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Cypress County

LAND USE BYLAW

Last Modified April 22, 2022



Bylaw 2022/09

BYLAW PAGE



SUMMARY OF AMENDMENTS

Revision #	Date	Bylaw #	Description
1	Dec 2, 2025	2025/24	Amendment to Section(s) 2.1 Development Authority, 2.2 Development Officer and 2.4 Municipal Planning Commission; Remove and replace MPC/Municipal Planning Commission with Council/Subdivision Authority/Development Authority, as appropriate. The amendments bring Land Use Bylaw 2022/09 in alignment with Bylaw 2025/23 Establishment of Subdivision and Development Authority. The amendments are shown through this bylaw version.





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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. regulate and control development or, where necessary, prohibit development without infringing 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 issuing 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 2018/04 signed on the 15th day of October 2018 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 2018/04.
- 1.6.2. No application to amend Bylaw No 2018/04 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; | c. <i>Municipal Government Act</i> , RSA 2000 c. M-26; |
| b. other Municipal Bylaws; | d. the <i>Alberta Safety Codes Act</i> , 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 other 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 an Authority established pursuant to the *MGA* to exercise development powers and duties on behalf of the County.
- 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.

MEASUREMENTS

- 1.9.13. Measurements listed shall adhere and comply to the stated Metric measurements. Imperial measurements are included in this Bylaw for reference only. If there is a discrepancy in this Bylaw between the two measurements, the Metric measurements shall be referenced and adhered to.
- 1.9.14. Any measurement greater than the exact regulation prescribed in this Bylaw shall be considered in excess of the requirement and shall not be rounded down.
- 1.9.15. The following notations may be used in place of whole words within this Bylaw:
- | | |
|---|--|
| a. “m” shall mean metre(s); | f. “ft²” shall mean square feet; |
| b. “m²” shall mean square metre(s); | g. “ha” shall mean hectare(s); |
| c. “km” shall mean kilometre(s); | h. “ac” shall mean acre(s); |
| d. “mi” shall mean mile(s); | i. “lbs” shall mean pounds; and |
| e. “ft” shall mean feet; | j. “kg” shall mean kilogram(s). |

ILLUSTRATIONS

- 1.9.16. 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

- 1.9.17. The boundaries of the Land Use District maps, shall be interpreted as follows:
- a. when the boundary of a district follows a public roadway or a public right-of-way it follows the centre line, unless otherwise indicated;
 - b. when the boundary of a district abuts a provincial or federal property, railway right-of-way, pipeline, or utility right-of-way it follows the boundary line;
 - c. when the boundary of a district is shown as approximately following the County boundary, it follows the County boundary;
 - d. when the boundary of a district is shown as approximately following the edge of any waterbody, including rivers, lakes, creek, streams, etc., it follows the edge or shoreline;
 - e. when a boundary of a district is shown as approximately following a lot or parcel line, it follows the lot or parcel line; and
 - f. where a land use district boundary is not located in conformity to the preceding provisions and in effect divides or splits a registered parcel of land, the disposition of such boundary shall be determined by dimensions indicated on the Land Use District Map or by measurements directly from that Map.
- 1.9.18. 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.
- 1.9.19. 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.
- 1.9.20. 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 established pursuant to the Subdivision and Development Authority Bylaw 2025/23, as amended or replaced from time to time, and may include one or more of the following:
- a. A Development Officer,
 - b. The General Manager of Planning and Intergovernmental Relations,
 - c. The Chief Administrative Officer, or designate, or
 - d. Council.
- 2.1.2. The Development Authority shall perform such duties as specified in the Subdivision and Development Authority Bylaw 2025/23, as amended or replaced from time to time.
- 2.1.3. For the purpose of this Bylaw, Council shall solely be responsible for decisions regarding Direct Control (DC) Districts.
- 2.1.4. The Development Officer, unless otherwise stated in the Bylaw, is authorized to allow variances of the measurable standards of this Bylaw to a maximum of 1 m (3.3 ft) or 10% of the standard, whichever is greater.

2.2 Subdivision Authority

- 2.2.1. The Subdivision Authority for Cypress County is established pursuant to the Subdivision and Development Authority Bylaw 2025/23, as amended or replaced from time to time.
- 2.2.2. The Subdivision Authority shall perform such duties as specified in the Subdivision and Development Authority Bylaw 2025/23, as amended or replaced from time to time.

2.3 Subdivision and Development Appeal Board

- 2.3.1. The powers, duties and responsibilities of this board are established in the Subdivision and Development Appeal Board Bylaw.



3 EXEMPTIONS AND NON-CONFORMING

3.1 Control of Development

- 3.1.1. No development other than those outlined in subsection 3.2 shall be undertaken in the County unless a development permit application for it has been approved and a development permit has been 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
Accessory to Residential Uses	<p>All the listed Accessory to residential uses that meet the setback requirements of this Bylaw:</p> <ul style="list-style-type: none"> » Air conditioning unit. » Care centre, minor that is approved by the Province of Alberta. » Decks or patios that are less than 1.0 m (3.3 ft) above the ground at every point and do not contain a roof or walls or an impermeable surface. » Decorative pond or water feature 0.6 m or less in depth. » Light standard or flagpole when located on a parcel containing a dwelling. » Minor development not exceeding 2.0 m in height, where there is an existing dwelling. This includes, but is not limited to a barbeque, composting bin, garbage enclosure, lawn sculpture, privacy screen or bird feeder. » Non-permanent sun shelters over a deck or a patio. » Outdoor recreation amenities that are devoted to the use of residents living on the same lot, including but not limited to, an above ground pool, hot tub, backyard skating rink, putting green, or tennis court, if it complies with the site coverage requirements of the district. » Pergola not exceeding 4.5 m in height. » Propane tanks and fuel tanks provided it meets all district setback regulations and complies with the requirements of the <i>Alberta Building Code</i> and <i>Alberta Fire Code</i>. » Satellite dish less than 1.22 m in diameter. » Seasonal holiday decorations. » Sheds that are secondary to dwellings, which are less than 13.4 m² (144 ft²) in floor area. » Unenclosed steps, landings, or stairs (at grade).



