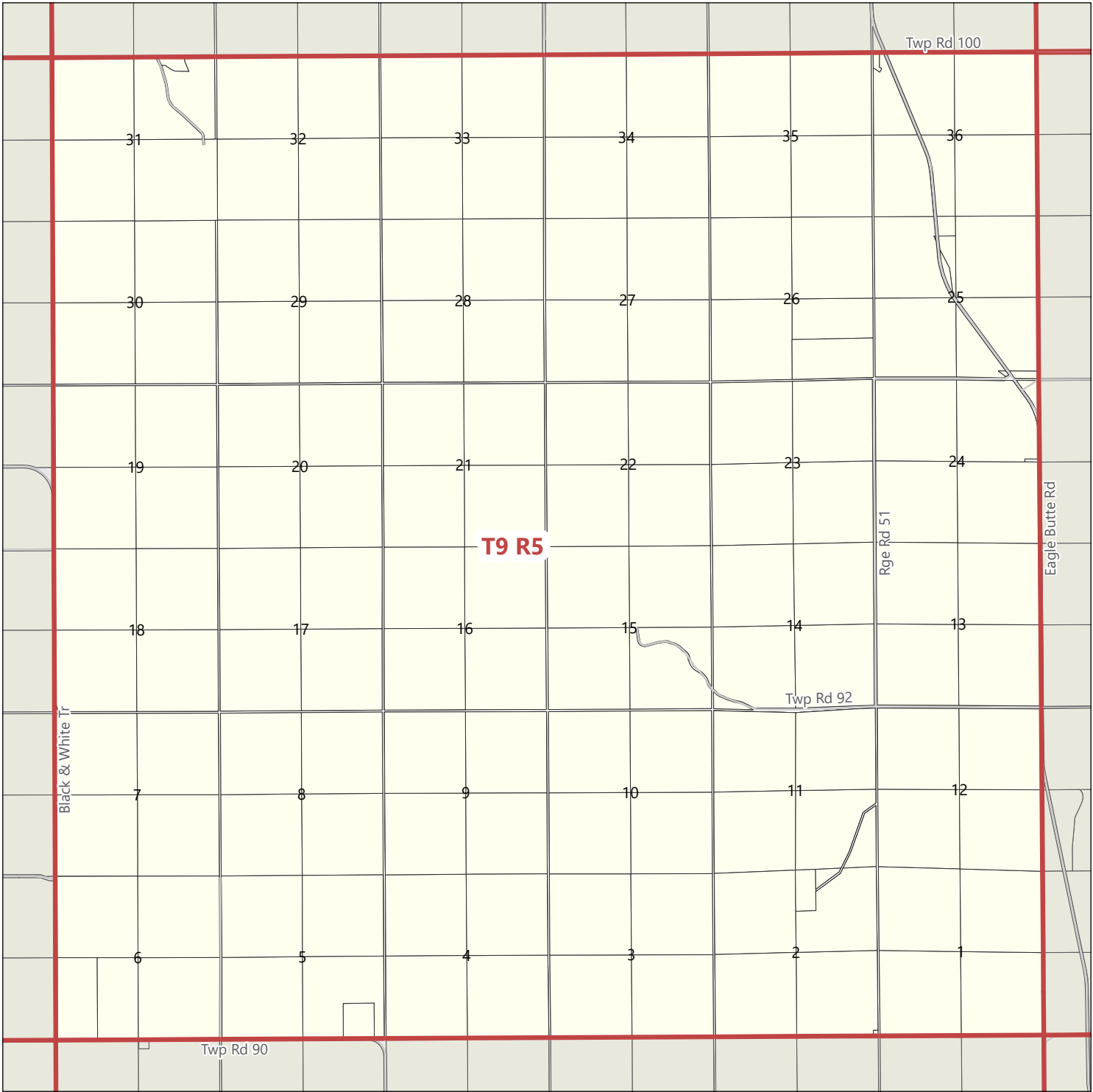
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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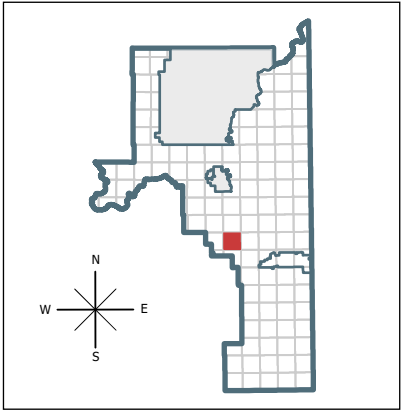


TWP 9 - RGE 5

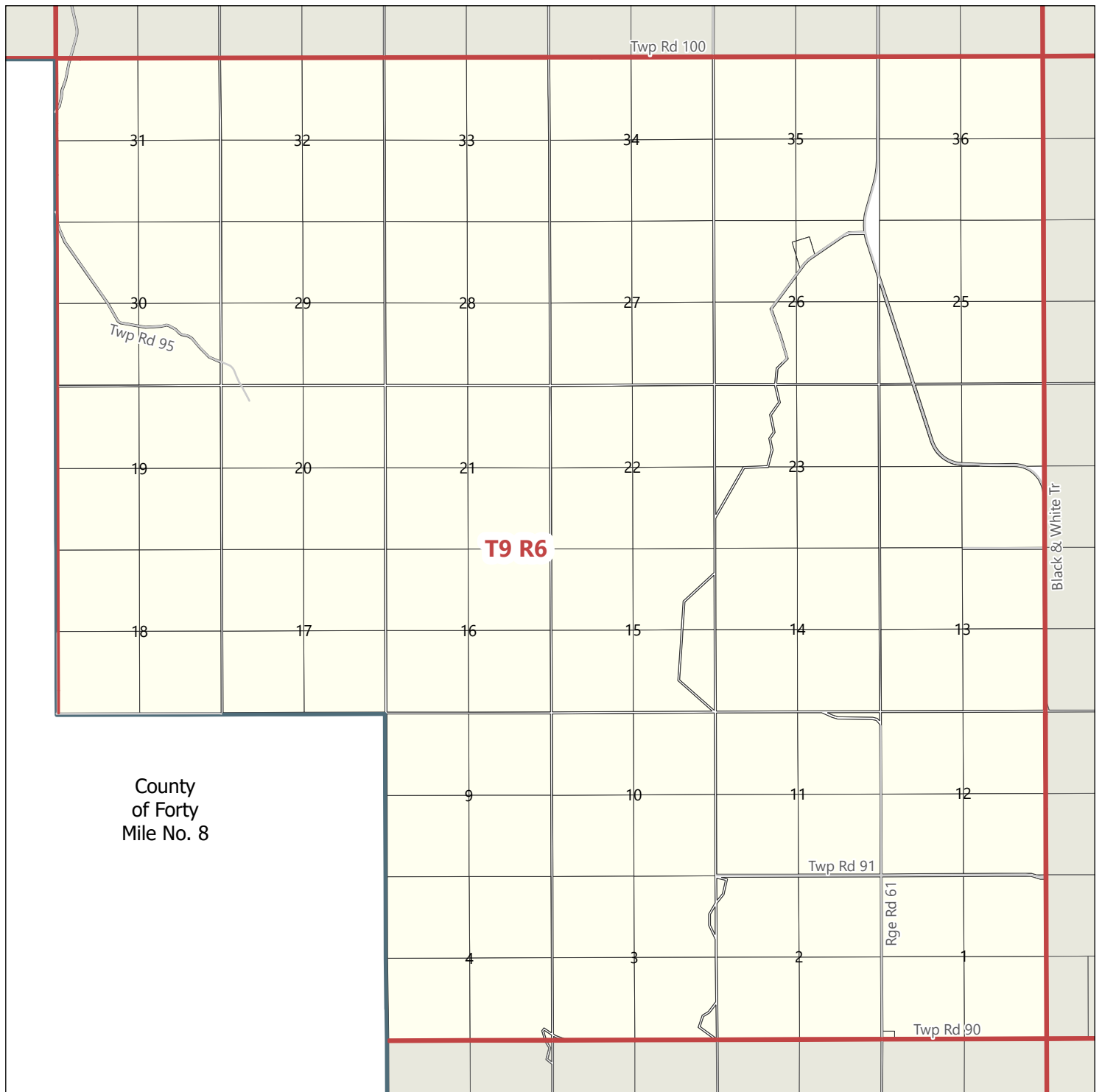
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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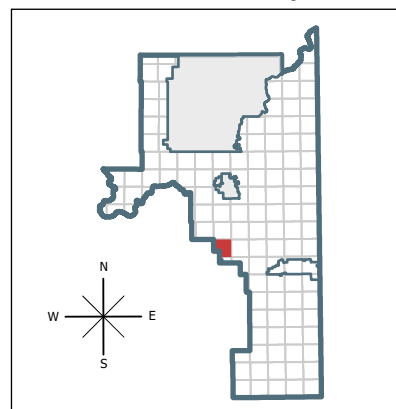


TWP 9 - RGE 6

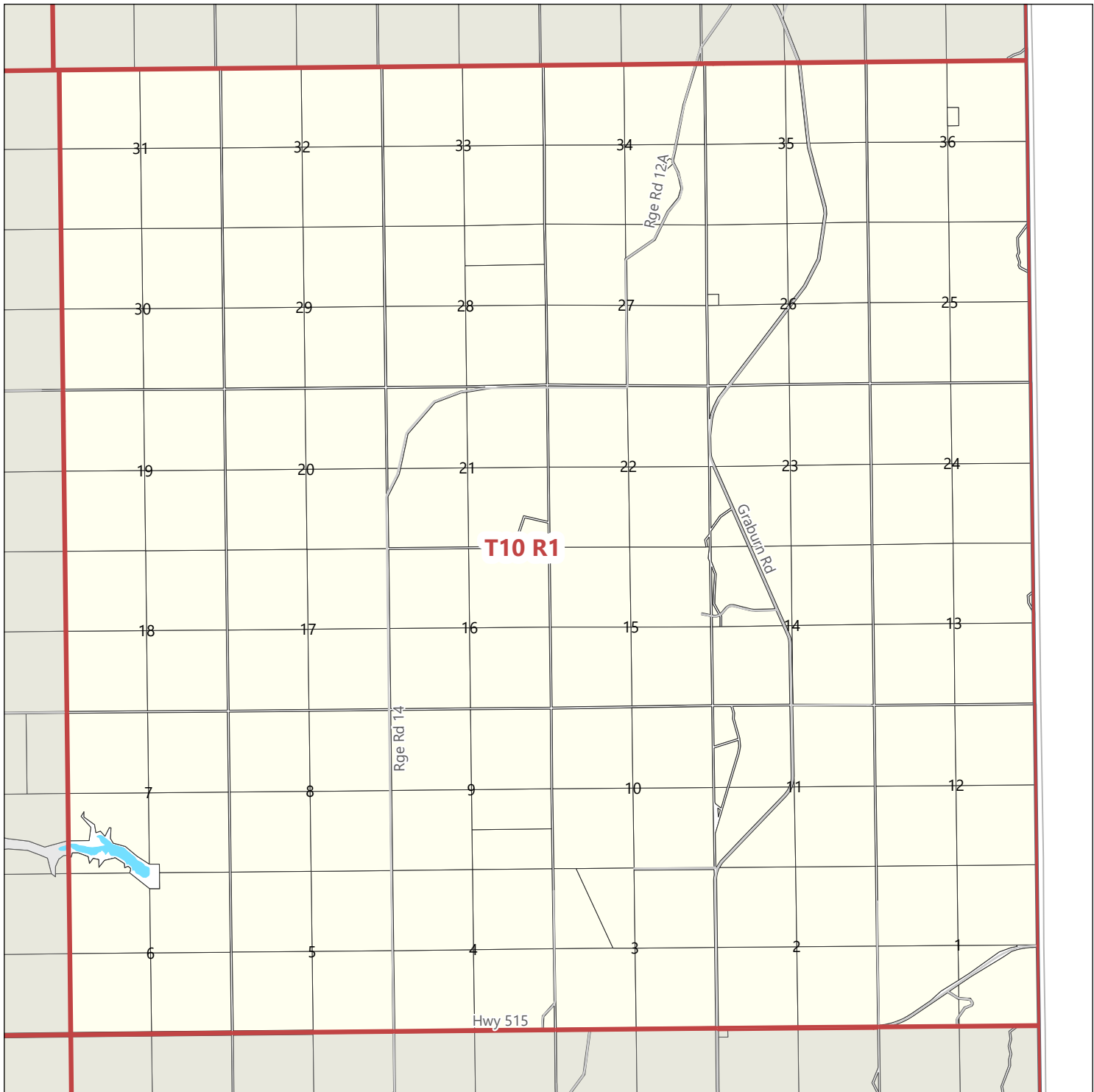
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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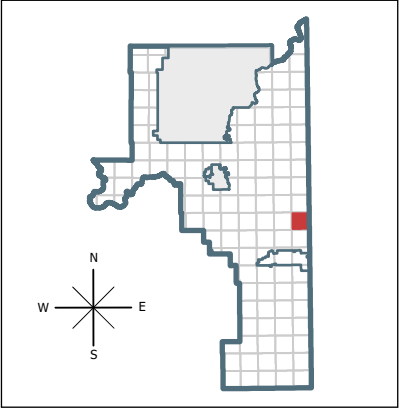


TWP 10 - RGE 1

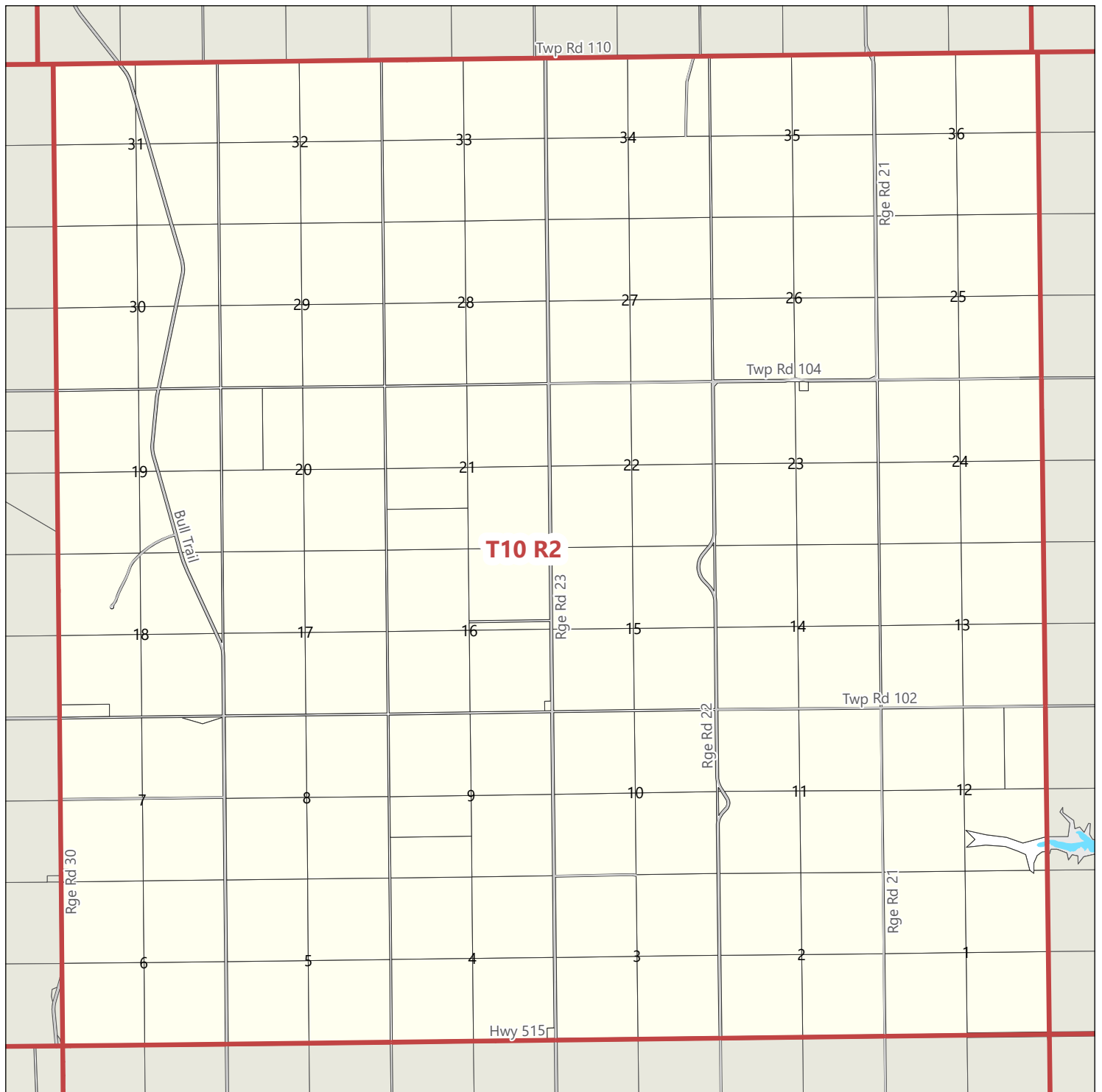
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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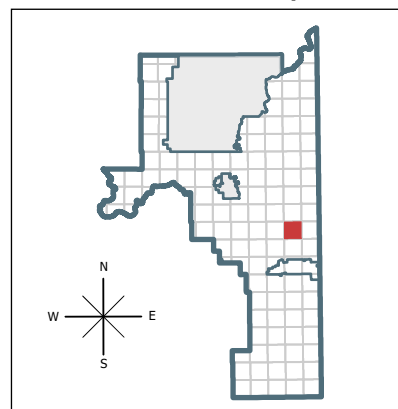


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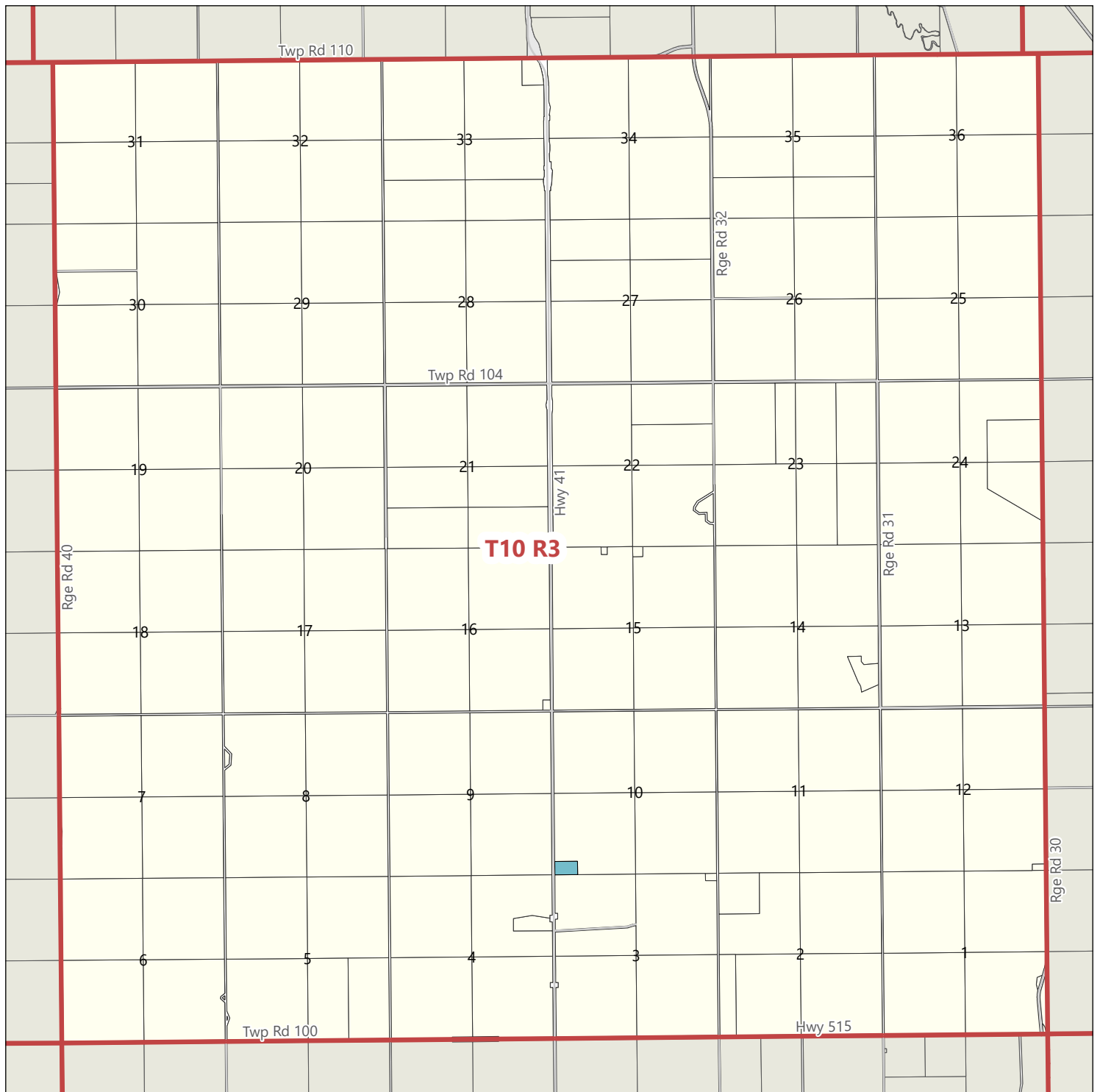
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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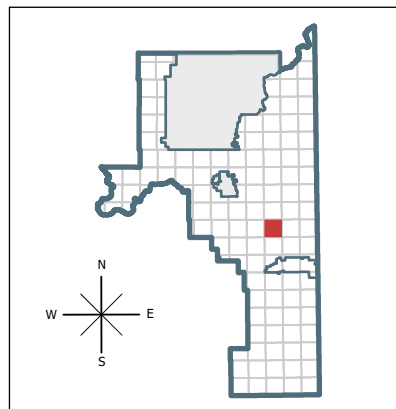


TWP 10 - RGE 3

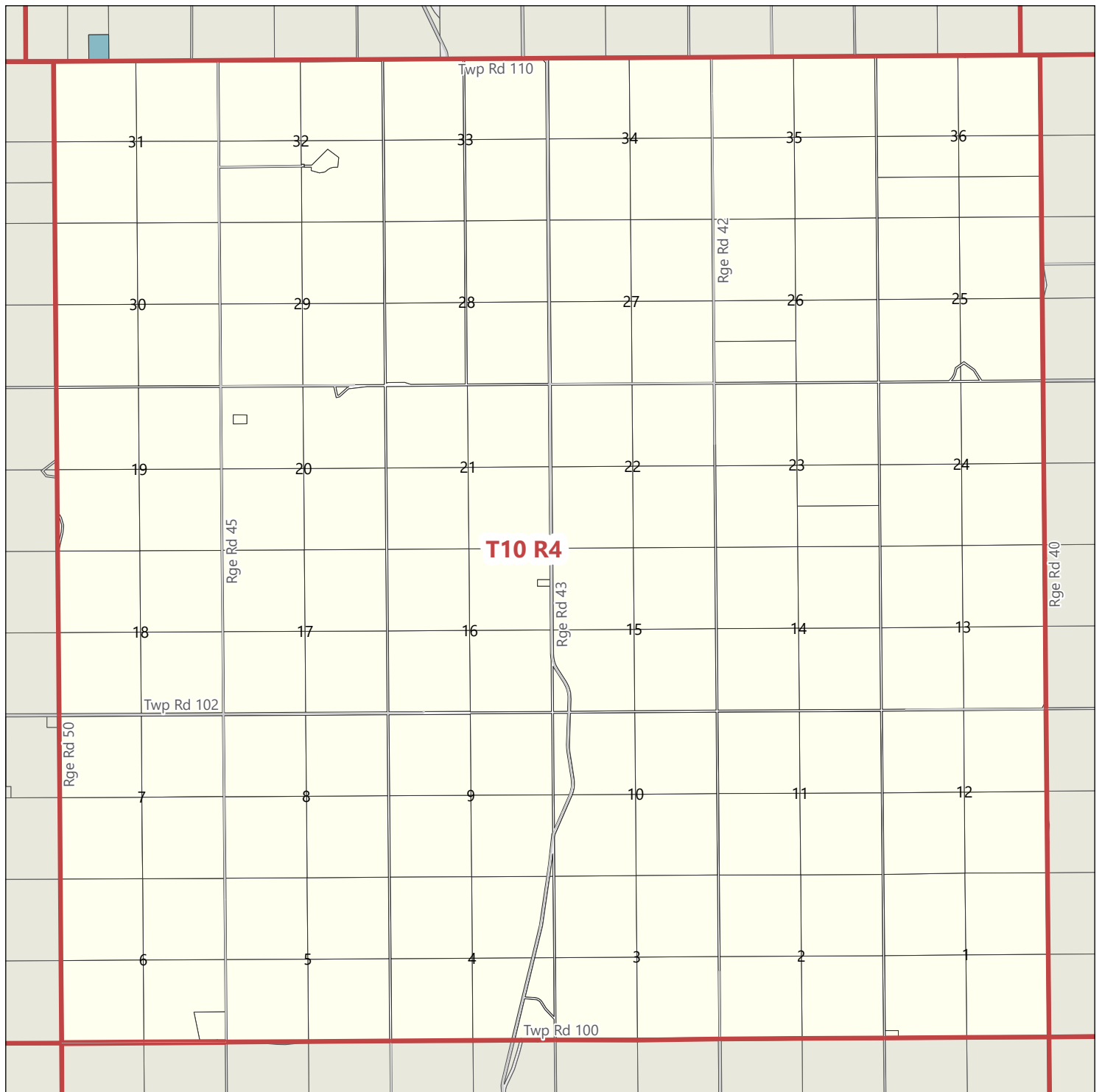
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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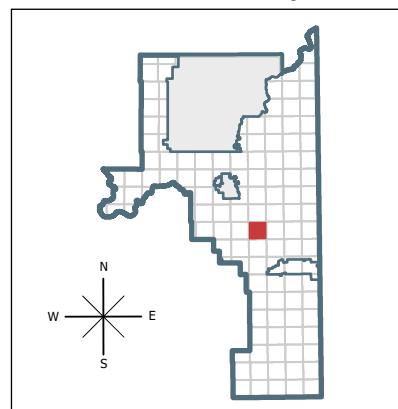


TWP 10 - RGE 4

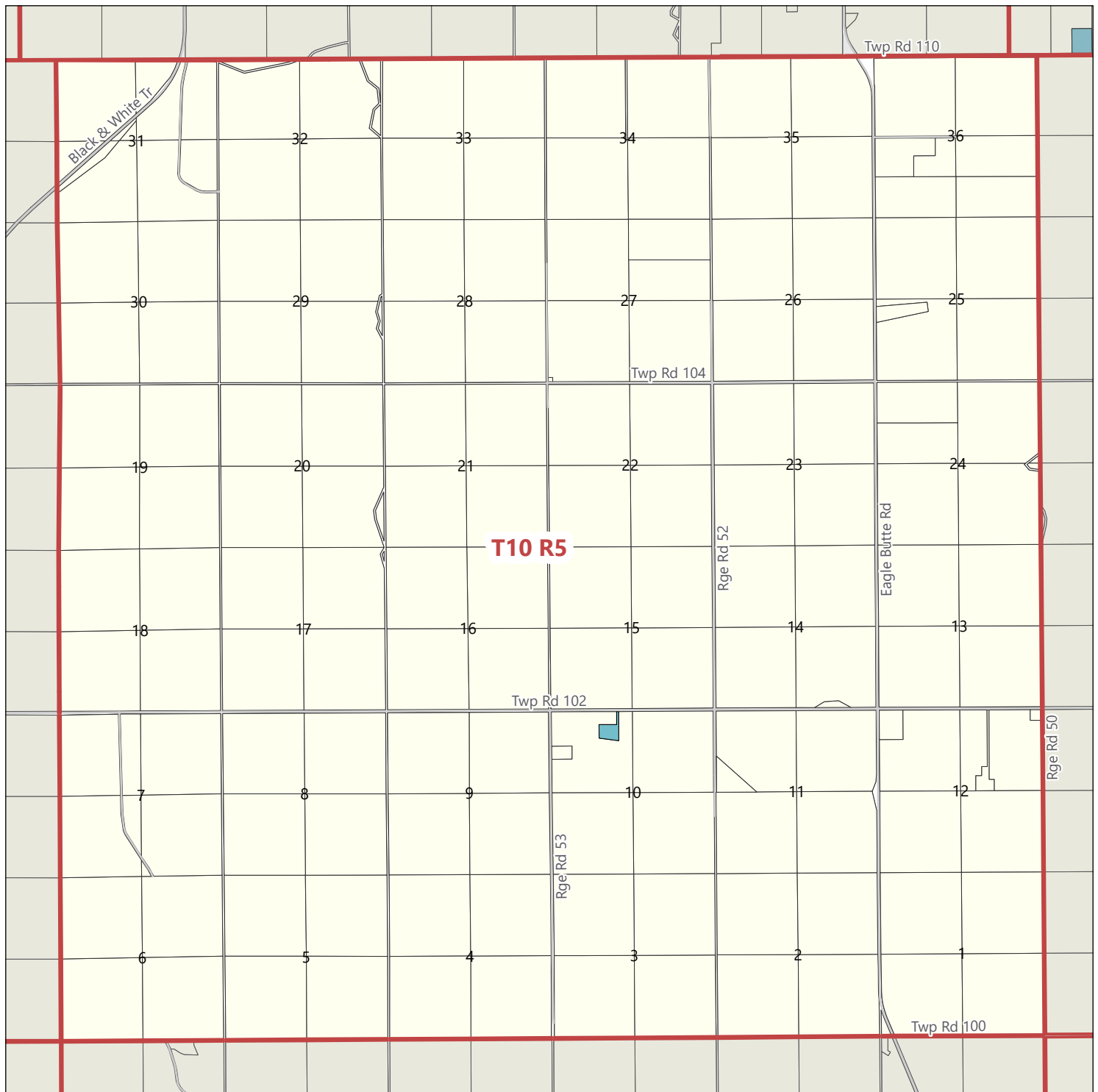
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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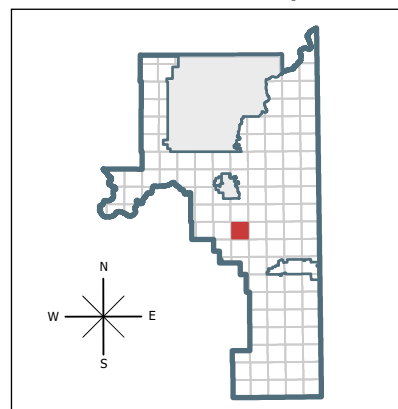


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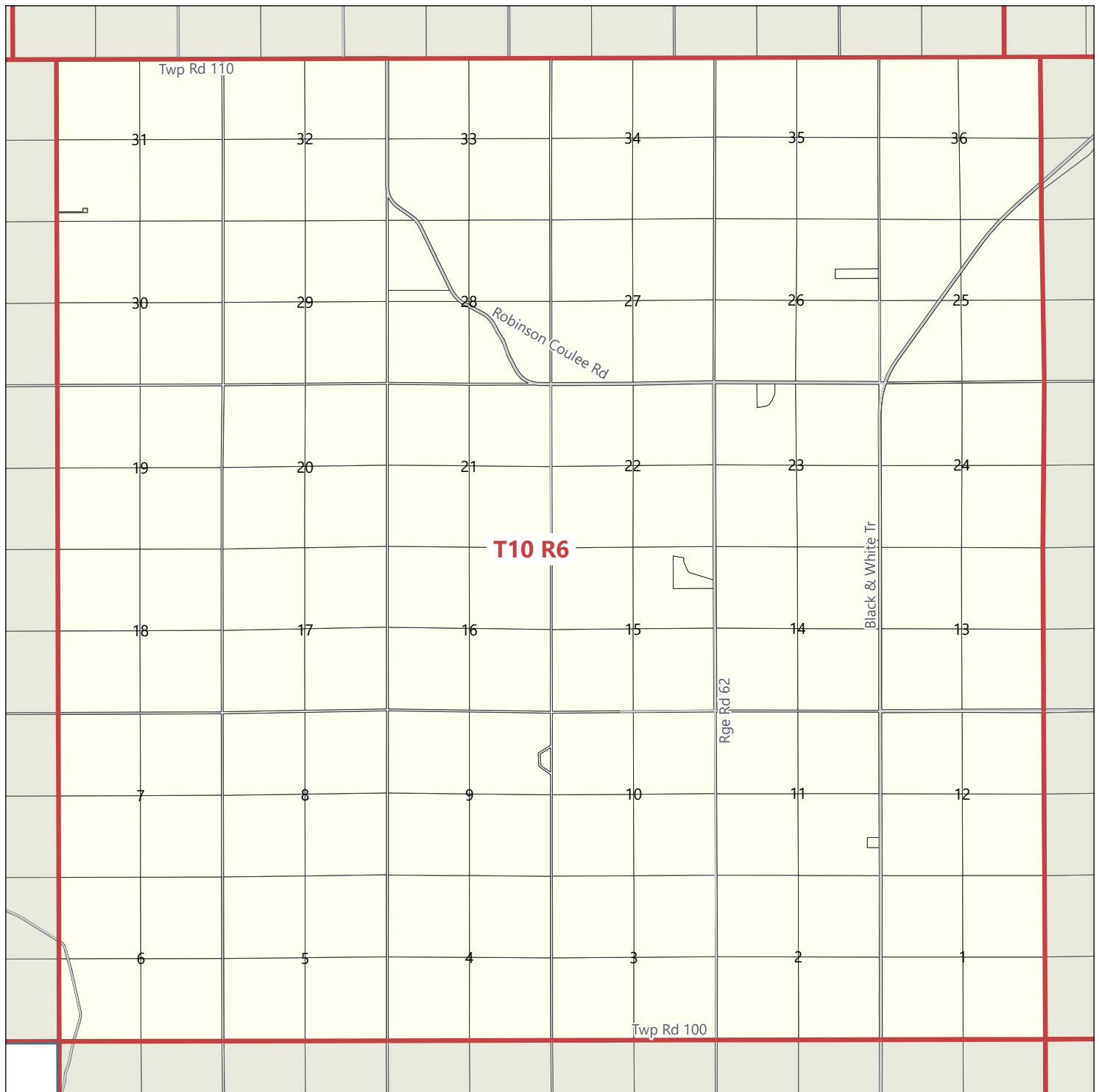
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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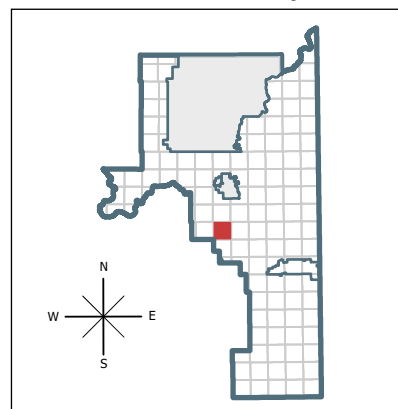


TWP 10 - RGE 6

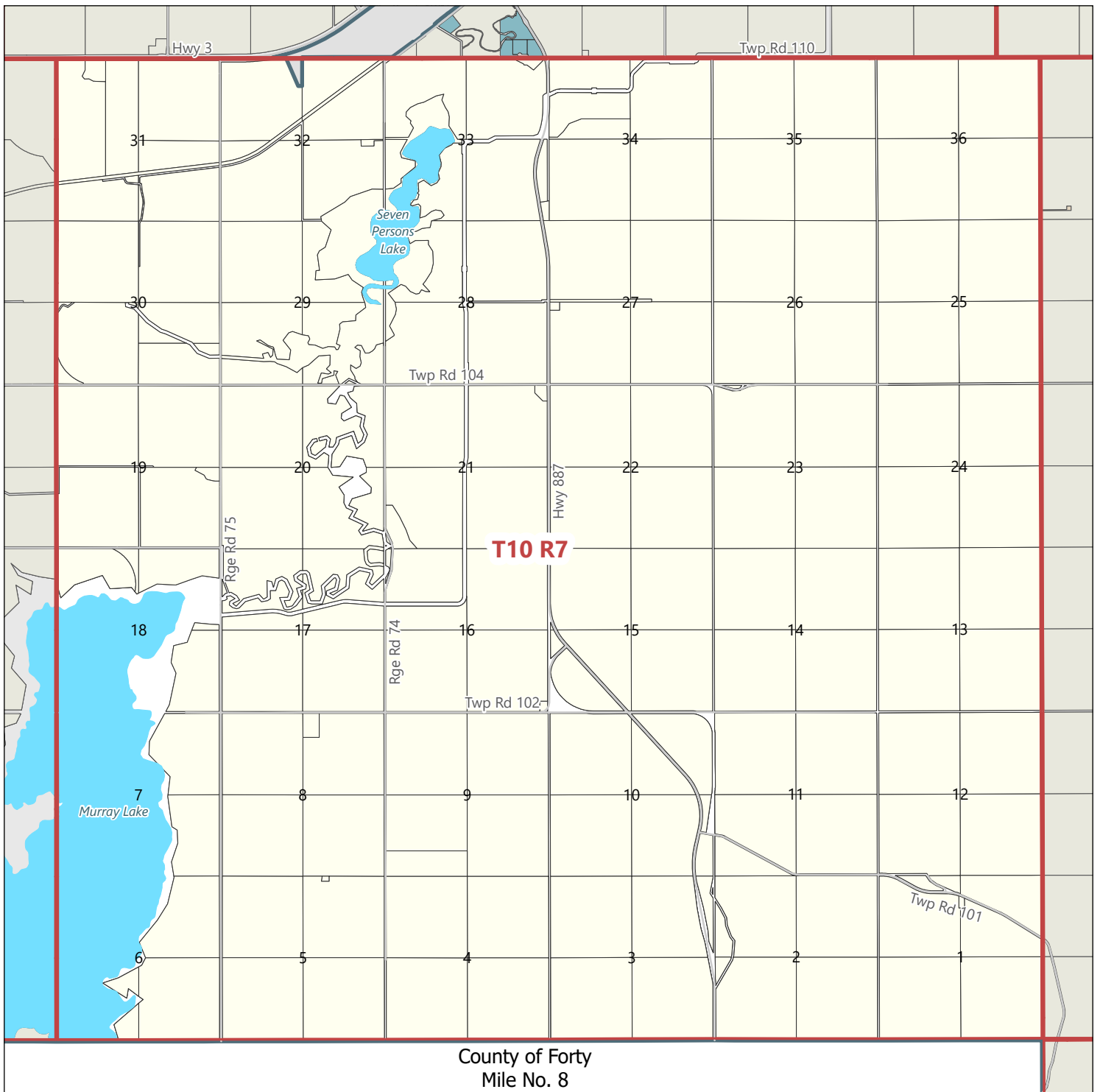
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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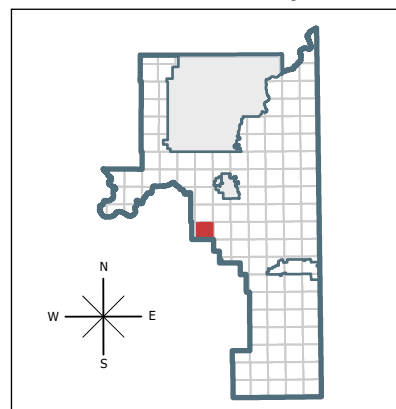
TWP 10 - RGE 7

Land Use Districts

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A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
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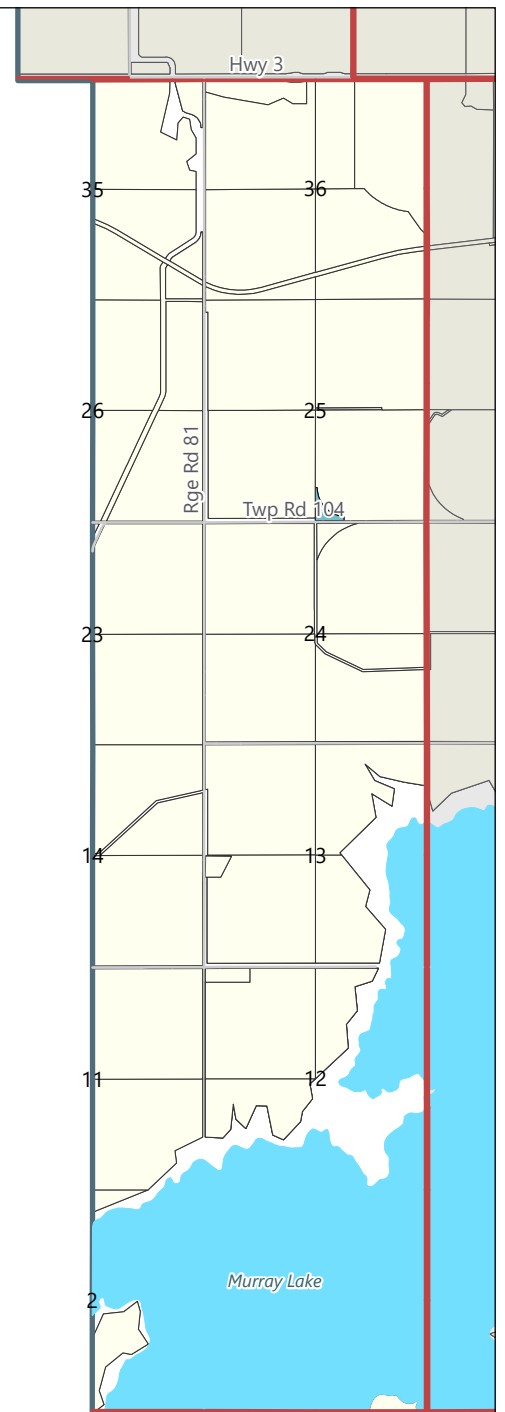
(See Seven Persons Land Use District Map)

Location Map



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County
of Forty
Mile No. 8

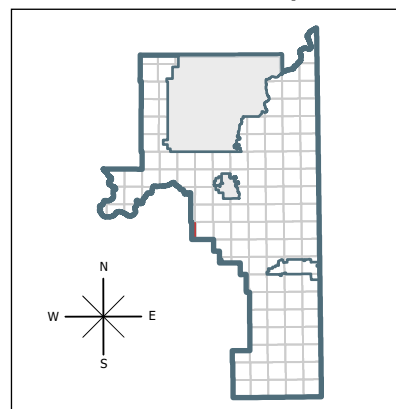


TWP 10 - RGE 8

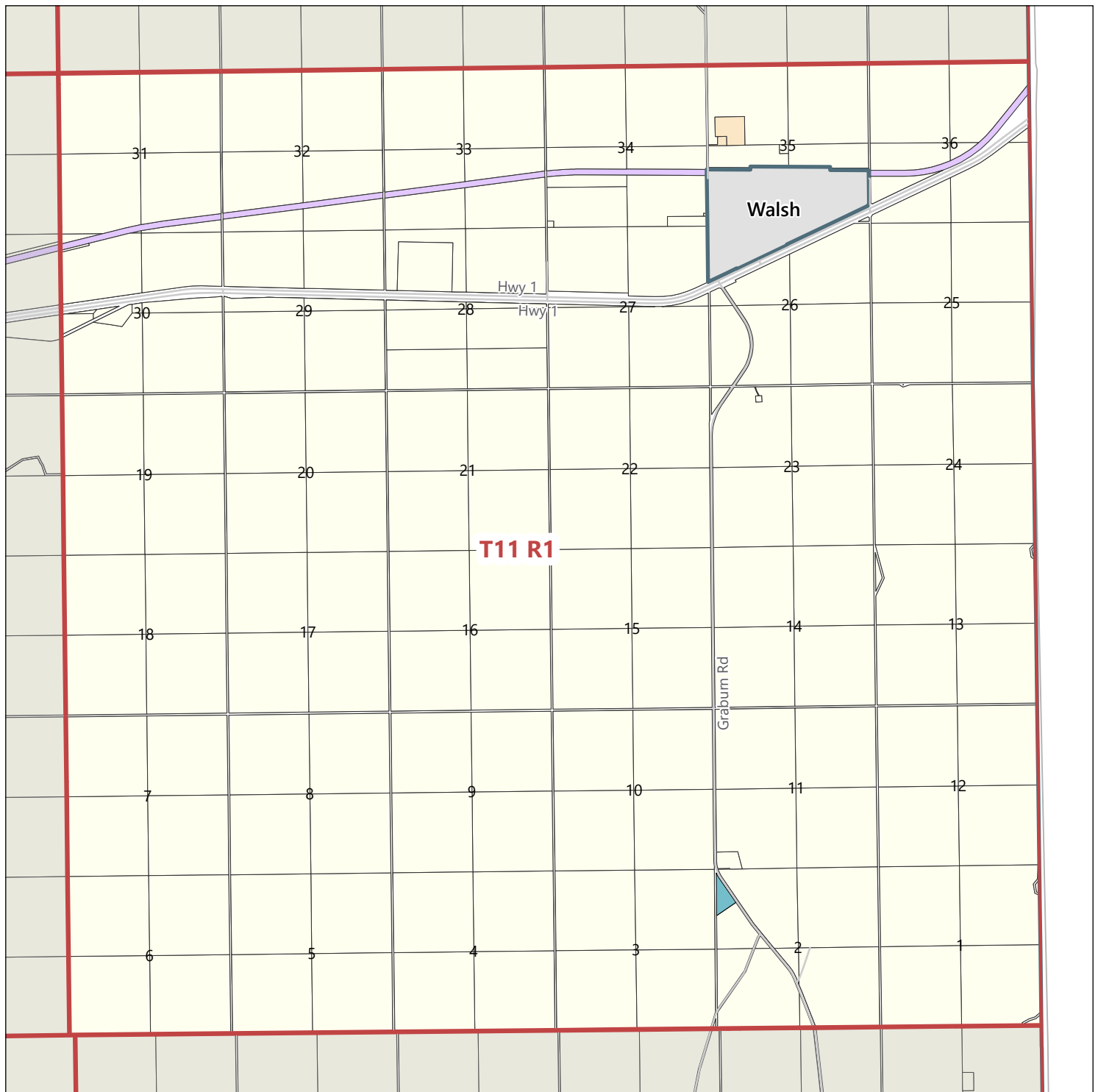
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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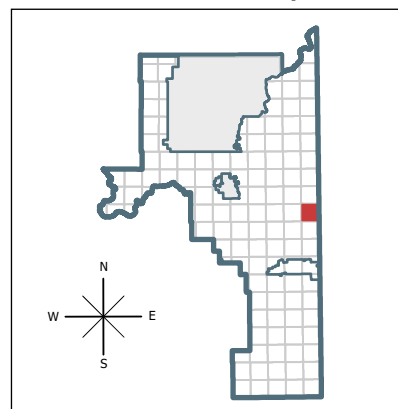
TWP 11 - RGE 1