ACTIVITIES/ USES	NARRATIVE OF ACTIVITIES AND USES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT
Agricultural Operations, Primary	<ul style="list-style-type: none"> » Primary agricultural operations and accessory agricultural buildings such as a granary, silo, or three-sided hay or livestock shelter, except where the following situations apply, then a development permit shall be required: » when the proposed development involves a building or structure larger than 46.2 m² (500 ft²), including barns, not exempt as part of this subsection, or » when the proposed use and/or development falls within the setback area.
Completion of a Development	The completion of a development or building that was lawfully under construction prior to the effective date of this Bylaw, provided that the development is completed within a period of twelve (12) months from the date this Bylaw comes into effect, unless an extension to this period has been granted by the Development Authority.
Continuation of a Use	The continuation of a use that was initiated in accordance with a lawful development permit issued before the effective date of this Bylaw.
Demolition	Any development that did not require an approved development permit is exempt from requiring a development permit for demolition.
Fire Pits	Fire pits that are compliant with all district setback regulations and the Fire Services Bylaw and amendments thereto.
Flagpoles and Lightning Rods	Freestanding flagpoles and lightning rods not exceeding 4.5 m (14.8 ft) in height.
Gates, Fences, and Walls	<p>The erection, construction, or maintenance, improvement or alteration of gates, fences or walls or other means of enclosure:</p> <ul style="list-style-type: none"> » in Agricultural districts, less than 1.9 m (6.2 ft). » in all other districts, less than 1.0 m (3.3 ft) in height in front yards or inside yards abutting a highway or road, and less than 1.9 m (6.2 ft) in rear yards or in other side yards.
Heavy Truck and Equipment Storage, Personal	Heavy truck and equipment storage that is for personal use and not for commercial purposes.
Irrigation Works	Any irrigation works as defined in the <i>Irrigation Districts Act, RSA 2000, Chapter I-11</i> , unless a setback relaxation from the centre of the road allowance is required.
Keeping of Domestic Animals	In all districts, with the exception of the Agricultural districts, a maximum of three (3) dogs and, at the discretion of the development authority, a reasonable amount of smaller, common domestic pets may be kept on a lot at any time, with the exception of beehives, which requires an approved development permit. Anything beyond what is outlined in this Bylaw requires an approved discretionary development permit.



ACTIVITIES/ USES	NARRATIVE OF ACTIVITIES AND USES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT
MGA Exemptions or Regulated by Other Jurisdictions	Those uses and developments exempt under <i>Sections 618, 619 and 620 of the MGA</i> and regulations thereto. Those uses or development exempted by provincial or federal legislation.
Municipal Improvements/ Construction	Municipal improvements that have been approved as part of a Development Agreement in conjunction with an issued development permit or subdivision permit, such as: reservoirs, lift stations, pump houses, storm water management facilities, etc.
Municipal Improvements/ Construction	Municipal construction or improvements within a public right-of-way or utility easement.
Municipal Improvements/ Construction	Construction or improvement of municipally owned buildings or of municipally owned lands.
Private Play Structure	A private play structure, as long as it meets the district setback requirements in this Bylaw and any applicable <i>Alberta Safety Code</i> standard.
Public Works, Services, and Utilities	The maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial, or municipal authorities on land that is publicly owned or controlled.
Recreational Vehicles	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: <ul style="list-style-type: none"> » Hamlet Residential Districts – maximum of 2 recreational vehicles. » Country Residential Districts – maximum of 3 recreational vehicles. » Agricultural Districts – maximum of 5 recreational vehicles. » Commercial and Industrial Districts – maximum of 2 recreational vehicles.
Routine Maintenance and Repairs	The routine maintenance work or minor repairs to any building, as long as the work or repair does not include structural alterations or major renovations that would require a building permit.
School Bus Vehicles	The maximum number of school bus vehicles stored on a parcel, and conform to the setbacks of the district, and that do not require a development permit are indicated below: <ul style="list-style-type: none"> » Country Residential districts – maximum of 1 school bus is parked on a parcel less than 0.81 ha (2 acres) » Country Residential, Commercial, and Industrial districts – maximum of 2 school buses are parked on a parcel equal to or greater than 0.81 ha (2 acres) but less than 2.0 ha (4.94 acres)



ACTIVITIES/ USES	NARRATIVE OF ACTIVITIES AND USES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT
	<ul style="list-style-type: none"> » Agricultural, Country Residential, Commercial, and Industrial districts – maximum of 3 school buses are parked on a parcel equal to or greater than 2.0 ha (4.94 acres) but less than 4.0 ha (9.83 acres) » Agricultural and Industrial districts – maximum of 4 school buses are parked on a parcel equal to or greater than 4.0 ha (9.88 acres)
Shelter belts, hedges, reservoirs, dugouts and associated fill, wells, sewage disposal fields	Shelter belts, hedges, reservoirs, dugouts and associated fill, wells, sewage disposal fields are required to meet all district setback regulations and complies with the requirements of the <i>Alberta Building Code</i> and provincial or federal regulation.
Signs	<ul style="list-style-type: none"> » Signs displayed by or on behalf of the federal, provincial, or local government. » Real Estate Signs, Sandwich Boards, and Temporary Signs, subject to the standards outlined in this bylaw. » The alteration of a sign which only includes routine maintenance, painting or change in face, copy or lettering. » Municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property. » A temporary, non-illuminated sign or advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of the construction of a building or similar work, the announcement of any local event provided that the advertisement is removed within 14 days of the completion of the event or works advertised.
Solar Energy, Personal	Solar energy, like roof top solar panels, as long as it meets the setback requirements in this Bylaw and complies with the <i>Alberta Safety Code Act</i> and <i>Alberta Building Code</i> . Solar collector(s) may be mounted to a roof or a wall of a building or be free-standing. Where free-standing solar collector(s) are used, they shall be considered when calculating site coverage.
Special Events	Special events, such as weddings, birthday parties, family reunions, religious celebrations, and funerals, that occur irregularly and last less than 36 hours; and special event on lands owned and controlled by a local school board.
Specific Uses	<p>The following specific uses, that conform to the setbacks of the district, do not require a development permit:</p> <ul style="list-style-type: none"> » The temporary use of a building, in connection with a federal, provincial, or municipal election, referendum or census. » The conversion of a temporary dwelling (construction) to an accessory building in an Agricultural District. » Aerodrome, privately located in an Agricultural District.





ACTIVITIES/ USES	NARRATIVE OF ACTIVITIES AND USES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT
	<ul style="list-style-type: none"> » Containers used for temporary storage during the process of renovating or moving, provided it complies with the provisions of this Bylaw, or containers used for temporary accessory storage purposes on any industrial property. » Temporary/transient sales which are located on a lot within a Commercial District where there is a principal building. This includes but is not limited to food product sales, Christmas tree sales, flower sales, or windshield repair. » Borrow areas in any Agricultural District associated with the construction of a road, public works, or utility carried out by or on behalf of federal, provincial, or municipal authorities. » Clock towers, monuments, sculptures or federal, provincial, or municipal flags and their support structures, as well as other similar aesthetic enhancements. » Site grading in an Agricultural District provided that no watercourse or drainage easement is affected, and water is not directed onto an abutting lot or, adjacent lands are not deprived of water because of altering drainage, and the topsoil or fill being brought onto the parcel is not contaminated. » Where a development permit has been issued for a principal use on a property, the erection, construction, or maintenance of a temporary building necessary only for the construction, alteration, maintenance of development provided it is removed within thirty (30) days of project completion. This does not include a residential sales centre. » Two or less storage containers in the Agricultural Districts, Hamlet Industrial District, Industrial District, and Light Industrial District.
Swimming Pools and Hot Tubs	Temporary above ground swimming pools and above ground hot tubs, as long as it meets the district setback, and site coverage requirements in this Bylaw, complies with the <i>Alberta Building Code</i> , and is temporary/seasonal in nature.
Temporary Accommodation	Temporary accommodation for the occupation of an RV on private property.
Temporary Buildings/ Structures	The erection, construction or maintenance of a temporary building or structure which is necessary only for the construction, alternation, renovation, maintenance, or marketing of a building or development that a development permit has been issued.



3.3 Non-Conforming Buildings, Uses, and Lots

- 3.3.1. A non-conforming land use or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future land use or building must conform with this Bylaw.

BUILDINGS

- 3.3.2. A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt, or structurally altered except:
- a. to make it a conforming building;
 - b. for the routine maintenance of the building if the Development Authority considers it necessary; or
 - c. in accordance with the variance powers of the Development Authority.
- 3.3.3. If a non-conforming building is damaged or destroyed by more than 75 % of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the regulations in this Bylaw.

USES

- 3.3.4. A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to its interior or exterior.
- 3.3.5. A non-conforming use of part of a lot may not be exceeded or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed within the lot while the non-conforming use continues.
- 3.3.6. The land use or the building use is not affected by a change of ownership, tenancy, or occupancy of the land or building.

LOTS

- 3.3.7. Development on existing, substandard lots (lots that do not comply with this Bylaw) will be considered by the Development Authority as a discretionary use. Compliance with the *Alberta Safety Codes Act* and any applicable Provincial Board of Health Regulations shall be required.



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 divides 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 Establishing Land Use Districts

4.3.1. For the purpose of this Bylaw, the County is divided into the following land use districts:

LAND USE DISTRICT	DISTRICT PURPOSE AND INTENT
Agricultural District 1 (A1-IDP)	The general purpose and intent of the Agricultural District 1 (A1-IDP) is to protect and enhance the agricultural production of products, goods and support services on large parcels while preventing the premature fragmentation of agricultural parcels and limiting urban and non-compatible agricultural uses that may impact the ultimate future urban expansion within the Tri-Area Intermunicipal Development Plan (IDP) Area.
Agricultural District 2 (A-2)	The general purpose and intent of the Agricultural District 2 (A-2) is to protect and enhance the agricultural production of products, goods and support services and compatible land uses.
Country Residential District 1 (CR - 1)	The general purpose and intent of the Country Residential District 1 (CR-1) is to provide for traditional country residential development. Parcels located in the Tri-Area IDP on the date of the adoption of the Tri-Area IDP Bylaw and districted Country Residential District 1 (CR-1) shall be permitted to retain their CR-1 districting while no further CR-1 districting will be permitted to be applied to the Potential Growth Area and the Urban Reserve (Redcliff) Area of the Tri-Area IDP.
Country Residential District 2 (CR-2)	The general purpose and intent of the Country Residential District 2 (CR-2) is to provide for low density country residential development and limited agricultural pursuits in Cypress County. Parcels located in the Tri-Area IDP on the date of the adoption of the Tri-Area IDP Bylaw and districted Country Residential District 2 (CR-2) shall be permitted to retain their CR-2 districting while no further CR-2 districting will be permitted to be applied to the potential growth area and the Urban Reserve (Redcliff) Area of the Tri-Area IDP.
Country Residential Multiple Unit Dwelling District (CR – MUD)	The general purpose and intent of the Country Residential Multiple Unit Dwelling District (CR-MUD) is to provide for multiple unit dwellings to be sited on a single parcel, within a country residential setting in the County. Parcels located in the Tri-Area IDP on the date of the adoption of the Tri-Area IDP Bylaw and districted Country Residential Multiple Unit Dwelling District (CR-MUD) shall be permitted to retain their CR-MUD districting while no further CR-MUD districting will be permitted to be applied to the potential growth area and the Urban Reserve (Redcliff) Area of the Tri-Area IDP.
Country Residential Limited District IDP (CRL – IDP)	The general purpose and intent of the Country Residential Limited District (CRL-IDP) is to provide for limited density country residential development uses and limited agricultural pursuits in compliance with the limited use provisions in the Tri-Area Intermunicipal Development Plan Bylaw.
Cypress Hills Fringe District (CHF)	The general purpose and intent of the Cypress Hills Fringe District (CHF) is to provide for the clustering of country residential development and to encourage the preservation of ecologically sensitive areas pursuant to the intent and policies of the Cypress Hills Fringe Area Structure Plan.