Land Use Districts

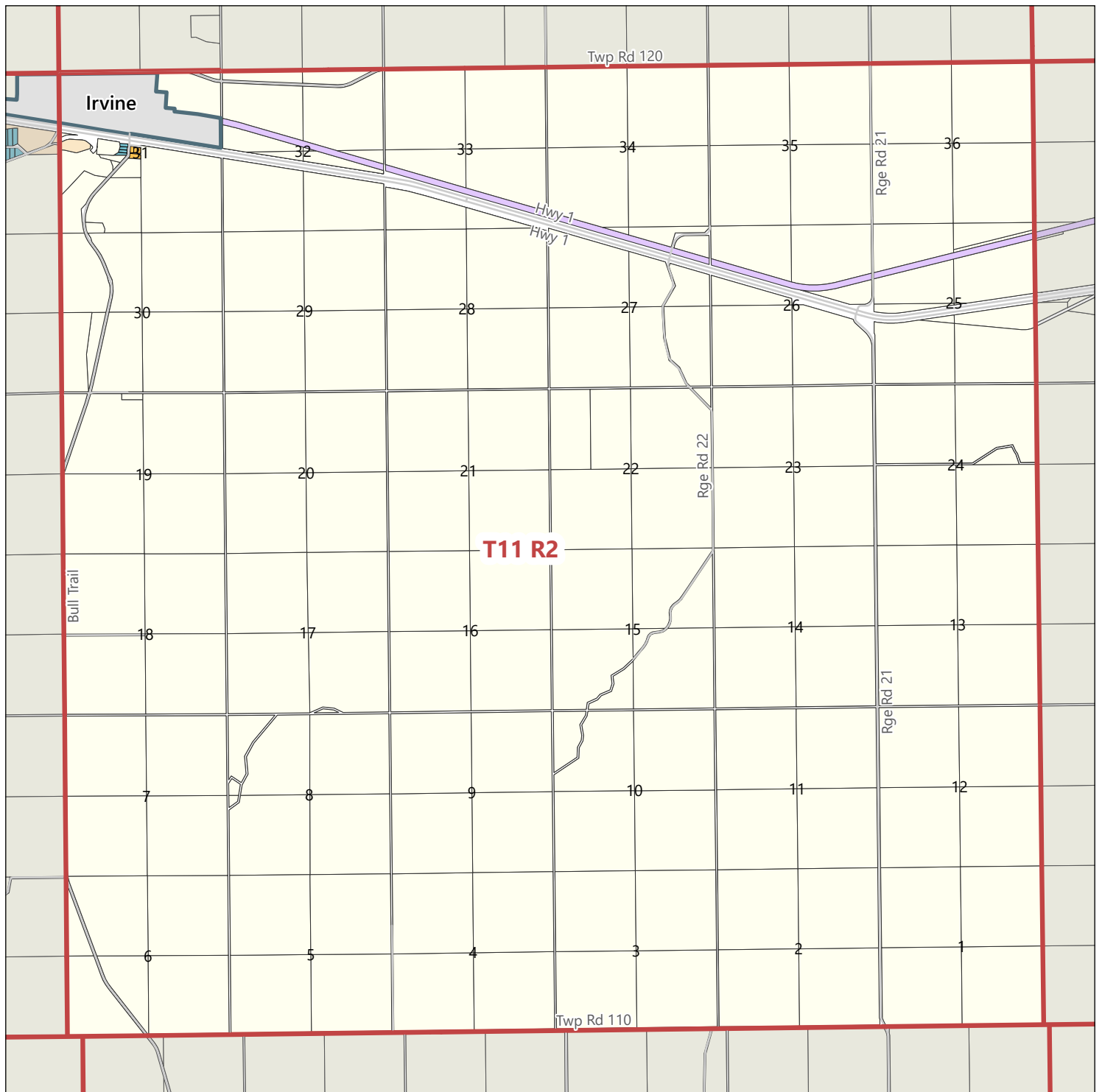
A1-IDP	RRR	LI	DC
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CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

 (See Walsh Land Use District Map)

Location Map

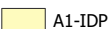
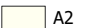


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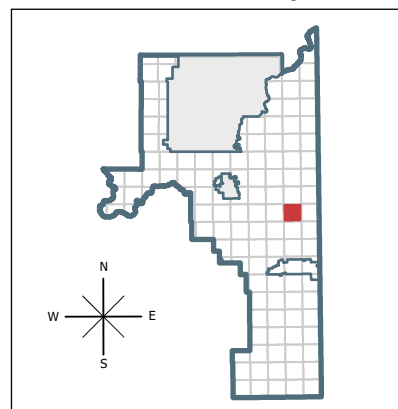
TWP 11 - RGE 2

Land Use Districts

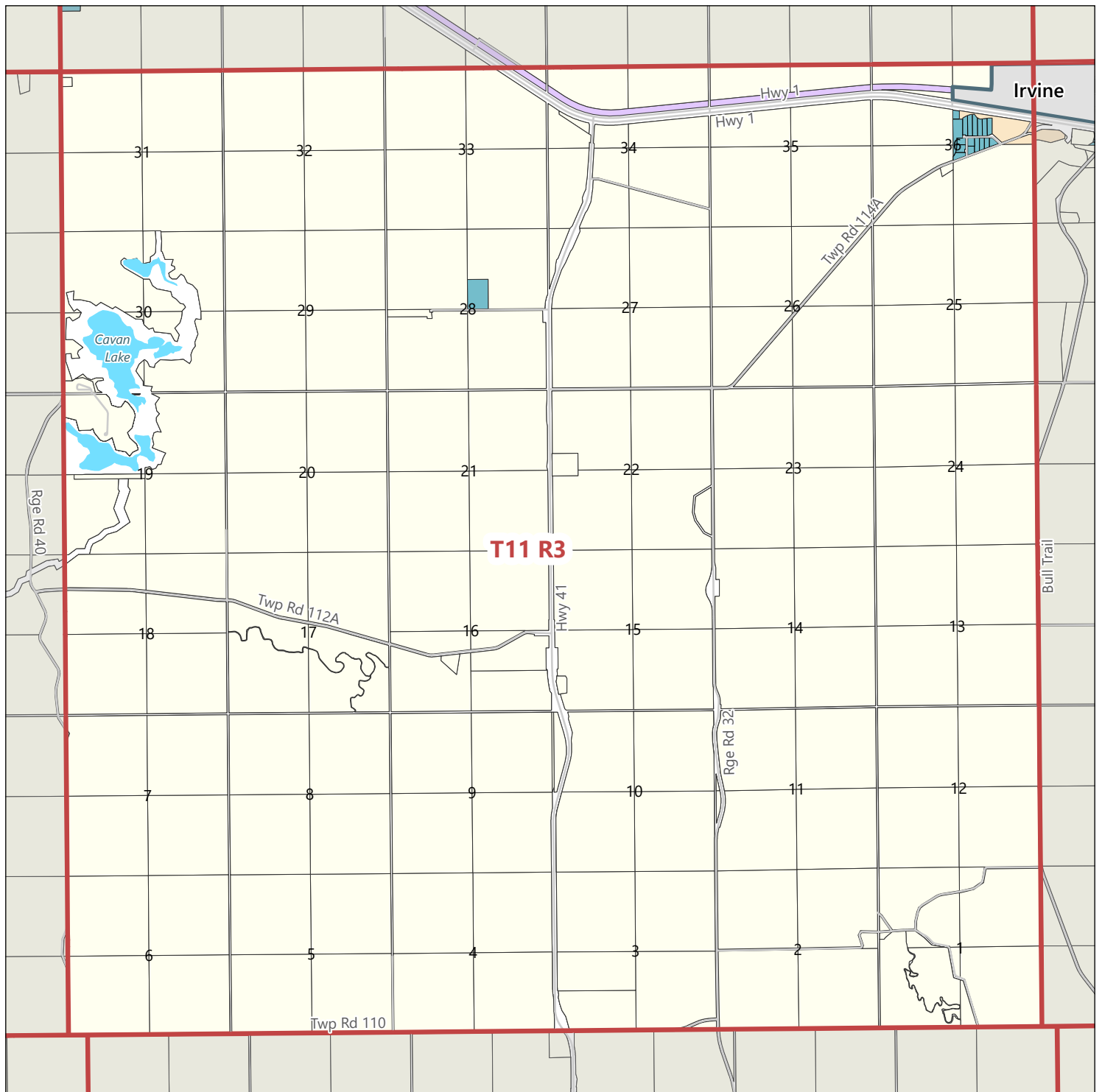
 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

 (See Irvine Land Use District Map)

Location Map



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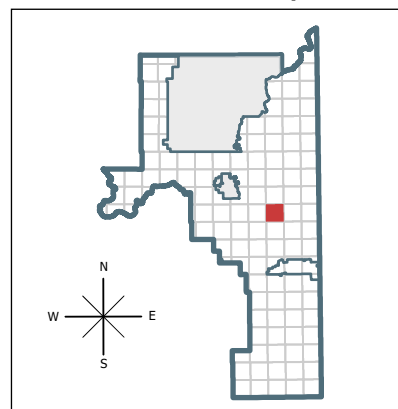
TWP 11 - RGE 3

Land Use Districts

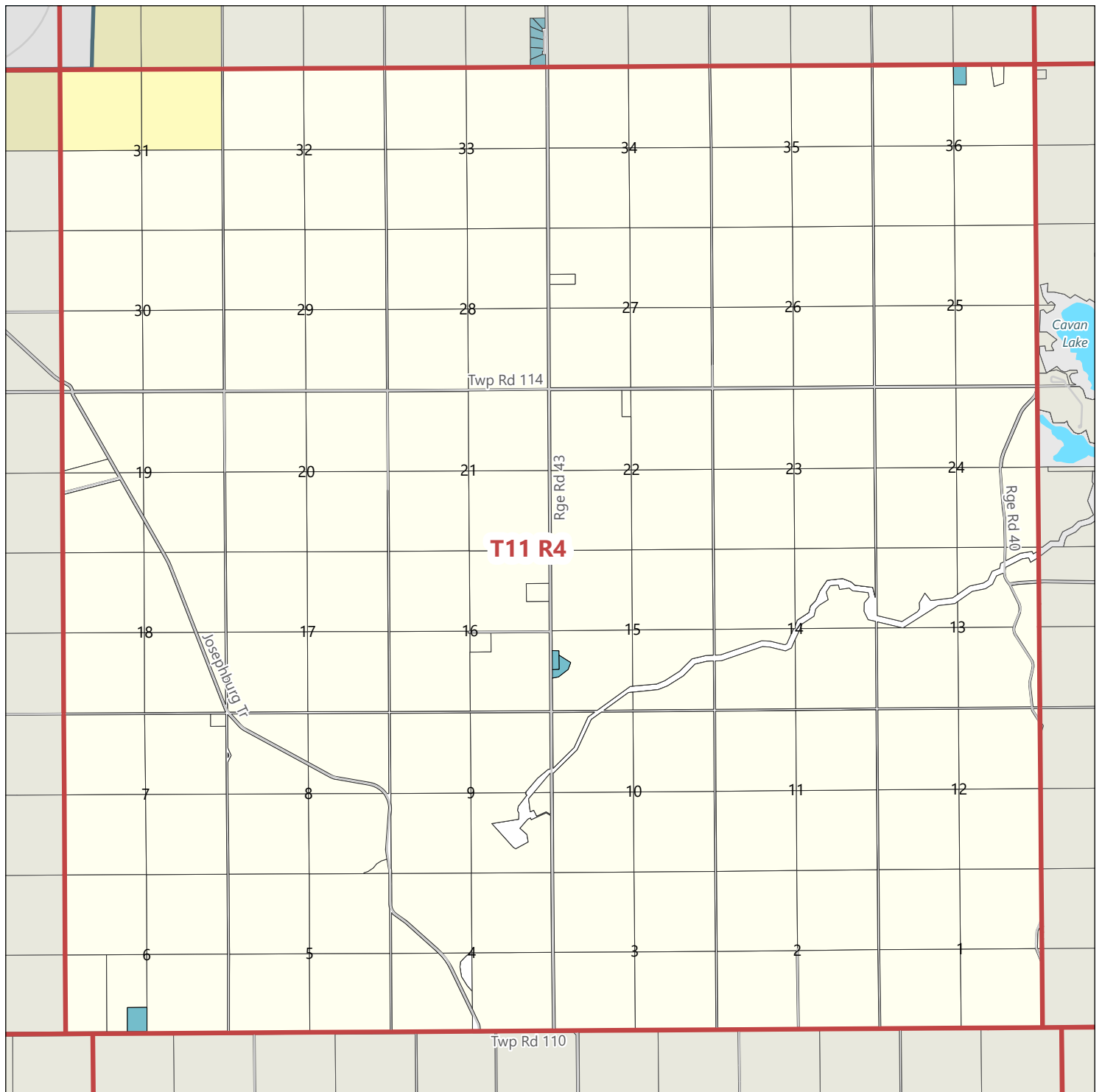
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Irvine Land Use District Map)

Location Map



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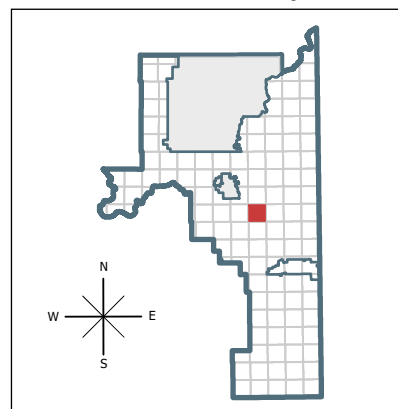
TWP 11 - RGE 4

Land Use Districts

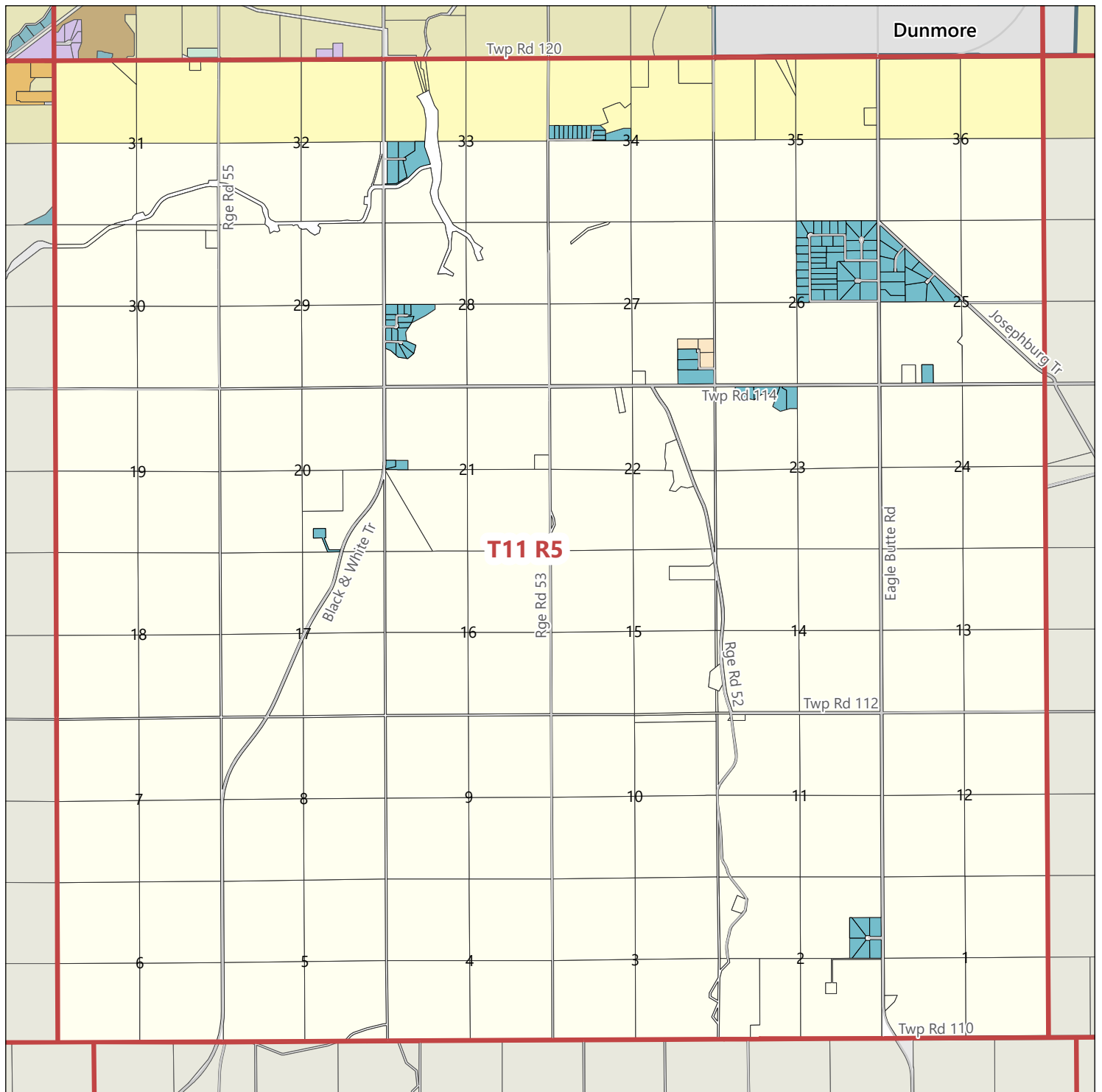
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Dunmore Land Use District Map)

Location Map

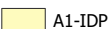
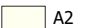


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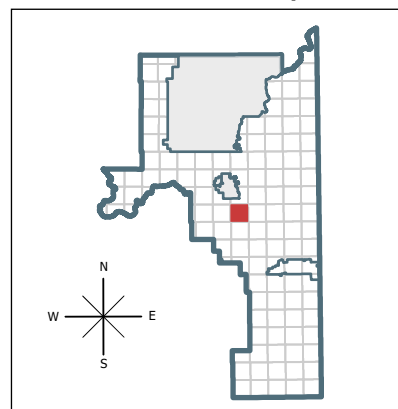
TWP 11 - RGE 5

Land Use Districts

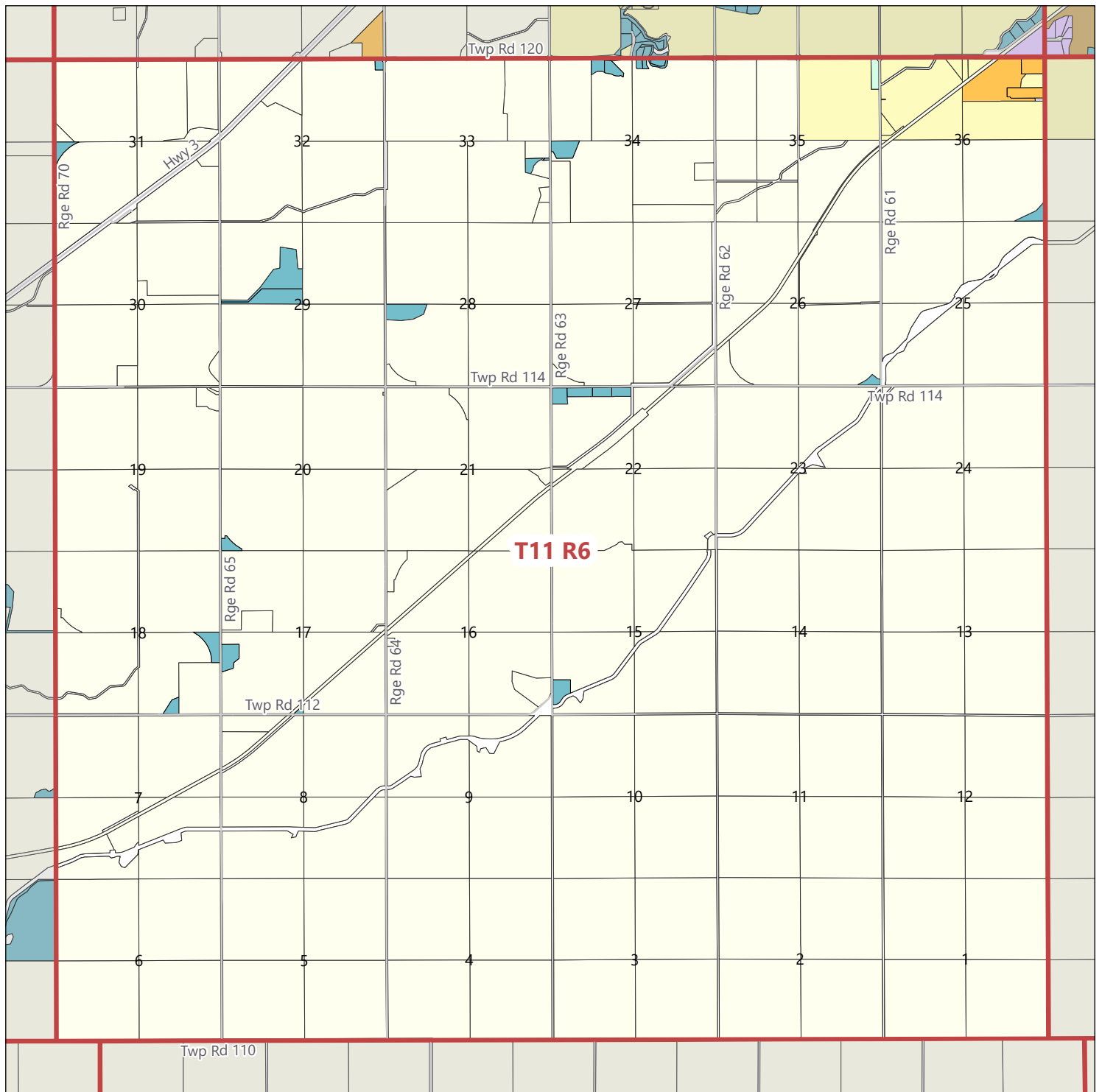
	A1-IDP		RRR		LI		DC
	A2		HR		HVY-1		
	CR		HWY-C		HVY-IDP		
	CRR-IDP		NC		PS		

 (See Dunmore Land Use District Map)

Location Map



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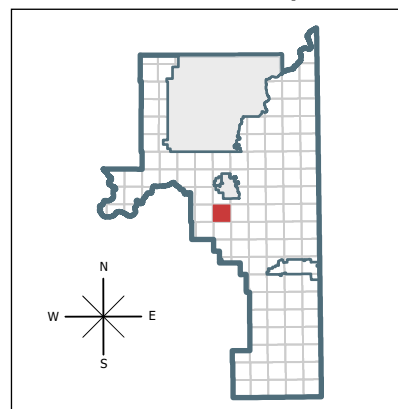


TWP 11 - RGE 6

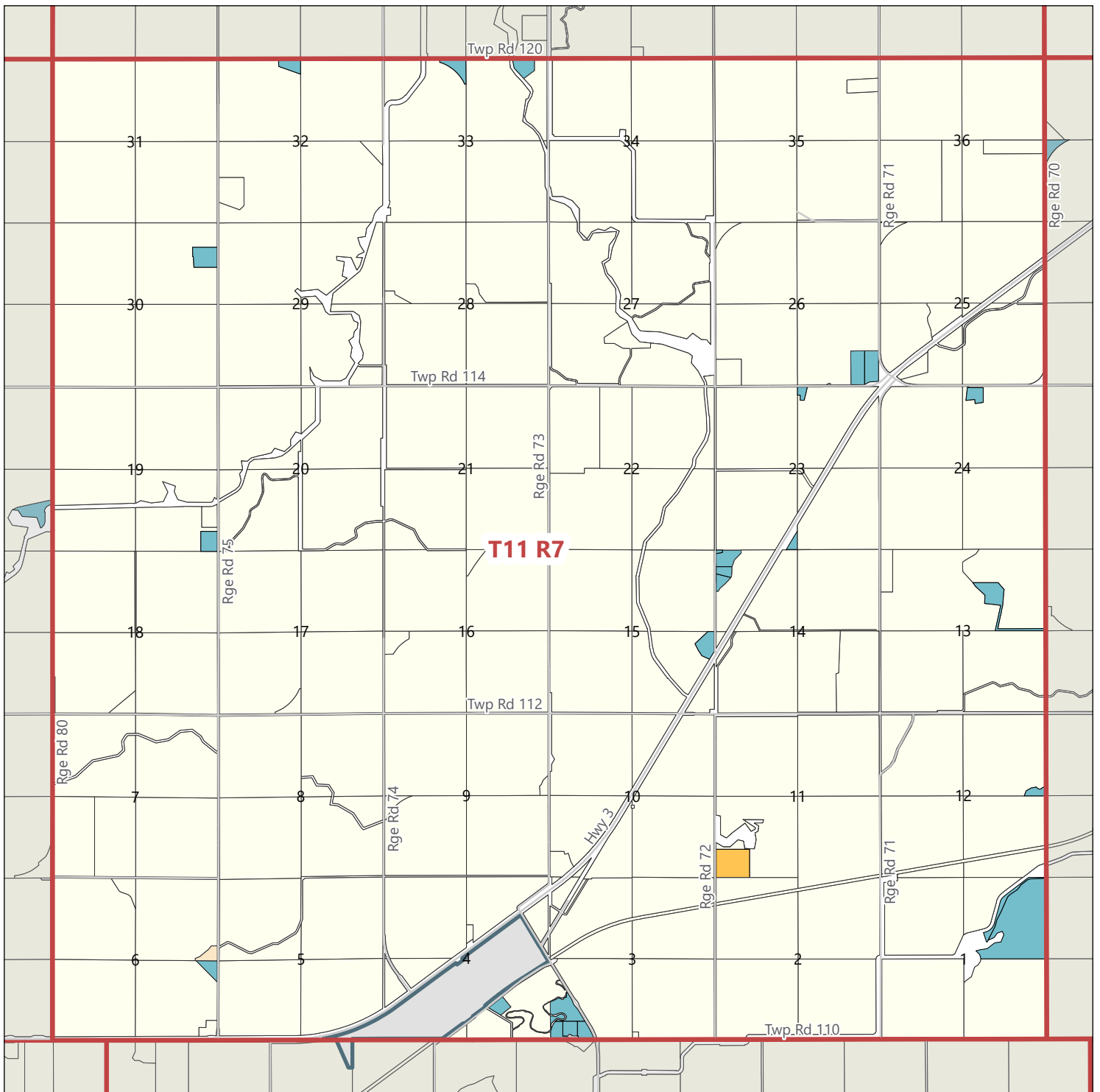
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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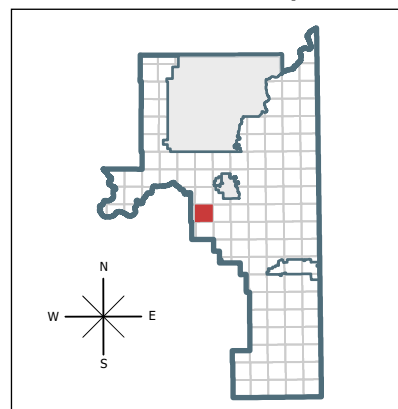
TWP 11 - RGE 7

Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

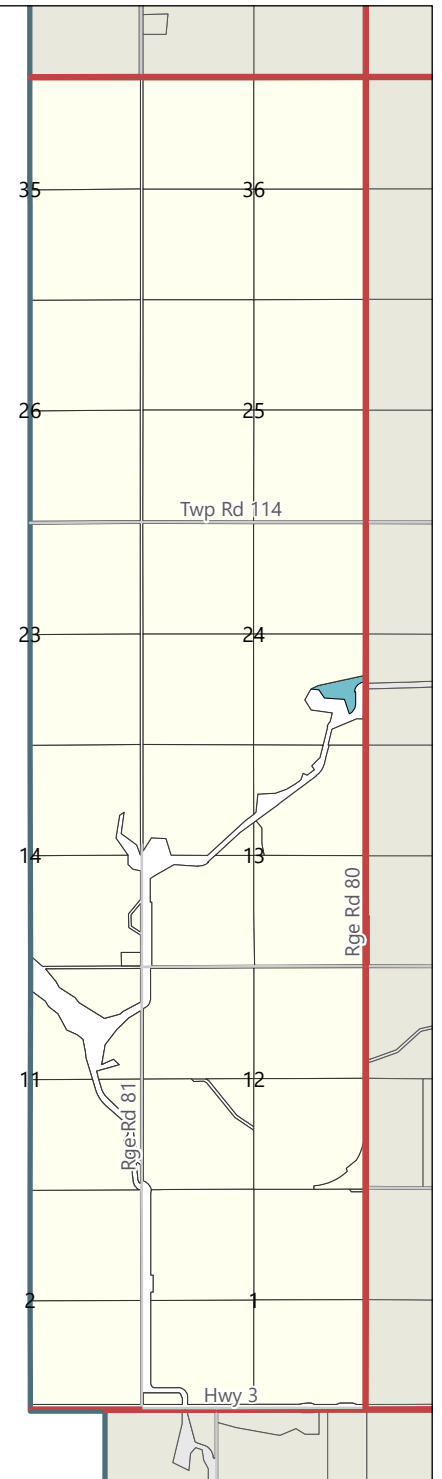
(See Seven Persons Land Use District Map)

Location Map



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County
of Forty
Mile No. 8

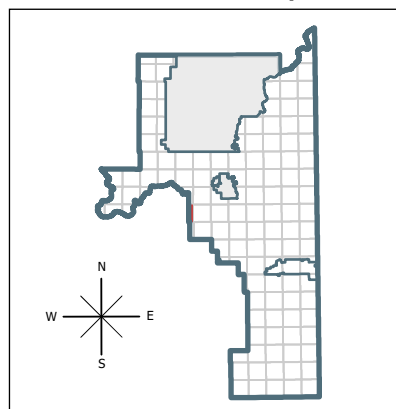


TWP 11 - RGE 8

Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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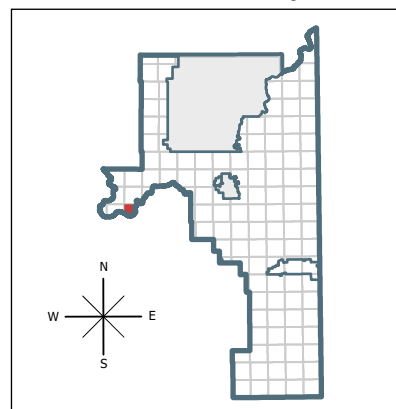


TWP 11 - RGE 11

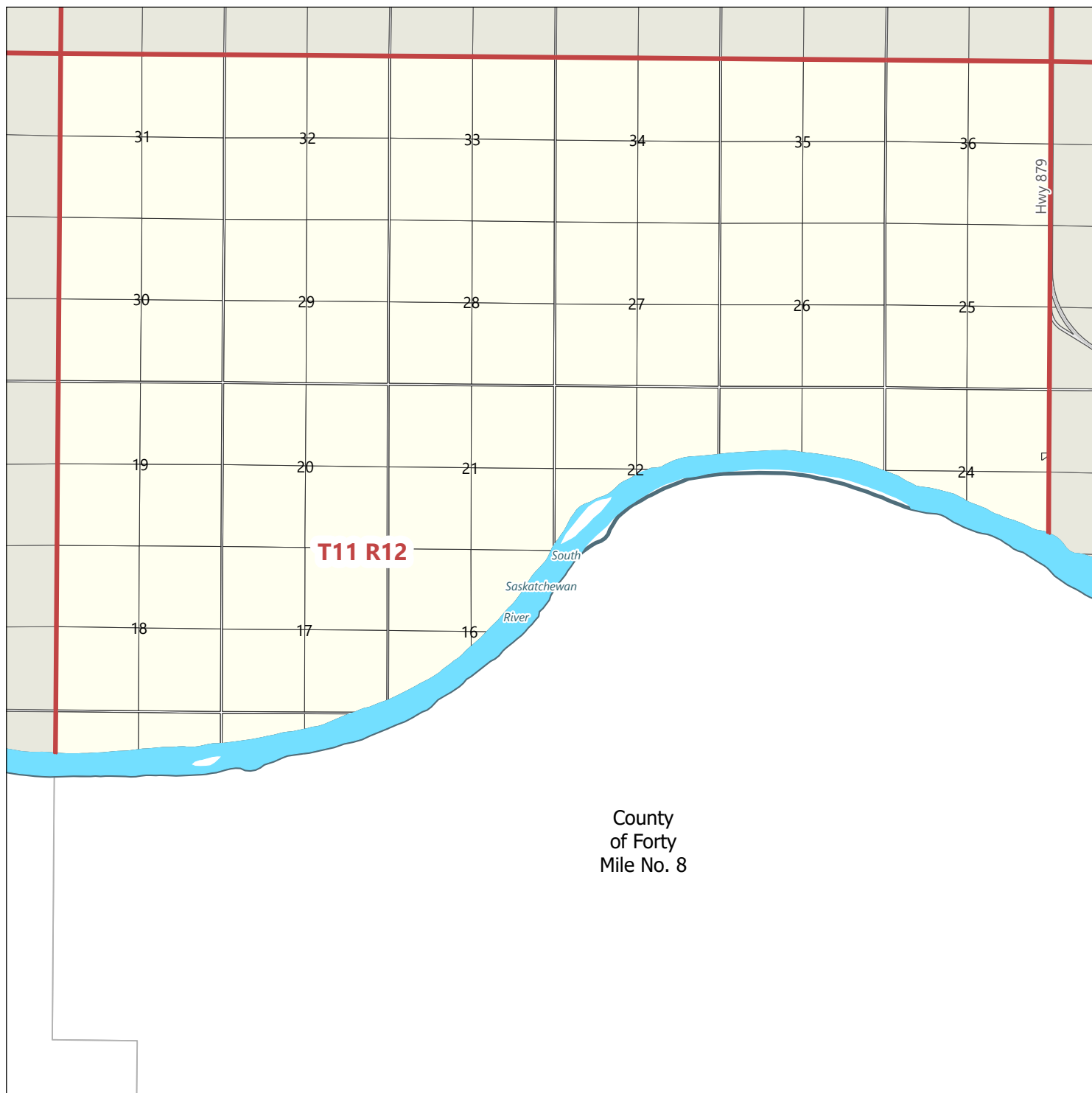
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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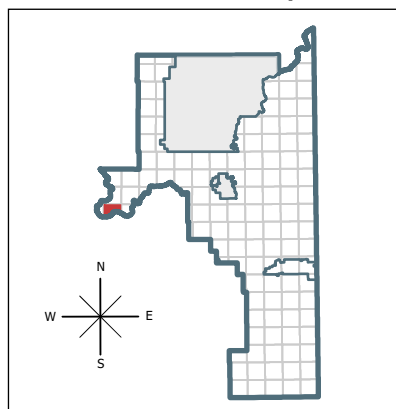


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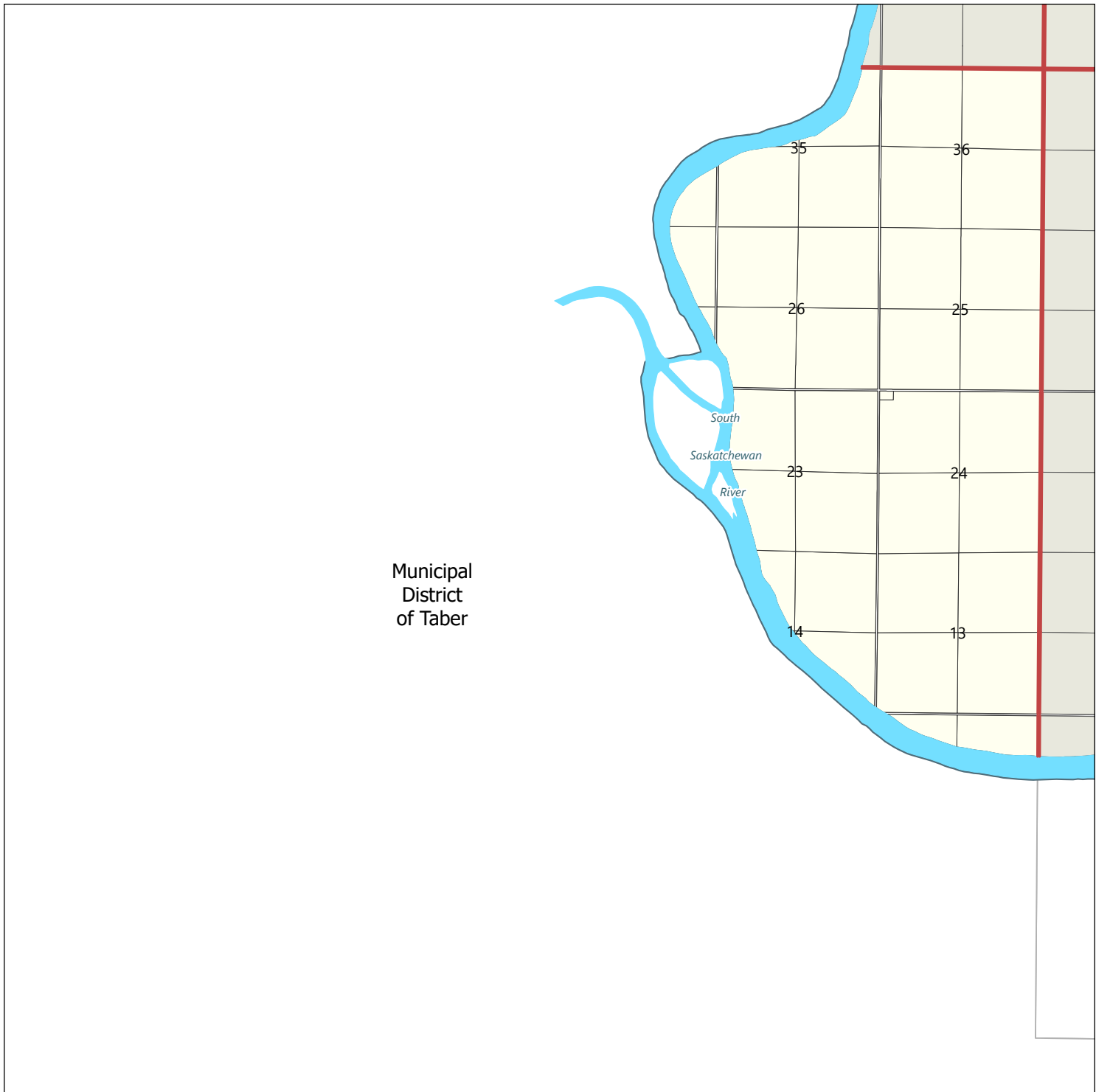
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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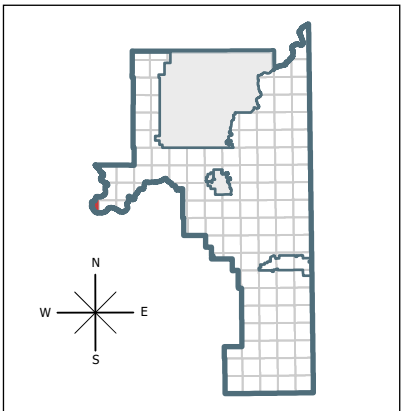


TWP 11 - RGE 13

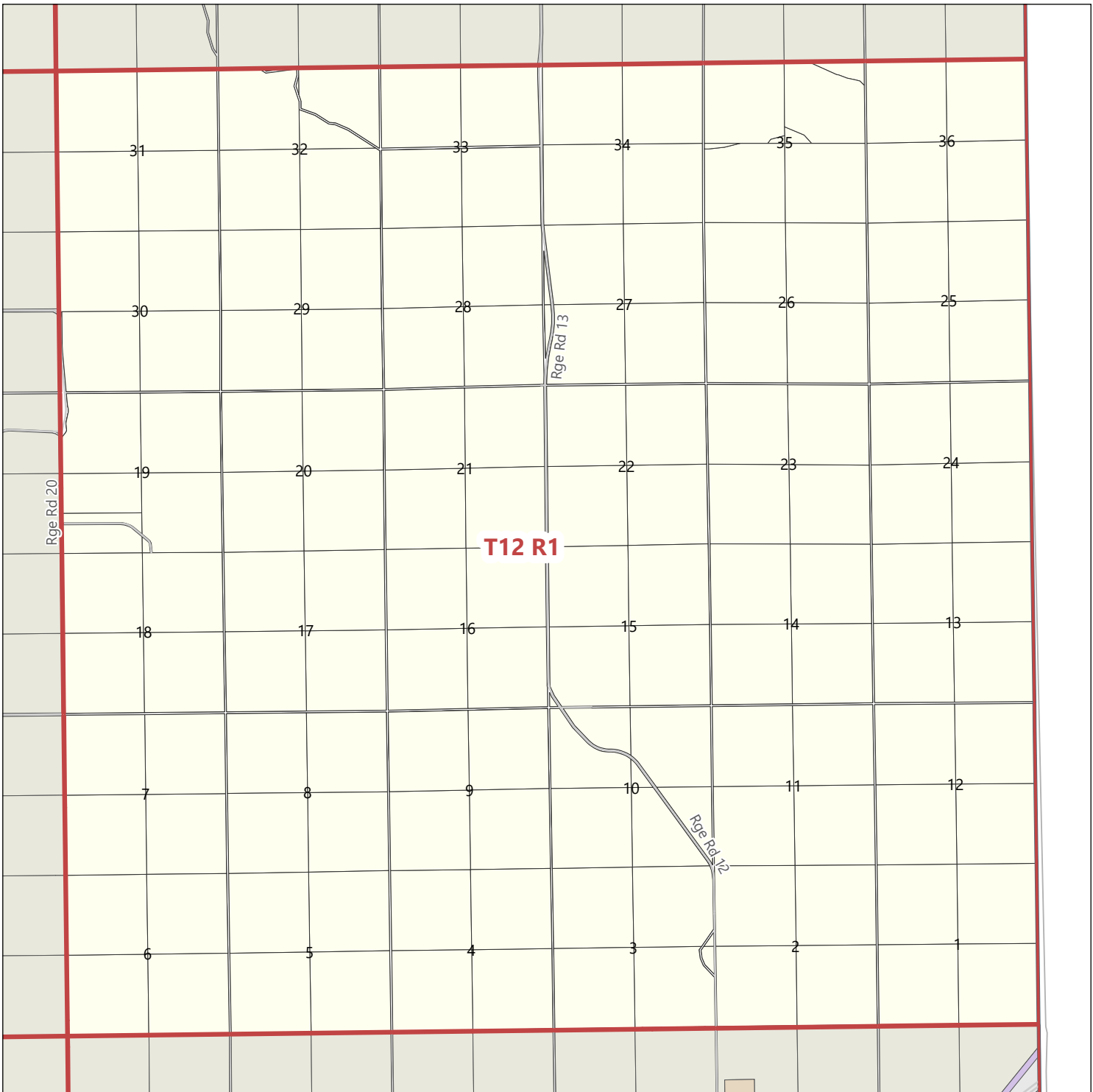
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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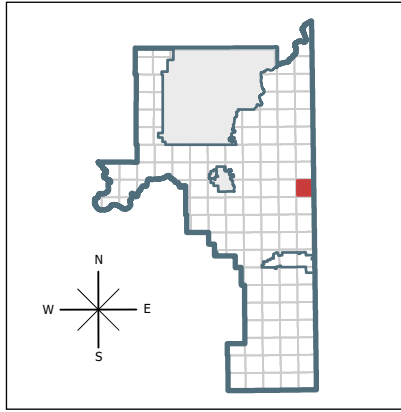


TWP 12 - RGE 1

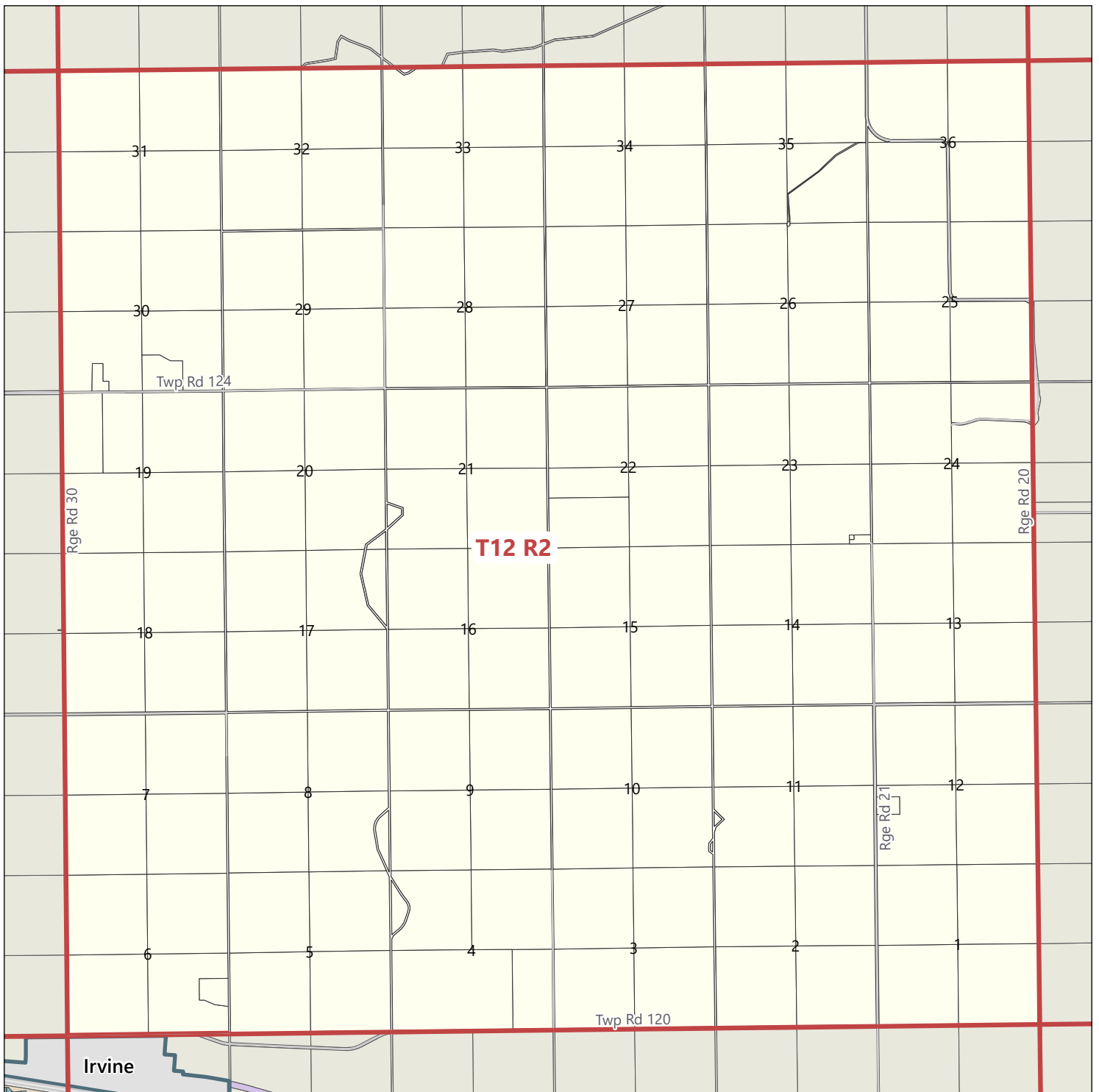
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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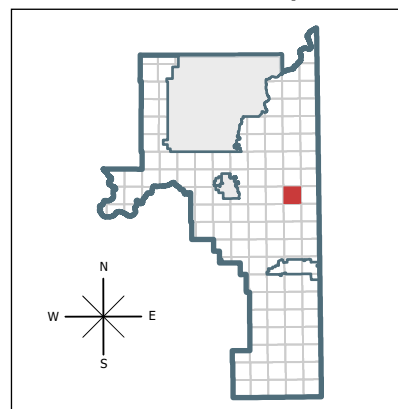
TWP 12 - RGE 2

Land Use Districts

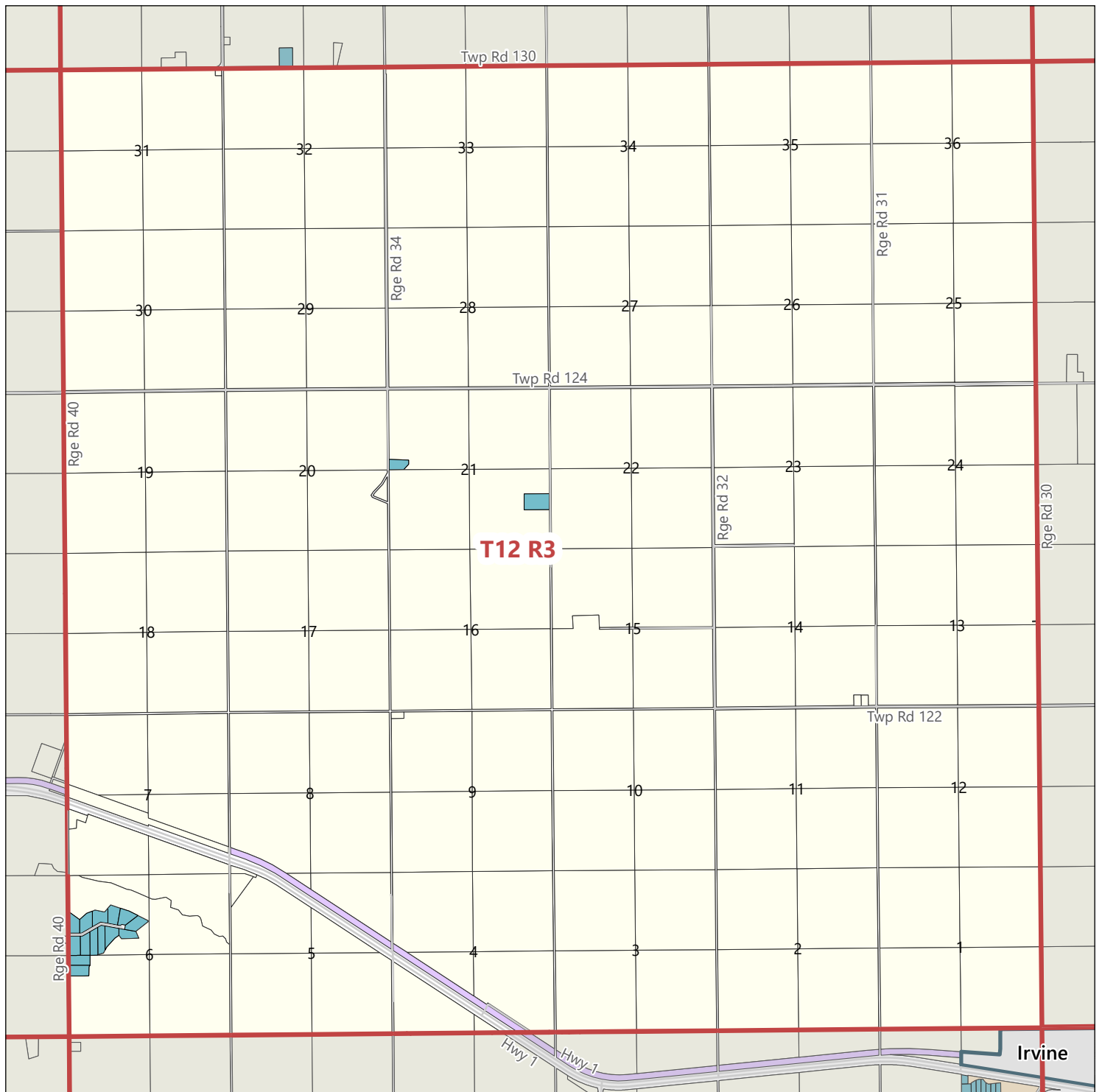
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

 (See Irvine Land Use District Map)

Location Map



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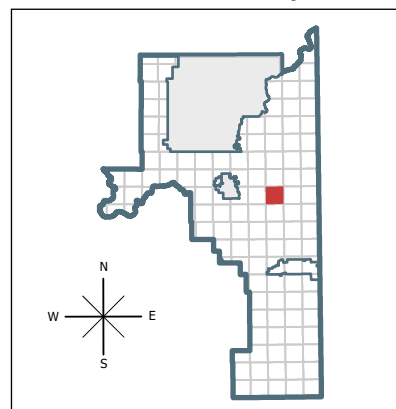
TWP 12 - RGE 3

Land Use Districts

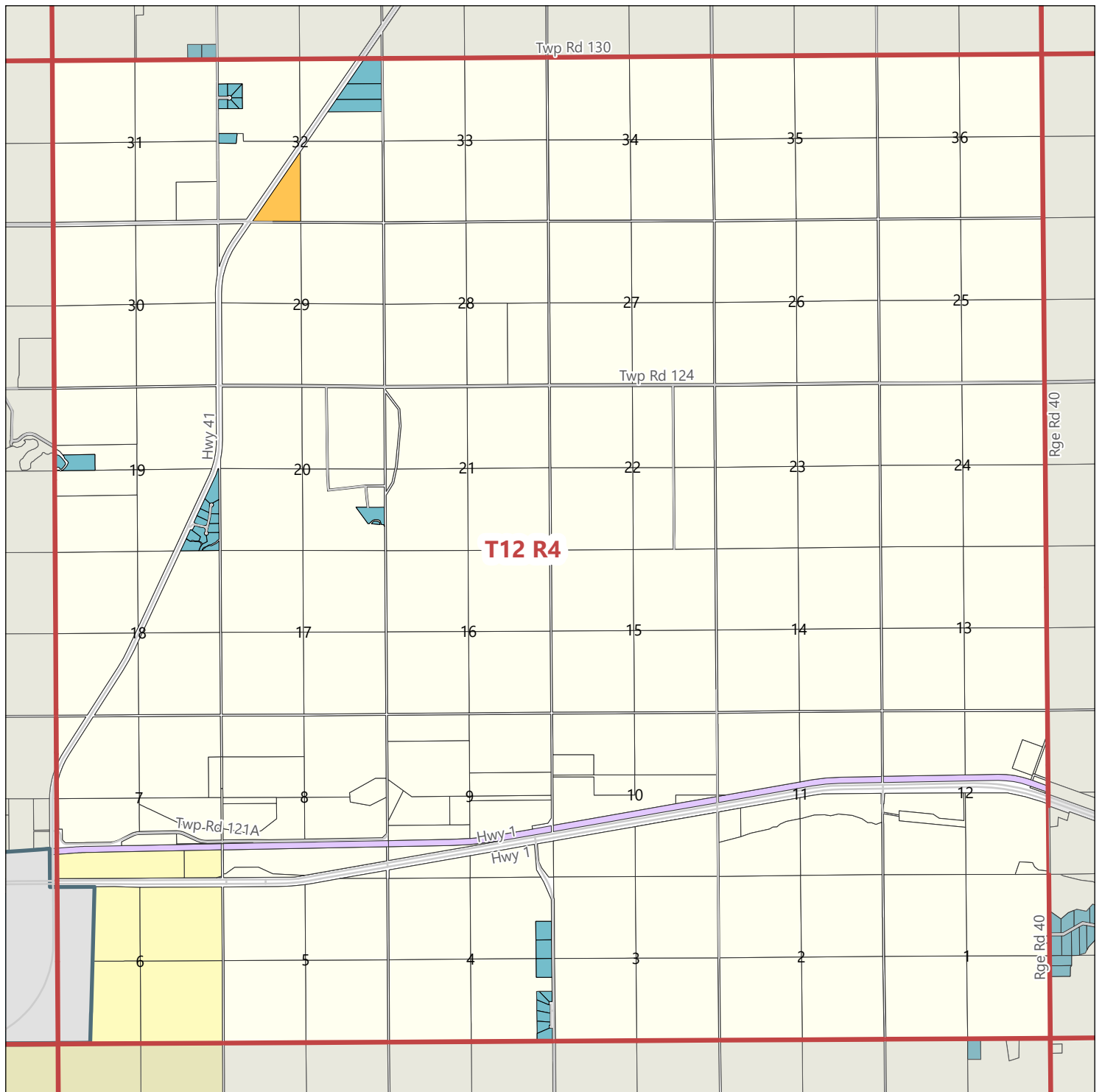
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Irvine Land Use District Map)

Location Map



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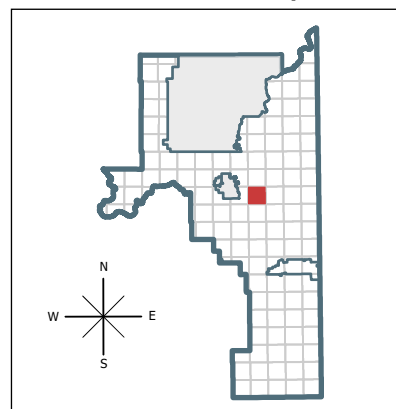
TWP 12 - RGE 4

Land Use Districts

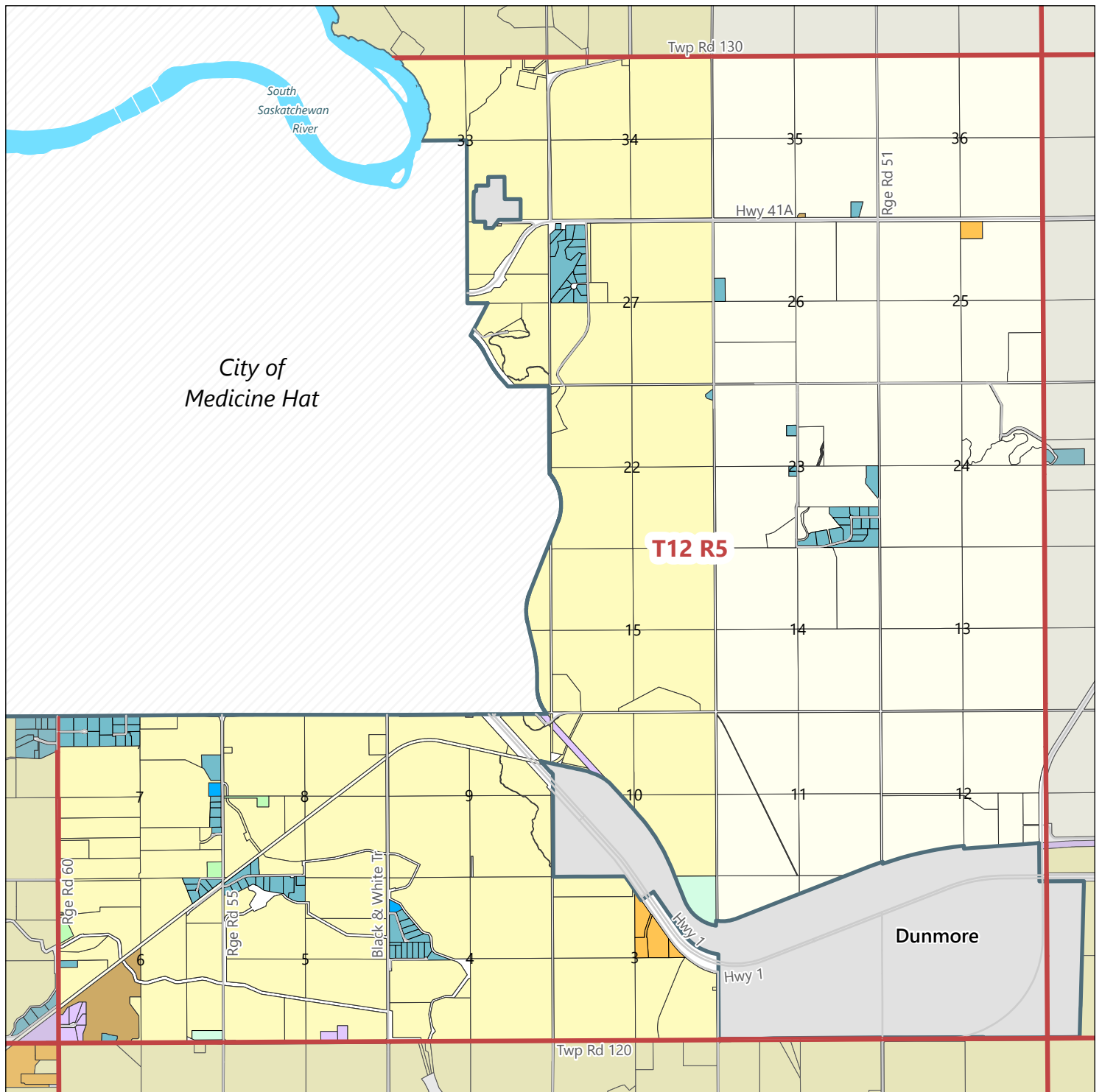
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Dunmore Land Use District Map)

Location Map

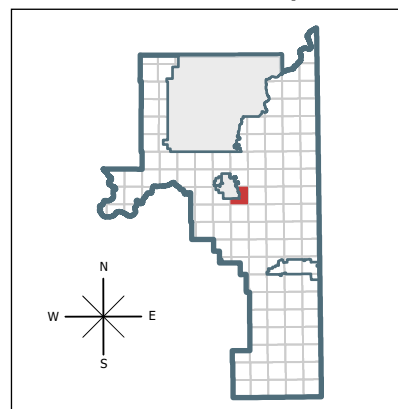


Cypress County does not guarantee the currency, completeness, or accuracy of the map, and it is provided without warranty or condition of any kind. Please contact Cypress County for original plans.



TWP 12 - RGE 5

Location Map

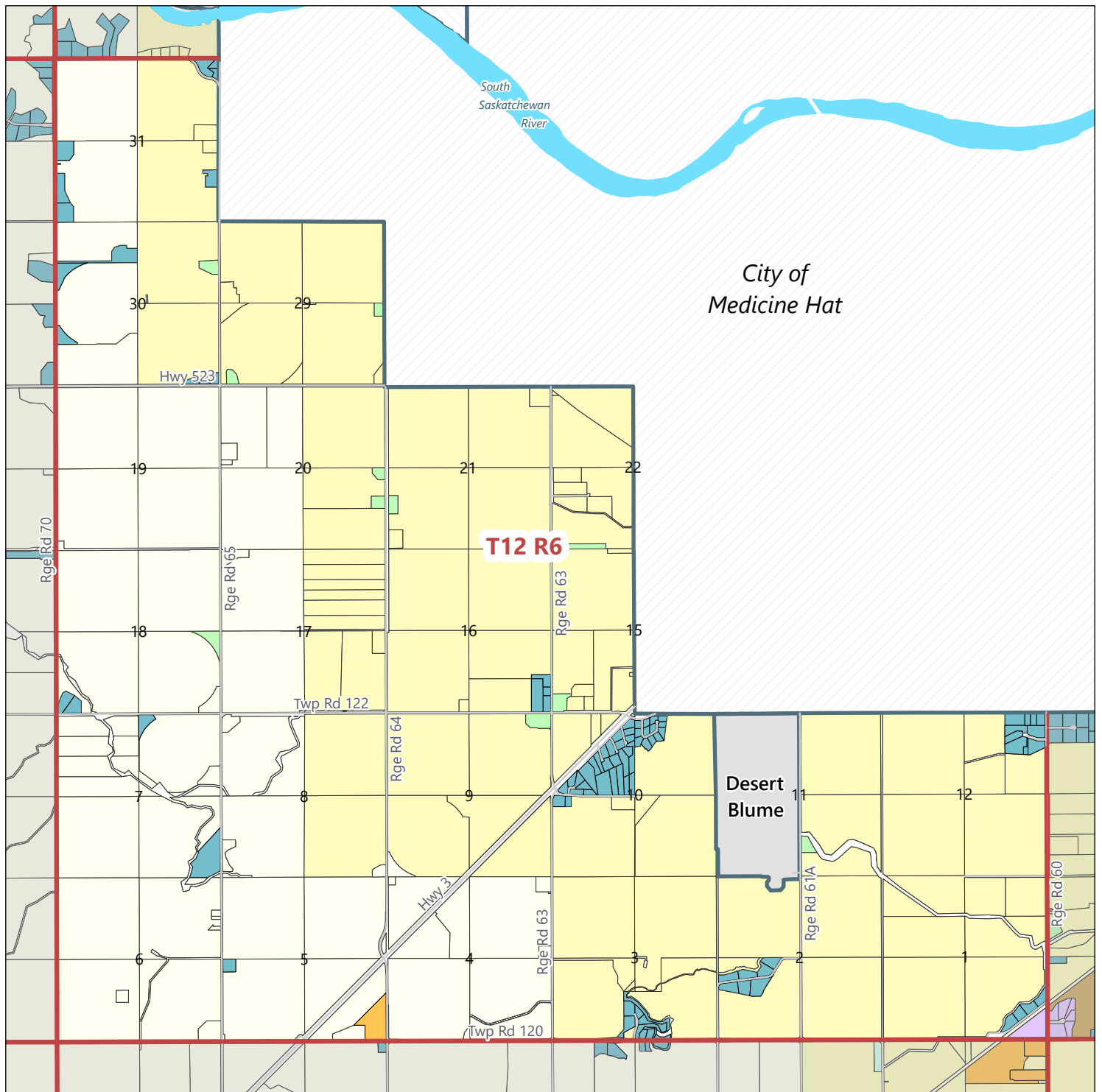


Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HWY-1	
CR	HWY-C	HWY-IDP	
CRR-IDP	NC	PS	
(See Dunmore Land Use District Map)			
(See Veinerville Land Use District Map)			



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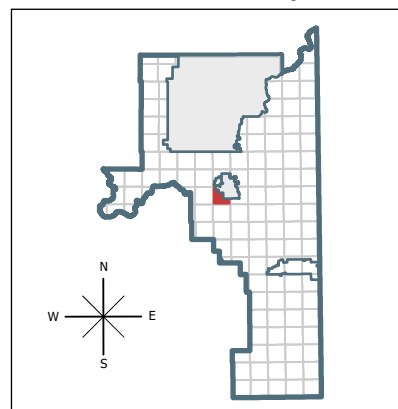
TWP 12 - RGE 6

Land Use Districts

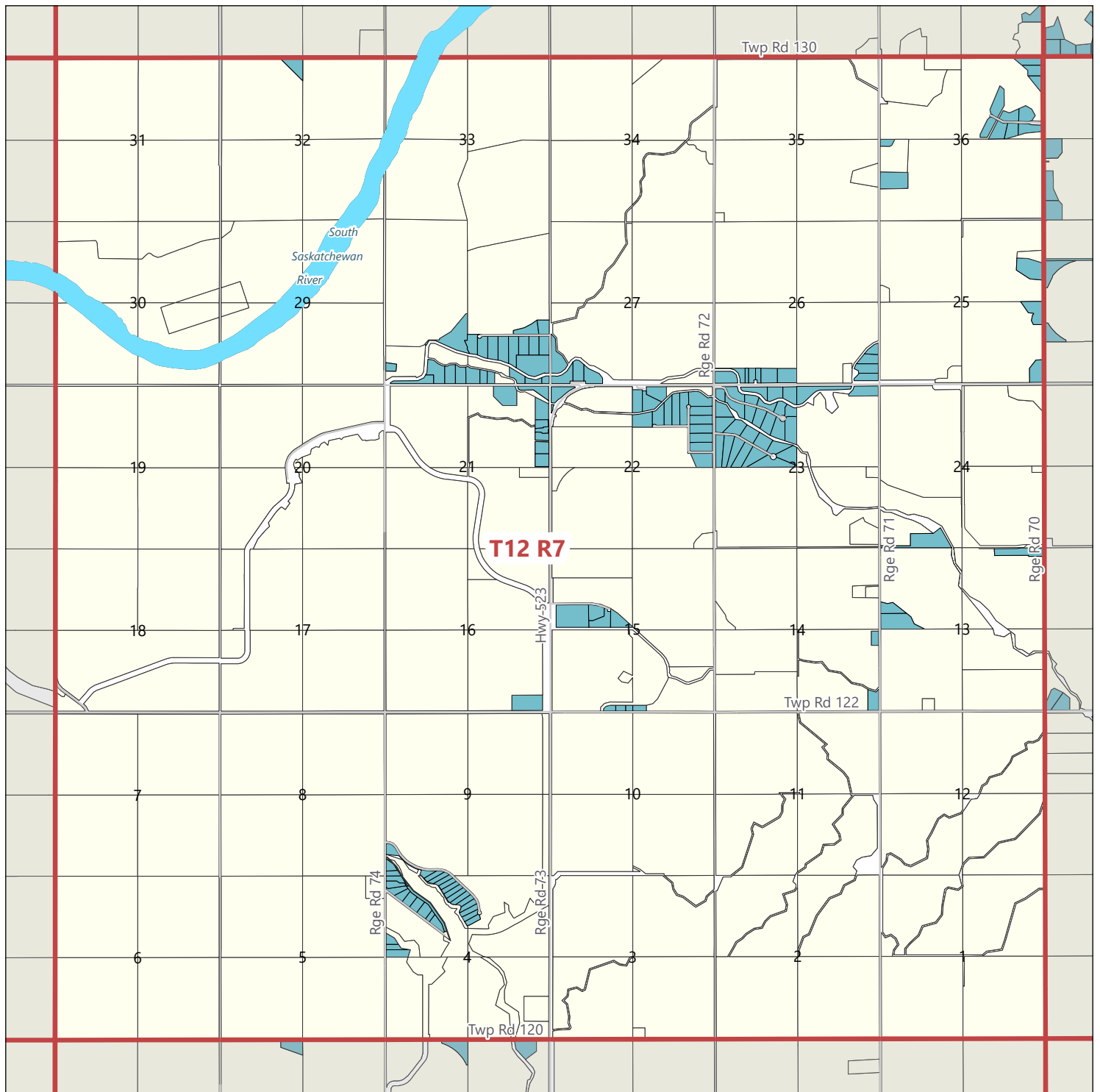
A1-IDP	RRR	LI	DC
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CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Desert Blume Land Use District Map)

Location Map

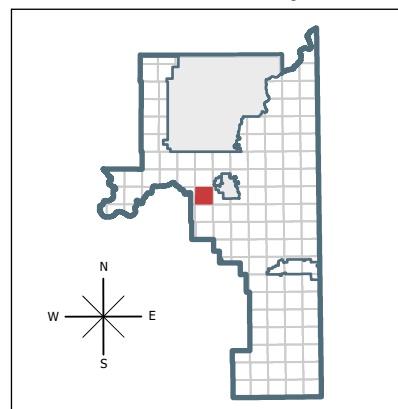


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TWP 12 - RGE 7

Location Map

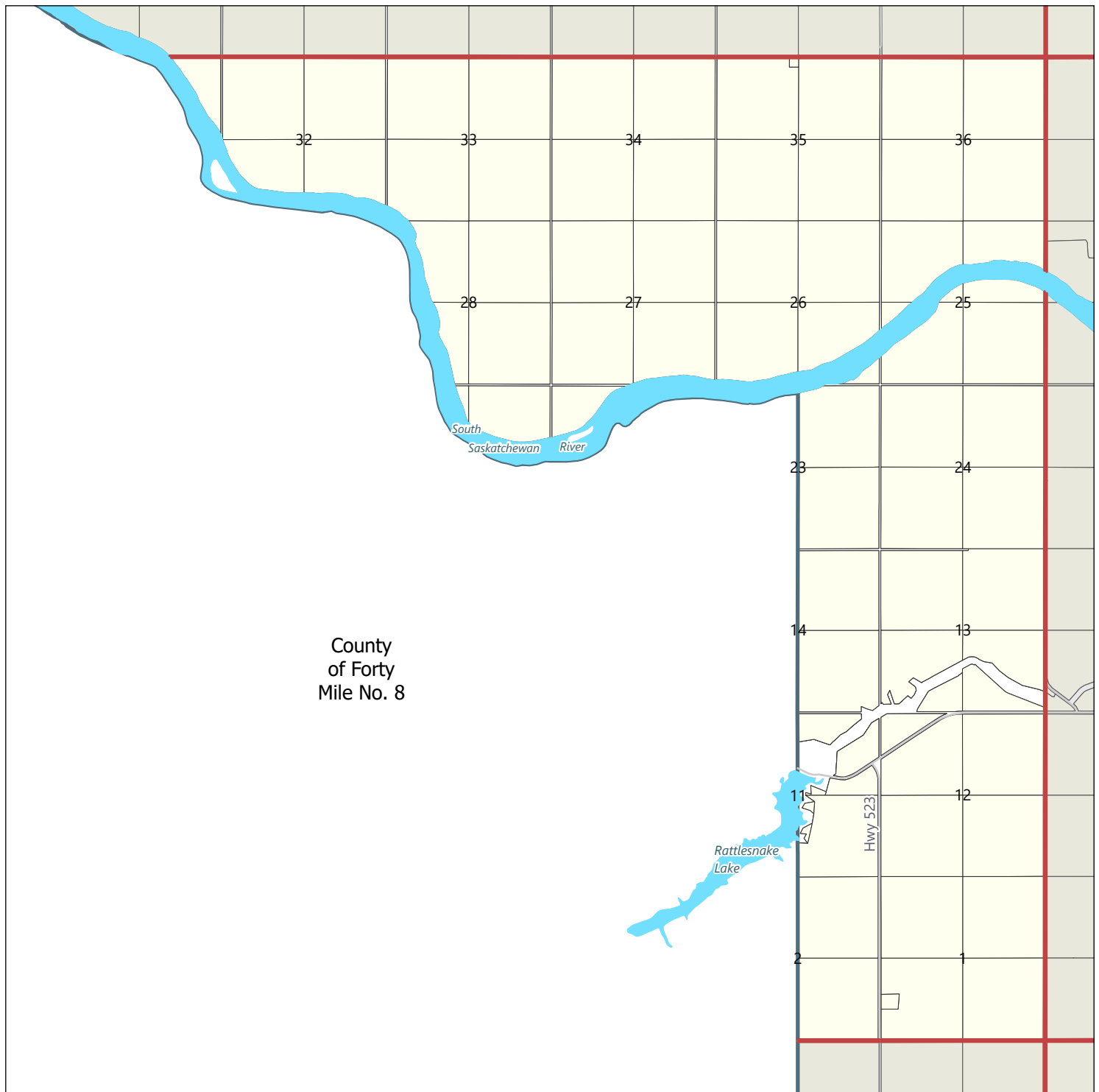


Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVV-1	
CR	HWY-C	HVV-IDP	
CRR-IDP	NC	PS	



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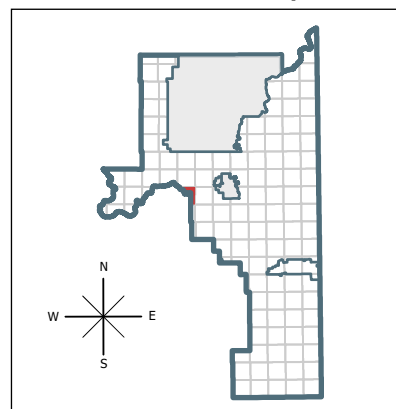


TWP 12 - RGE 8

Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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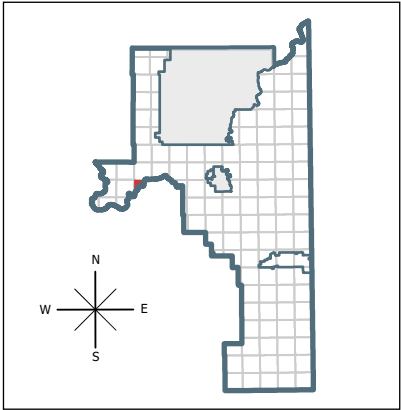


TWP 12 - RGE 10

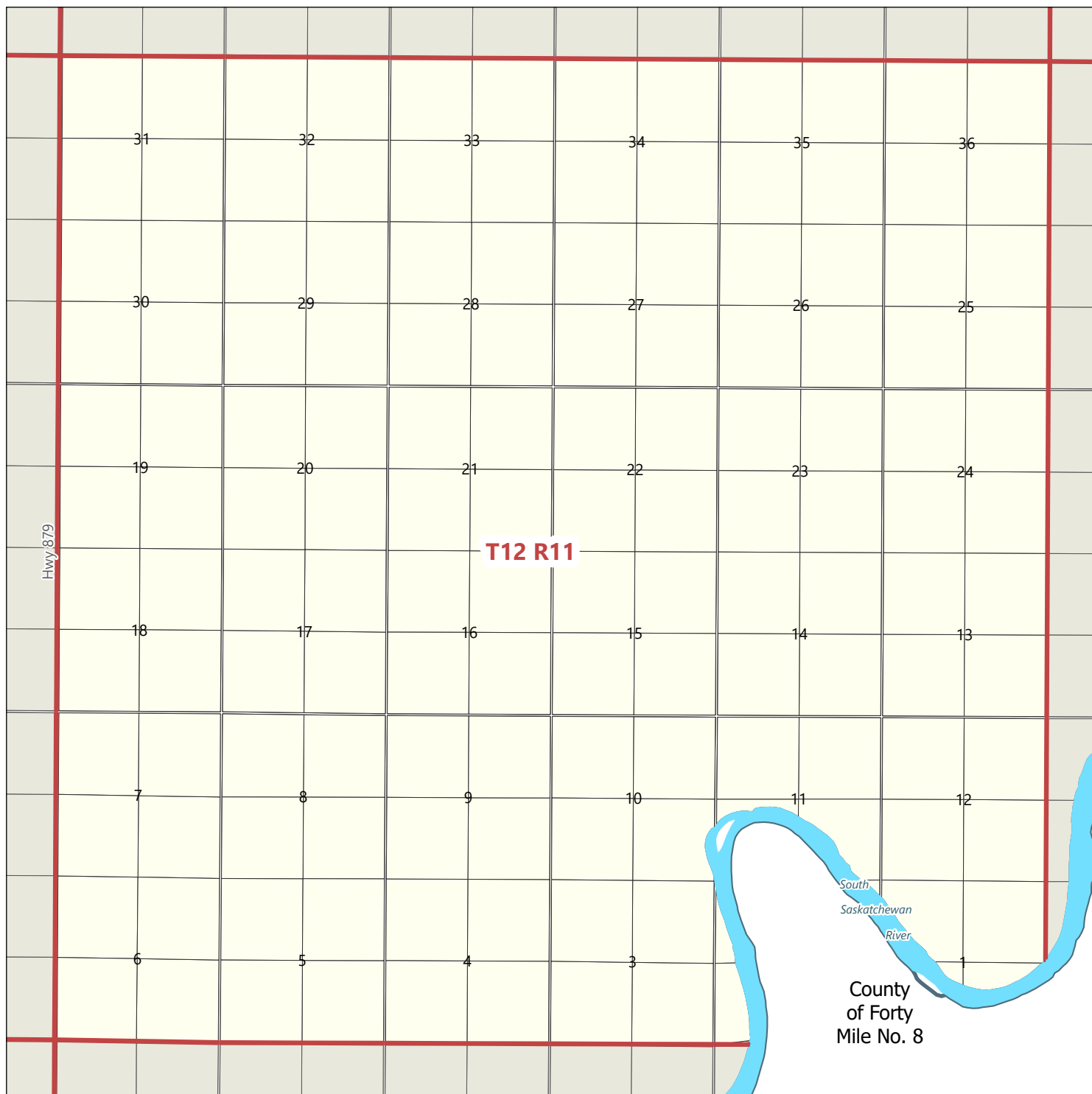
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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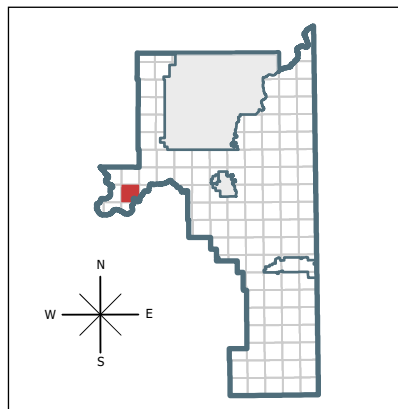


TWP 12 - RGE 11

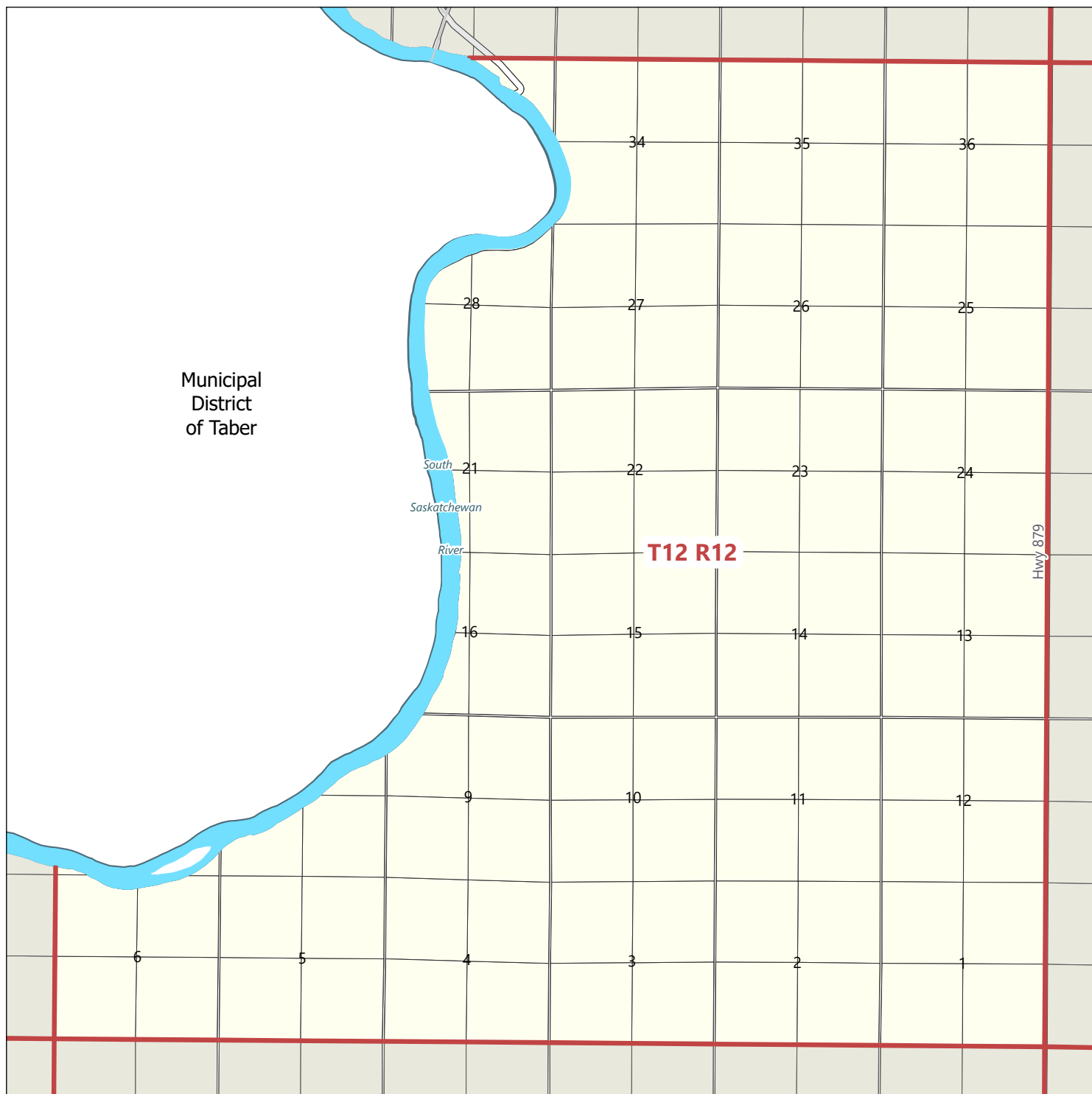
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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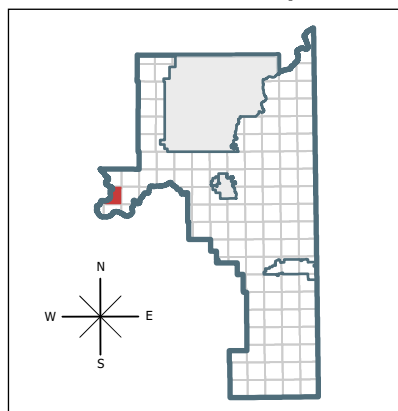


TWP 12 - RGE 12

Land Use Districts

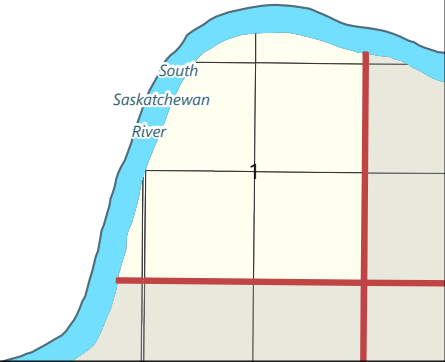
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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Municipal
District
of Taber

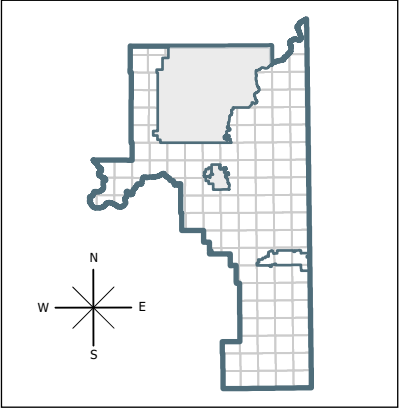


TWP 12 - RGE 13

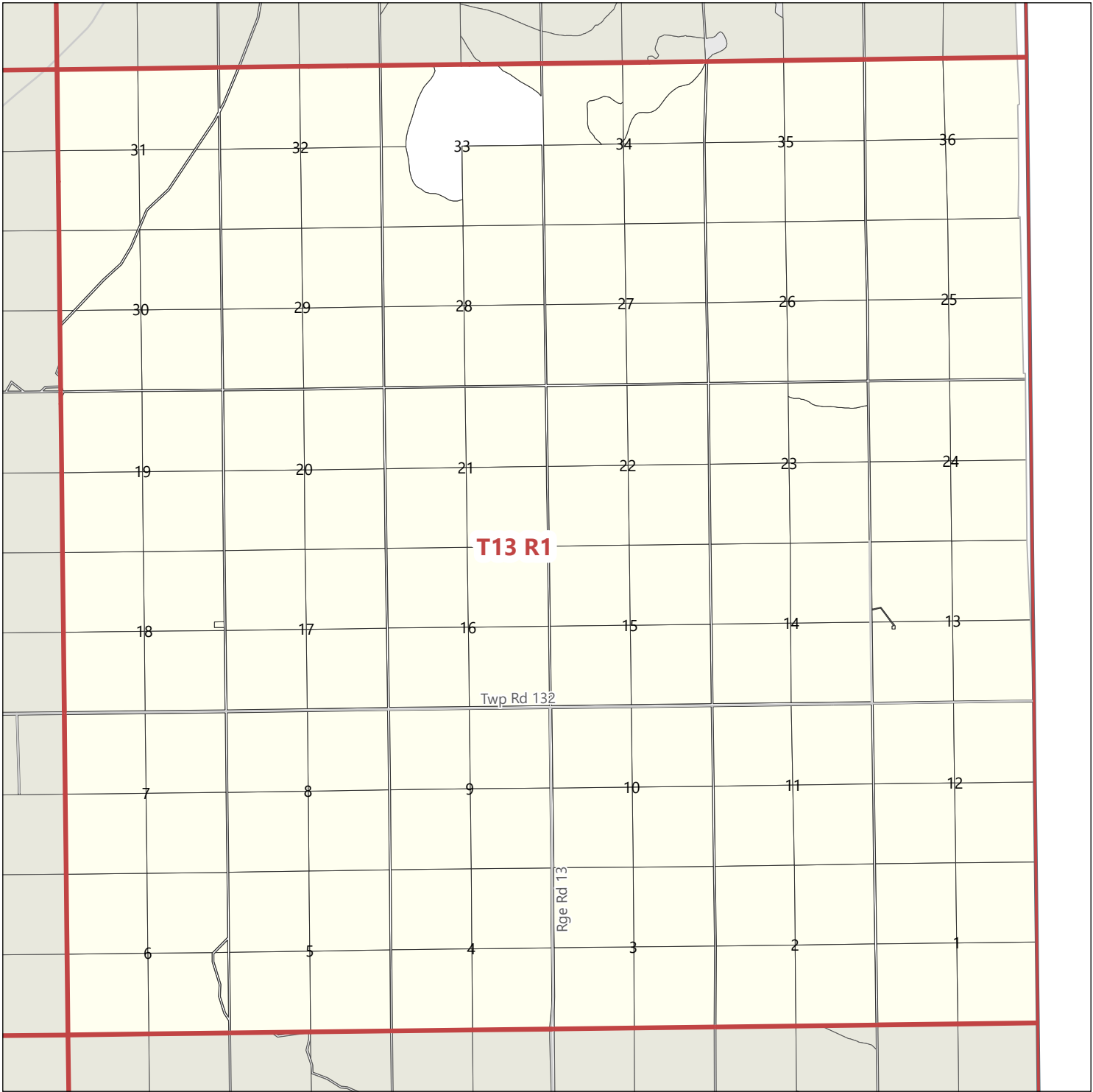
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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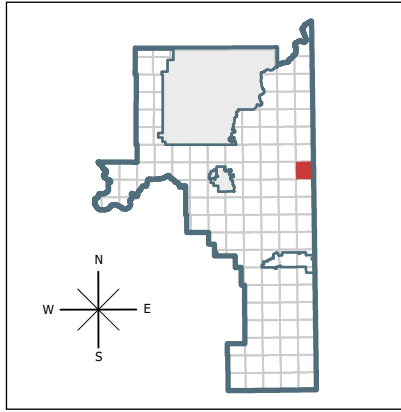


TWP 13 - RGE 1

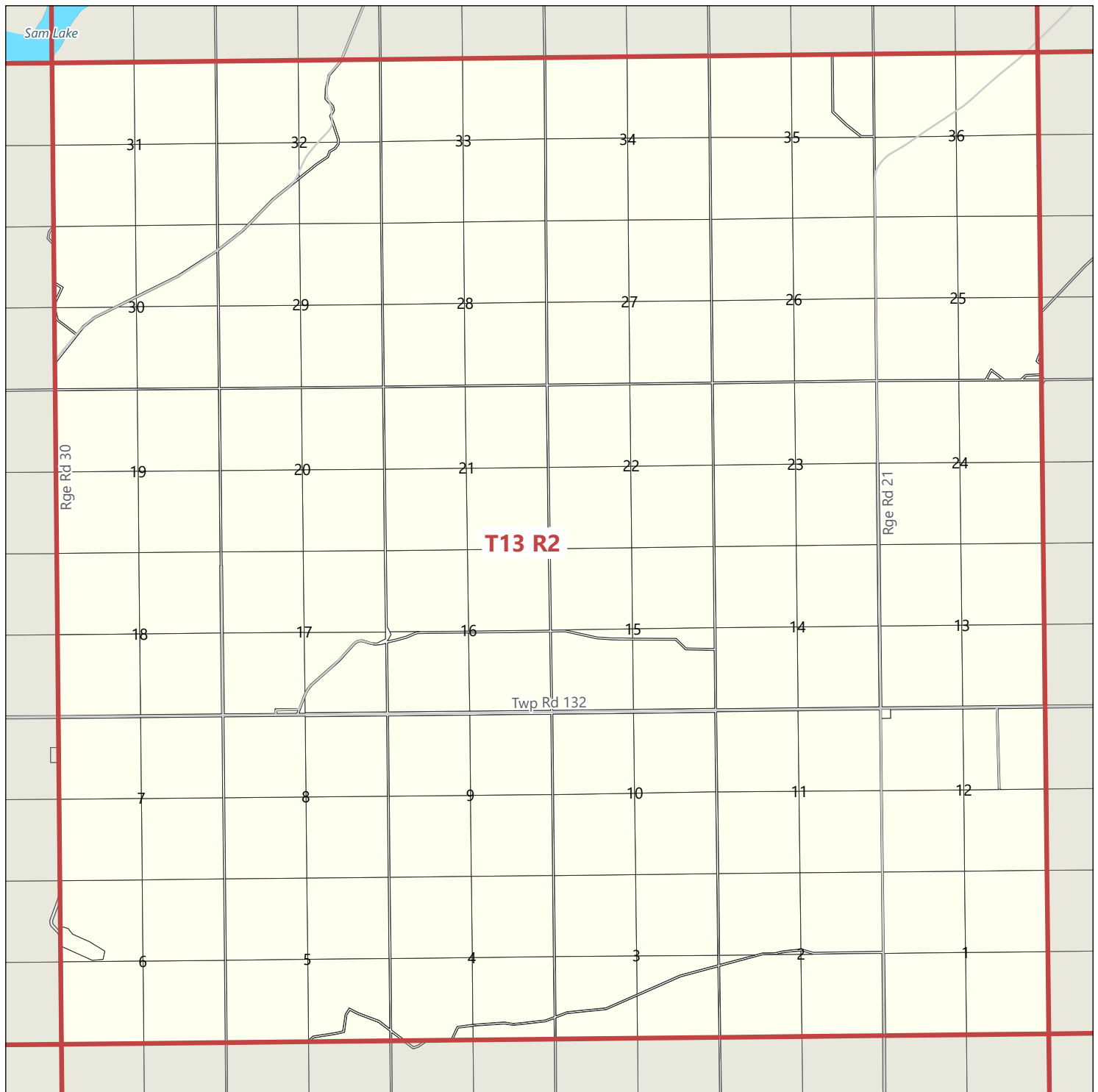
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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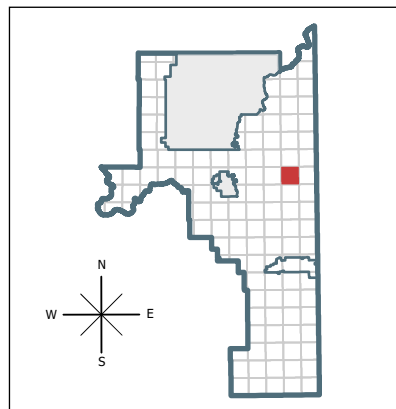


TWP 13 - RGE 2

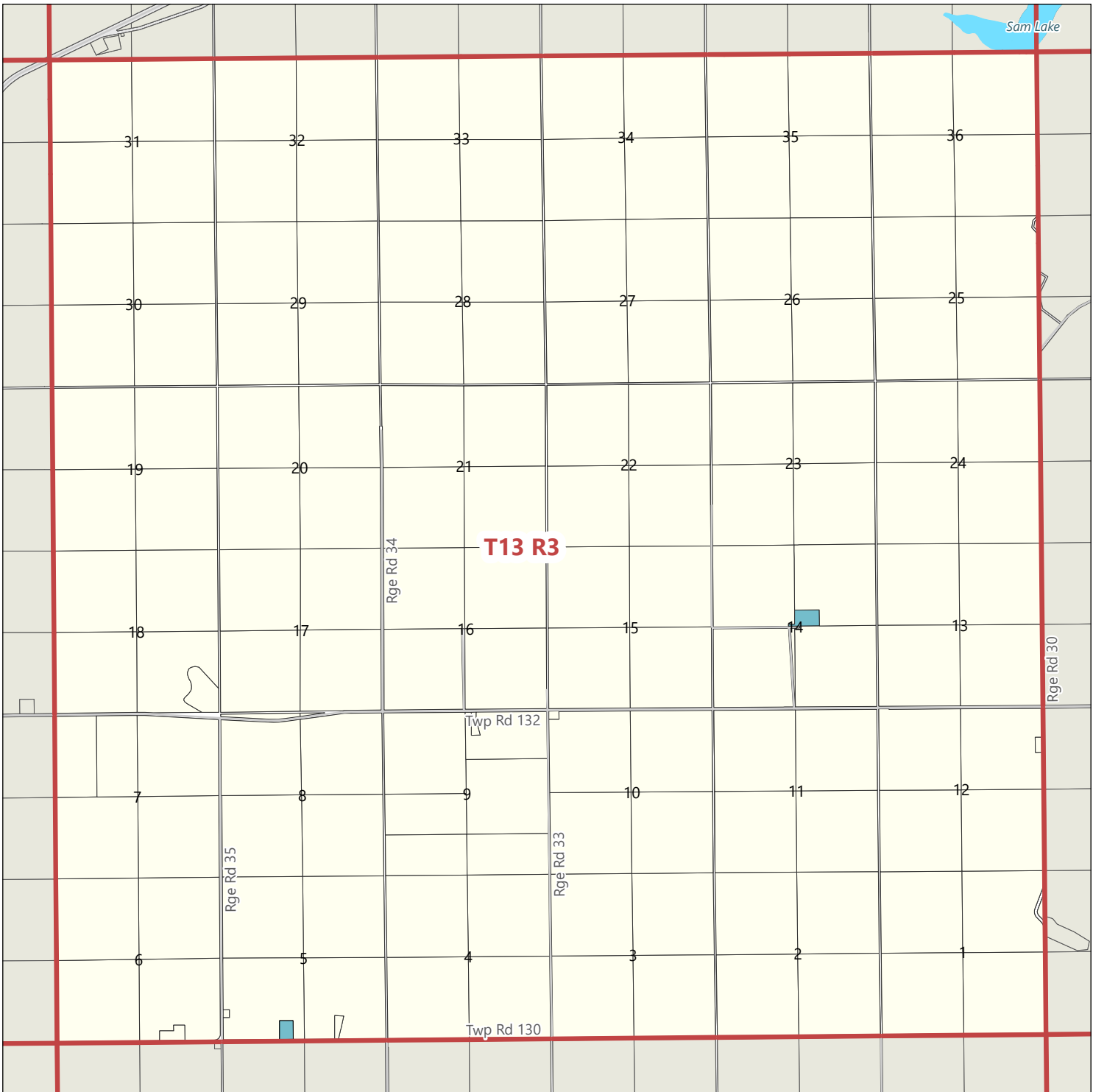
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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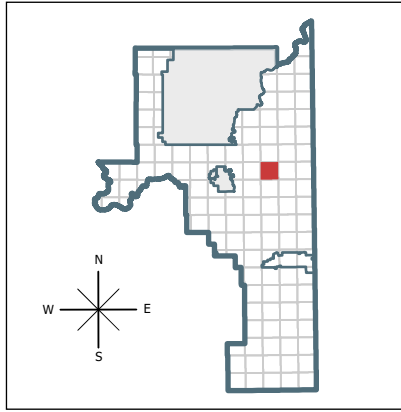


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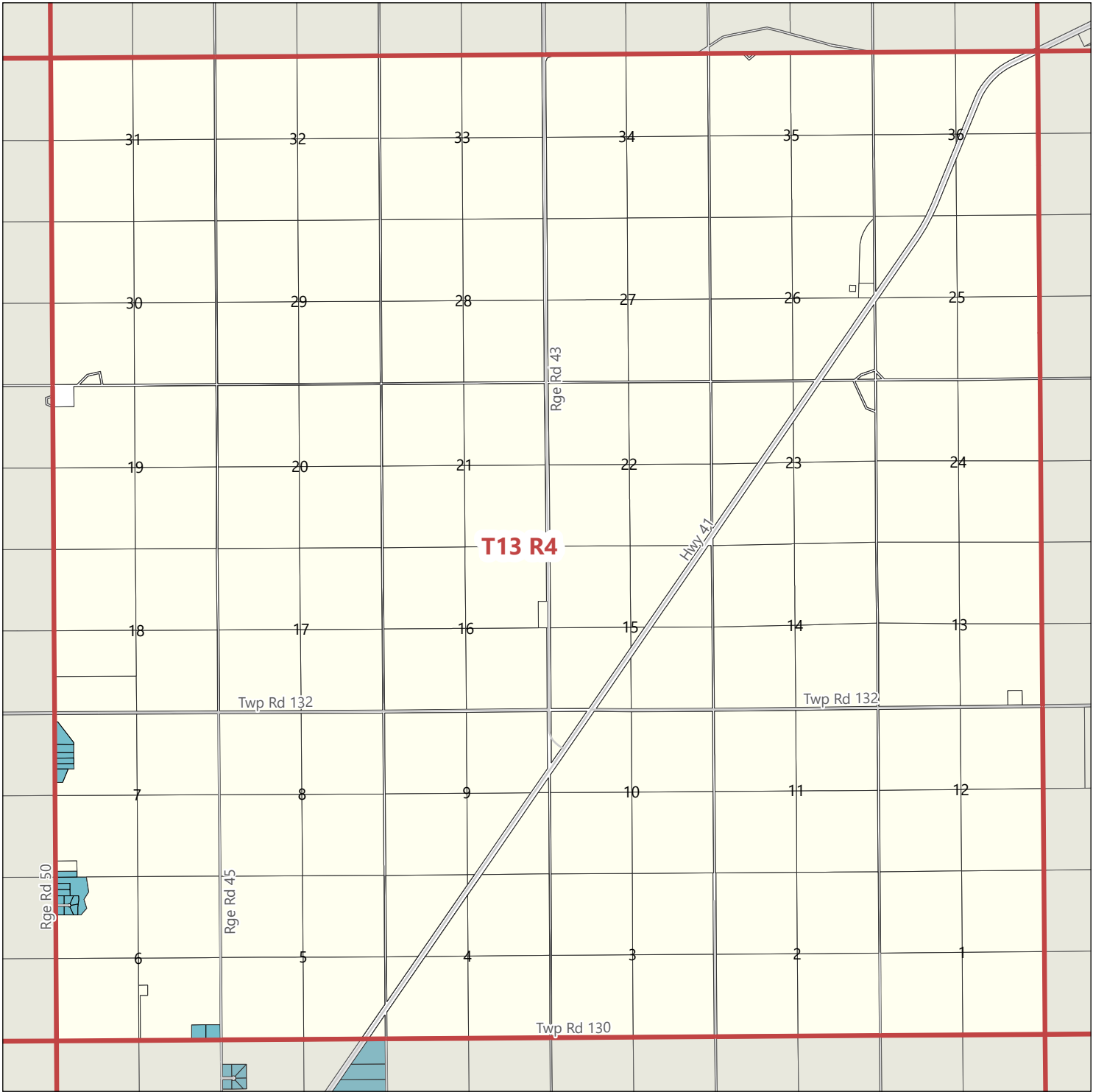
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map

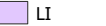
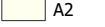
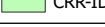
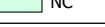
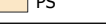


Cypress County does not guarantee the currency, completeness, or accuracy of the map, and it is provided without warranty or condition of any kind. Please contact Cypress County for original plans.