LAND USE DISTRICT	DISTRICT PURPOSE AND INTENT
Recreation/Residential Resort District (RRR)	The general purpose and intent of the Recreation and Residential Resort District (RRR) is to permit the development of comprehensively planned recreational and residential resorts. Development in the RRR District will be required to provide utility servicing on a community basis and high-quality development standards, enforced through architectural guidelines via a restrictive covenant separate from the requirements and jurisdiction of the County.
Seasonal Residence District (SR)	The general purpose and intent of the Seasonal Residential District (SR) is to accommodate seasonal residences on smaller parcels in a comprehensively planned development.
Hamlet Residential District (HR)	The general purpose and intent of the Hamlet Residential District (HR) is to accommodate low density residential development within the County's hamlets.
Hamlet General District (HG)	The general purpose and intent of the Hamlet General District (HG) is to accommodate low density residential development and a limited number of animals within a designated hamlet.
Hamlet Commercial District (HC)	The general purpose and intent of the Hamlet Commercial District (HC) is to provide for the development of a range of local commercial uses and development to meet the needs of residents living in the hamlet and the surrounding area.
Hamlet Industrial District (HI)	The general purpose and intent of the Hamlet Industrial District (HI) is to provide for the development of general industrial uses and development to meet the needs and employment opportunities of residents living in the hamlet and the surrounding area.
Highway Commercial District (HWY-C)	The general purpose and intent of the Highway Commercial District (HWY-C) is to accommodate a range of commercial uses and developments to serve the travelling public, county-wide residents and the patrons in the surrounding area. The Commercial District may allow development in a variety of forms including retail malls, retail sales with large display areas for their goods and services, or large format or warehouse sales outlets. The Highway Commercial District shall be applied to commercial development located adjacent to or directly fronting Provincial Highways, or major County roads.
Local Commercial District (LC)	The general purpose of the Local Commercial District (LC) is to provide a range of commercial uses and developments to serve the needs of local County residents and patrons in the surrounding area. Local Commercial developments are located outside of hamlets or not directly adjacent to a Provincial Highway.
Light Industrial District (LI)	The general purpose and intent of the Light Industrial District (LI) is to accommodate a range of industrial and commercial uses which may have outdoor storage or work activities and located in business and industrial areas. Typical uses in this district do not create any nuisance factors that extend beyond the boundaries of the parcel to ensure that the development is compatible with other non-industrial uses.



LAND USE DISTRICT	DISTRICT PURPOSE AND INTENT
Industrial District (I)	The general purpose and intent of this district is to accommodate for a range of industrial uses outside of hamlets, some of which may be considered intensive or heavy, and could create nuisance factors that extend beyond the boundaries of the parcel.
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.
Public Recreation District (PR)	The purpose and intent of the Public Recreation District (PR) is to provide for the use and development of active and passive recreational areas to serve the needs of residents at the local, neighbourhood and County-wide level.
Direct Control District	The purpose and intent of the Direct Control District (DC) is to enable Council to exercise particular control over the use and development of land and buildings in any such manner as Council may consider necessary, in an area designated as a Direct Control District on the Land Use District Maps forming part of this Bylaw.



4.4 Summary Table

- 4.4.1. 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 D = DISCRETIONARY USE CLASS 1 D* = DISCRETIONARY USE CLASS 2																			
Uses	Land Use Districts <i>(NOTE: district acronyms are identified in subsection 4.3.1)</i>																		
	A1-IDP	A-2	CR-1	CR-2	CR-MUD	CR-IDP	CHF	RRR	SR	HR	HG	HC	HI	HWY-C	LC	LI	I	PS	PR
ACCESSORY BUILDING(S) AND USE(S) TO DISCRETIONARY USES	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
ACCESSORY BUILDING(S) AND USE(S) TO PERMITTED USES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
AGRICULTURAL OPERATIONS, COMMERCIAL	D*	D											P	P	P	P	P		
AGRICULTURAL OPERATIONS, PRIMARY	P	P																	
AGRICULTURAL OPERATIONS, SECONDARY	D	D											P	D	D	P	P		
AGRICULTURAL OPERATIONS, VALUE-ADDED	D	P																	
AGRICULTURAL SUPPORT SERVICES	D	D											D				P		
AGRITOURISM	D	P												D	D	D			
AMUSEMENT AND ENTERTAINMENT FACILITY, INDOOR									D			P		P	P	P	P		P
AMUSEMENT AND ENTERTAINMENT FACILITY, OUTDOOR									P			P		D	D	P	P		P
AUCTIONEERING SERVICES		D*											D*	D*	D*	D*	D*		
AUTO WRECKING & SALVAGE YARDS													D				D*	D*	
AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES												D	P	D	D	P	P		
BARS AND PUBS							D*					D		D	D	D			
BED & BREAKFAST HOME	P	P	D	D	D	D	D	D		D	D								
BEEHIVE	P	P																	
BREWERIES, WINERIES AND DISTILLERIES	D*	D					D					D	P	P	D	P	P		
BULK AGRICULTURAL CHEMICAL DISTRIBUTION													D*				D	P	

P = PERMITTED USE D = DISCRETIONARY USE CLASS 1 D* = DISCRETIONARY USE CLASS 2																			
Uses	Land Use Districts (<i>NOTE: district acronyms are identified in subsection 4.3.1</i>)																		
	A1-IDP	A-2	CR-1	CR-2	CR-MUD	CR-IDP	CHF	RRR	SR	HR	HG	HC	HI	HWY-C	LC	LI	I	PS	PR
BULK FUEL DEPOT													D	D	D	D	P		
BUSINESS SUPPORT SERVICES												P	D	P	P	D			
CAMPGROUND		D					D*					D		D				P	P
CANNABIS CULTIVATION	P	P										D*	D	D	D	D	D		
CANNABIS PROCESSING AND DISTRIBUTION	D*	D*											D	D*	D*	D	P		
CANNABIS RETAIL STORE												D	D*	D	D	D			
CARETAKER/ SECURITY RESIDENCE	D	P						P	P			P	P	P	P	P	P	P	P
CEMETERY																		P	P
COMMUNAL LIVING		D	D		P	P				P	P								
COMMUNITY GARDEN			P	P	P	P	P	P	P	P								P	P
COMMUNITY USES		D					D					D		D	D			P	P
CONCRETE / ASPHALT PLANT																	D*		
CONVENIENCE RETAIL STORES							D	P	D			P	D	P	P	P	P		P
COTTAGE INDUSTRY	D	D																	
COVERALL BUILDING	P	P	P	P	P	P						P	P	P	P	P	P	P	P
CREMATORIUM													D			D	D		
DAY HOME	P	P	P	P	P	P	P	P		P	P								
DAYCARE FACILITY							D					P		P	P	D		P	P
DETENTION AND CORRECTION SERVICES																		D*	
DOMESTIC ANIMAL CARE SERVICES	D	P										P		P	P	P			
DWELLING, APARTMENT					D														
DWELLING, FOURPLEX					P			P		P	P								
DWELLING, ROW HOUSING/ TOWNHOUSE					P			D		D	D								
DWELLING, SEMI-DETACHED				D	P					P	P								



P = PERMITTED USE D = DISCRETIONARY USE CLASS 1 D* = DISCRETIONARY USE CLASS 2																			
Uses	Land Use Districts (<i>NOTE: district acronyms are identified in subsection 4.3.1</i>)																		
	A1-IDP	A-2	CR-1	CR-2	CR-MUD	CR-IDP	CHF	RRR	SR	HR	HG	HC	HI	HWY-C	LC	LI	I	PS	PR
DWELLING, SINGLE-DETACHED	P	P	P	P	P	P	P	P	P	P	P	D		D	P	D			
DWELLING, TRIPLEX					P			P		P	P								
EATING AND DRINKING ESTABLISHMENTS	D*	D*					D					P	D	P	P	D	D	D	P
EDUCATIONAL SERVICES	D*	D					D					P	D	P	P	P		P	P
EQUESTRIAN CENTRE	D	D							D*					D	D	D		P	P
FARM VACATION HOME	D	D																	
FARMER'S MARKET	D*	D					D					P	D	P	P	D	D	P	P
FUNERAL AND RELATED SERVICES							D					P		P	P			D*	D*
GENERAL COMMERCIAL SERVICES							D					P	D	P	P	P			
GENERAL CONTRACTOR SERVICES		D					D					P	D	P	P	P	D		
GENERAL RETAIL STORES							D	D	D			P		P	P	D			
GOVERNMENT SERVICES	D*	D	D	D	D	D	D	D	D	D	D	P	D	P	P	D	P	P	P
GREENHOUSE, PERSONAL USE	P	P	P	P	P	P	P	P	P	P	P								
GREENHOUSES, COMMERCIAL CLASS 1	D*	D																	
GREENHOUSES, COMMERCIAL CLASS 2	D*	D*																	
GROUP HOME, MAJOR	D*	D*	D*	D*	D*	D*	D*			D	D								
GROUP HOME, MINOR	D*	P	P	P	D	D	D			P	P								
HEALTH AND MEDICAL SERVICES												P	P	P	P	P	D		P
HEAVY TRUCK AND EQUIPMENT STORAGE AND SALES												D		D*	D*	P	P		
HOME PARK							D		P										D
HOME-BASED BUSINESS, MAJOR	D*	D*	D*	D*	D*	D*	D*	D*		D*	D*								
HOME-BASED BUSINESS, MINOR	D	D	D	D	D	D	D	D		D	D								
HOME-BASED BUSINESS, OFFICE USE	P	P	P	P	P	P	P	P		P	P								



P = PERMITTED USE | D = DISCRETIONARY USE CLASS 1
D* = DISCRETIONARY USE CLASS 2

Land Use Districts (*NOTE: district acronyms are identified in subsection 4.3.1*)