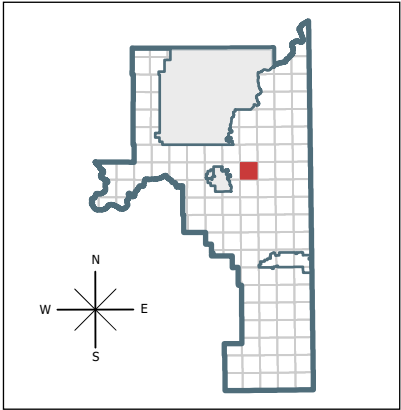


TWP 13 - RGE 4

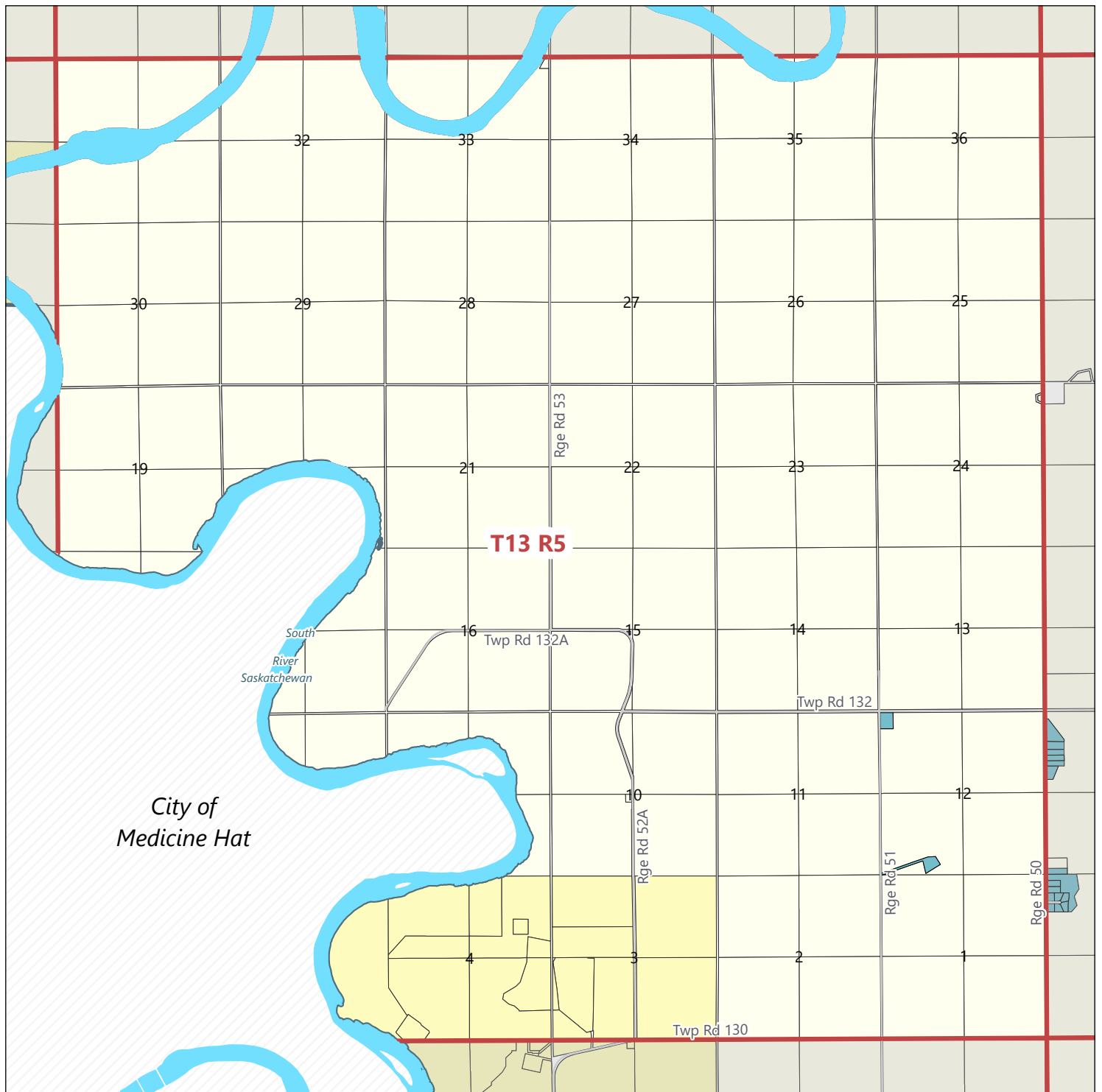
Land Use Districts

	A1-IDP		RRR		LI		DC
	A2		HR		HVY-1		
	CR		HWY-C		HVY-IDP		
	CRR-IDP		NC		PS		

Location Map



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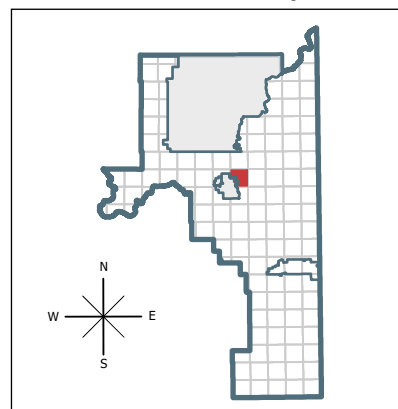


TWP 13 - RGE 5

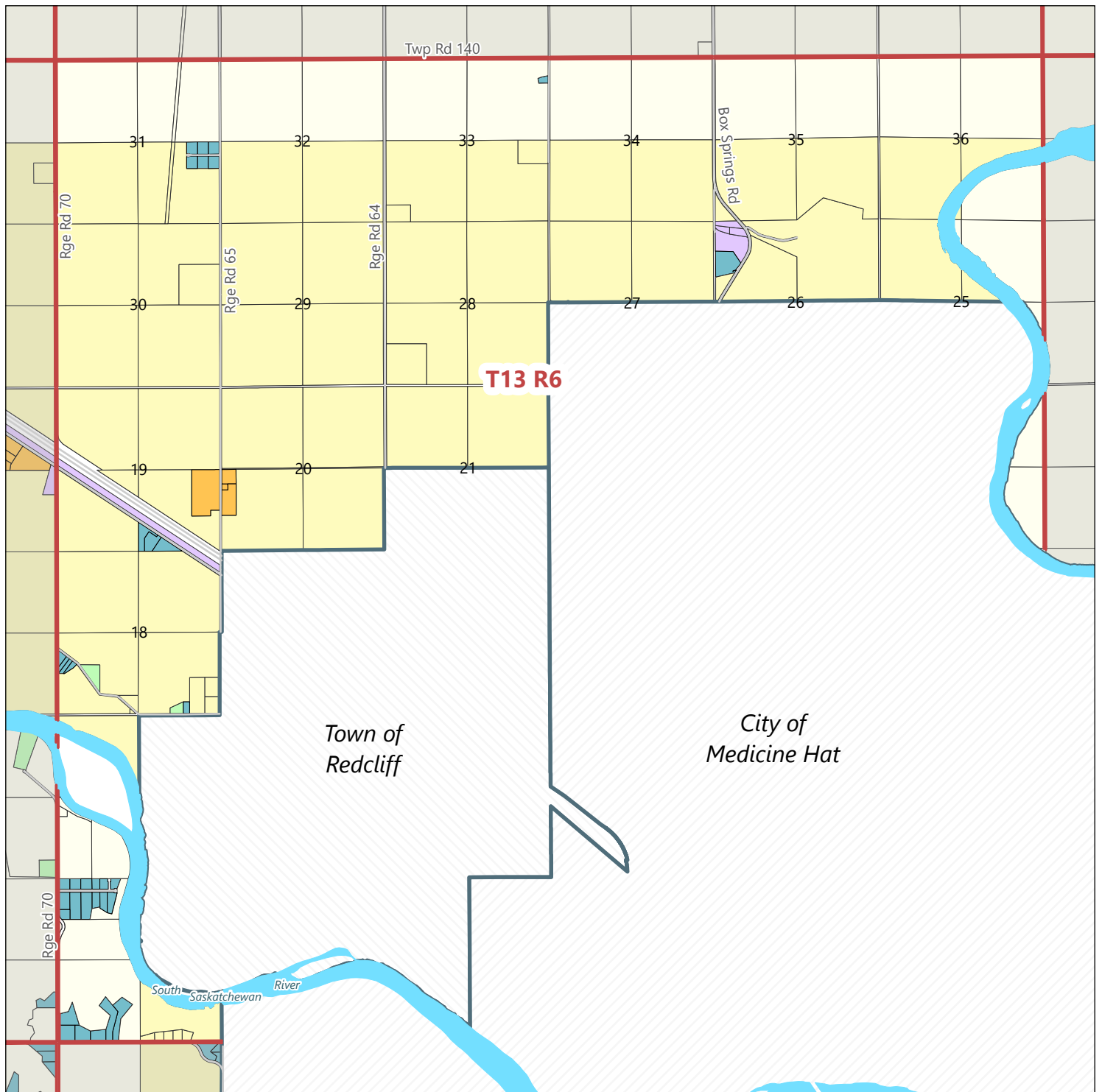
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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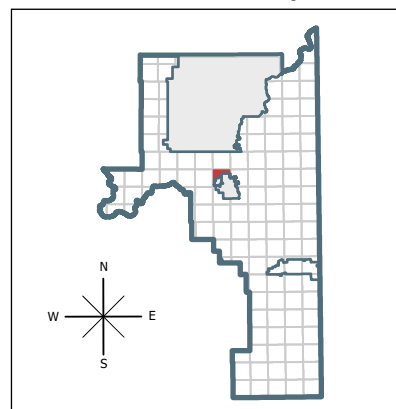


TWP 13 - RGE 6

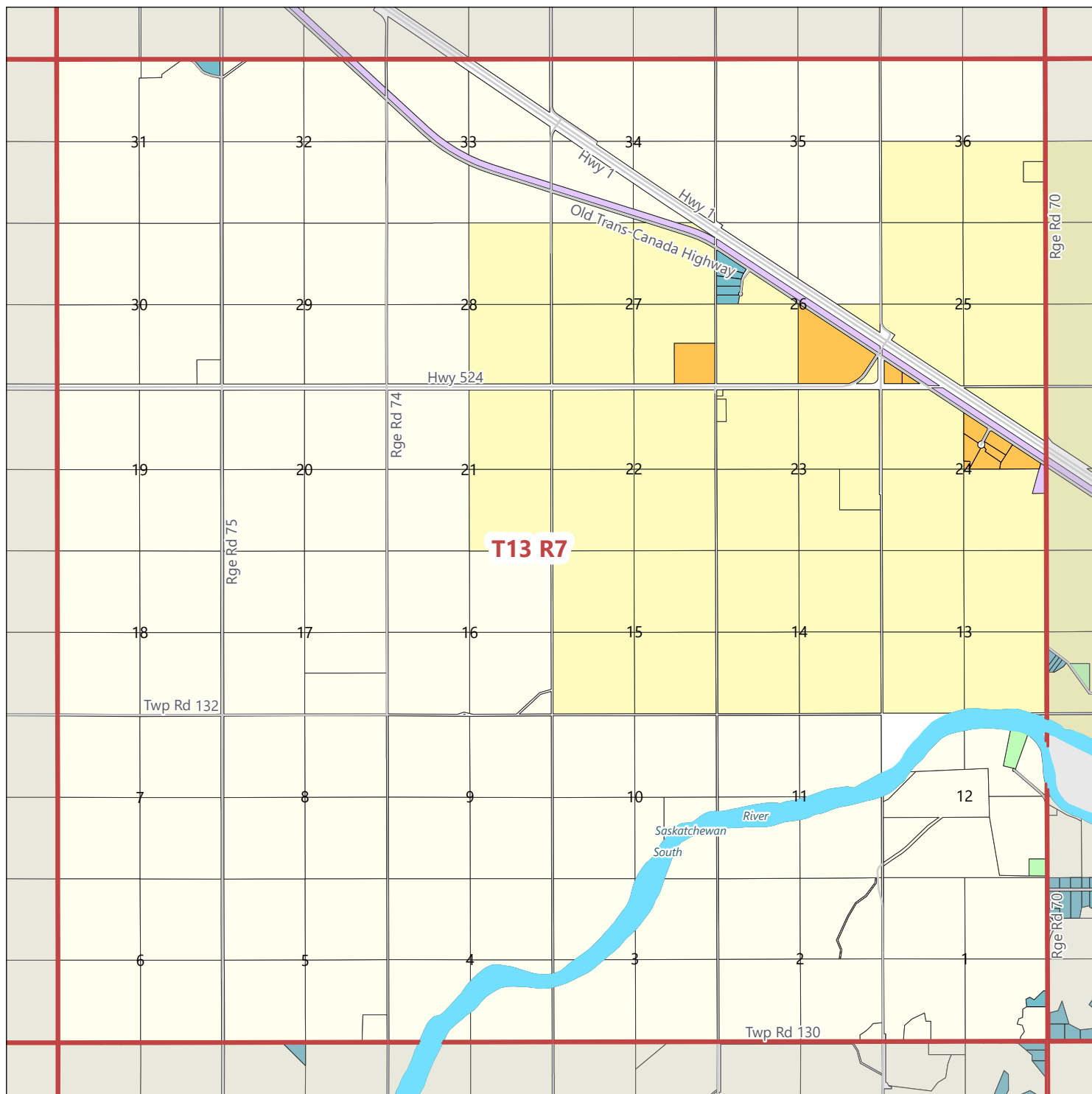
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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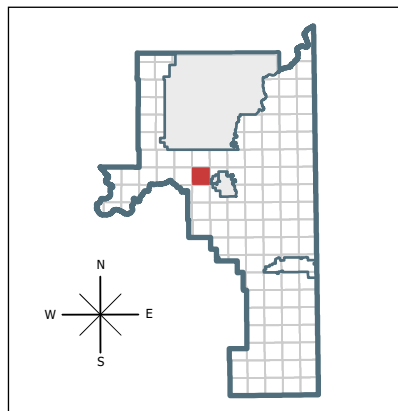


TWP 13 - RGE 7

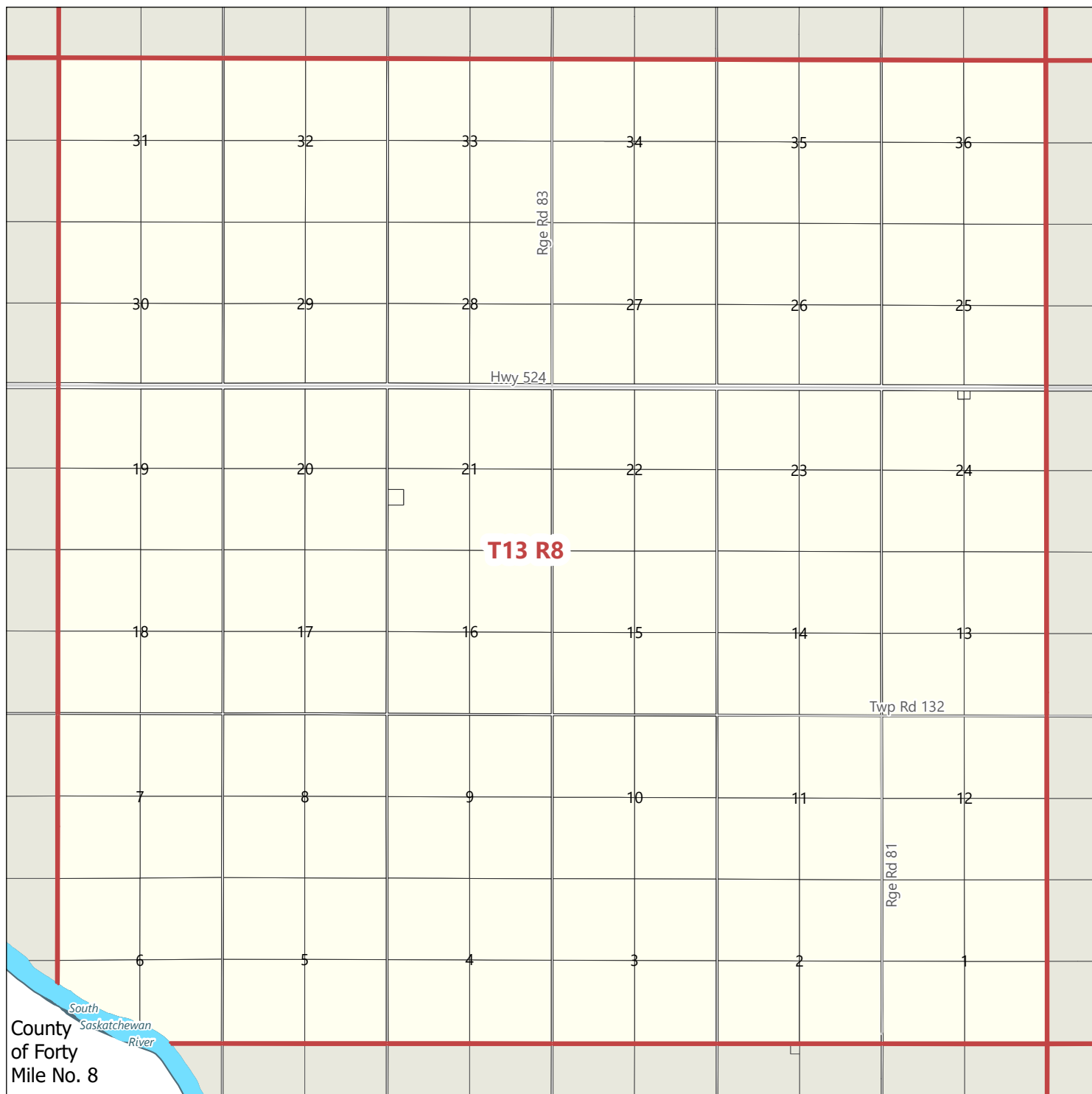
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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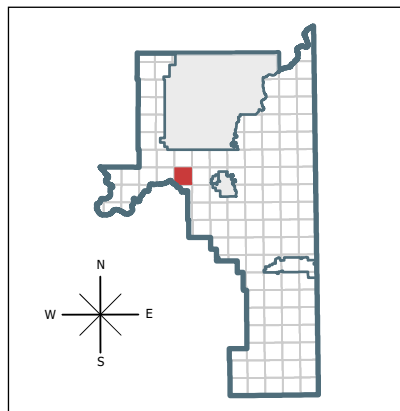


TWP 13 - RGE 8

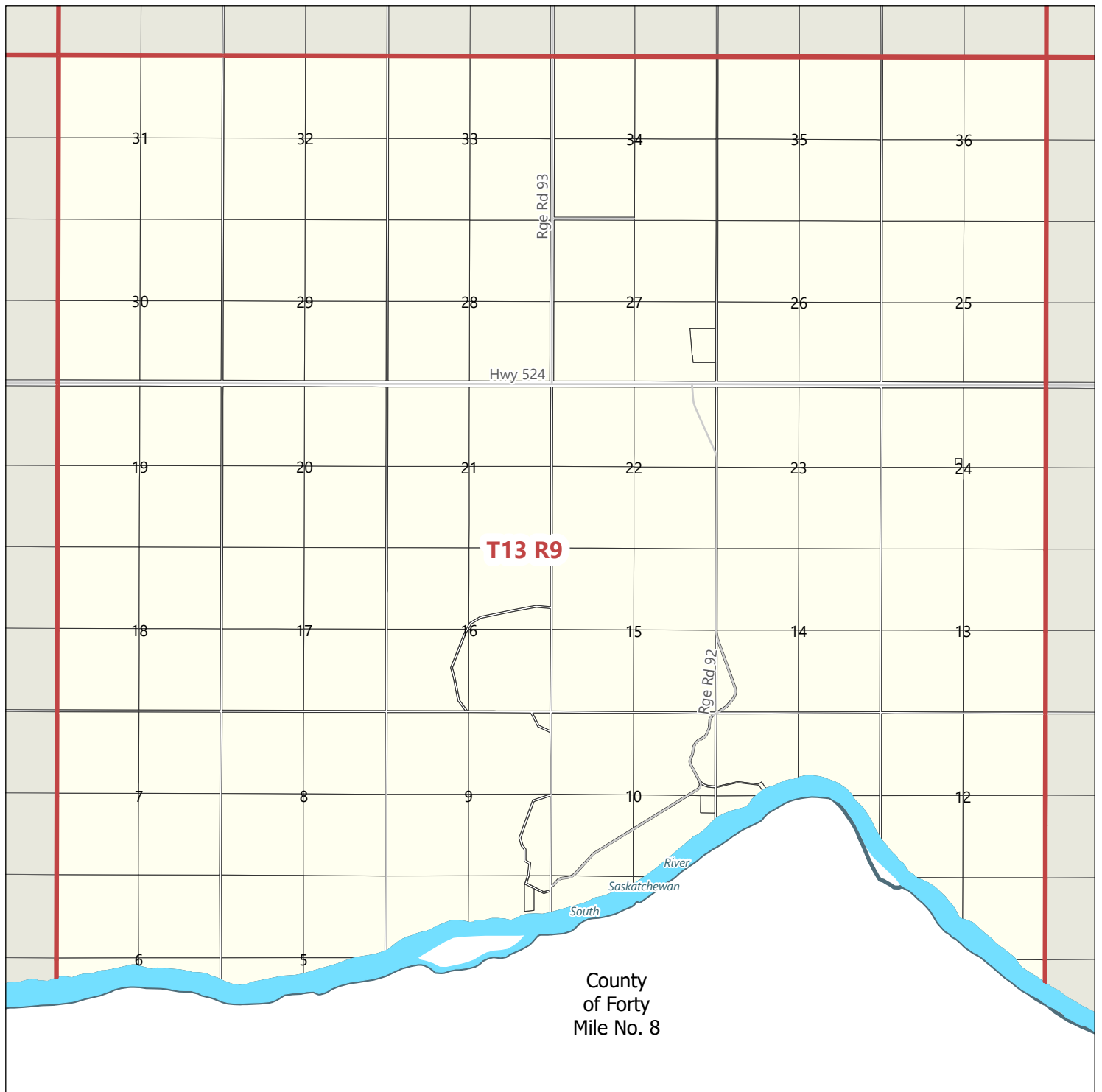
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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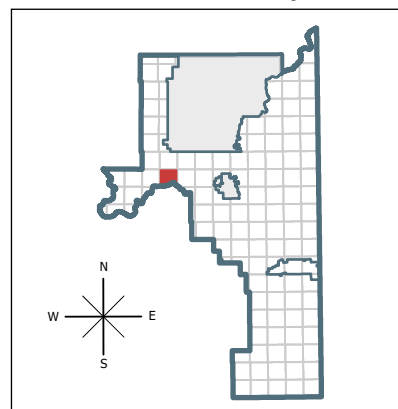


TWP 13 - RGE 9

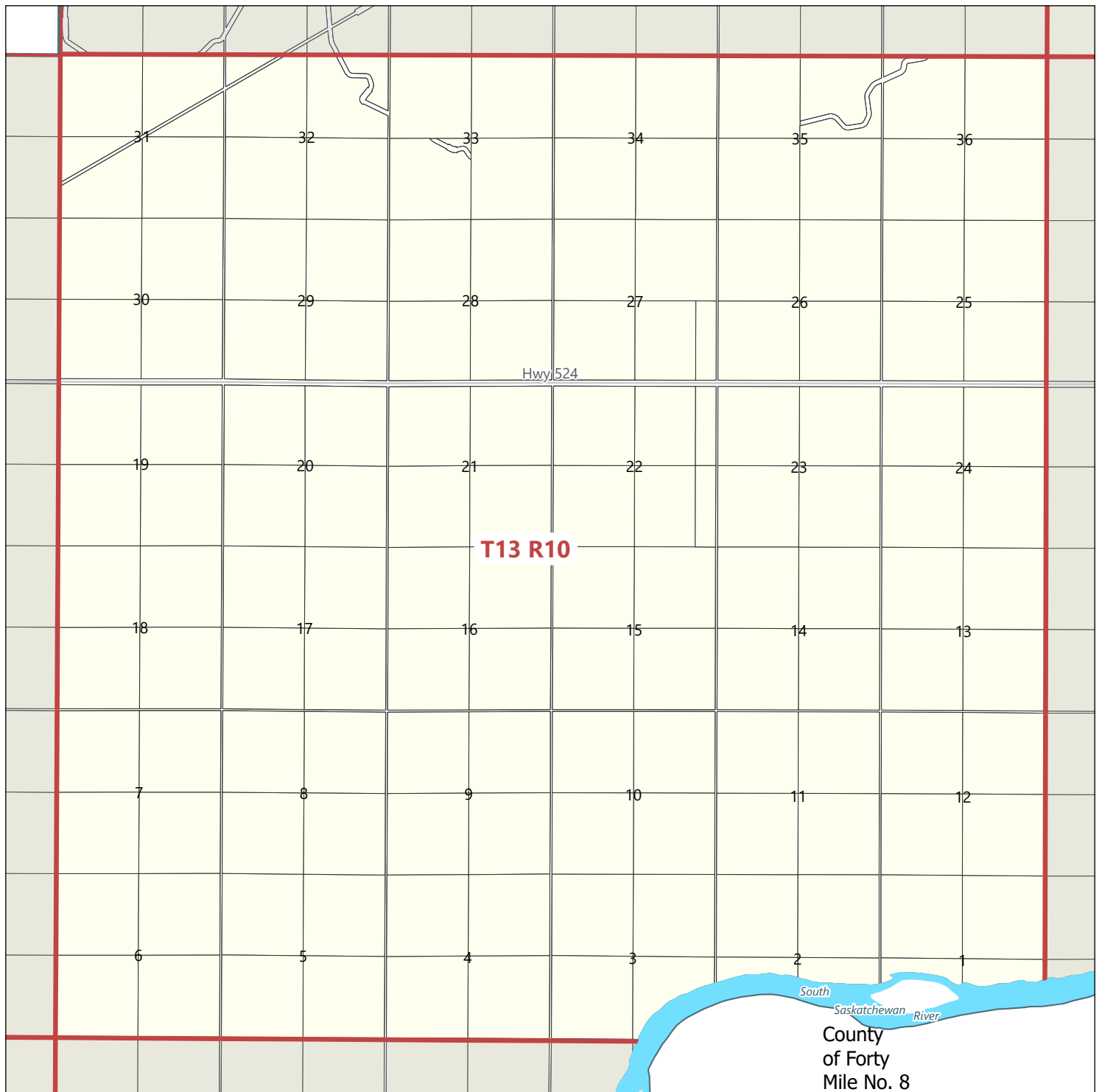
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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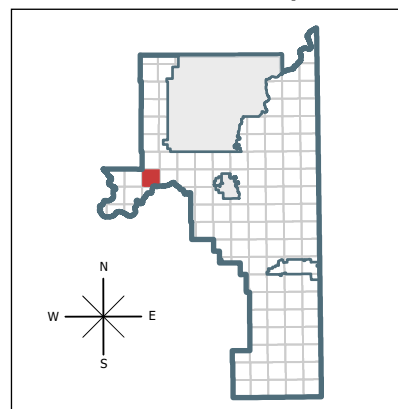


TWP 13 - RGE 10

Land Use Districts

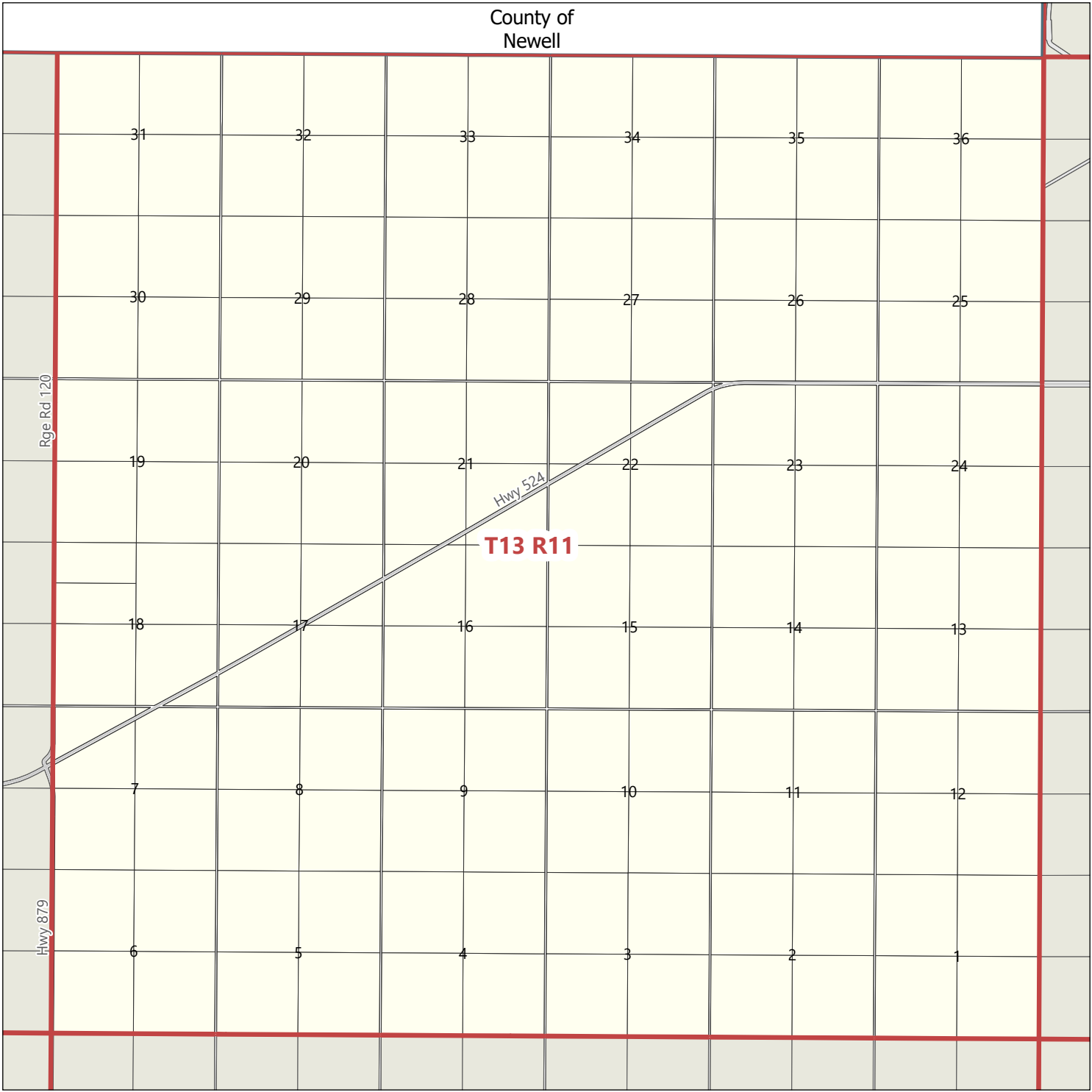
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



Cypress County does not guarantee the currency, completeness, or accuracy of the map, and it is provided without warranty or condition of any kind. Please contact Cypress County for original plans.

County of
Newell

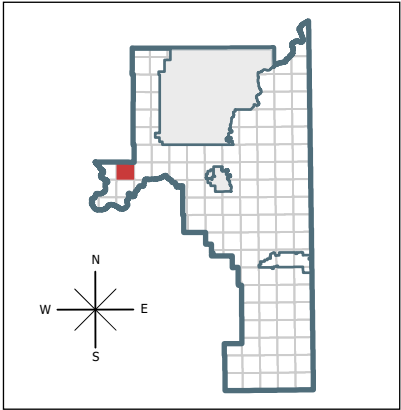


TWP 13 - RGE 11

Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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County of Newell

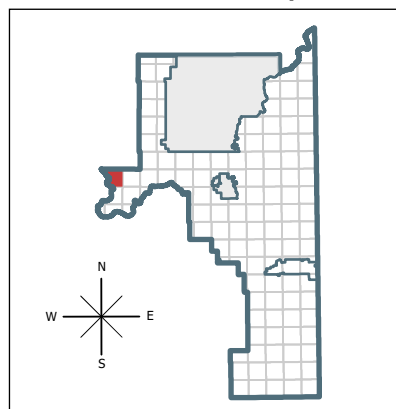


TWP 13 - RGE 12

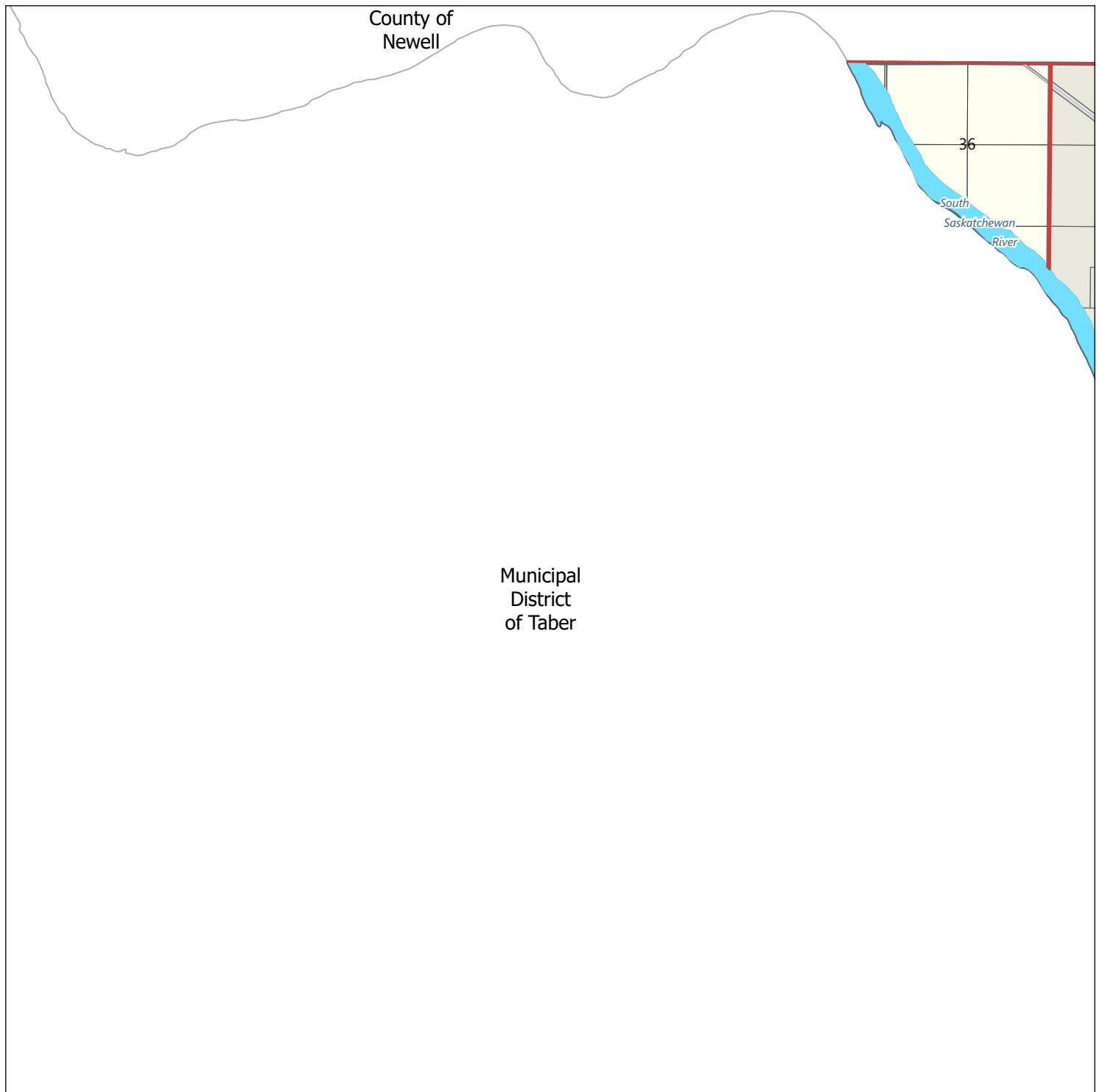
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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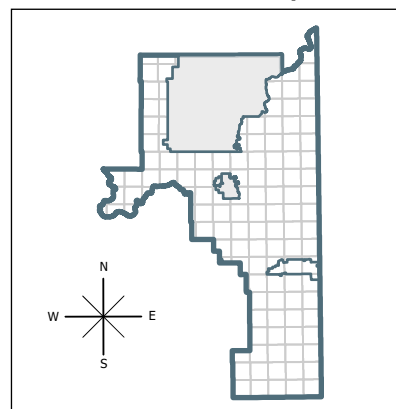


TWP 13 - RGE 13

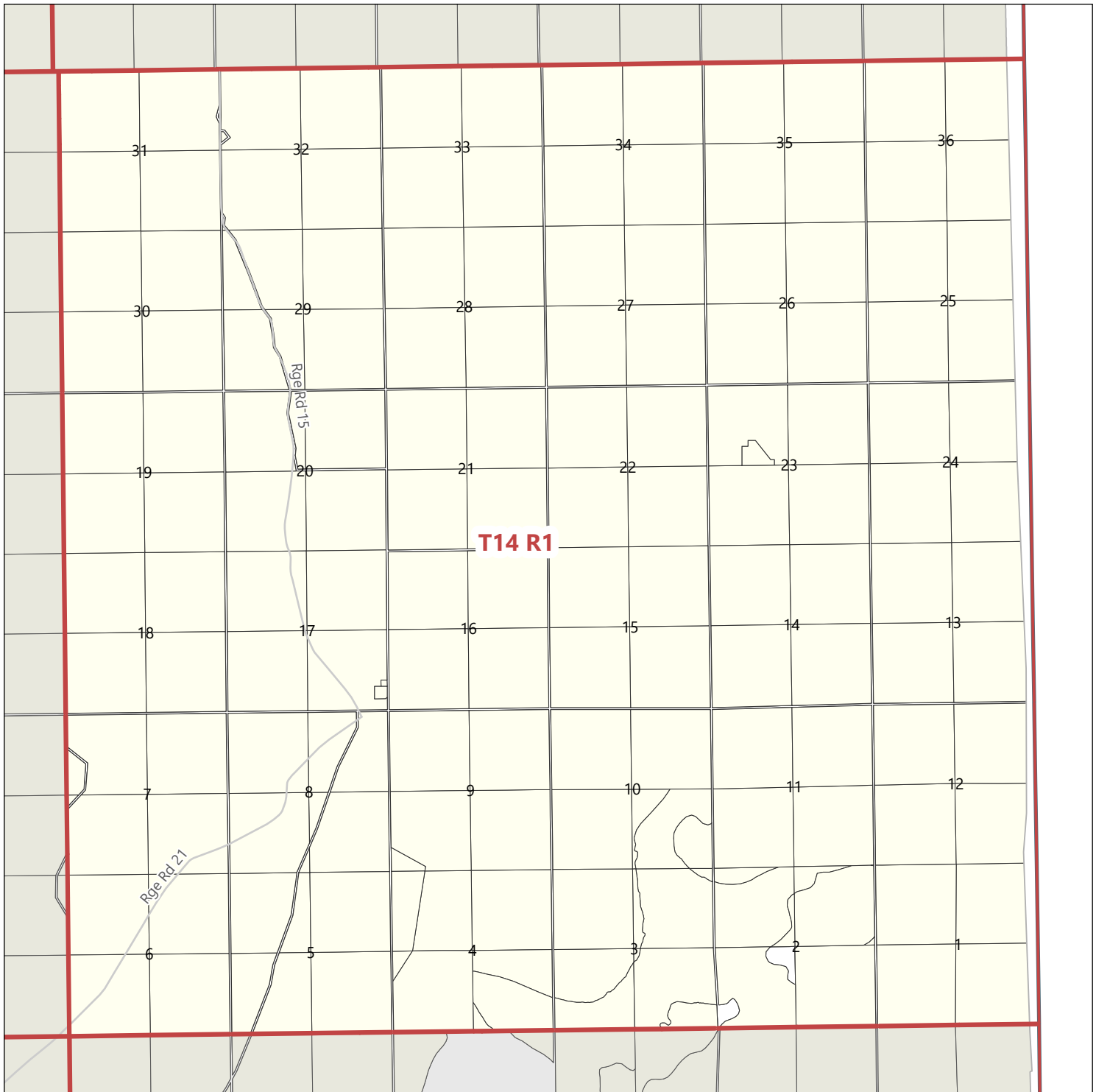
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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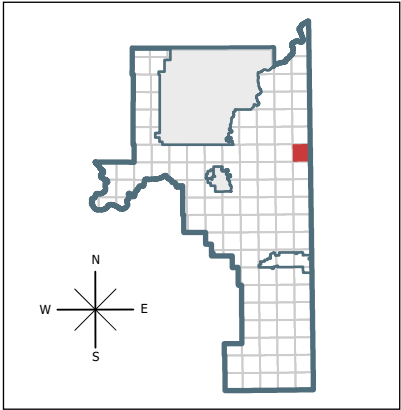


TWP 14 - RGE 1

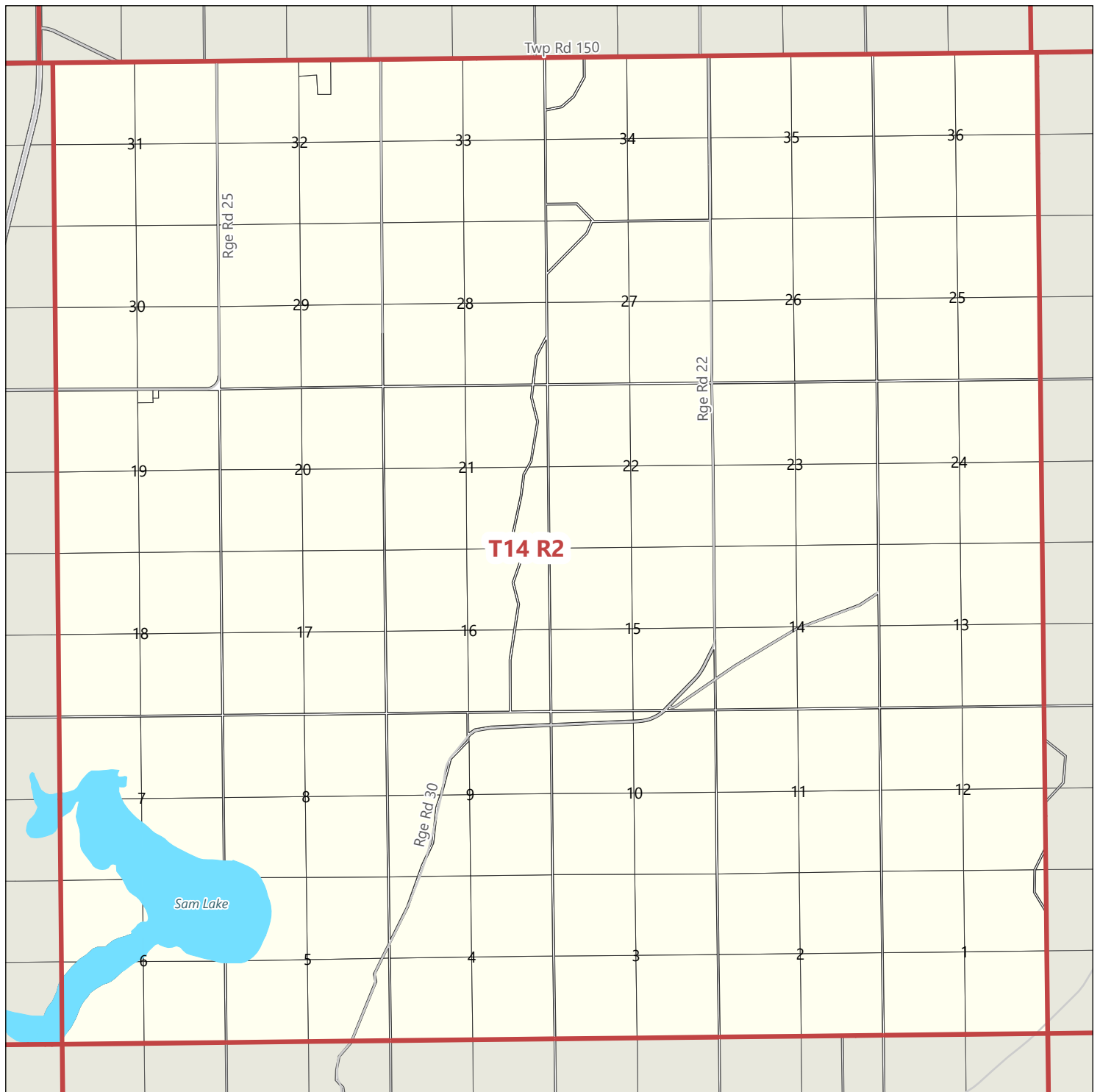
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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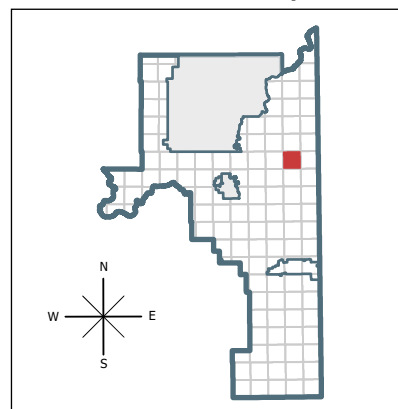


TWP 14 - RGE 2

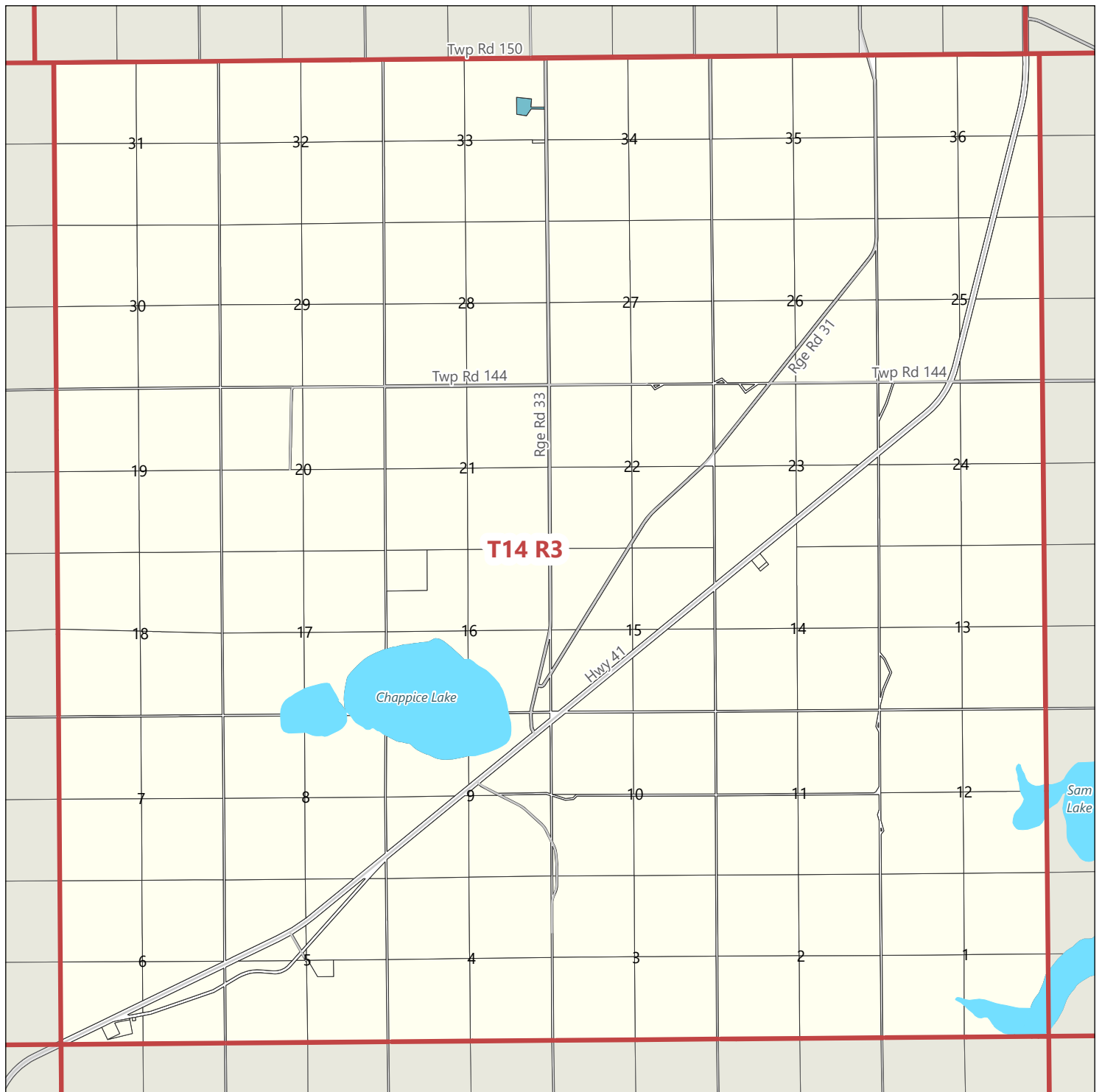
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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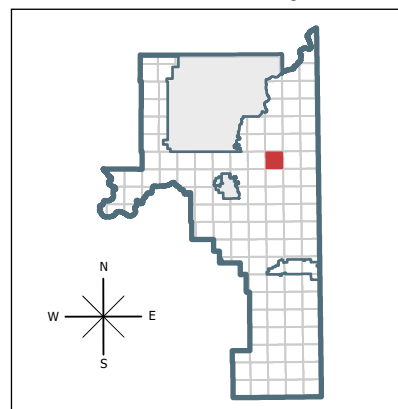


TWP 14 - RGE 3

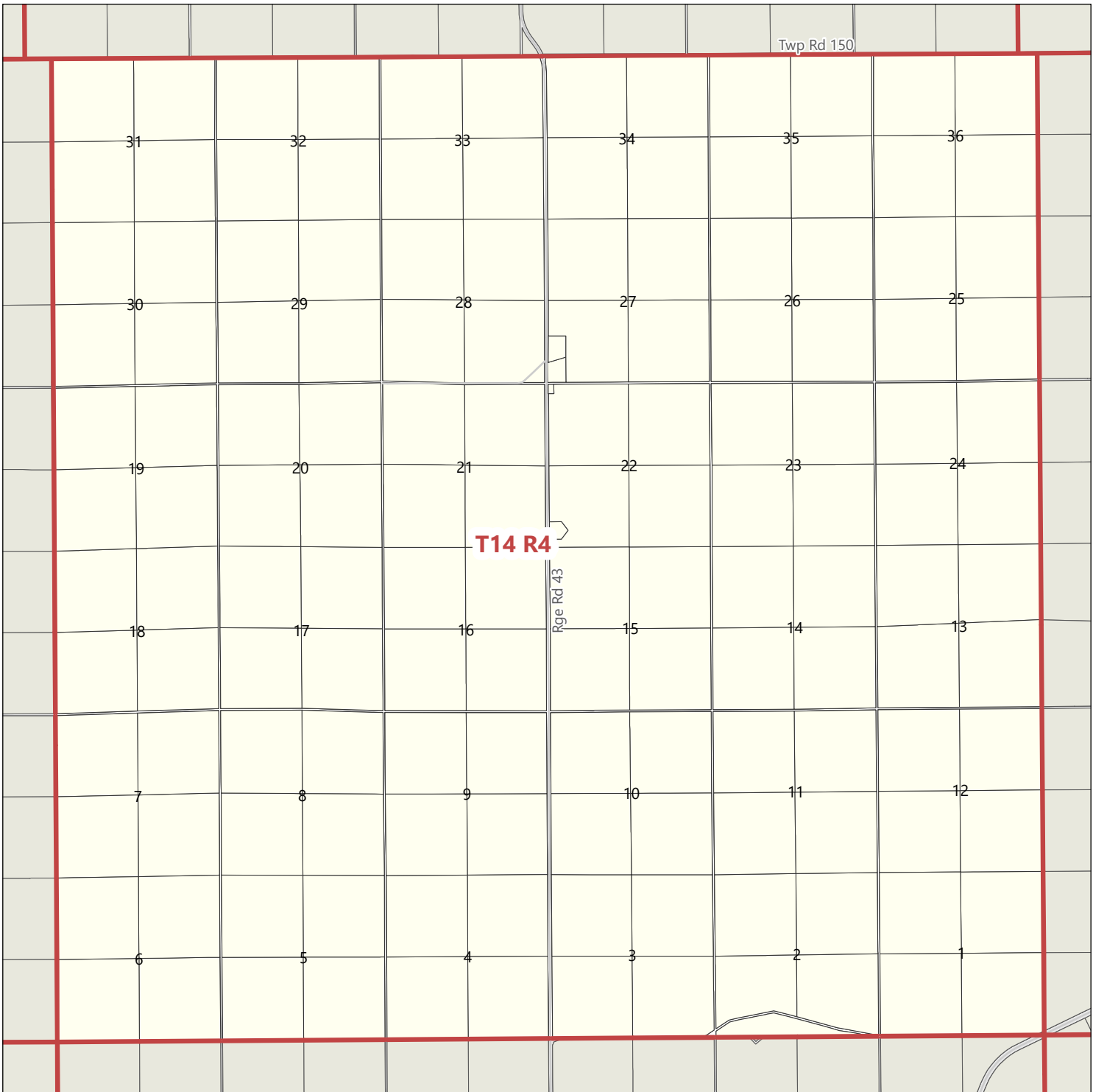
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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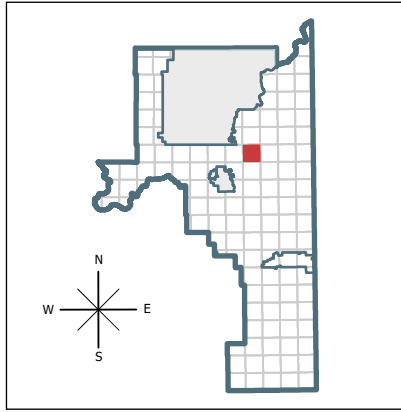


TWP 14 - RGE 4

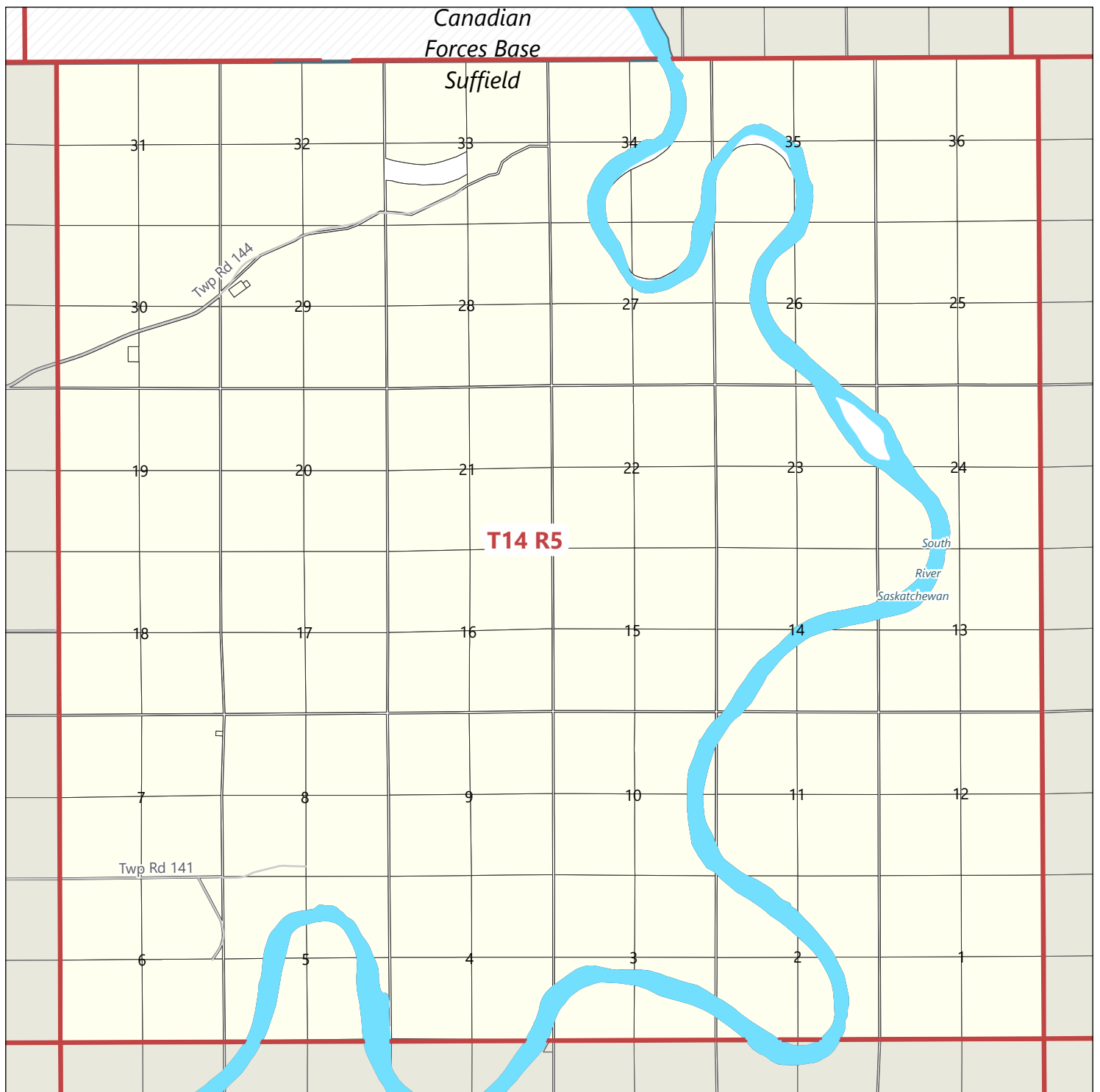
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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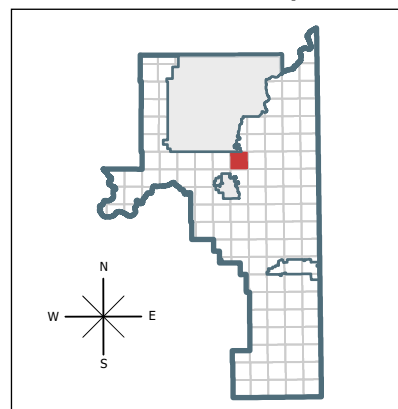


TWP 14 - RGE 5

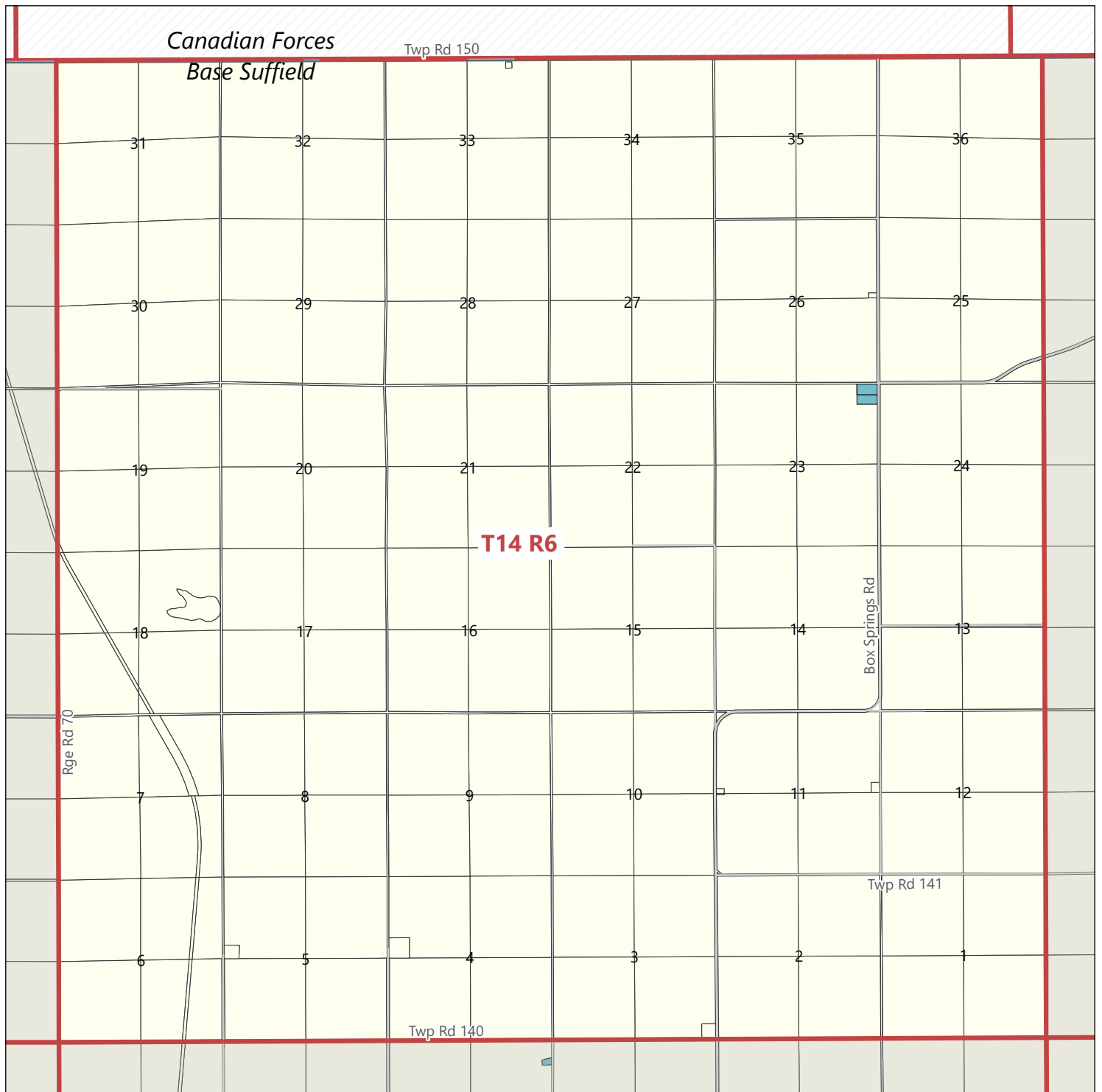
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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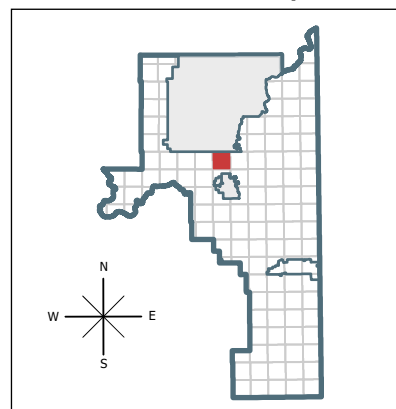


TWP 14 - RGE 6

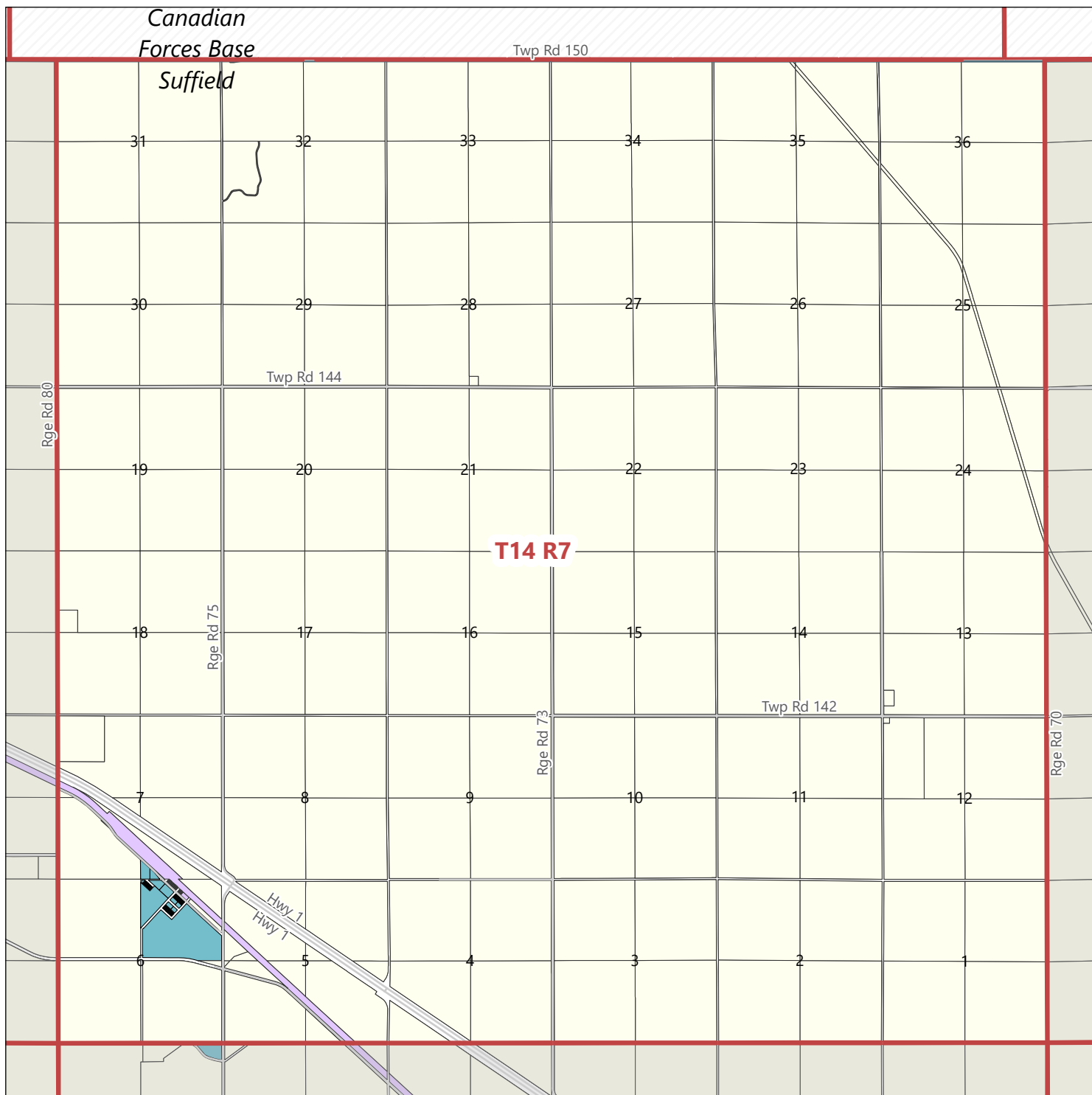
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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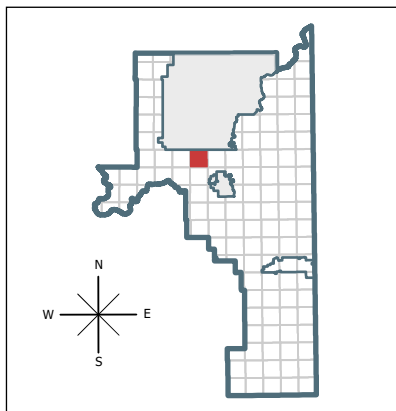


TWP 14 - RGE 7

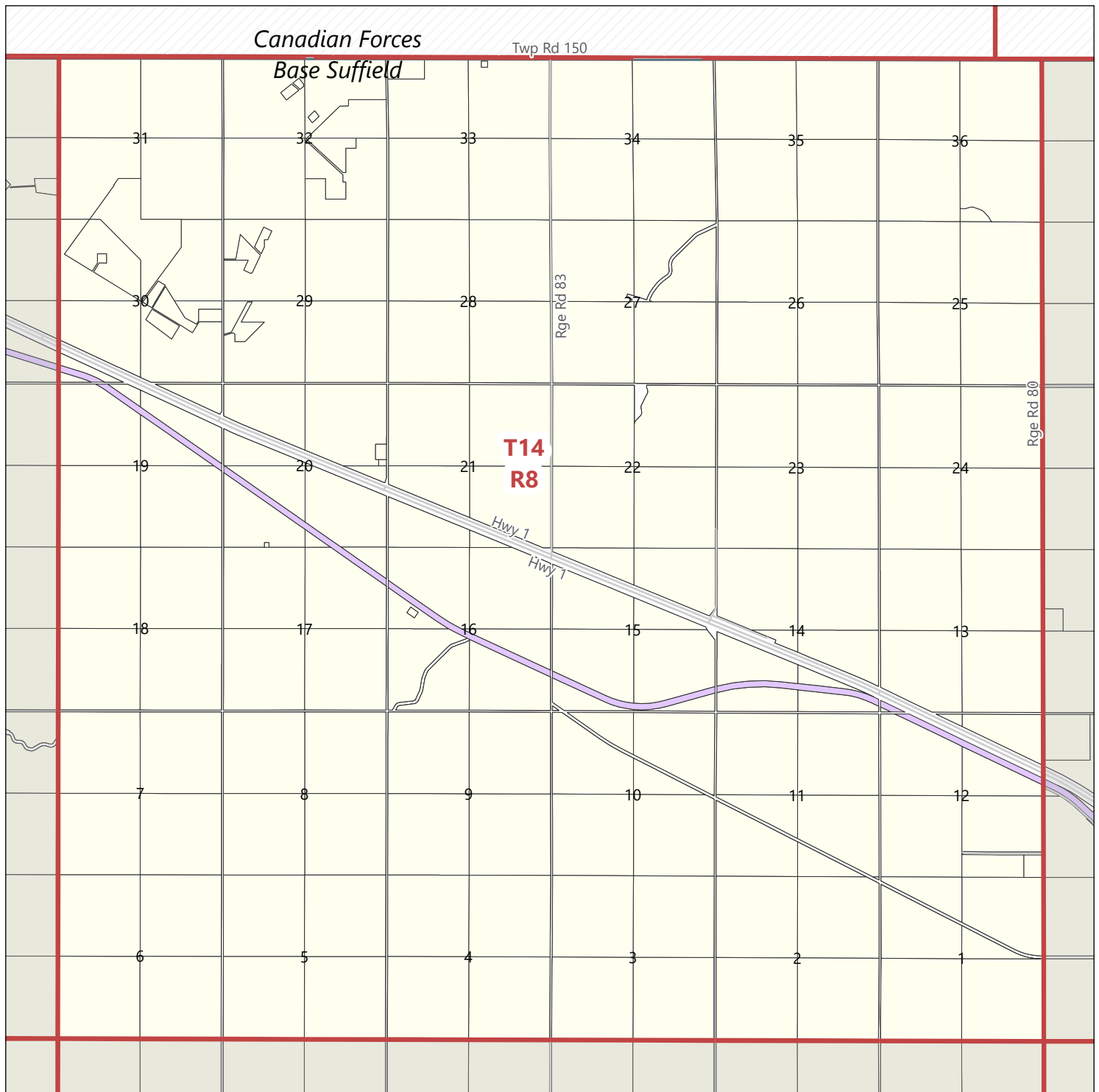
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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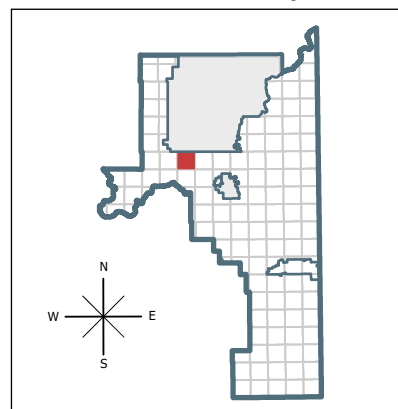


TWP 14 - RGE 8

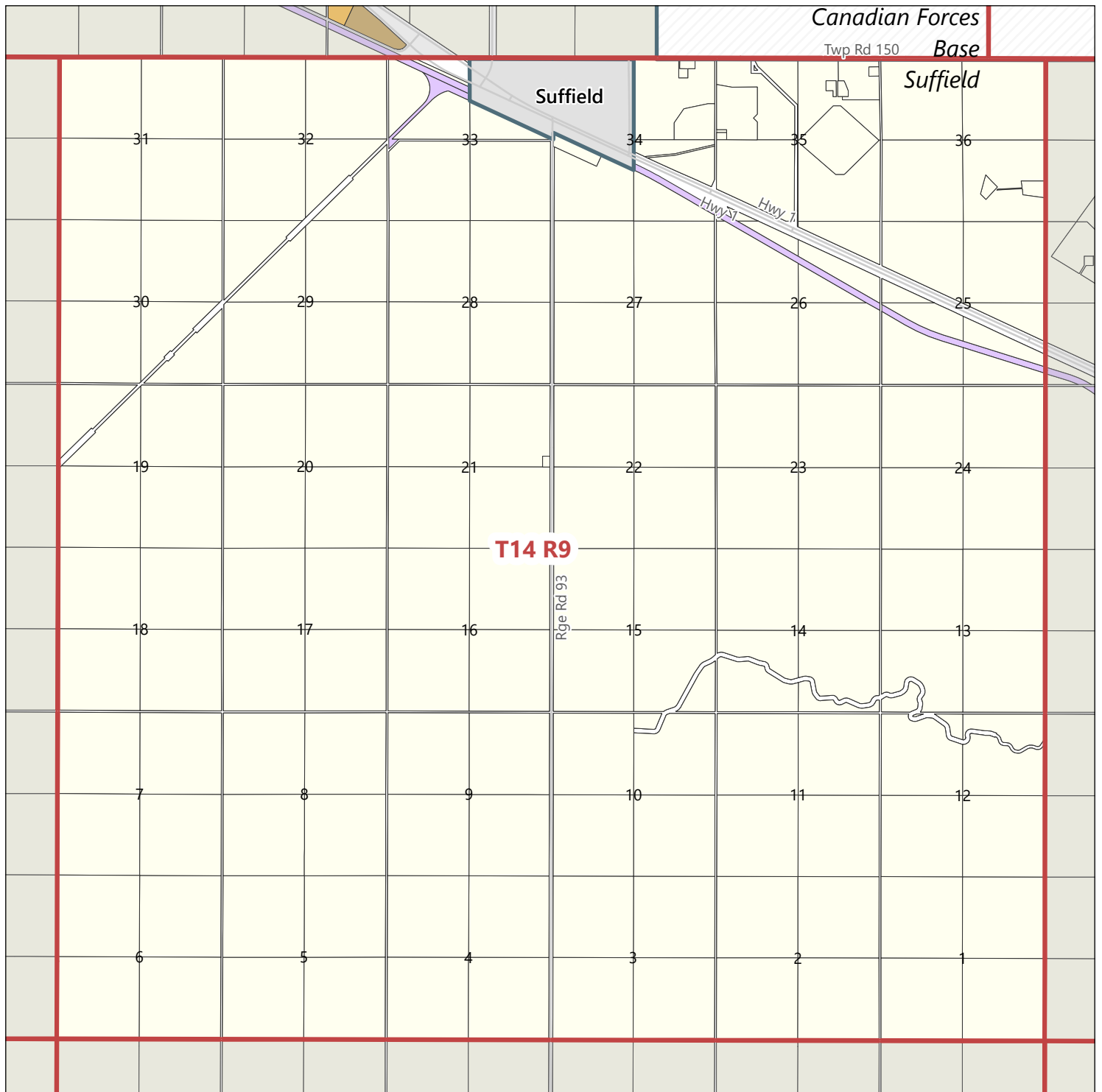
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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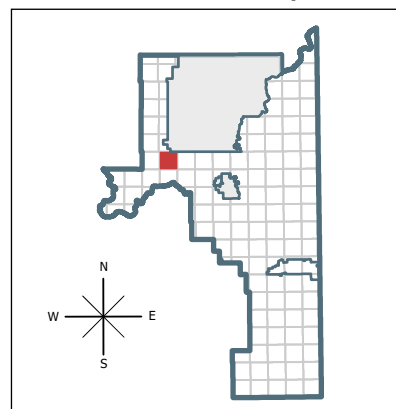
TWP 14 - RGE 9

Land Use Districts

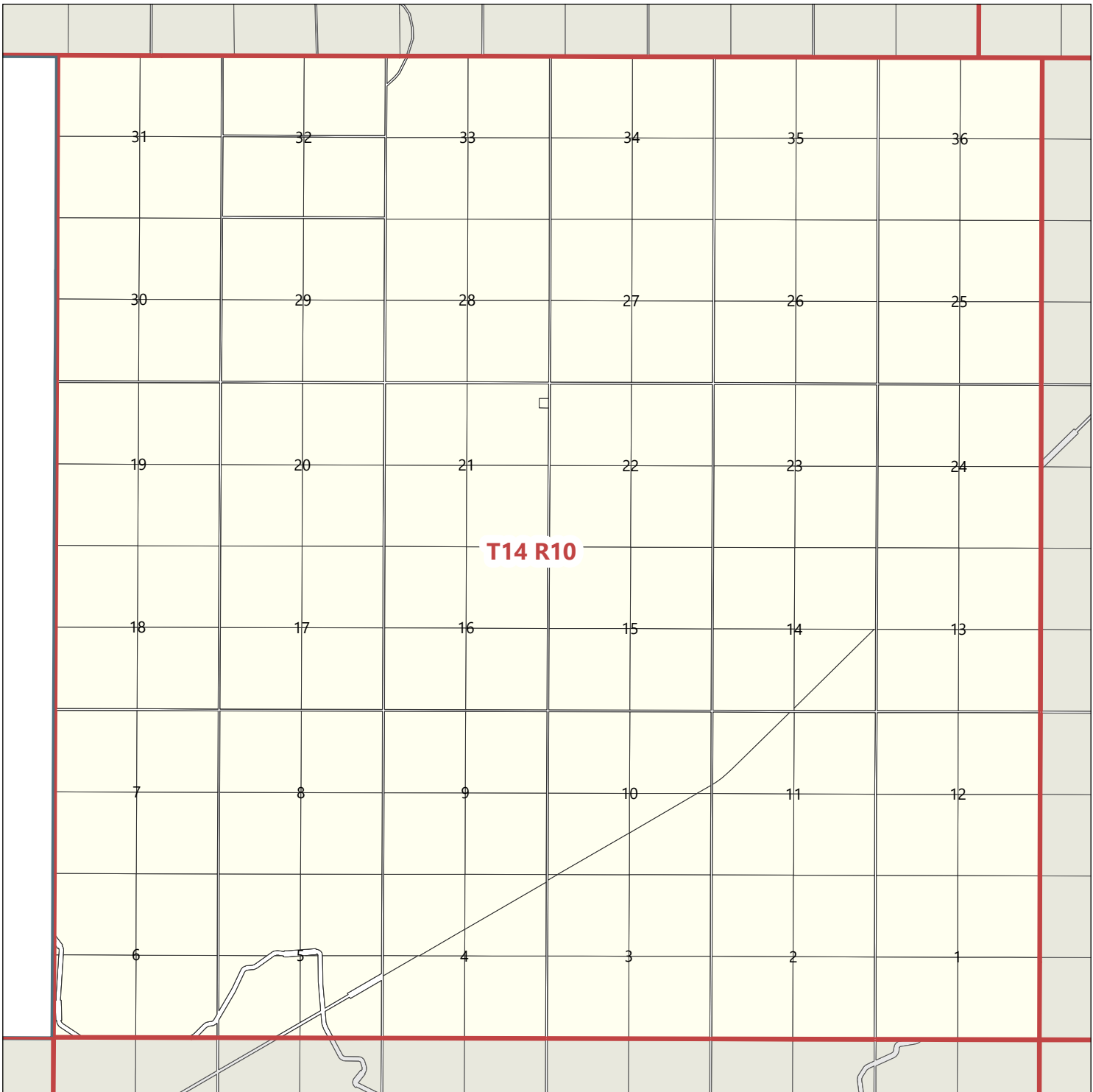
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

 (See Suffield Land Use District Map)

Location Map



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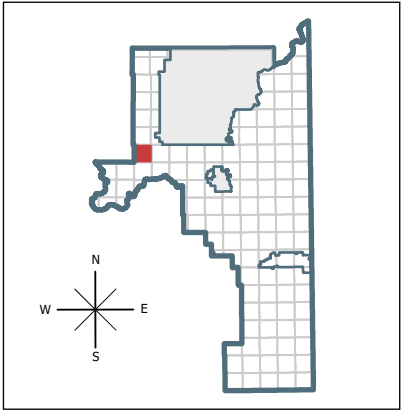


TWP 14 - RGE 10

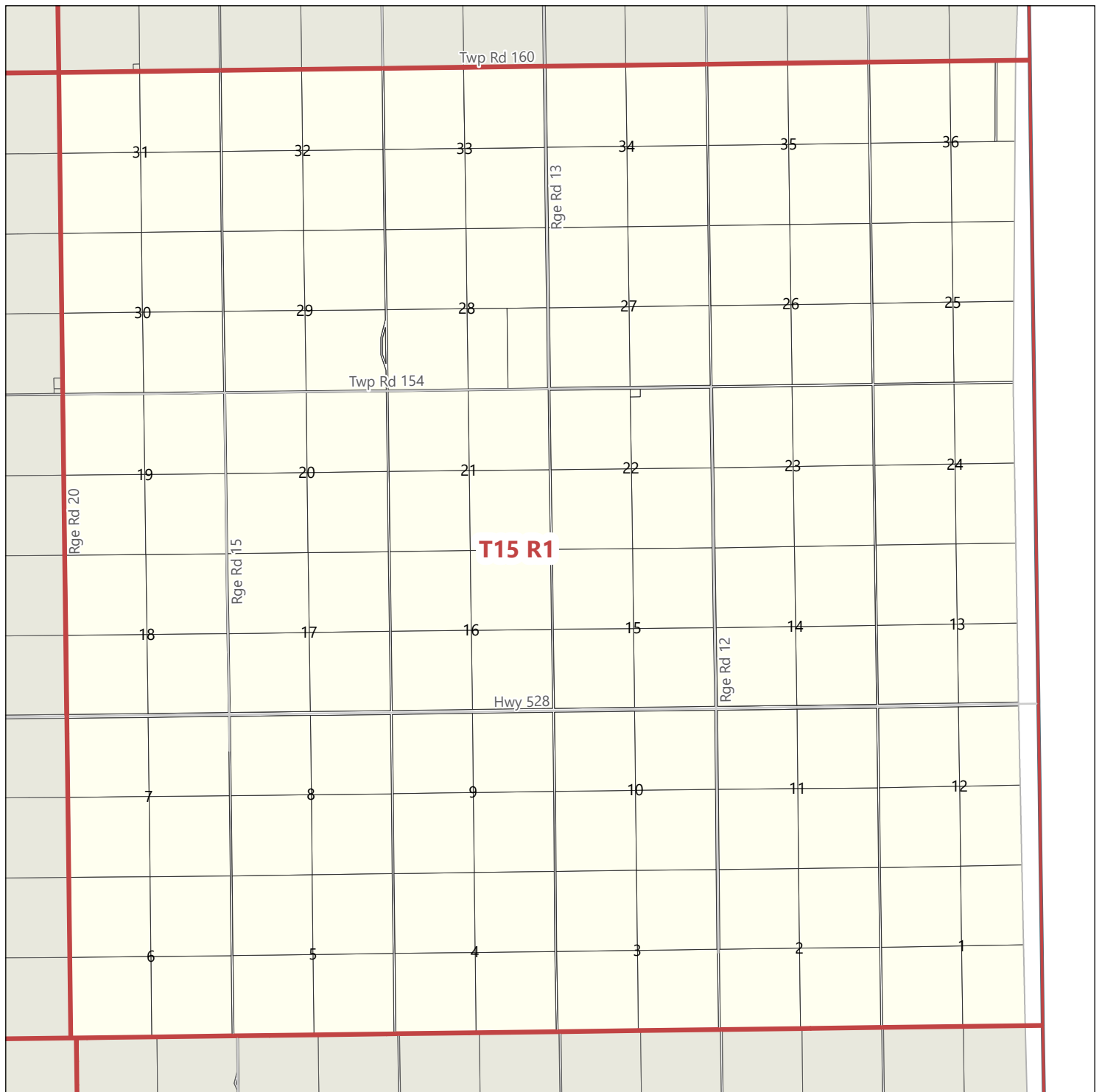
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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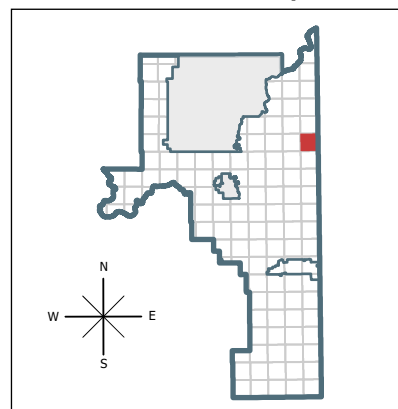


TWP 15 - RGE 1

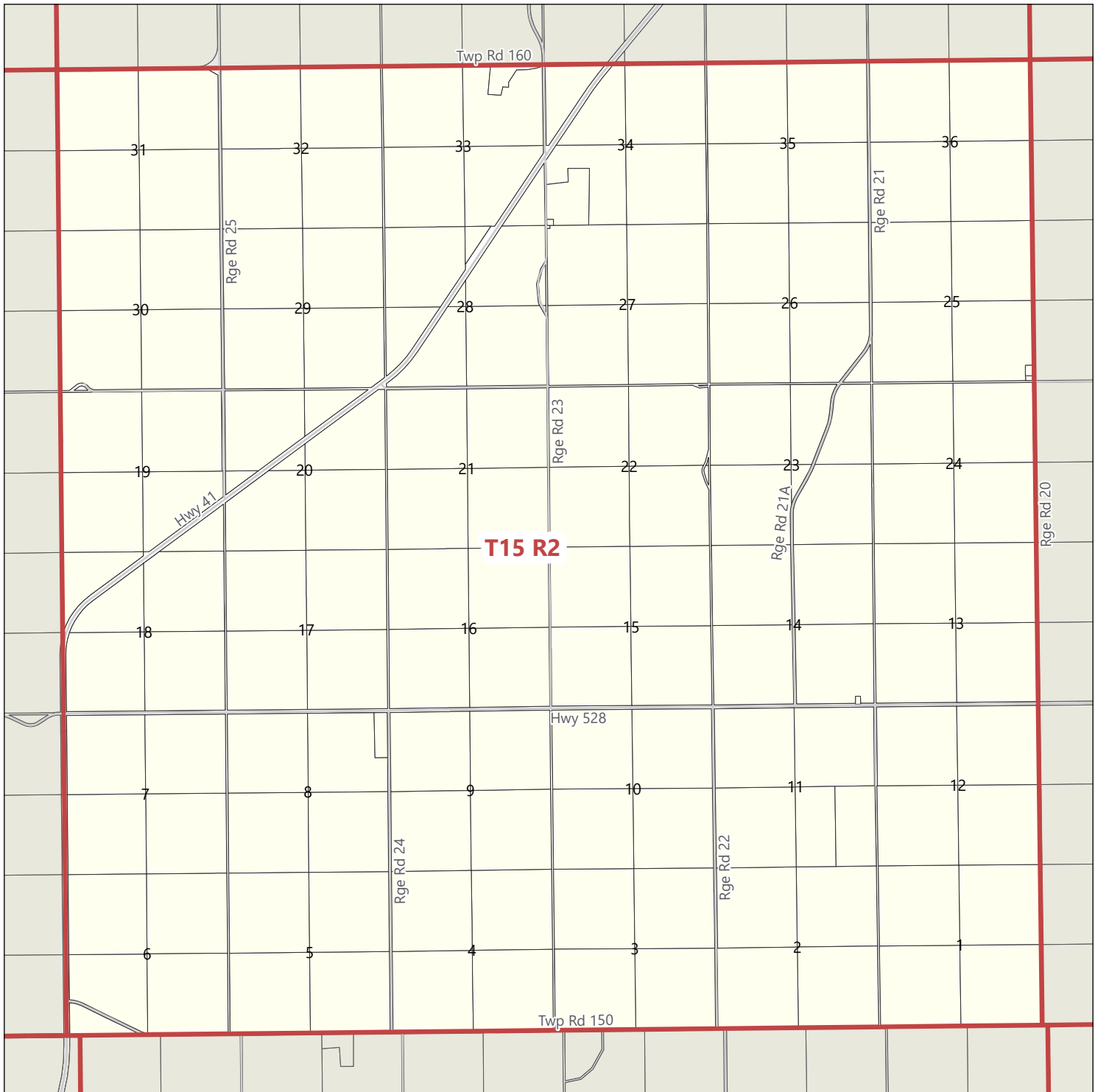
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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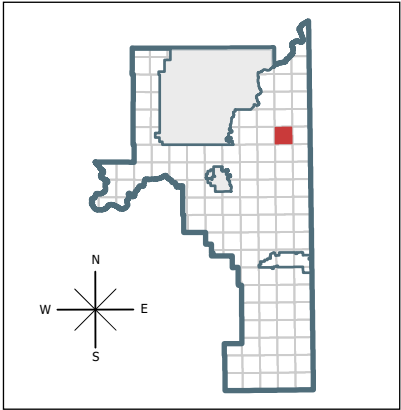


TWP 15 - RGE 2

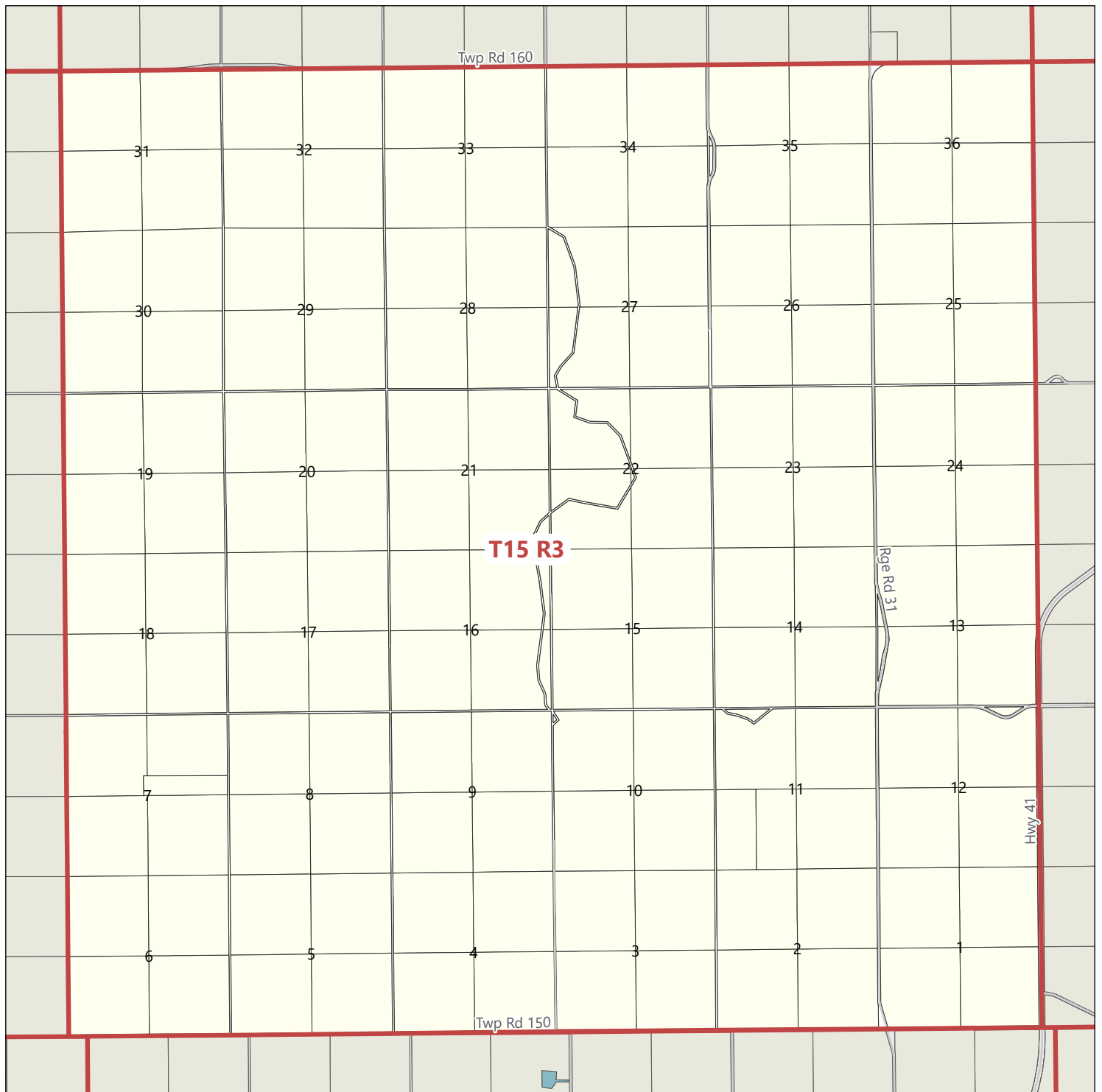
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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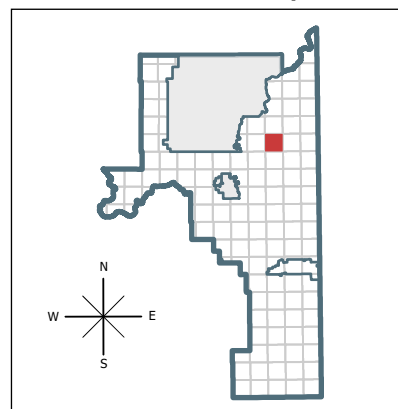