Uses	A1-IDP	A-2	CR-1	CR-2	CR-MUD	CR-IDP	CHF	RRR	SR	HR	HG	HC	HI	HWY-C	LC	LI	I	PS	PR
INDUSTRIAL USES, HEAVY													D			D*	P		
INDUSTRIAL, GENERAL MANUFACTURING / PROCESSING													D			D	P		
INDUSTRIAL, LIGHT USES												D*	P	D	D*	P	P		
KEEPING OF CHICKENS										D	D								
LIQUOR RETAIL SALES												D	D	D	P	D			
LIVESTOCK AUCTION MARKETS		D												D*			D		
MOVE-IN BUILDINGS	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
NATURAL RESOURCE AND EXTRACTION INDUSTRY	D*	D*											D*			D*	D*		
OTHER USES	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*	D*
PARKS AND PLAYGROUNDS	D	D	P	P	P	P	P	P	P	P	D							P	P
PASSIVE RECREATION																			P
PERFORMANCE AND EVENT VENUE	D*	D	D*	D*	D*	D*	D*	D*	D*	D*	D*	D	D*	D	D	D*	D*		P
PERSONAL SERVICE SHOPS								D	D			P	D	P	P	P	D		
PROFESSIONAL, FINANCIAL, AND OFFICE SUPPORT SERVICES								D	D			P	D	P	P	P	P		
PUBLIC UTILITIES AND USES, MAJOR	D*	D*														D	D	D	
PUBLIC UTILITIES AND USES, MINOR	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RECREATION CAMP		D																	D
RECREATION FACILITY		D*										D		D	D				P
RECREATION VEHICLE STORAGE	D	D										D	P	P	P	P	P		
RECREATIONAL USES	D*	D						P											P
RECREATIONAL VEHICLE – PARK MODEL		D							P										D
RECREATIONAL VEHICLE PARK									D										
RECYCLING DEPOT												P	P	P	P	P	P	P	P





P = PERMITTED USE D = DISCRETIONARY USE CLASS 1 D* = DISCRETIONARY USE CLASS 2																			
Uses	Land Use Districts (<i>NOTE: district acronyms are identified in subsection 4.3.1</i>)																		
	A1-IDP	A-2	CR-1	CR-2	CR-MUD	CR-IDP	CHF	RRR	SR	HR	HG	HC	HI	HWY-C	LC	LI	I	PS	PR
RELIGIOUS ASSEMBLY	D*	P					D	D	D			P	D	P	P	D		P	P
RESIDENTIAL CARE FACILITY	P	P	P	P	P	P	P			P	P								
SECONDARY SUITE	P	P	P	P	P	P	P			P	P	D		D*	D*	D*			
SHOOTING RANGE, INDOOR												D*	D*	D*	D*	D*	D*		
SHOOTING RANGE, OUTDOOR		D*																	
SHOW HOME			P	P	P	P	P	P	P	P	P								
SMALL ANIMAL BREEDING/ BOARDING SERVICES	P	P										D	P	D	D	P	P		
SOLAR ENERGY, COMMERCIAL	D*	D*														D*	D*		
STORAGE CONTAINER			D	D	D	D	D		D		D	D	P	P	P	P	P	P	P
STORAGE CONTAINER (3+)	D	D																	
SUPPORTIVE HOUSING					P		P			D	D							P	P
TEMPORARY ACCOMMODATIONS	D	P	D	D	D	D	D	D*	P	P	P	D*	D*	D*	D*		D*	P	P
TOPSOIL STRIPPING	D	D																	
TRANSFER STATION	D*	D														D*	P		
TRUCKING AND FREIGHT TERMINALS													D			D	P		
VEHICLE ORIENTED USES							D					P		P	P	D			
VETERINARY SERVICES	D	D										P	D	P	P	P	D		
VISITOR ACCOMMODATION								P				D		P	P			D*	D*
WAREHOUSE SALES AND STORAGE FACILITIES												D	P	D	D	P	P		
WASTE MANAGEMENT FACILITY	D*	D*																	
WIND ENERGY FACILITIES, COMMERCIAL		D*												D*	D*	D*	D*	D*	
WIND ENERGY FACILITY, SMALL SCALE	D*	D												D	D	D	D	D	D
WORKCAMP		D*															D		



5 AGRICULTURAL DISTRICTS

5.1 Agricultural District 1 (A1-IDP)

The general purpose and intent of the Agricultural District 1 (A1-IDP) is to protect and enhance the agricultural production of products, goods and support services on large parcels while preventing the premature fragmentation of agricultural parcels and limiting urban and non-compatible agricultural uses that may impact the ultimate future urban expansion within the Tri-Area Intermunicipal Development Plan (IDP) Area.

- 5.1.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Dwelling, Single-Detached |
| » Agricultural Operations, Primary | » Greenhouse, Personal Use |
| » Bed & Breakfast Home | » Home Based Business, Office Use |
| » Beehive | » Public Utilities and Uses, Minor |
| » Cannabis Cultivation | » Residential Care Facility |
| » Coverall Building | » Secondary Suite |
| » Day Home | » Small Animal Breeding/ Boarding Services |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|---|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Eating and Drinking Establishments* |
| » Agricultural Operations, Commercial* | » Educational Services* |
| » Agricultural Operations, Secondary | » Equestrian Centre |
| » Agricultural Operations, Value-Added | » Farm Vacation Home |
| » Agricultural Support Services | » Farmer’s Market* |
| » Agritourism | » Government Services* |
| » Breweries, Wineries and Distilleries* | » Greenhouses, Commercial Class 1* |
| » Cannabis Processing and Distribution* | » Greenhouses, Commercial Class 2* |
| » Caretaker/ Security Residence | » Group Home, Major* |
| » Cottage Industry | » Group Home, Minor* |
| » Domestic Animal Care Services | » Home Based Business, Major* |
| | » Home Based Business, Minor |
| | » Move-in Buildings |
| | » Natural Resource and Extraction Industry* |



- » Other Uses*
- » Parks and Playgrounds
- » Performance and Event Venue*
- » Public Utilities and Uses, Major*
- » Recreation Vehicle Storage
- » Recreational Uses*
- » Religious Assembly*
- » Storage Container (3 or more)
- » Solar Energy, Commercial*
- » Temporary Accommodations
- » Topsoil Stripping
- » Transfer Station*
- » Veterinary Services
- » Waste Management Facility*
- » Wind Energy Facility, Small Scale*