TWP 15 - RGE 3

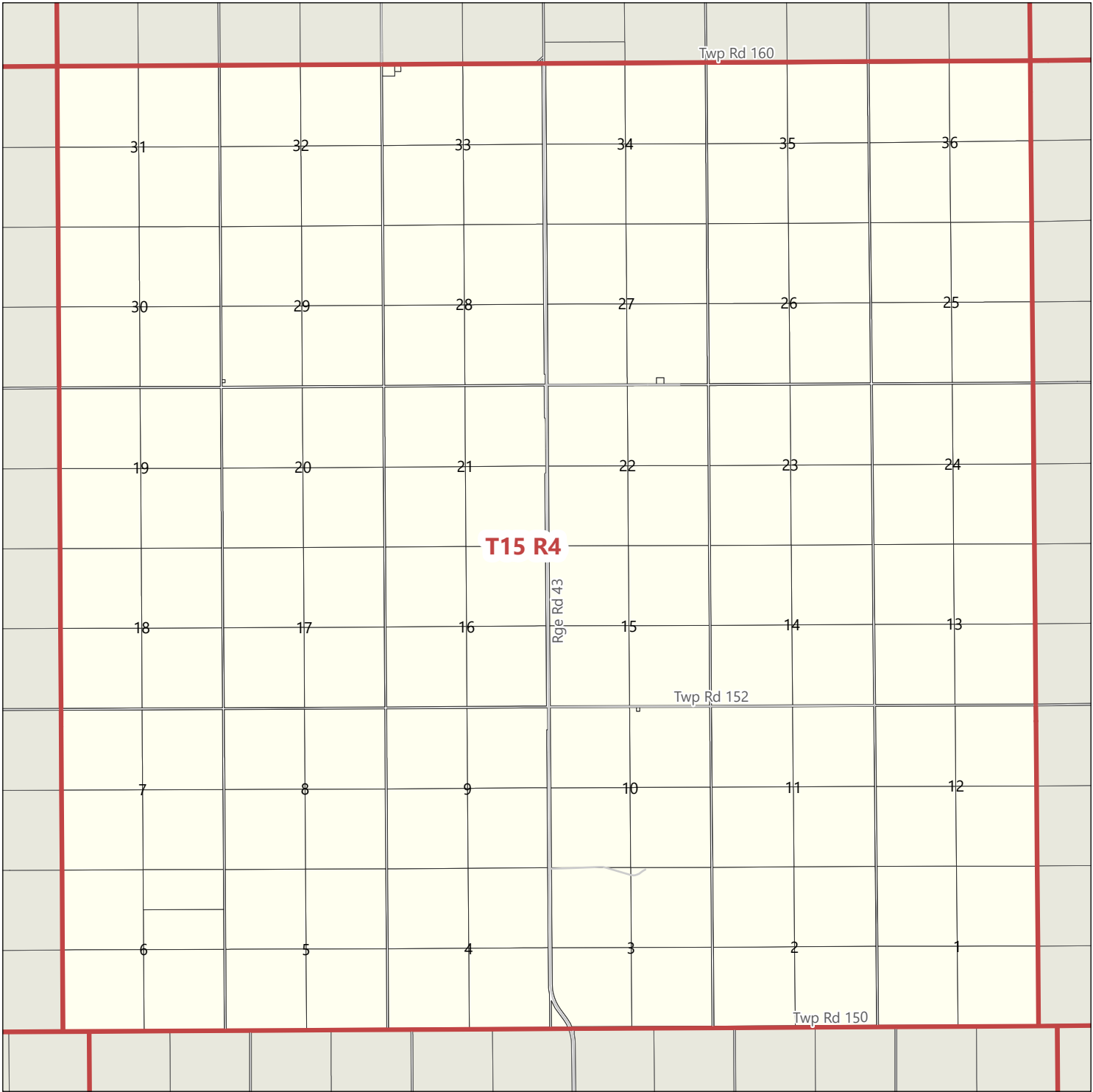
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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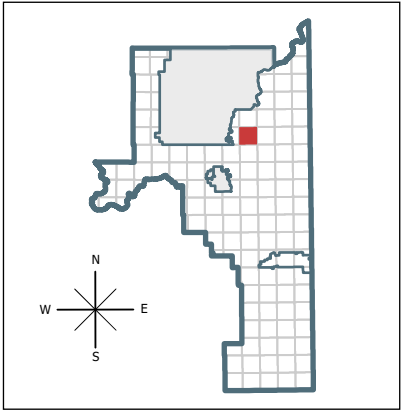


TWP 15 - RGE 4

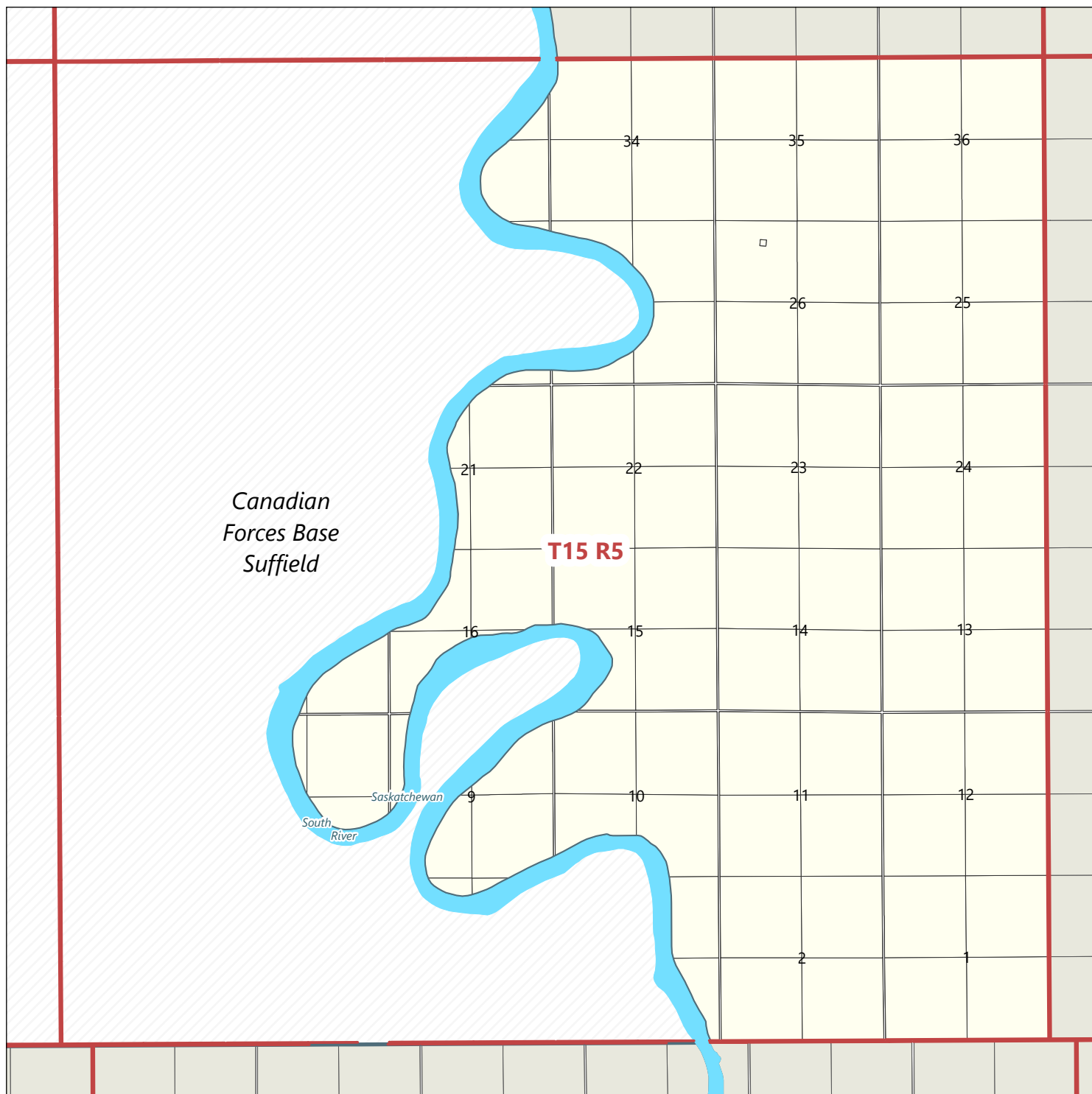
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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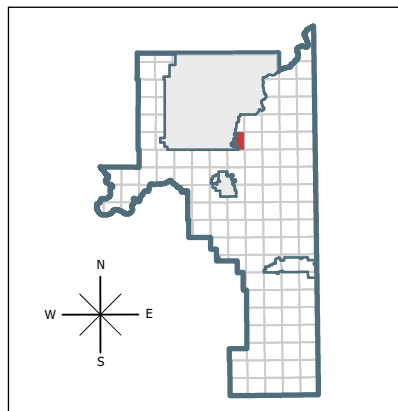


TWP 15 - RGE 5

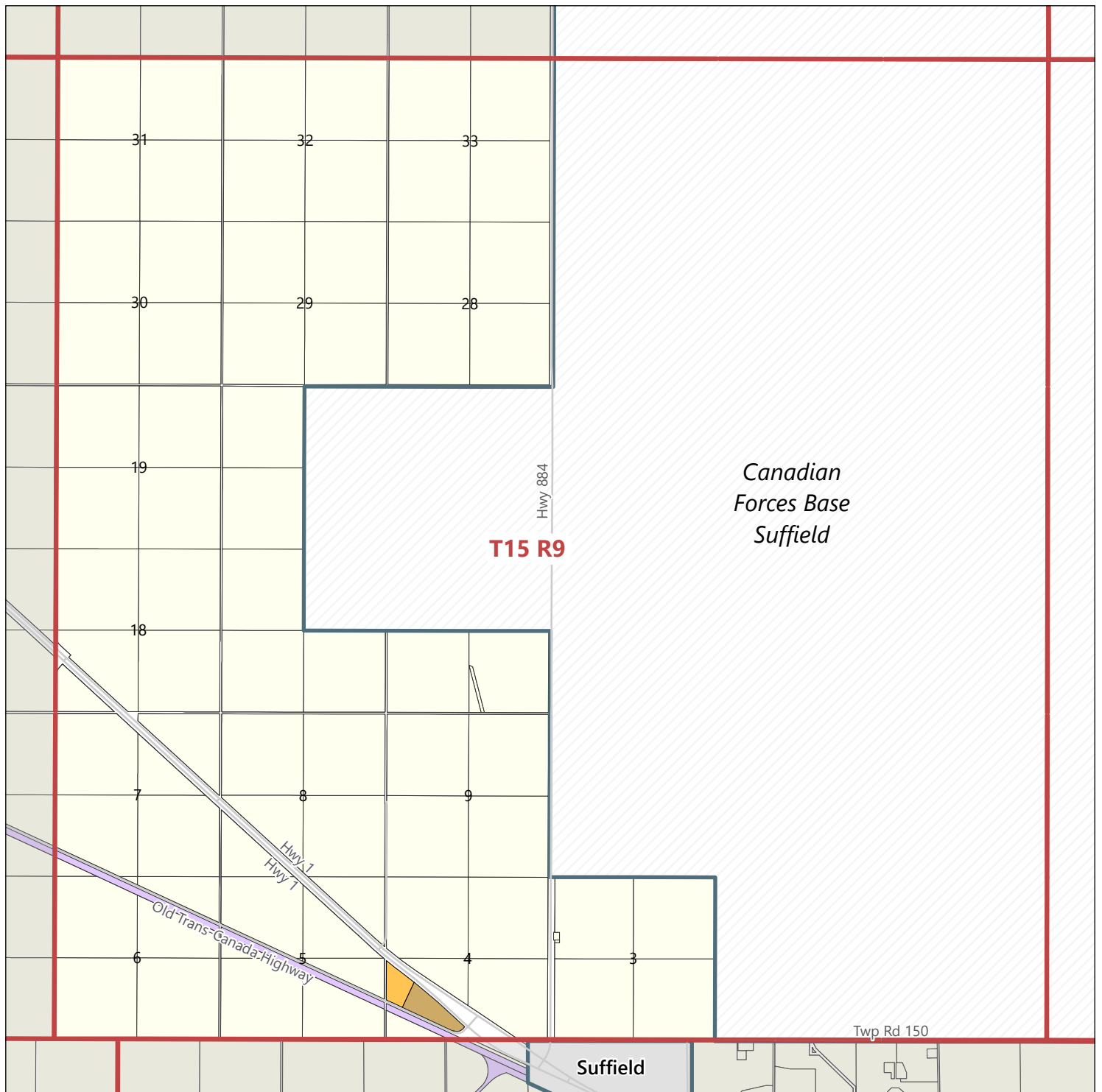
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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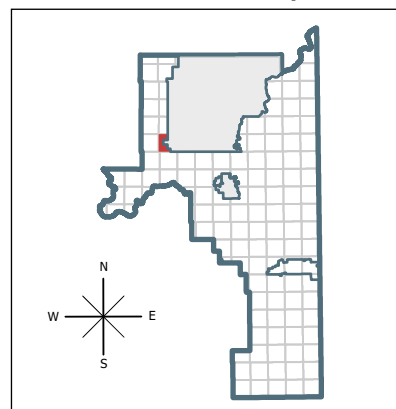
TWP 15 - RGE 9

Land Use Districts

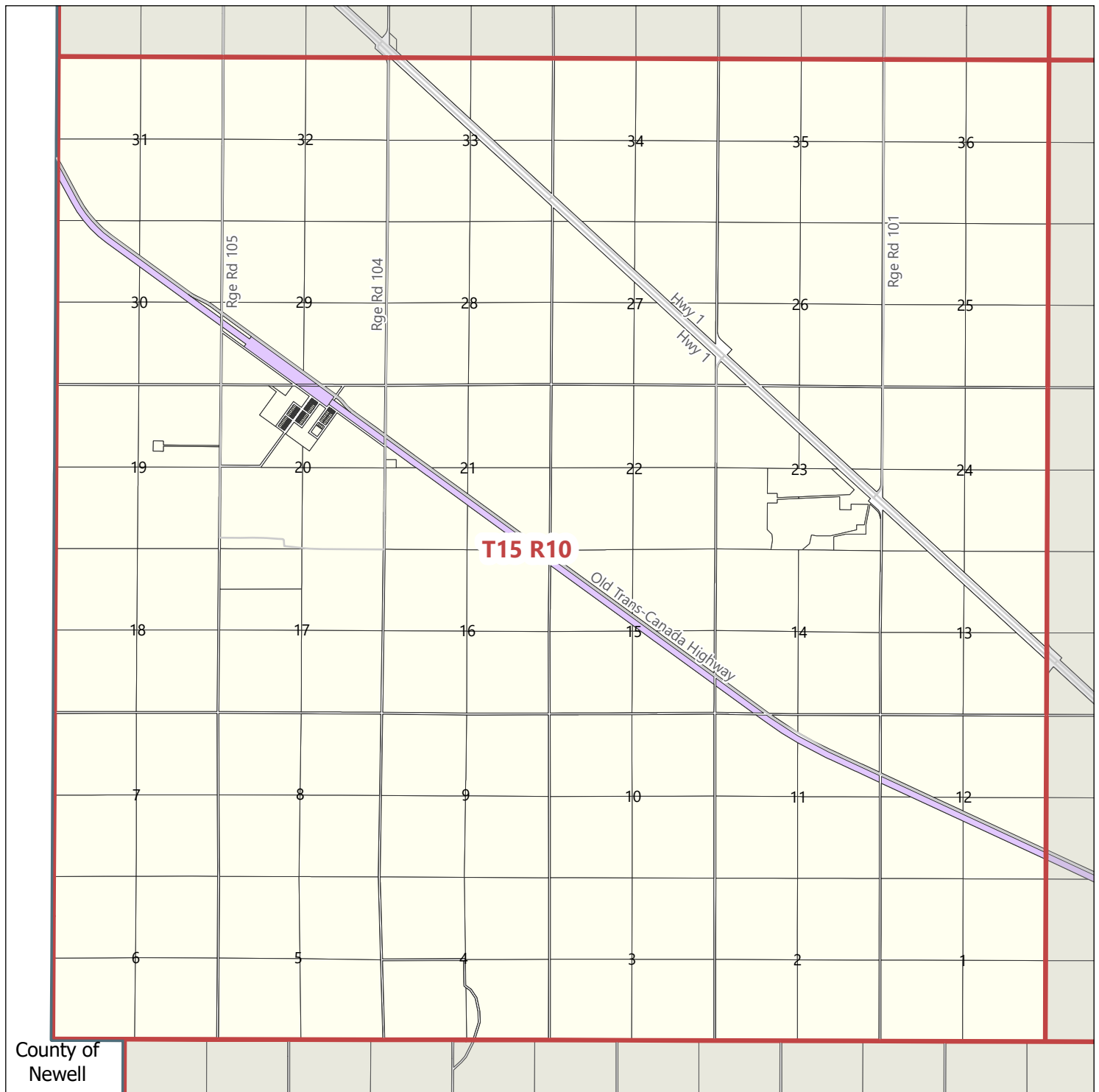
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Suffield Land Use District Map)

Location Map

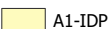
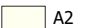


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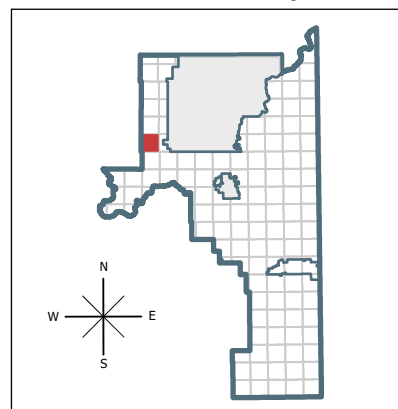


TWP 15 - RGE 10

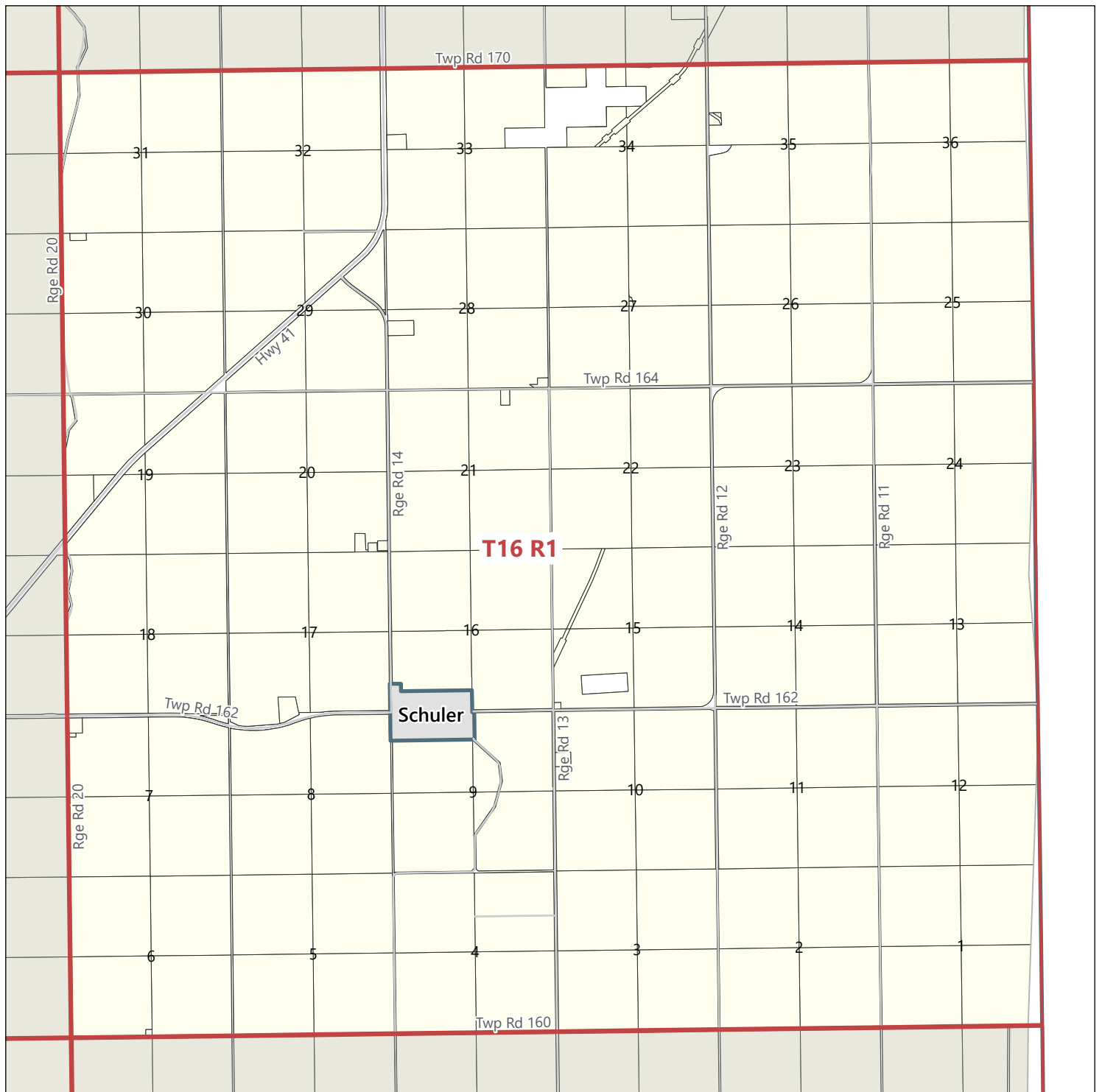
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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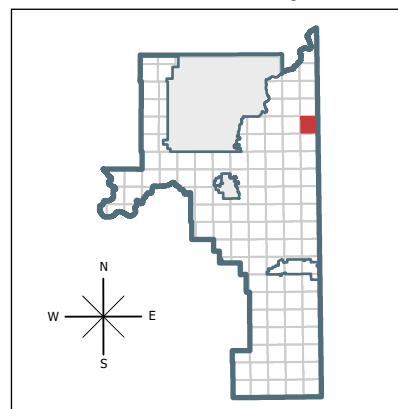
TWP 16 - RGE 1

Land Use Districts

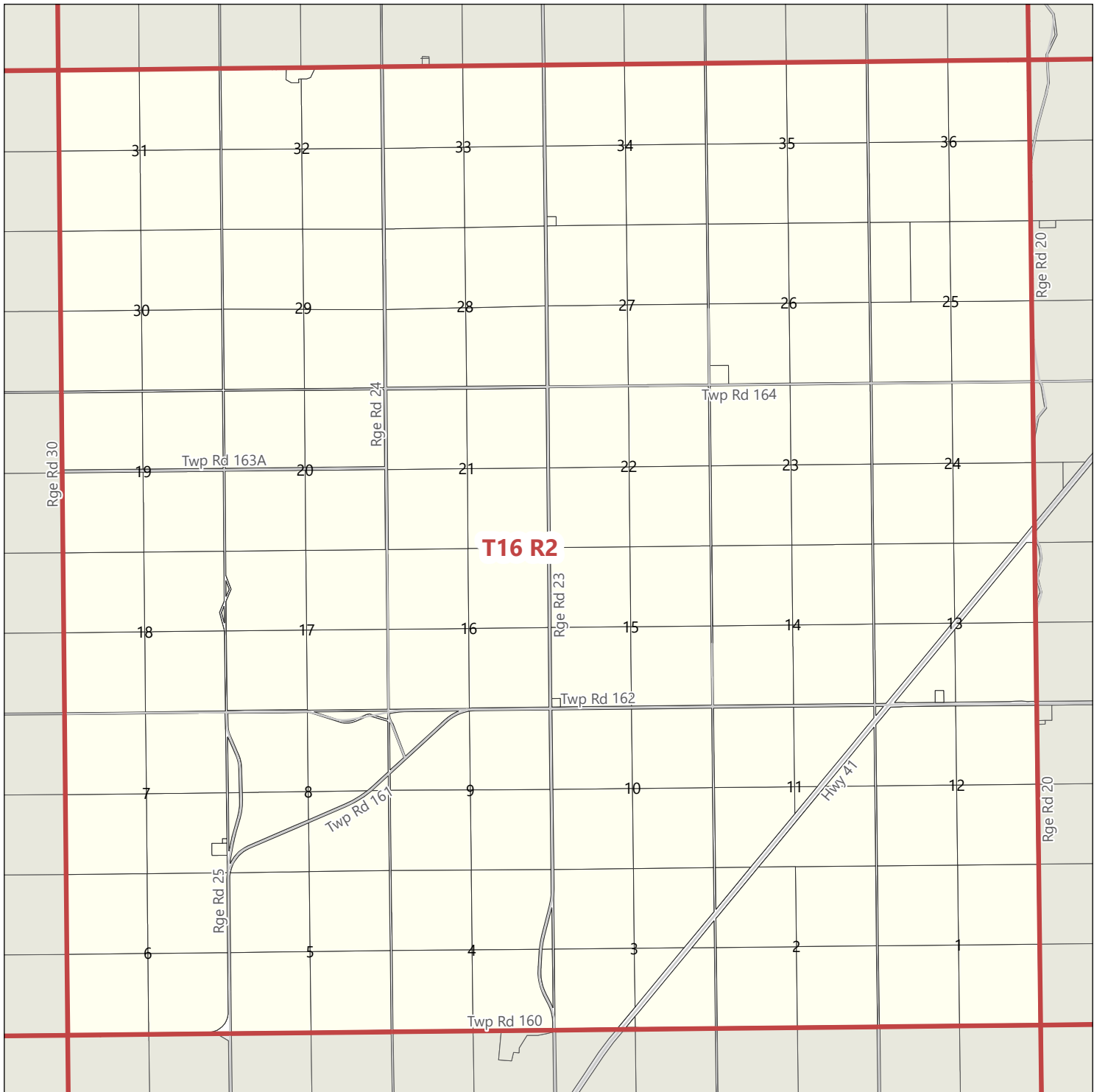
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Schuler Land Use District Map)

Location Map



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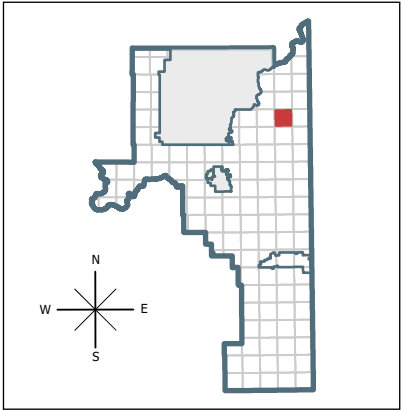


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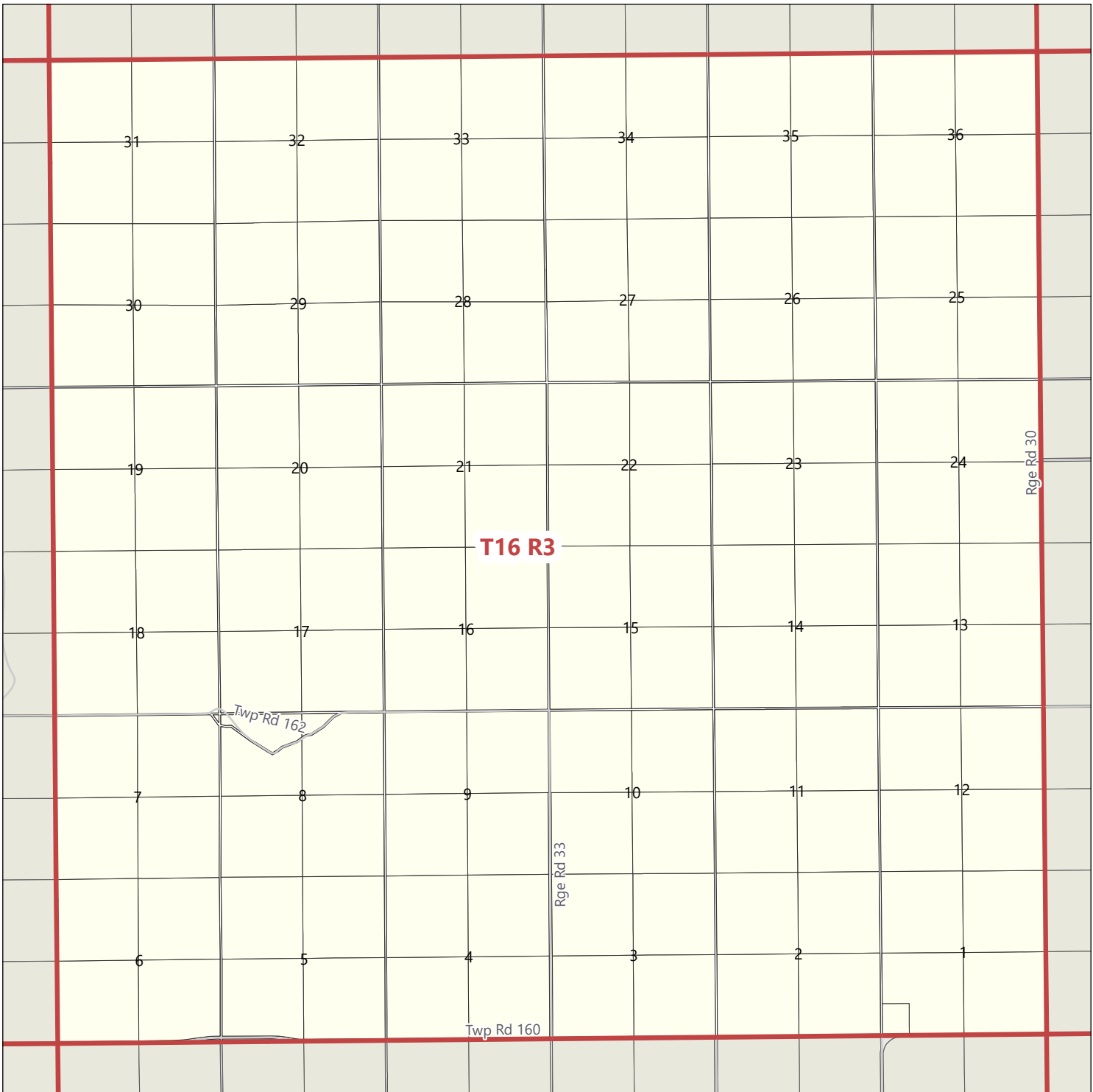
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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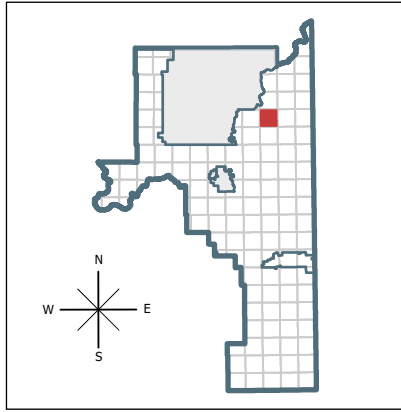


TWP 16 - RGE 3

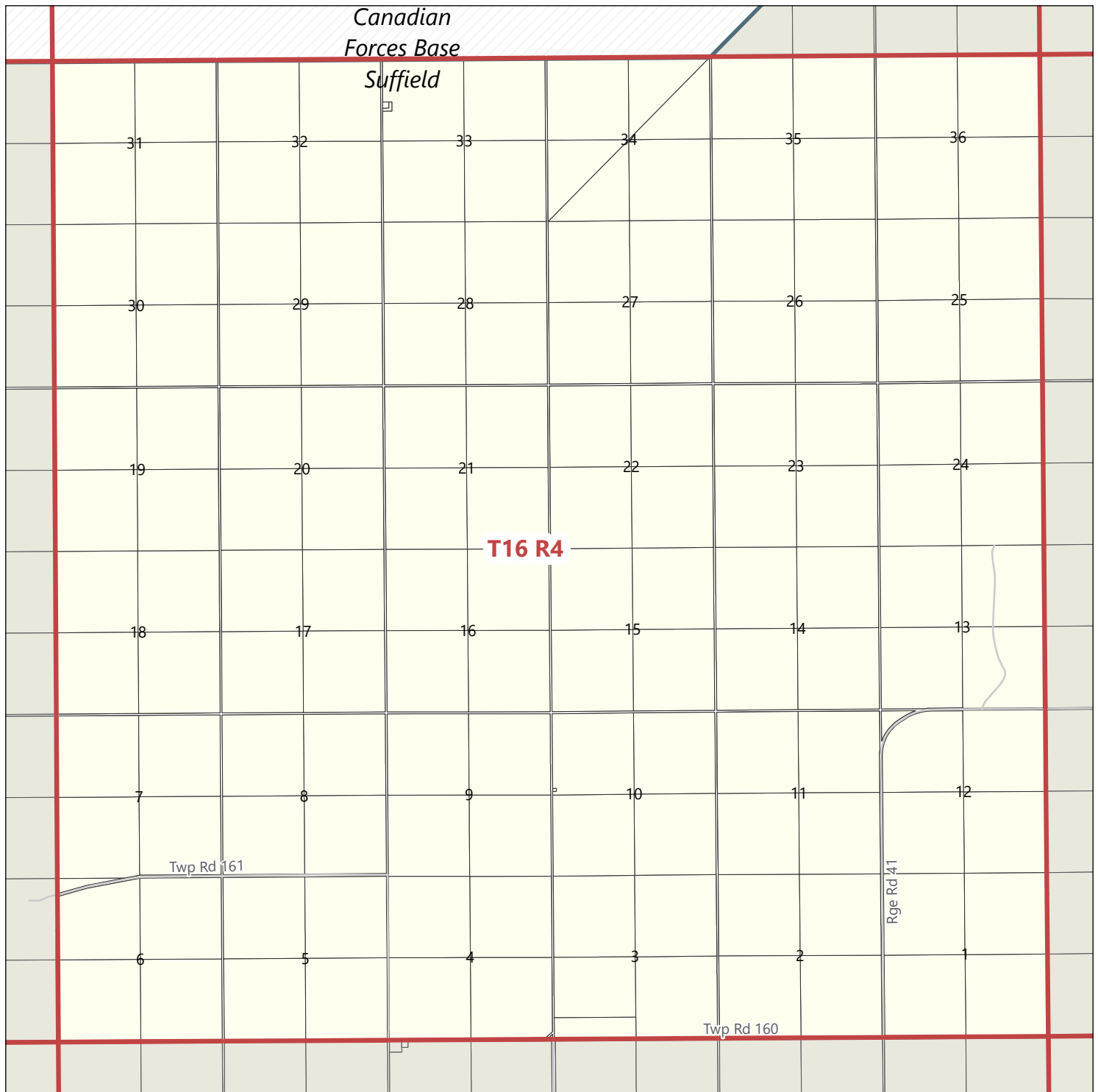
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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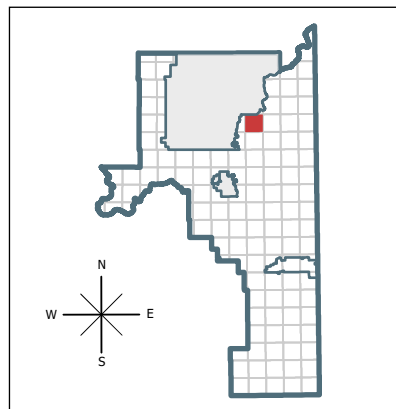


TWP 16 - RGE 4

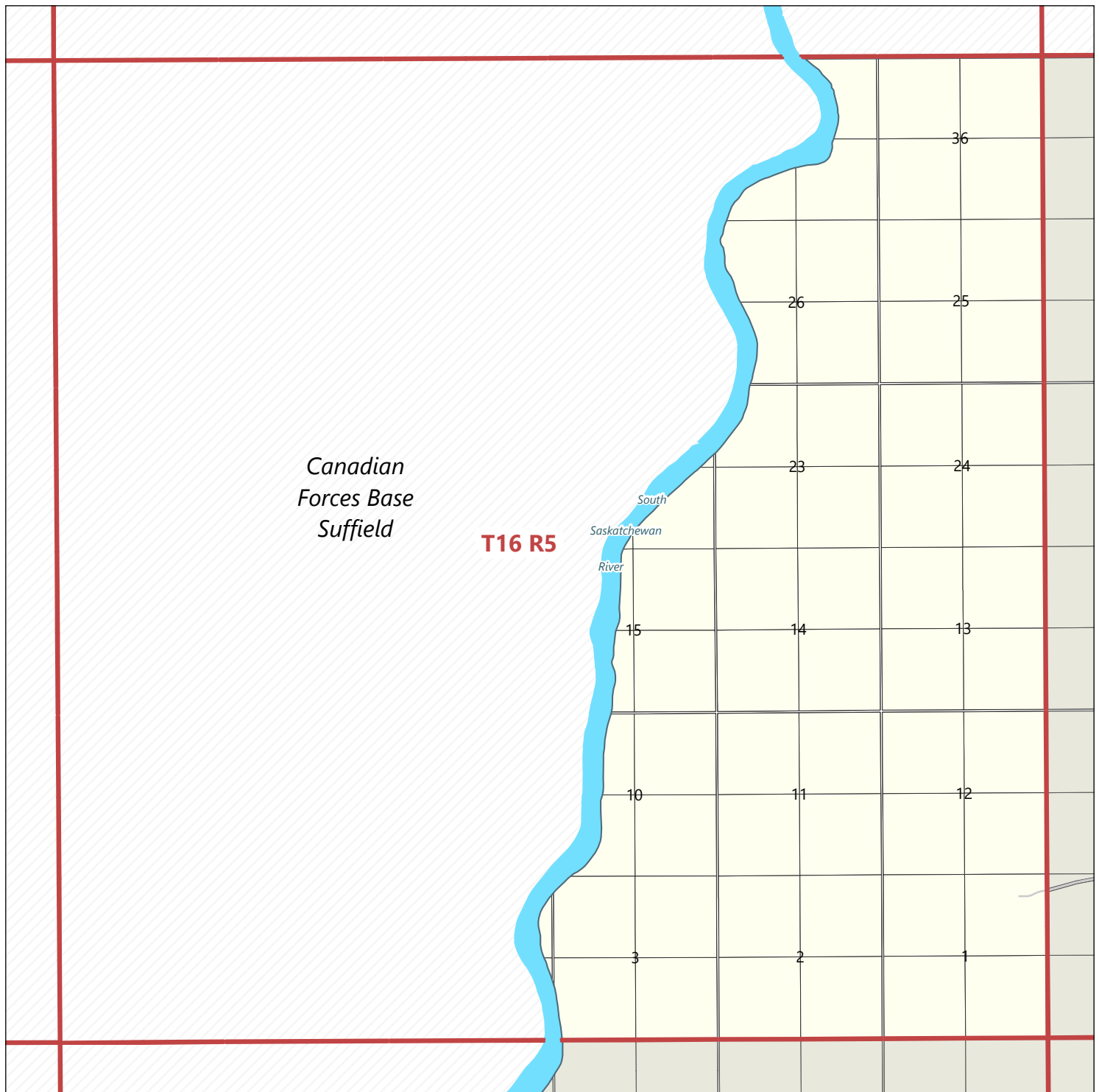
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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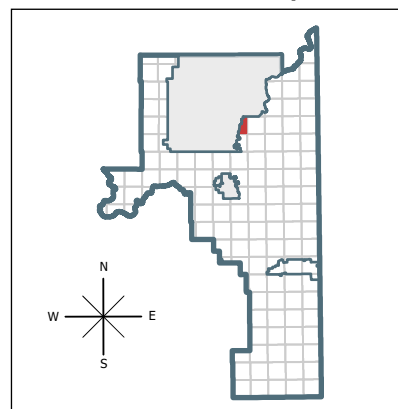


TWP 16 - RGE 5

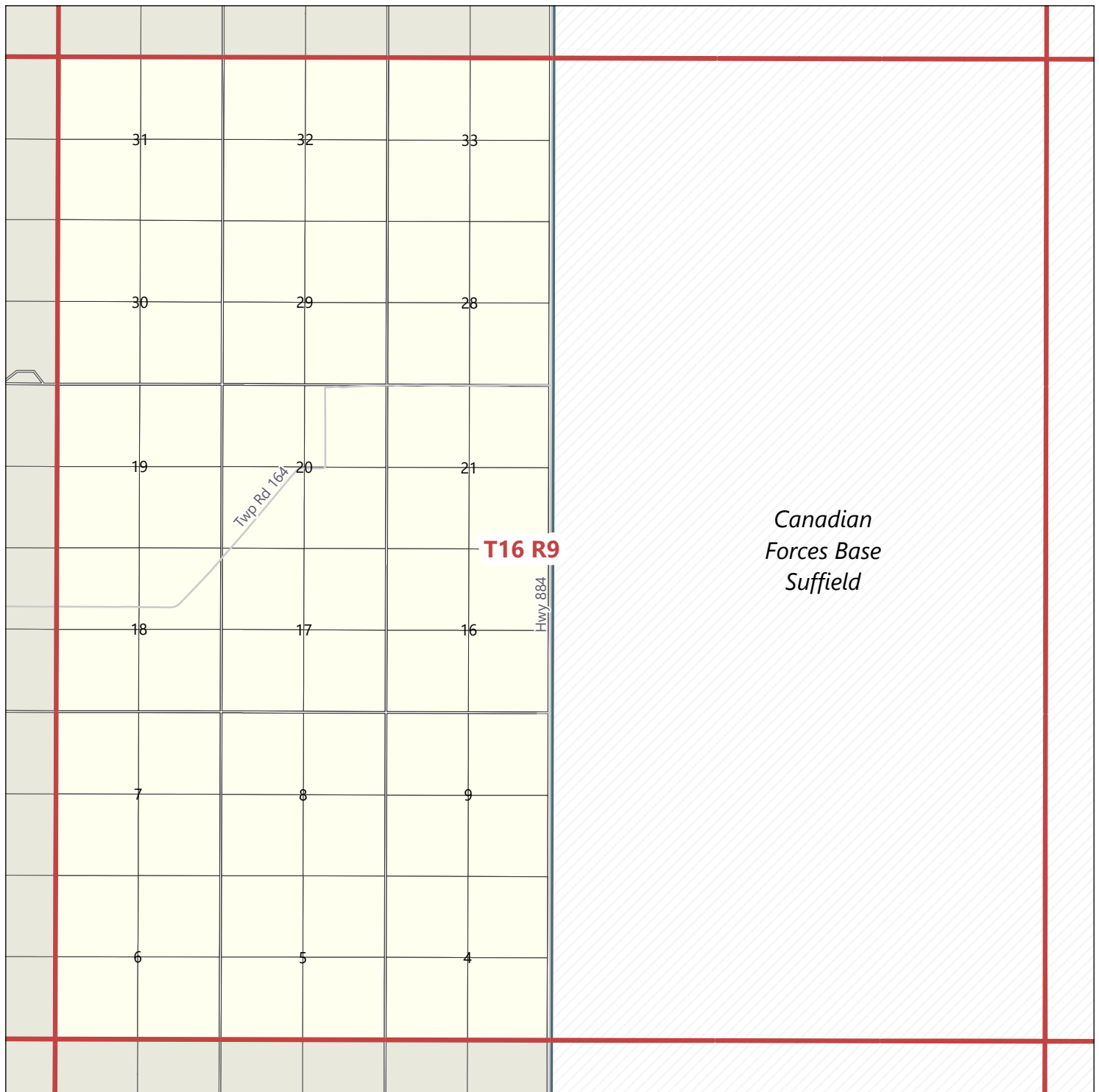
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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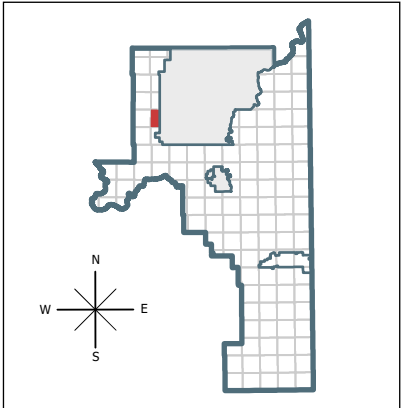


TWP 16 - RGE 9

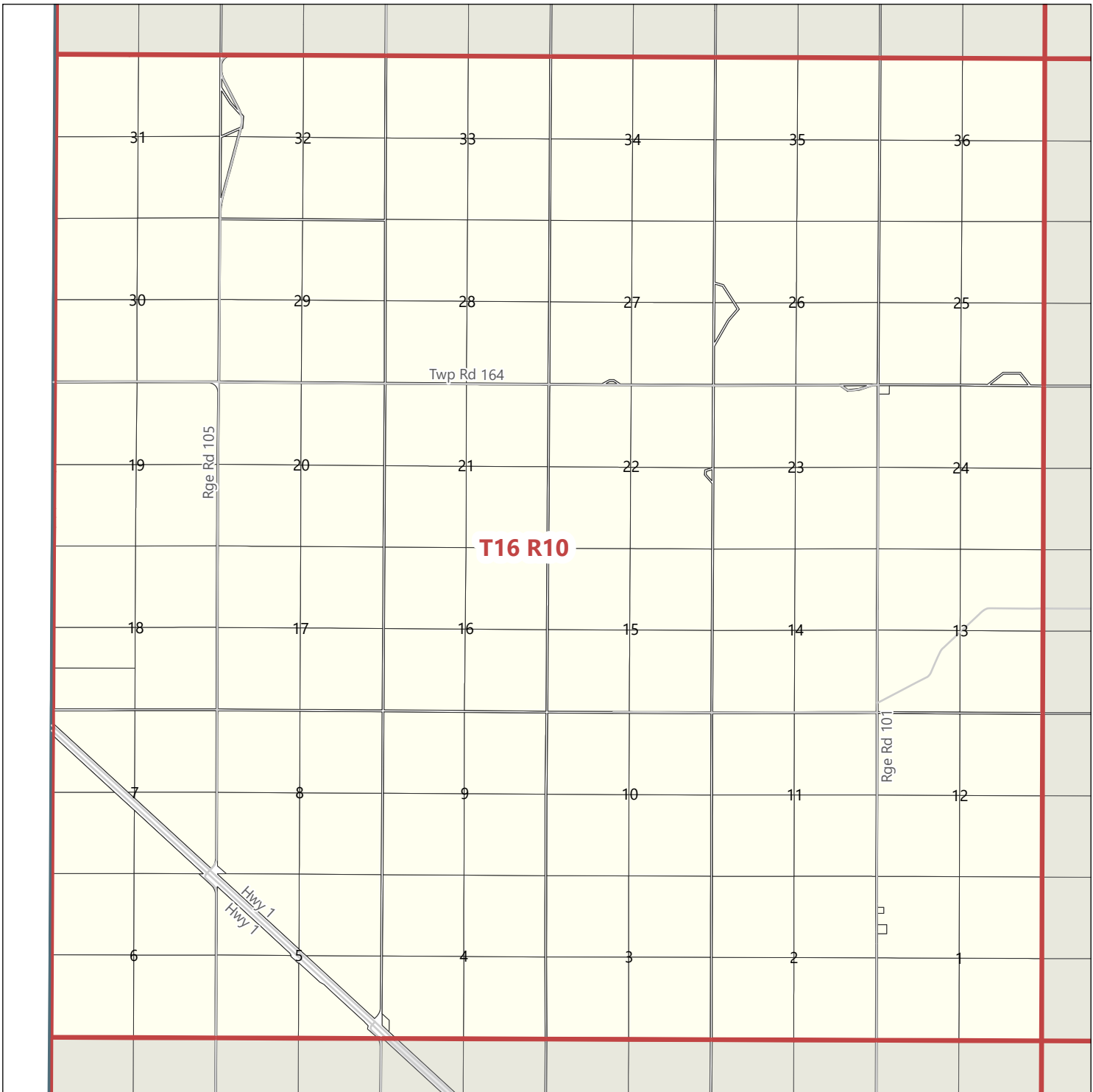
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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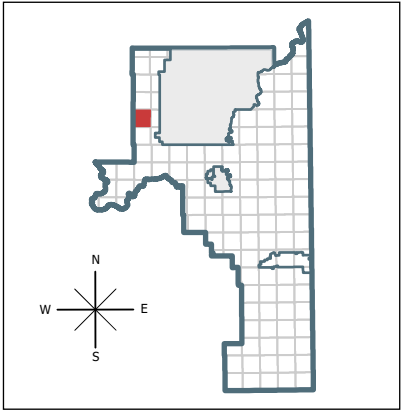


TWP 16 - RGE 10

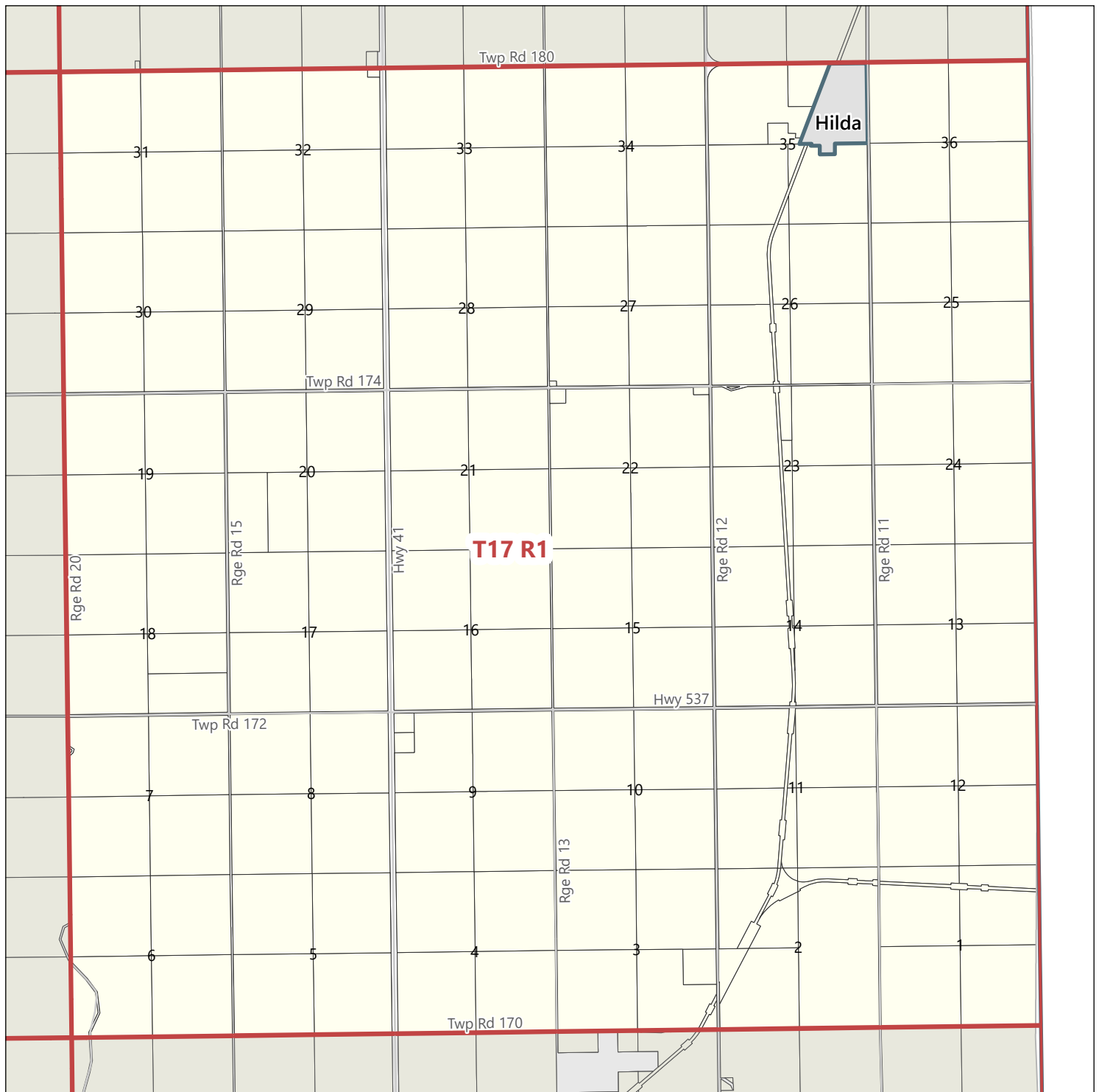
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map

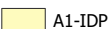
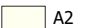


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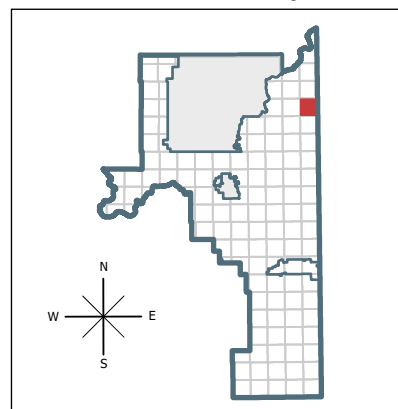
TWP 17 - RGE 1

Land Use Districts

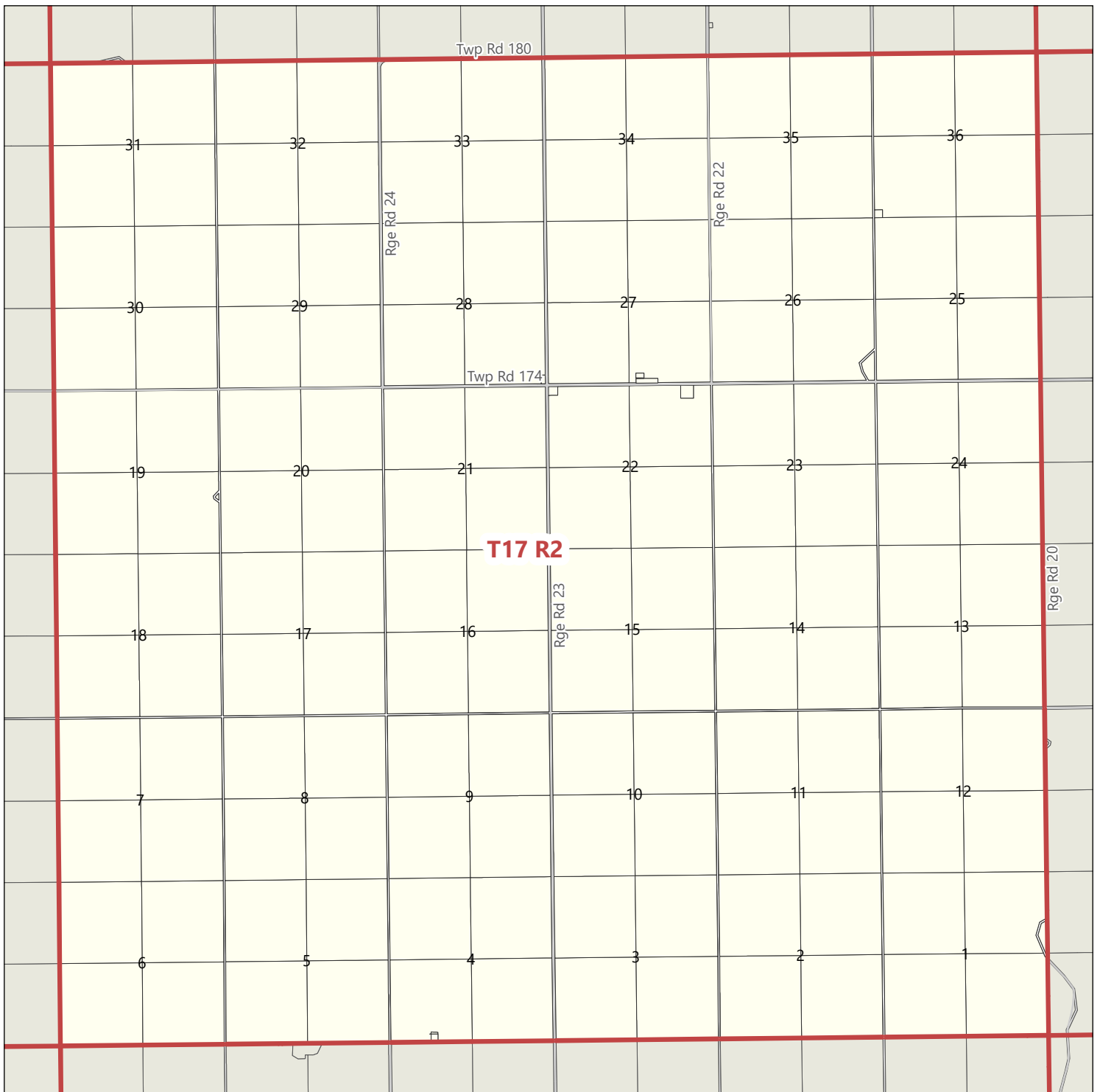
	A1-IDP		RRR		LI		DC
	A2		HR		HVY-1		
	CR		HWY-C		HVY-IDP		
	CRR-IDP		NC		PS		

 (See Hilda Land Use District Map)

Location Map



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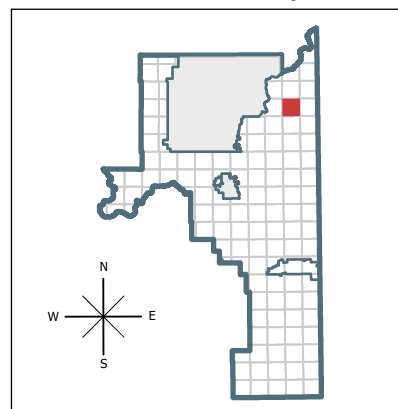


TWP 17 - RGE 2

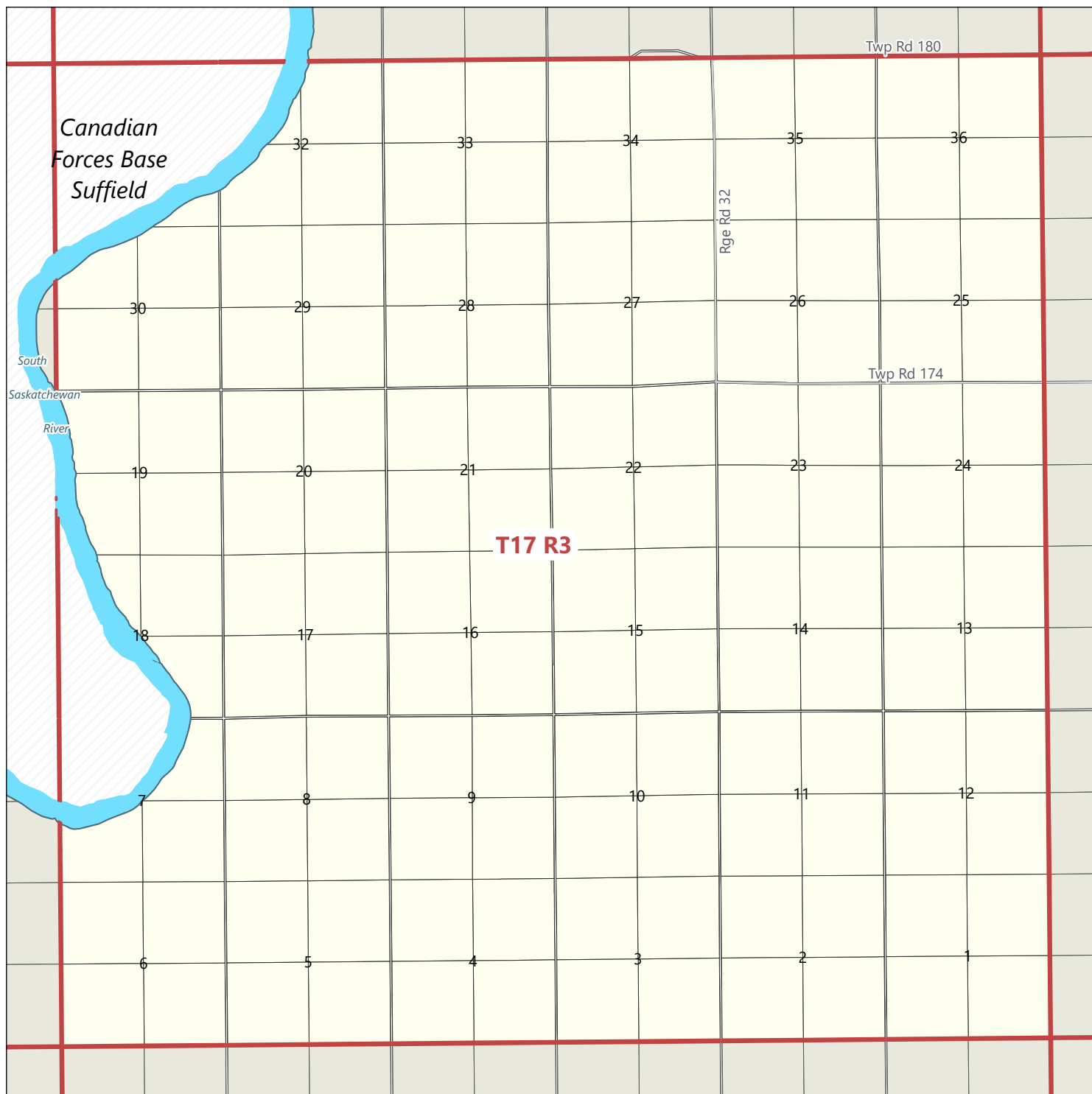
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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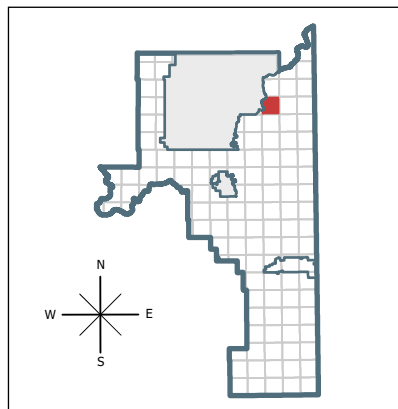


TWP 17 - RGE 3

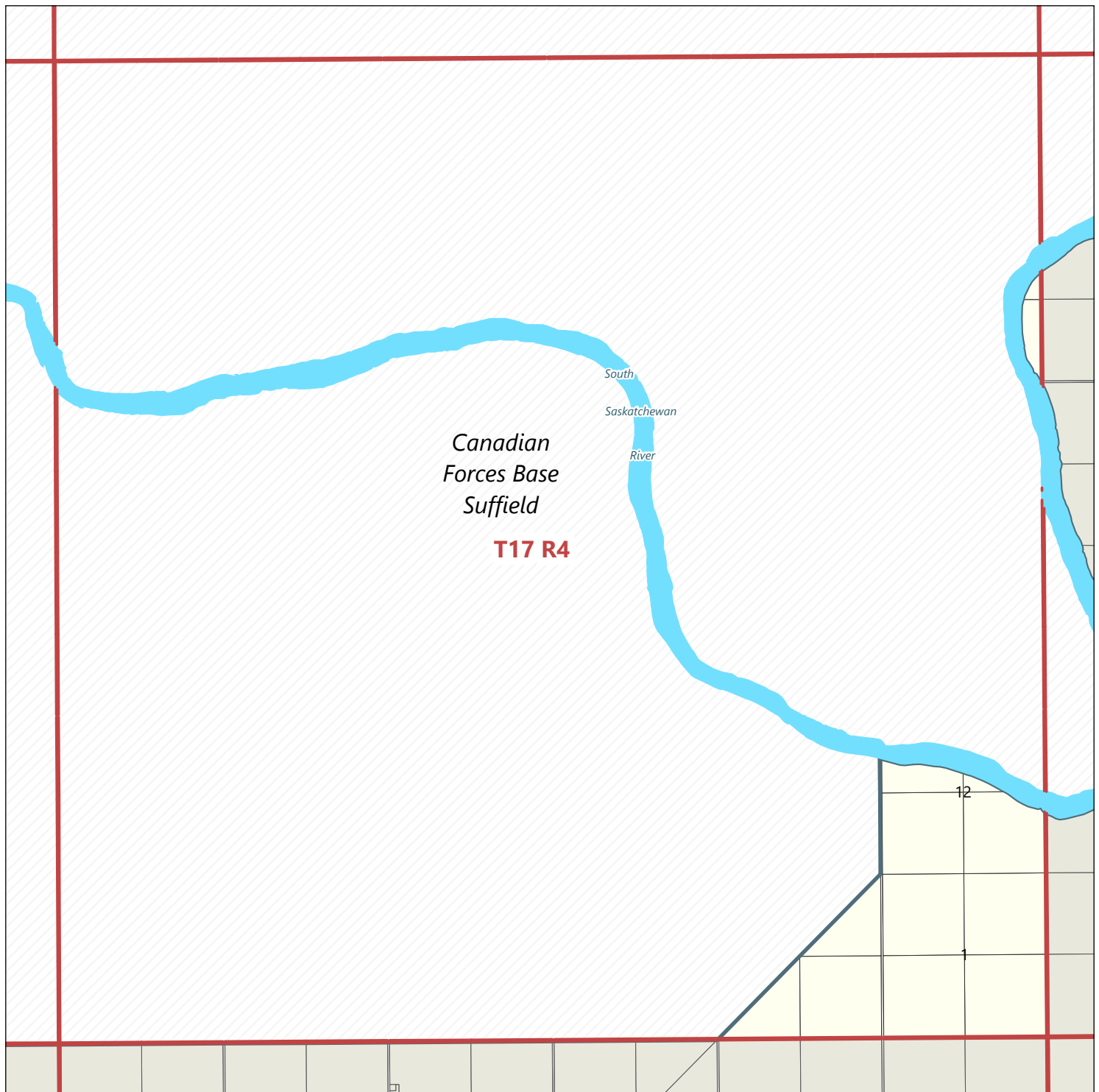
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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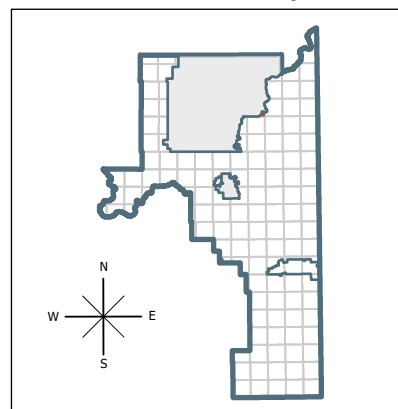


TWP 17 - RGE 4

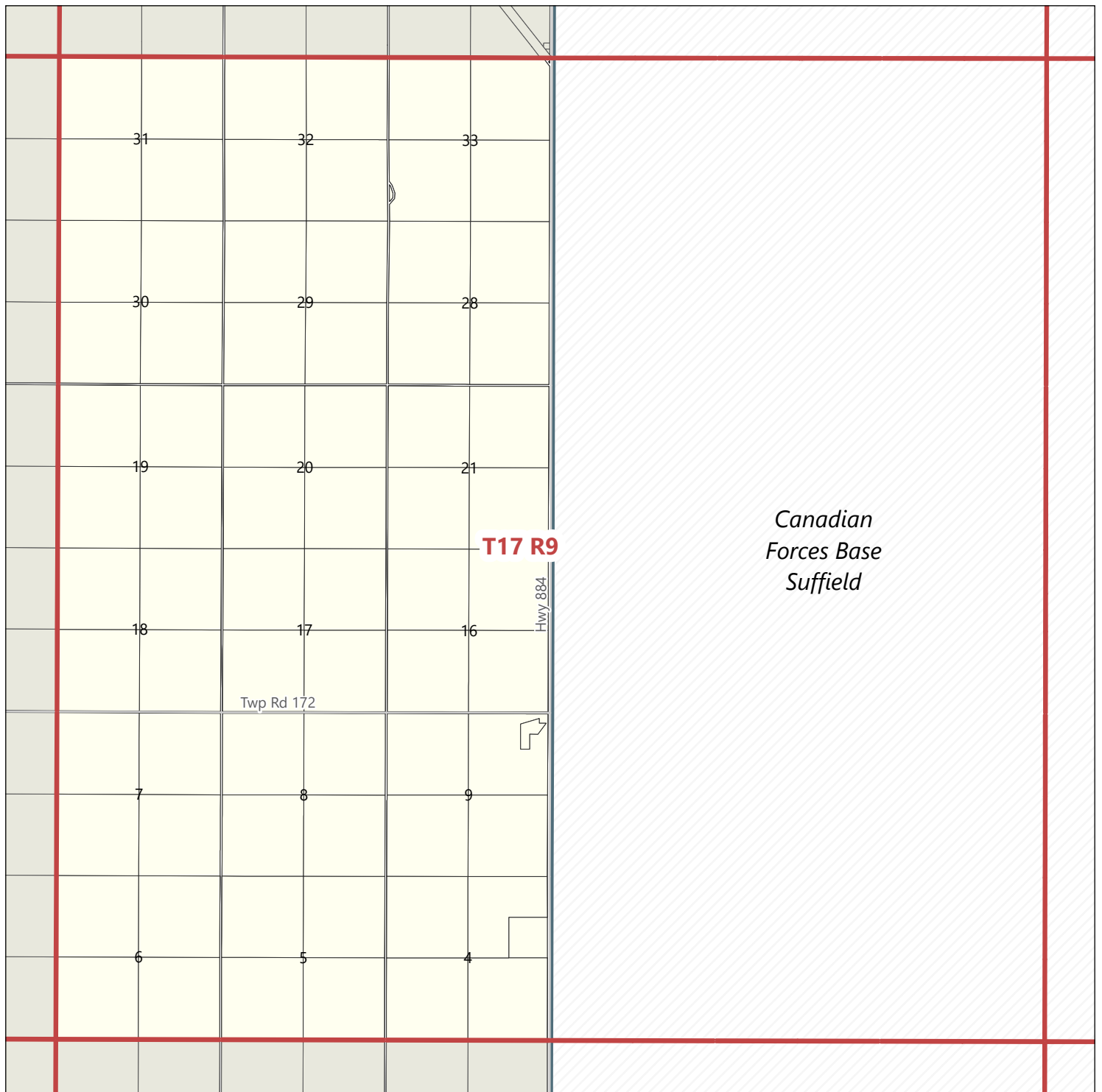
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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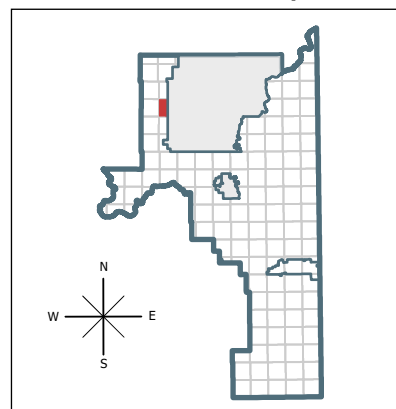


TWP 17 - RGE 9

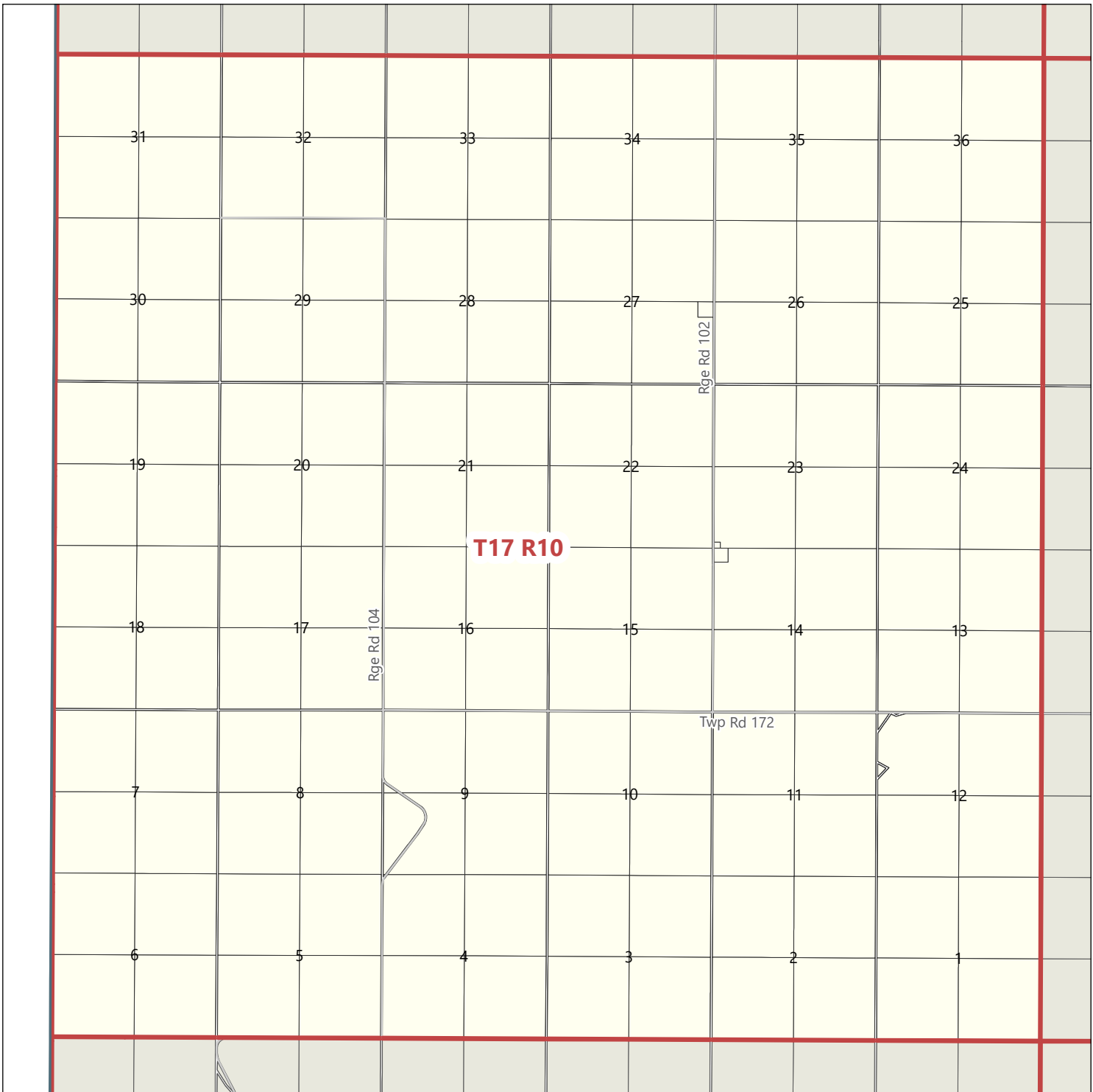
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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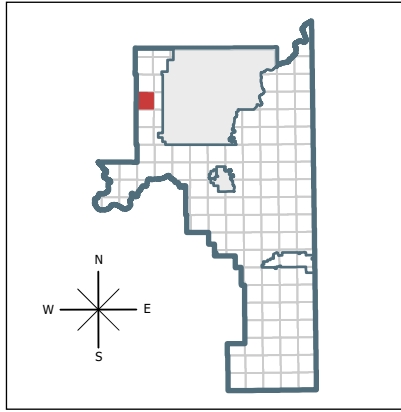


TWP 17 - RGE 10

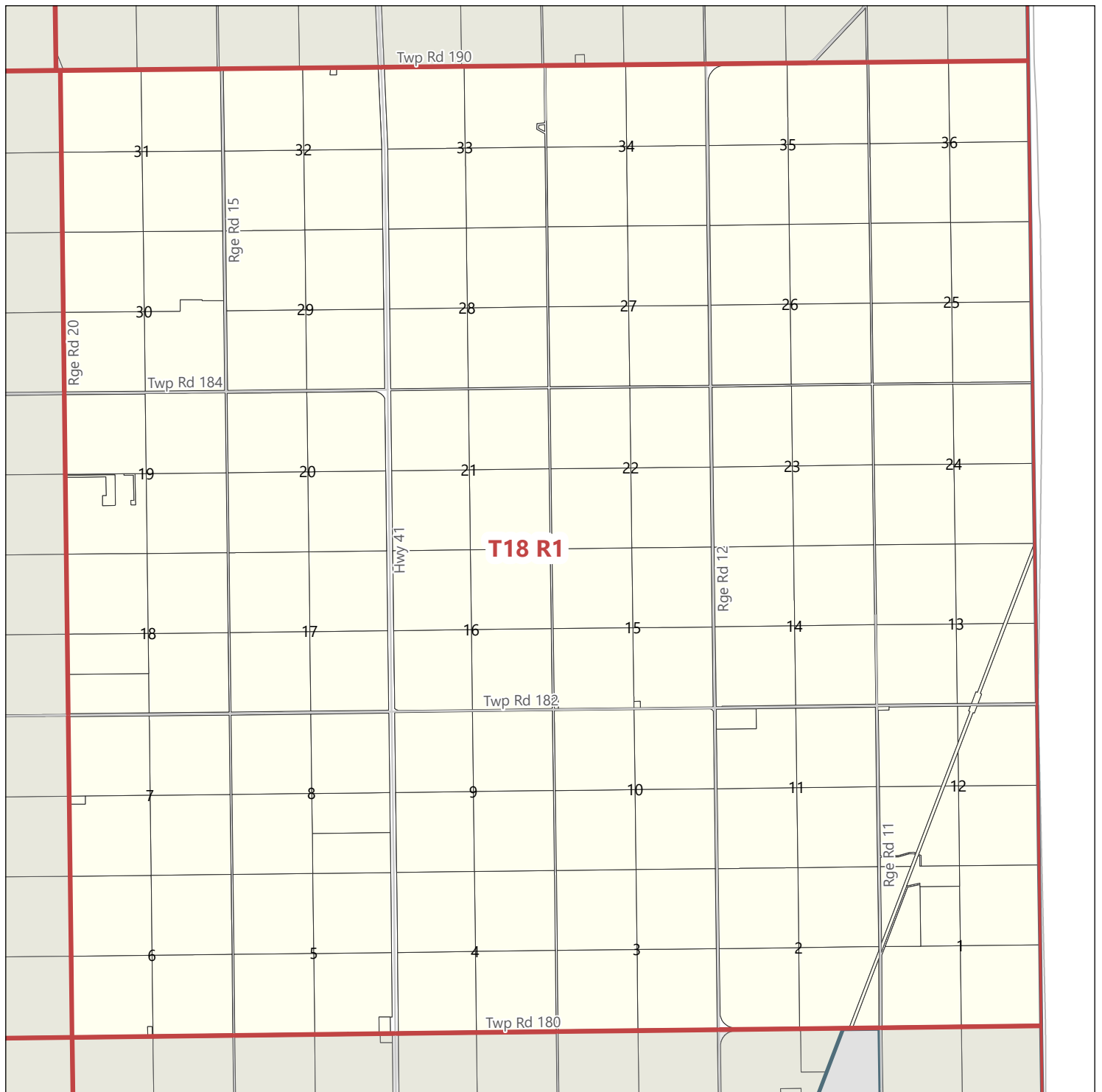
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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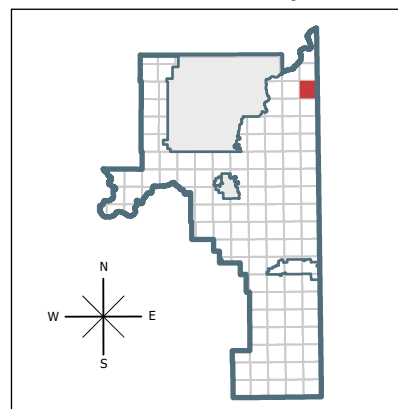
TWP 18 - RGE 1

Land Use Districts

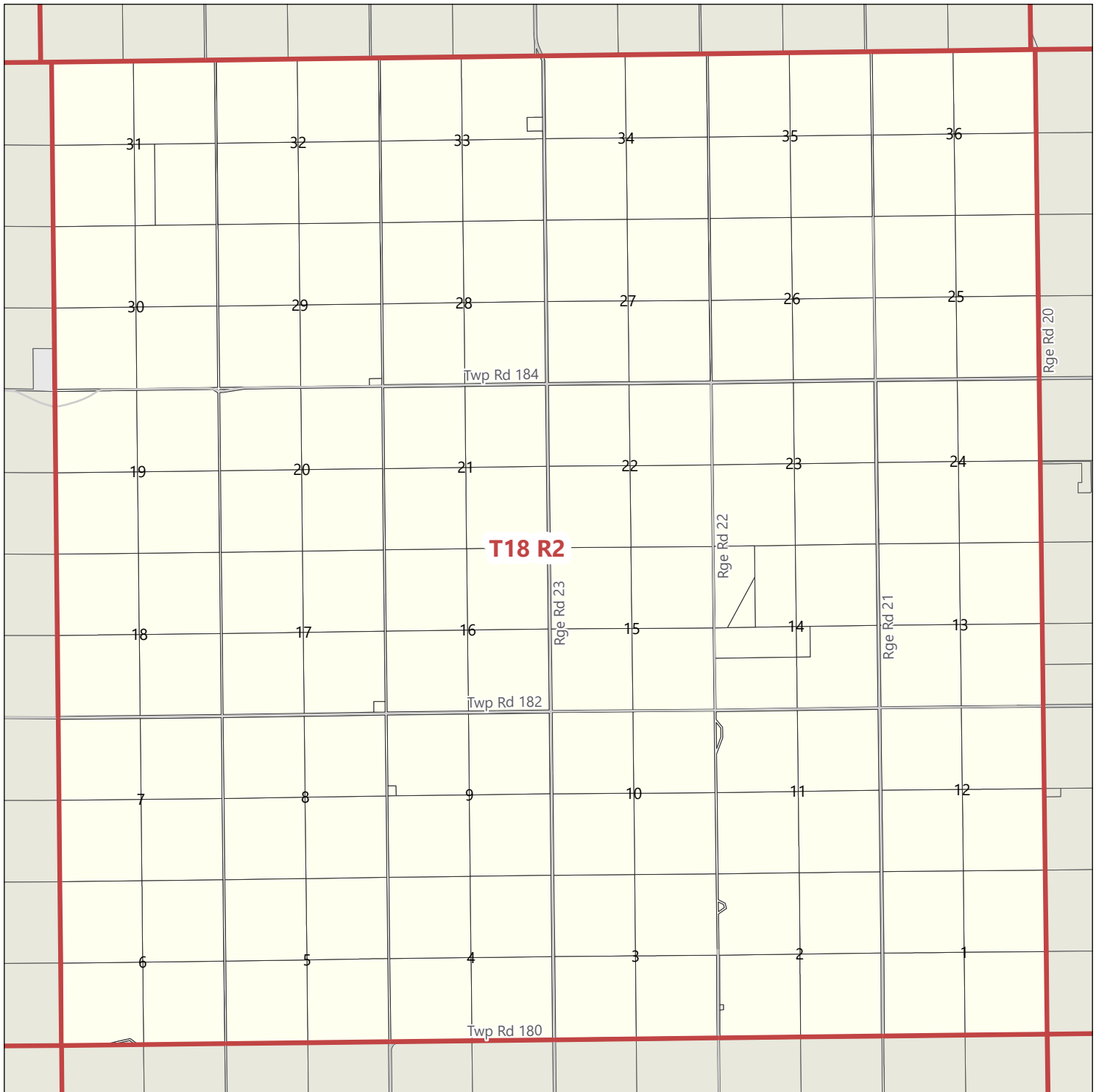
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

(See Hilda Land Use District Map)

Location Map



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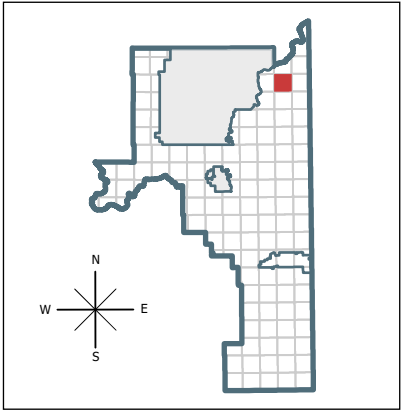


TWP 18 - RGE 2

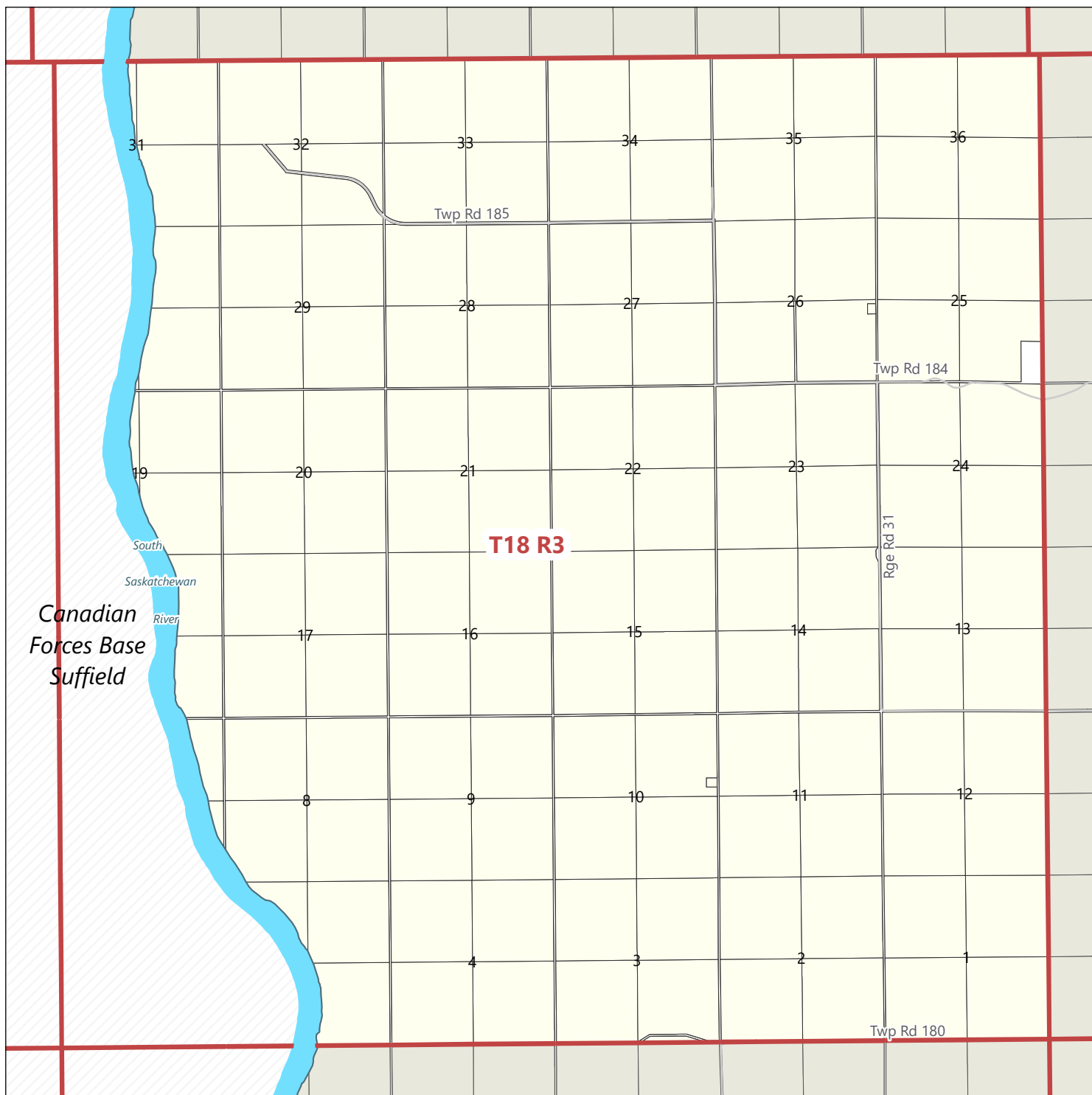
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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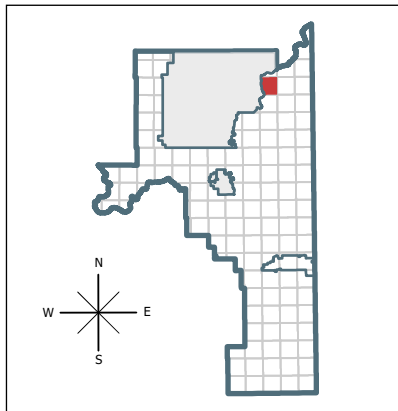


TWP 18 - RGE 3

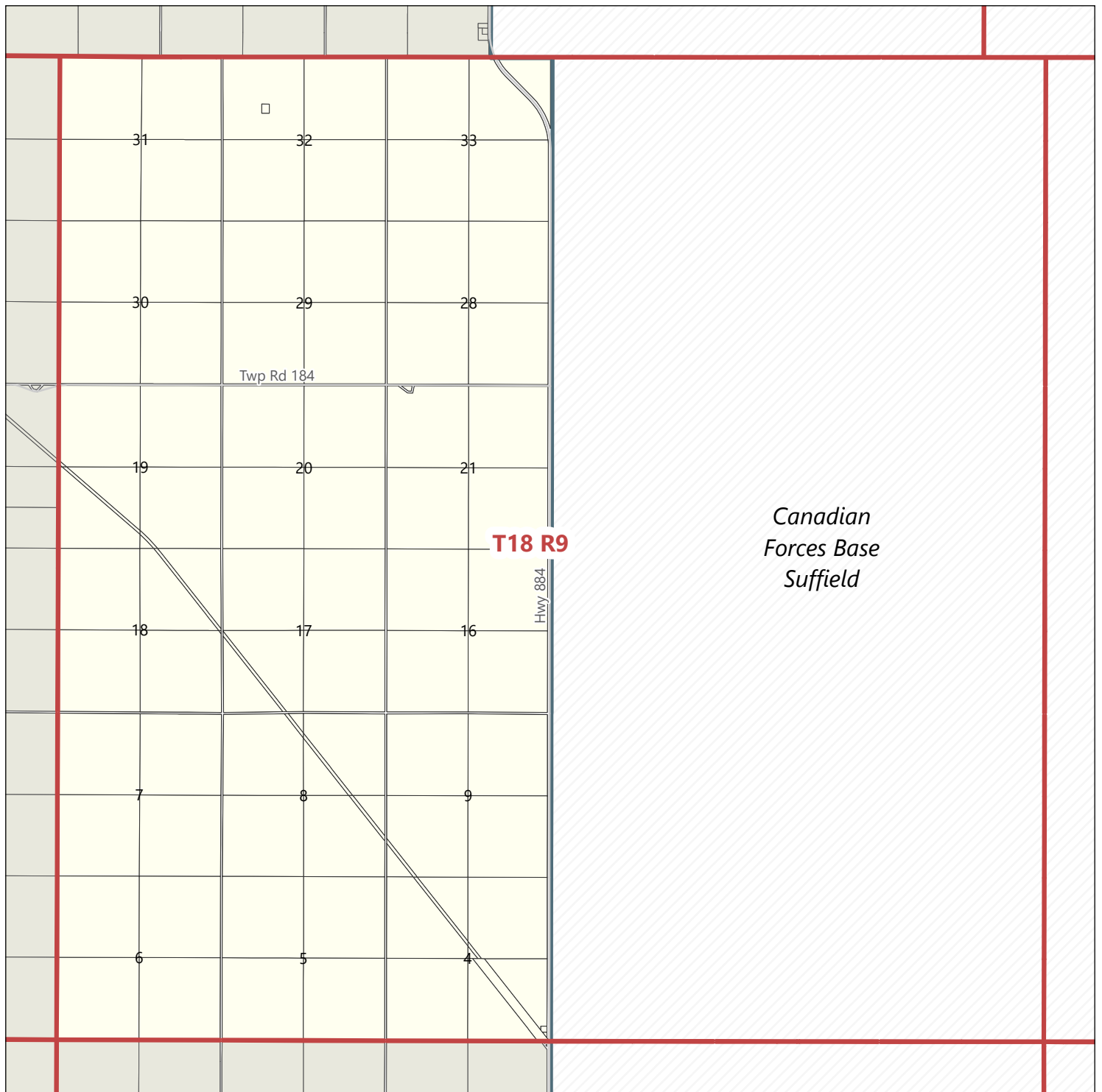
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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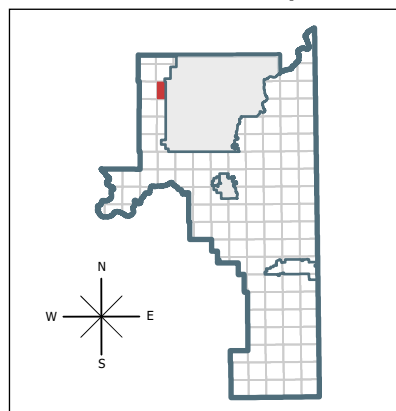


TWP 18 - RGE 9

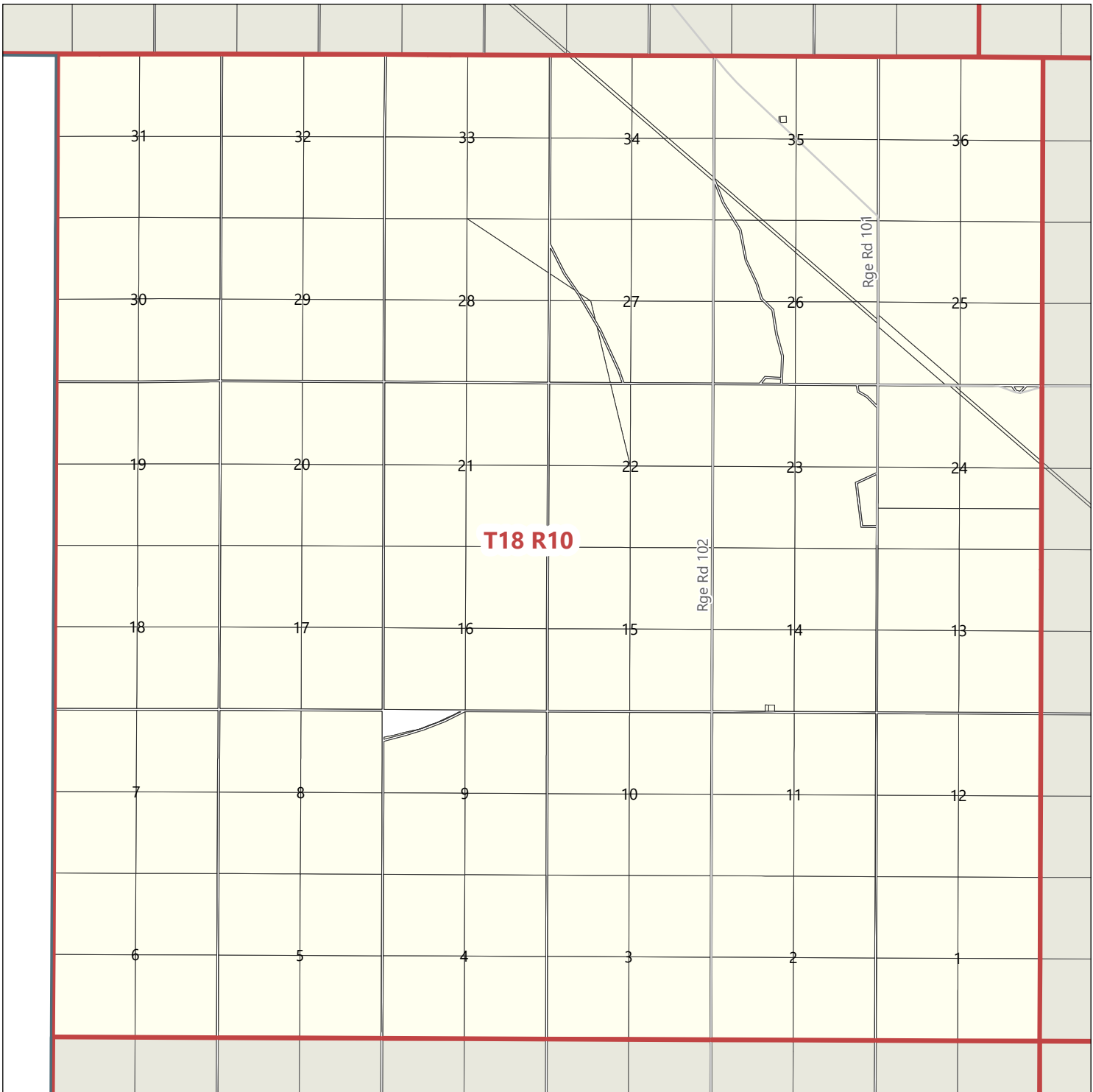
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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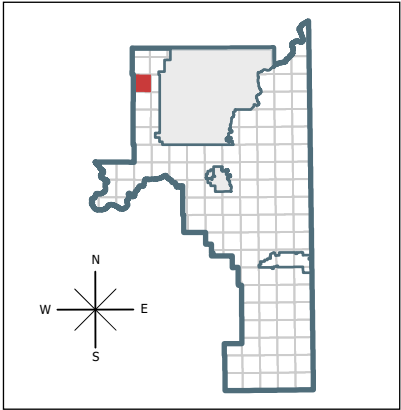