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

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum) <i>for uses other than a farmstead separation or single vacant parcel</i>	An unsubdivided quarter section or land in title as of the date of the adoption of the Tri-Area IDP.
Parcel Area (maximum) <i>for farmstead separation or single vacant parcel</i>	6.5 ha (16 ac), or as identified by the Limited Country Residential Use provisions of the Tri-Area IDP.
Parcel Width (minimum)	At the discretion of the Development Authority.
Site Coverage (maximum)	At the discretion of the Development Authority.
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	40.0 m (130 ft) 20.0 m (65.6 ft)
Side Yard Setback (minimum)	6.1 m (20.0 ft)
Rear Yard Setback (minimum)	6.1 m (20.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	
Building Height (maximum)	
Separation Distance from Principal Building	1.5 m (5.0 ft)
NOTE: Reference other sections in this Bylaw for additional development regulations.	



- 5.1.3. Subdivision in this area shall be in accordance with the applicable provisions of the Tri-Area Intermunicipal Development Plan.
- 5.1.4. In addition to the requirements of Section 5.1.2, a dwelling unit shall be located a minimum distance of 100m (328 ft) away from a gas or oil well or may be within a lesser distance with written approval from the Alberta Energy Regulator.

OTHER REGULATIONS

- 5.1.5. In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



5.2 Agricultural District 2 (A-2)

The general purpose and intent of the Agricultural District 2 (A-2) is to protect and enhance the agricultural production of products, goods and support services and compatible land uses.

- 5.2.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Domestic Animal Care Services |
| » Agricultural Operations, Primary | » Dwelling, Single-Detached |
| » Agricultural Operations, Value-Added | » Greenhouse, Personal Use |
| » Agritourism | » Group Home, Minor |
| » Beehive | » Home Based Business, Office Use |
| » Bed & Breakfast Home | » Public Utilities and Uses, Minor |
| » Cannabis Cultivation | » Religious Assembly |
| » Caretaker/ Security Residence | » Residential Care Facility |
| » Coverall Building | » Secondary Suite |
| » Day Home | » Small Animal Breeding/ Boarding Services |



b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- » Accessory Building(s) and Use(s) to Discretionary Uses
- » Agricultural Operations, Commercial
- » Agricultural Operations, Secondary
- » Agricultural Support Services
- » Auctioneering Services*
- » Breweries, Wineries and Distilleries
- » Campground
- » Cannabis Processing and Distribution*
- » Communal Living
- » Community Uses
- » Cottage Industry
- » Eating and Drinking Establishments*
- » Educational Services
- » Equestrian Centre
- » Farm Vacation Home
- » Farmer's Market
- » General Contractor Services
- » Government Services
- » Greenhouses, Commercial Class 1
- » Greenhouses, Commercial Class 2*
- » Group Home, Major*
- » Home Based Business, Major*
- » Home Based Business, Minor
- » Livestock Auction Markets
- » Move-in Buildings
- » Natural Resource and Extraction Industry*
- » Other Uses*
- » Parks and Playgrounds
- » Performance and Event Venue
- » Public Utilities and Uses, Major*
- » Recreation Camp
- » Recreation Facility*
- » Recreation Vehicle Storage
- » Recreational Uses
- » Shooting Range, Outdoor*
- » Solar Energy, Commercial*
- » Storage Container (3 or more)
- » Temporary Accommodations
- » Topsoil Stripping
- » Transfer Station
- » Veterinary Services
- » Waste Management Facility*
- » Wind Energy Facilities, Commercial*
- » Wind Energy Facility, Small Scale
- » Workcamp*





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

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum) <i>for uses other than a farmstead separation or single vacant parcel</i>	58.3 ha (144 ac)
Parcel Area (maximum) <i>for farmstead separation or single vacant parcel</i>	6.5 ha (16 ac)
Parcel Width (minimum)	At the discretion of the Development Authority.
Site Coverage (maximum)	At the discretion of the Development Authority.
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	40.0 m (131.2 ft) 20.0 m (65.6 ft)
Side Yard Setback (minimum)	6.1 m (20.0 ft)
Rear Yard Setback (minimum)	6.1 m (20.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	
Building Height (maximum)	
Separation Distance from Principal Building	1.5 m (5.0 ft)
NOTE: Reference other sections in this Bylaw for additional development regulations.	

- 5.2.3. In addition to the requirements of subsection 5.2.2, a dwelling unit shall be located a minimum distance of 100 m (328 ft) away from a gas or oil well or may be within a lesser distance with written approval from the Alberta Energy Regulator.

OTHER REGULATIONS

- 5.2.4. In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



6 RESIDENTIAL DISTRICTS

6.1 Country Residential District 1 (CR - 1)

The general purpose and intent of the Country Residential District 1 (CR-1) is to provide for traditional country residential development. Parcels located in the Tri-Area IDP on the date of the adoption of the Tri-Area IDP Bylaw and districted Country Residential District 1 (CR-1) shall be permitted to retain their CR-1 districting while no further CR-1 districting will be permitted to be applied to the potential growth area and the Urban Reserve (Redcliff) Area of the Tri-Area IDP.