TWP 18 - RGE 10

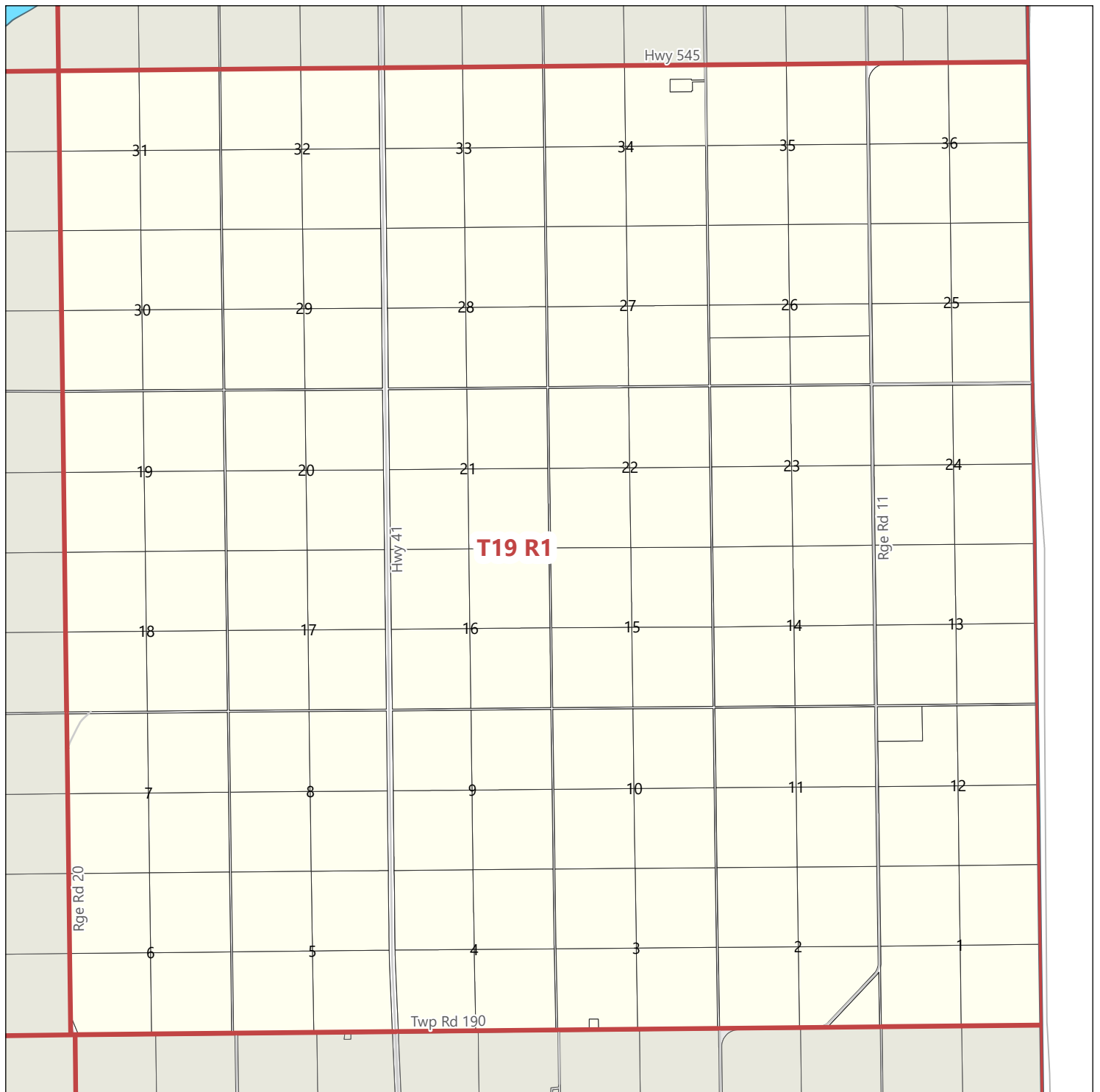
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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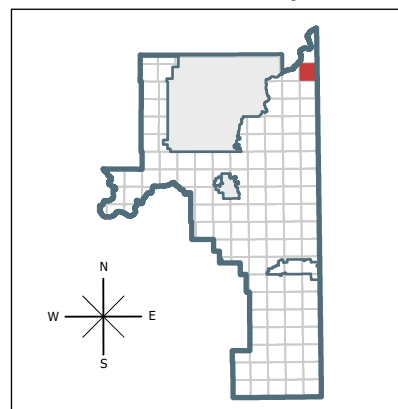


TWP 19 - RGE 1

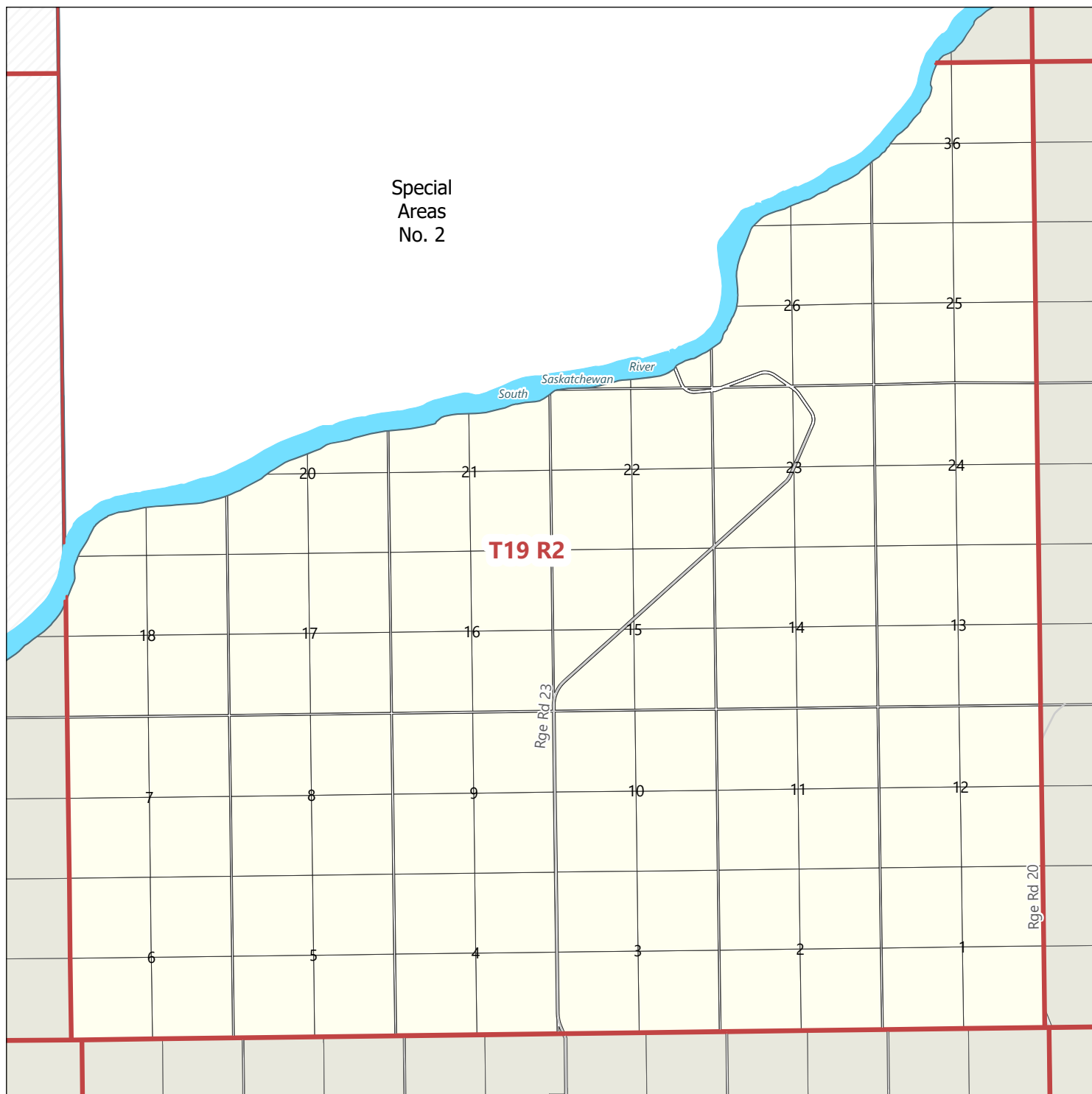
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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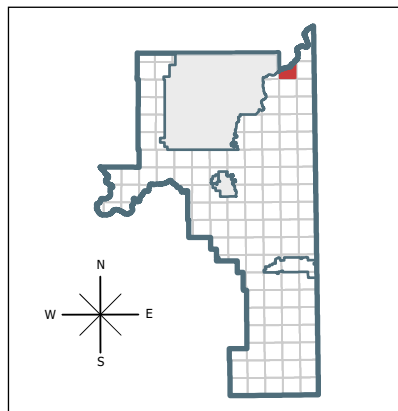


TWP 19 - RGE 2

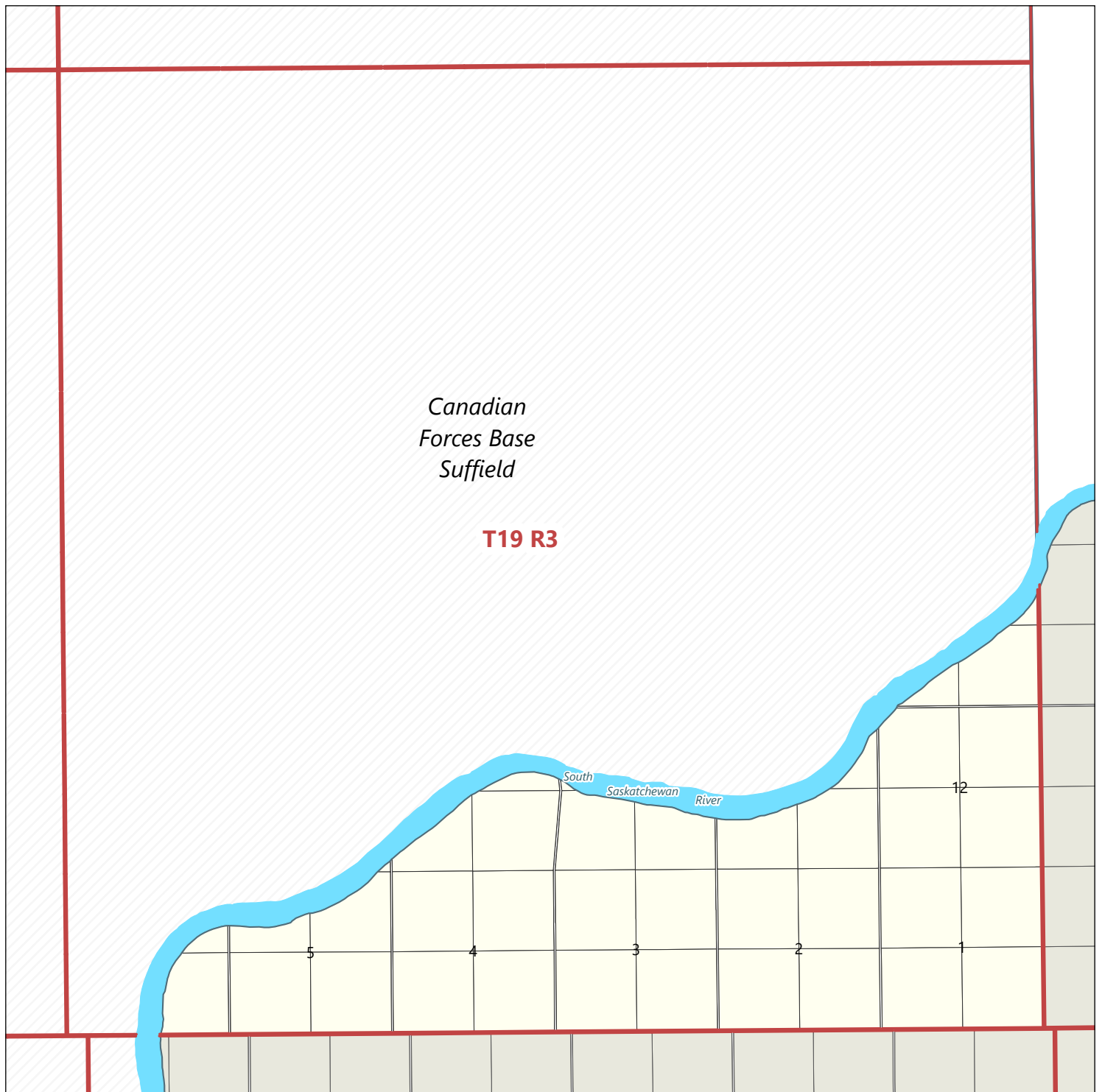
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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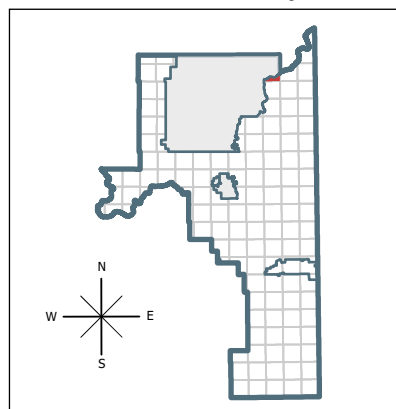


TWP 19 - RGE 3

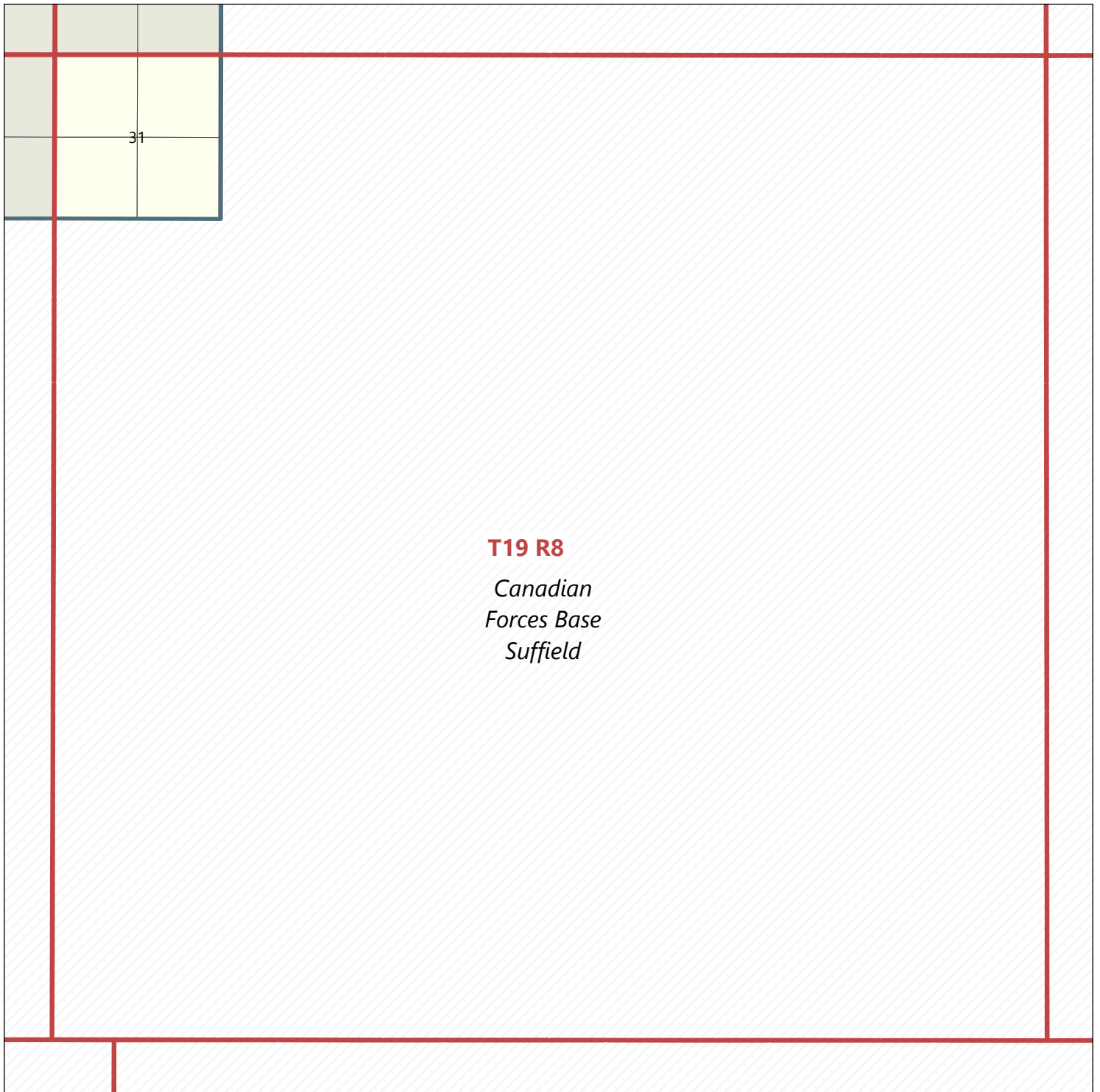
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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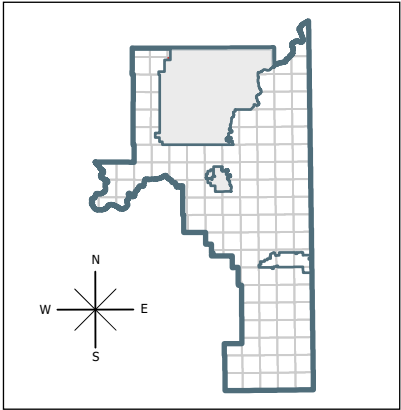


TWP 19 - RGE 8

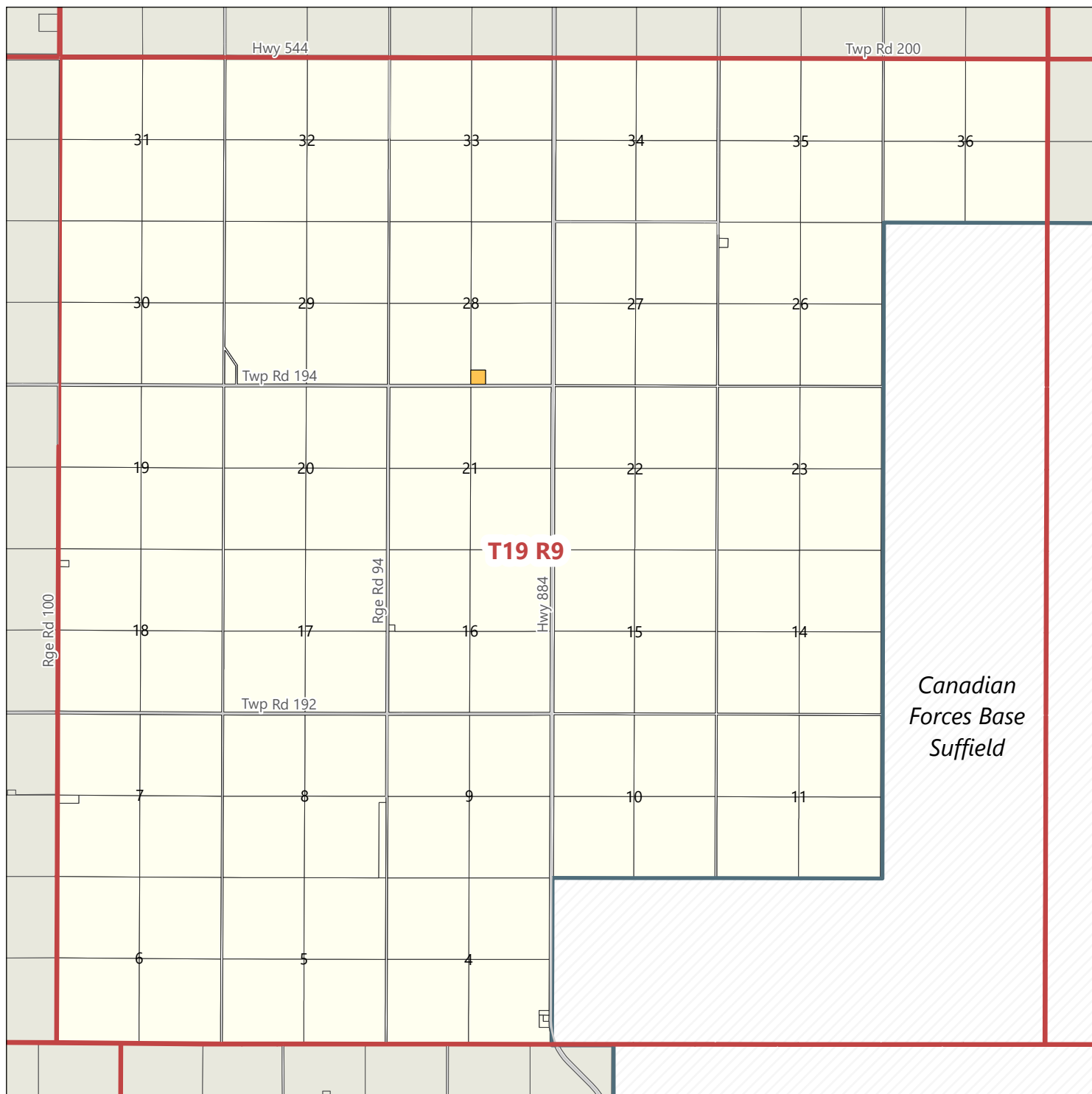
Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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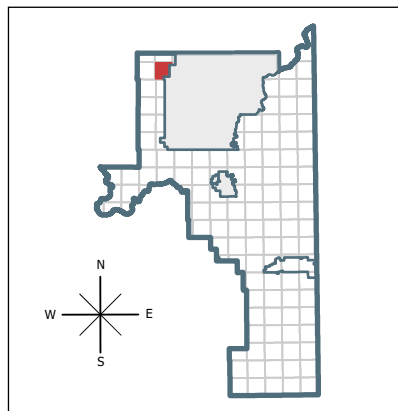


TWP 19 - RGE 9

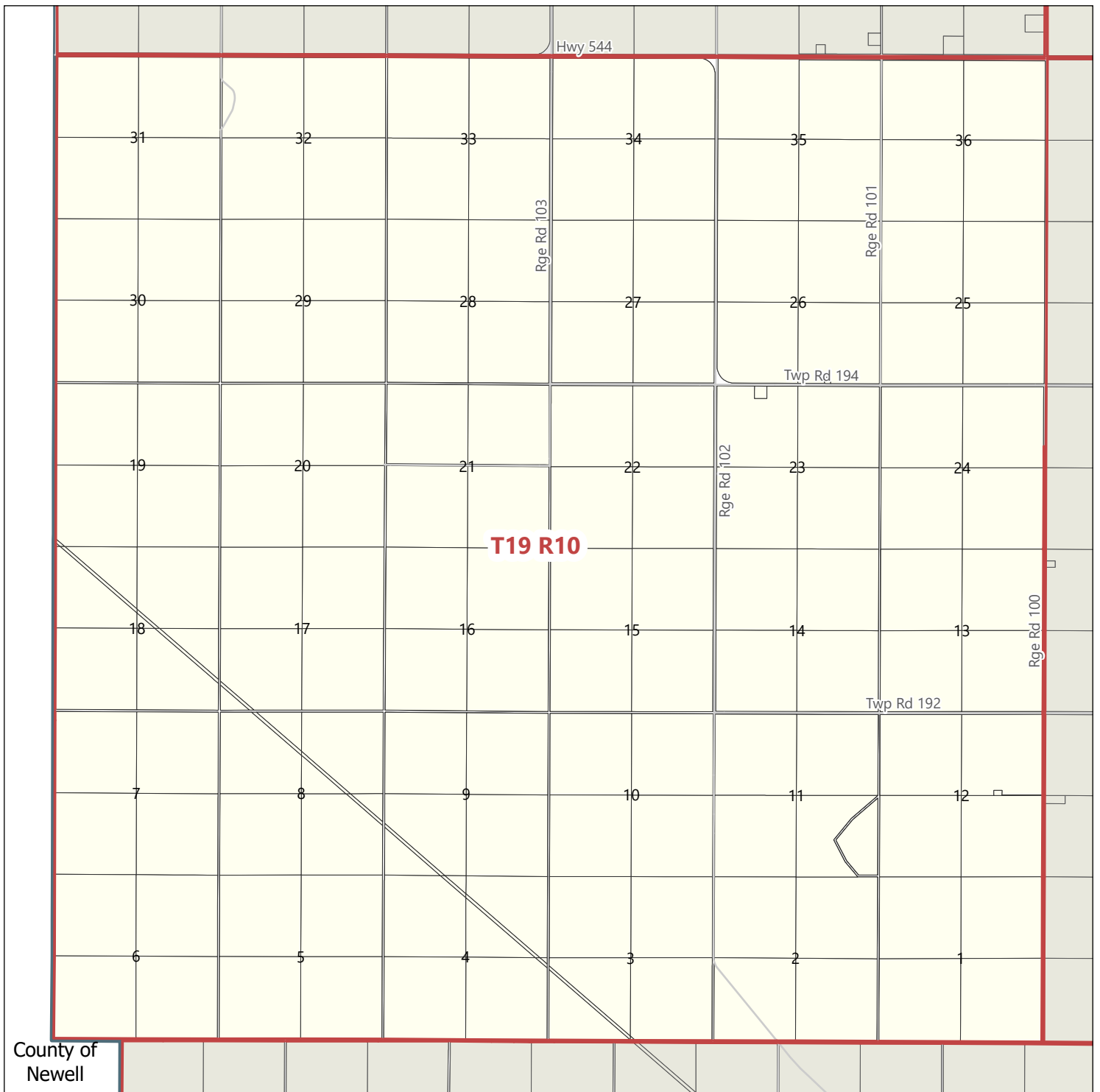
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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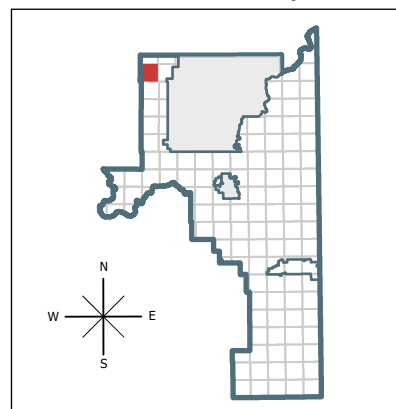


TWP 19 - RGE 10

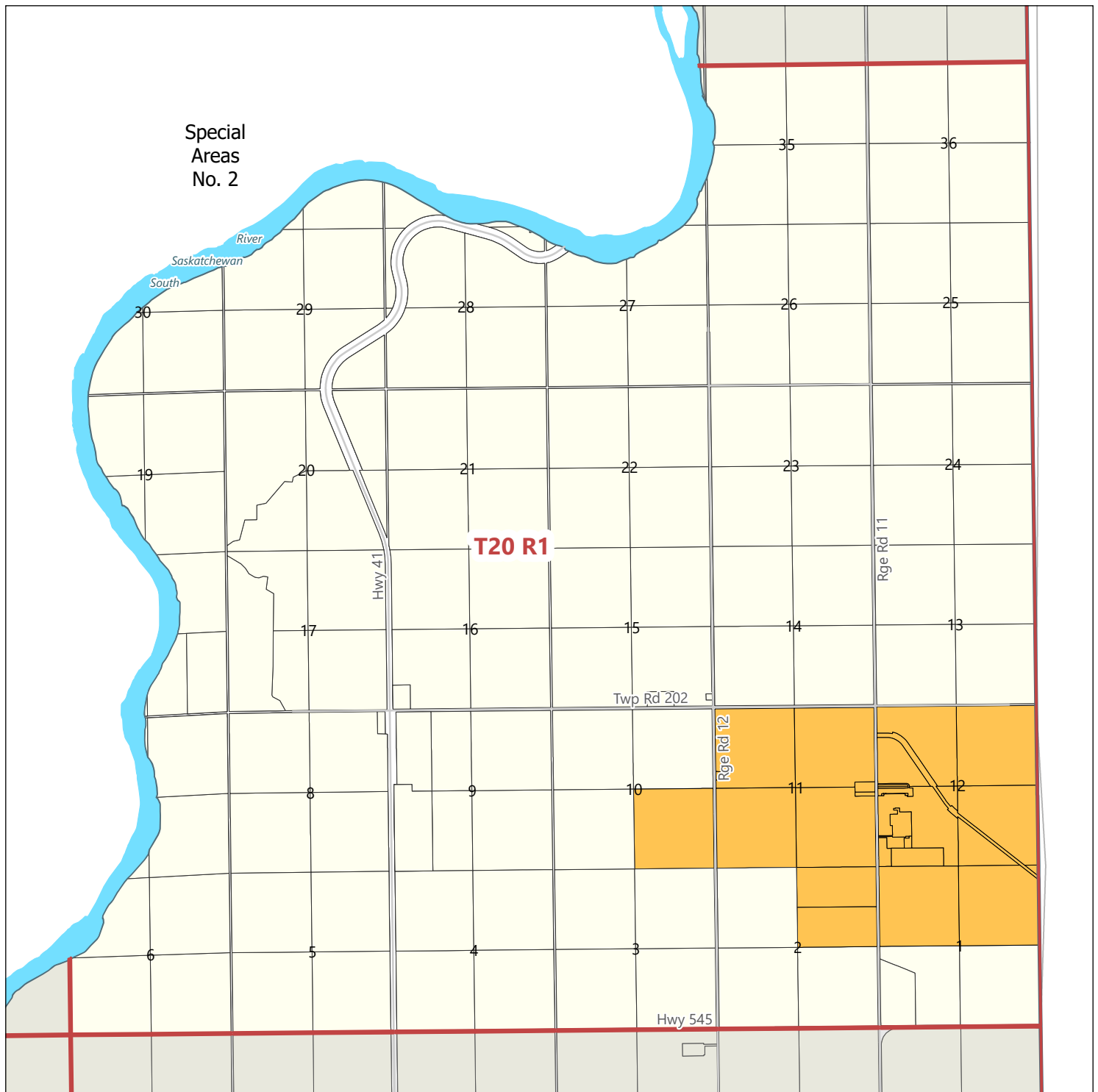
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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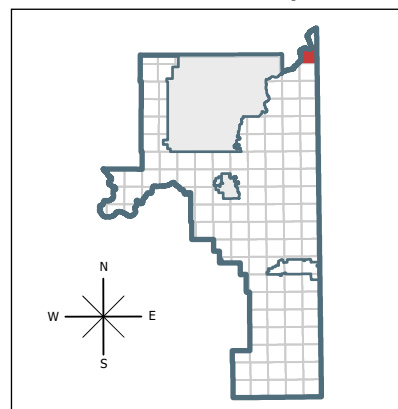


TWP 20 - RGE 1

Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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Special
Areas
No. 2

Canadian
Forces Base
Suffield

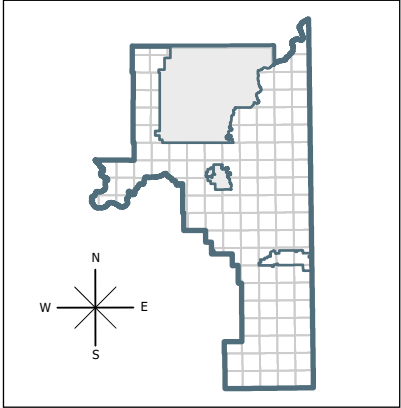
River
Saskatchewan
South

TWP 20 - RGE 2

Land Use Districts

 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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Special
Areas
No. 2

T20 R3

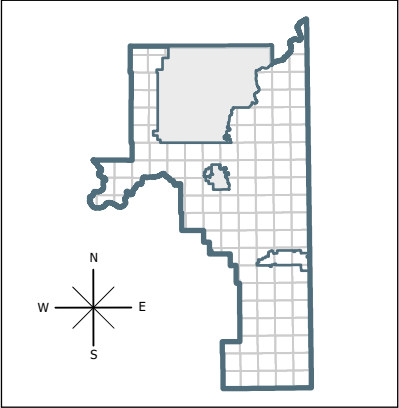
*Canadian
Forces Base
Suffield*

TWP 20 - RGE 3

Land Use Districts

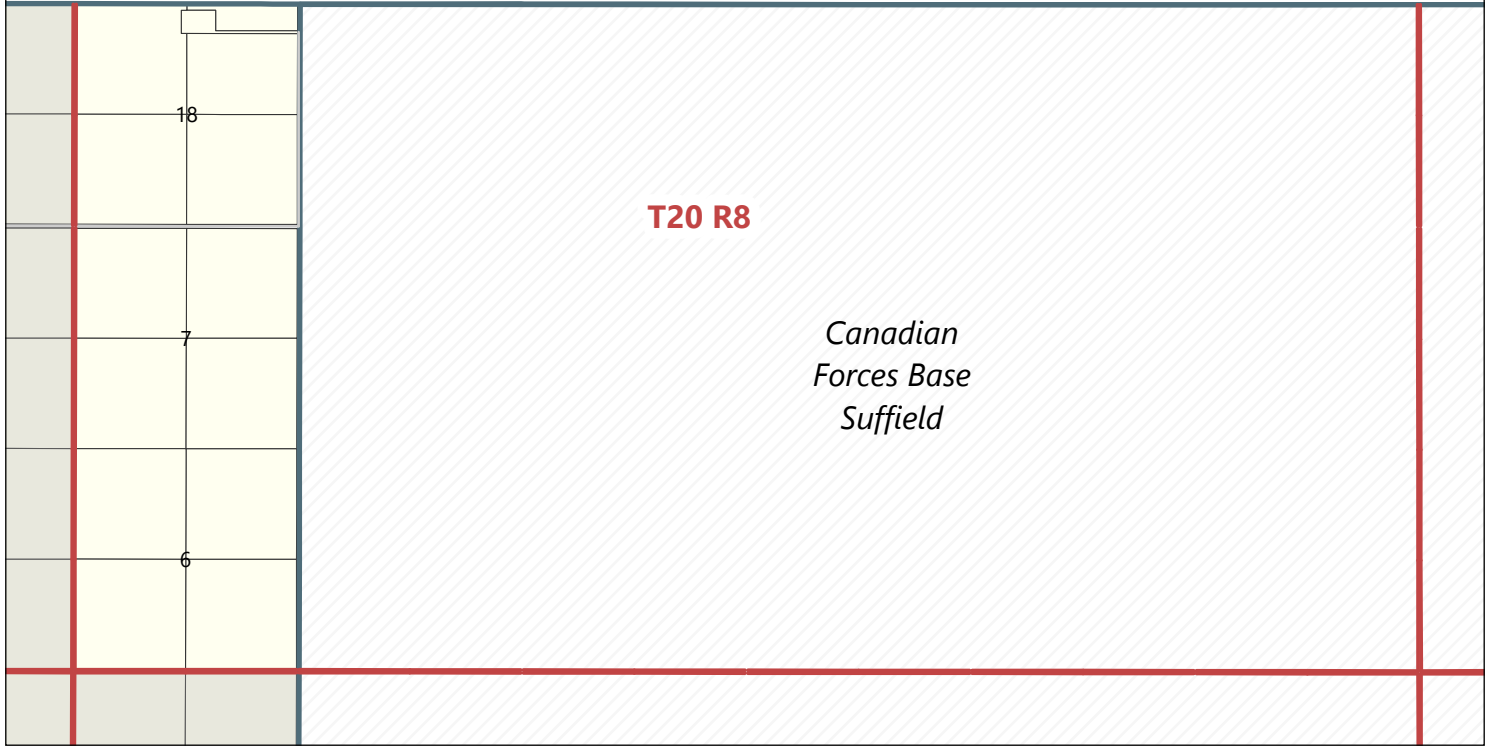
 A1-IDP	 RRR	 LI	 DC
 A2	 HR	 HVY-1	
 CR	 HWY-C	 HVY-IDP	
 CRR-IDP	 NC	 PS	

Location Map



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Special
Areas
No. 2

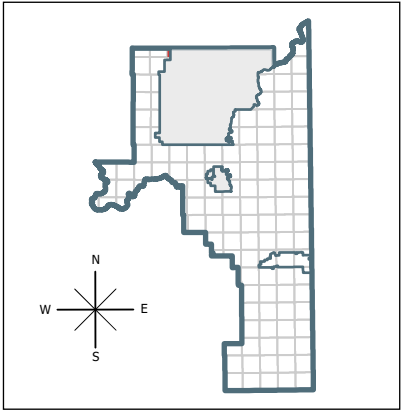


TWP 20 - RGE 8

Land Use Districts

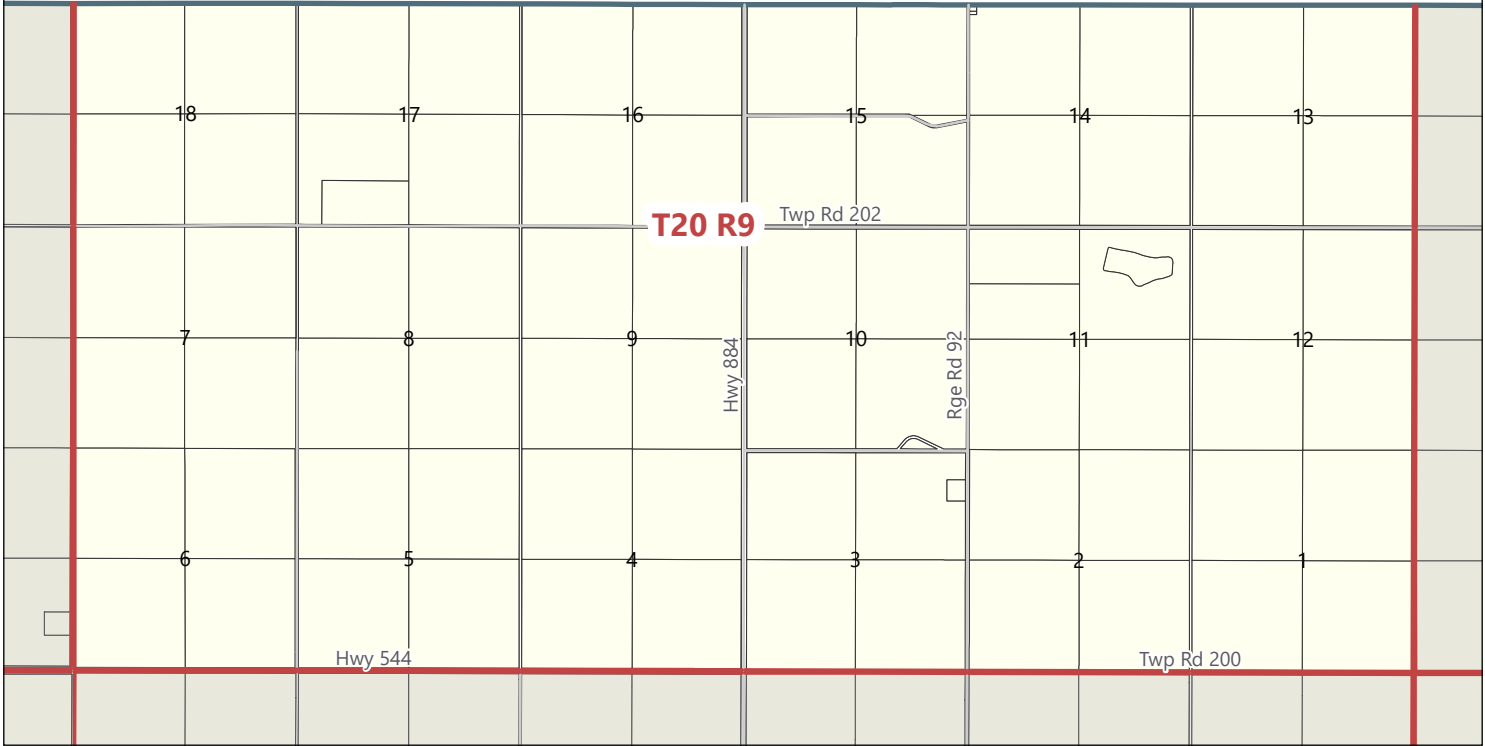
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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Special
Areas
No. 2

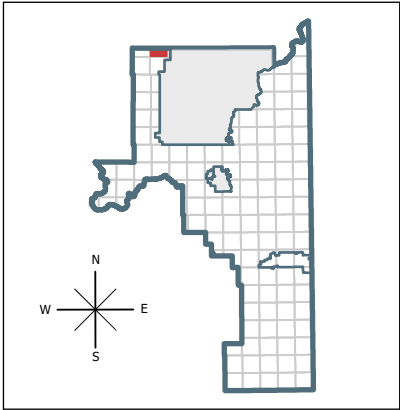


TWP 20 - RGE 9

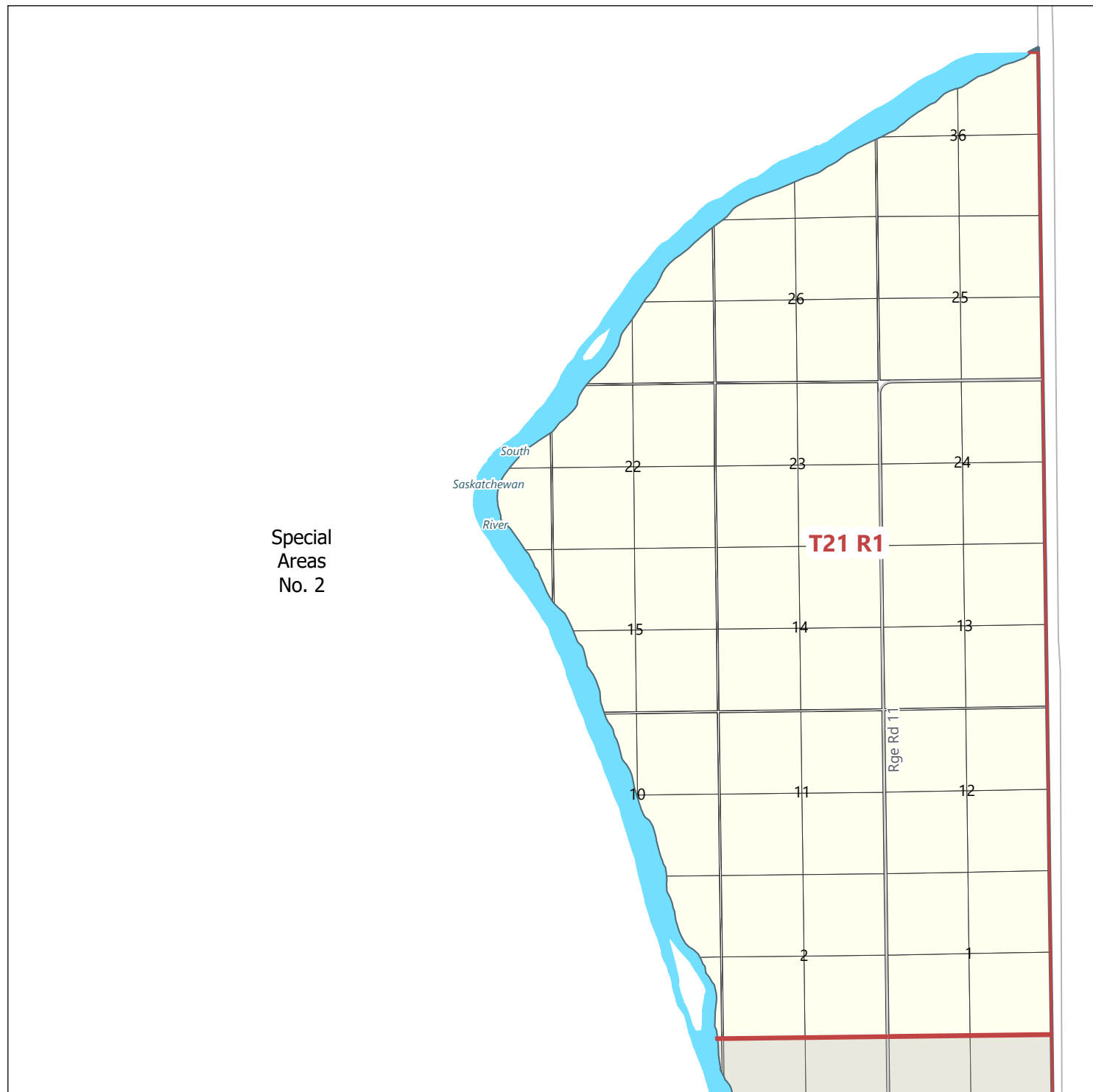
Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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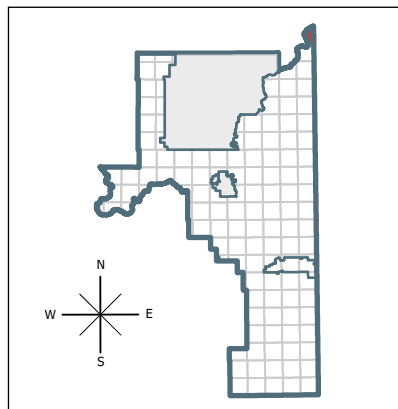


TWP 21 - RGE 1

Land Use Districts

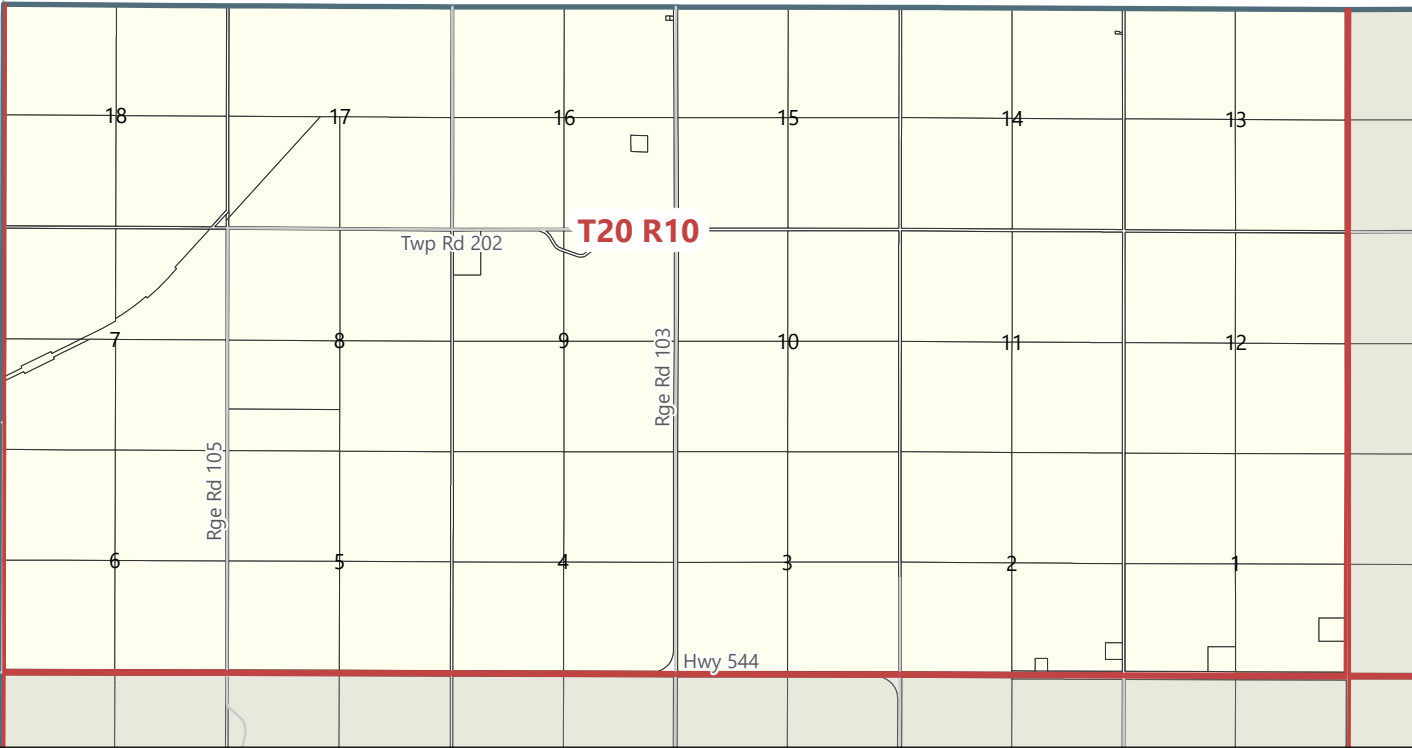
A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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Special
Areas
No. 2

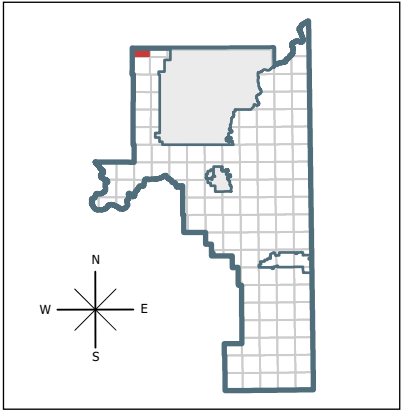


TWP 20 - RGE 10

Land Use Districts

A1-IDP	RRR	LI	DC
A2	HR	HVY-1	
CR	HWY-C	HVY-IDP	
CRR-IDP	NC	PS	

Location Map



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