- 6.1.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Group Home, Minor |
| » Community Garden | » Home Based Business, Office Use |
| » Coverall Building | » Parks and Playgrounds |
| » Day Home | » Public Utilities and Uses, Minor |
| » Dwelling, Single-Detached | » Residential Care Facility |
| » Greenhouse, Personal Use | » Show Home |
| | » Secondary Suite |

b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- | | |
|--|--------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Home-Based Business, Minor |
| » Bed & Breakfast Home | » Move-in Buildings |
| » Communal Living | » Other Uses* |
| » Government Services | » Performance and Event Venue* |
| » Group Home, Major* | » Storage Container |
| » Home-Based Business, Major* | » Temporary Accommodations |



6.1.2. Development regulations for development in the Country Residential District 1 (CR-1):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	0.6 ha (1.5 ac)
Parcel Area (maximum)	2.0 ha (5.0 ac)
Parcel Width (minimum)	At the discretion of the Development Authority.
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	9.1 m (30.0 ft) 40.0 m (131.2 ft) 20.0 m (65.6 ft)
Side Yard Setback (minimum)	6.1 m (20.0 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) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	A minimum of 1.5 m (5.0 ft) side yard and rear setback for accessory structures less than 14.0 m ² (150.7 ft ²) in size. For every additional 14 m ² (150.7 ft ²) an additional 1.0 m (3.3 ft) side and rear yard setback is required, up to a maximum of 20.0 m (65.6 ft) for the side yard and rear yard.
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	7.0 m (23.0 ft)
Total Building Area (maximum)	148.6 m ² (1,600 ft ²)
Total Building Area of all Accessory Buildings (maximum)	260.12 m ² (2,800 ft ²)
NOTE: Reference other sections in this Bylaw for additional development regulations.	

OTHER REGULATIONS

- 6.1.3. No Development Officer discretion is permitted on accessory building sizes and total building area.
- 6.1.4. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



6.2 Country Residential District 2 (CR-2)

The general purpose and intent of the Country Residential District 2 (CR-2) is to provide for low density country residential development and limited agricultural pursuits in Cypress County. Parcels located in the Tri-Area IDP on the date of the adoption of the Tri-Area IDP Bylaw and districted Country Residential District 2 (CR-2) shall be permitted to retain their CR-2 districting while no further CR-2 districting will be permitted to be applied to the potential growth area and the Urban Reserve (Redcliff) Area of the Tri-Area IDP.

- 6.2.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Group Home, Minor |
| » Community Garden | » Home Based Business, Office Use |
| » Coverall Building | » Parks and Playgrounds |
| » Day Home | » Public Utilities and Uses, Minor |
| » Dwelling, Single-Detached | » Residential Care Facility |
| » Greenhouse, Personal Use | » Secondary Suite |
| | » Show Home |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|--------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Home based Business, Minor |
| » Bed & Breakfast Home | » Move-in Buildings |
| » Dwelling, Semi-Detached | » Other Uses* |
| » Government Services | » Performance and Event Venue* |
| » Group Home, Major* | » Storage Container |
| » Home Based Business, Major* | » Temporary Accommodations |





6.2.2. Development regulations for development in the Country Residential District 2 (CR-2):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	2.0 ha (5.0 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 (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	20.0 m (65.6 ft) 40.0 m (131.2 ft) 20.0 m (65.6 ft)
Side Yard Setback (minimum)	20.0 m (65.6 ft)
Rear Yard Setback (minimum)	20.0 m (65.6 ft)
Building Height (maximum)	12.0 m (39.4 ft)
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	A minimum of 1.5 m (5.0 ft) side yard and rear setback for accessory structures less than 14.0 m ² (150.7 ft ²) in size. For every additional 14 m ² (150.7 ft ²) an additional 1.0 m (3.3 ft) side and rear yard setback is required, up to a maximum of 20.0 m (65.6 ft) for the side yard and rear yard.
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	7.0 m (23.0 ft)
Total Building Area (maximum)	223.0 m ² (2,400 ft ²)
Total Building Area of all Accessory Buildings (maximum)	302.0 m ² (4,000 ft ²)
NOTE: Reference other sections in this Bylaw for additional development regulations.	

OTHER REGULATIONS

- 6.2.3. No Development Officer discretion is permitted on accessory building sizes and total building area.
- 6.2.4. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



6.3 Country Residential District Multi-Unit Dwelling District (CR – MUD)

The general purpose and intent of the Country Residential Multiple Unit Dwelling District (CR-MUD) is to provide for multiple unit dwellings to be sited on a single parcel, within a country residential setting in the County. Parcels located in the Tri-Area IDP on the date of the adoption of the Tri-Area IDP Bylaw and districted Country Residential Multiple Unit Dwelling District (CR-MUD) shall be permitted to retain their CR-MUD districting while no further CR-MUD districting will be permitted to be applied to the potential growth area and the Urban Reserve (Redcliff) Area of the Tri-Area IDP.

- 6.3.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Dwelling, Triplex |
| » Communal Living | » Greenhouse, Personal Use |
| » Community Garden | » Home Based Business, Office Use |
| » Coverall Building | » Parks and Playgrounds |
| » Day Home | » Public Utilities and Uses, Minor |
| » Dwelling, Fourplex | » Residential Care Facility |
| » Dwelling, Row Housing/
Townhouse | » Secondary Suite |
| » Dwelling, Semi-Detached | » Show Home |
| » Dwelling, Single-Detached | » Supportive Housing |
| | » Temporary Accommodations |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|--------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Home Based-Business, Major* |
| » Bed & Breakfast Home | » Home Based-Business, Minor |
| » Dwelling, Apartment | » Move-in Buildings |
| » Government Services | » Other Uses* |
| » Group Home, Major* | » Performance and Event Venue* |
| » Group Home, Minor | » Storage Container |



- 6.3.2. Development regulations for development in the Country Residential District Multi-Unit Dwelling (CR-MUD):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	1.2 ha (3.0 ac)
Parcel Area (maximum)	2.0 ha (5.0 ac)
Parcel Width (minimum)	At the discretion of the Development Authority.
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	9.1 m (30.0 ft) 40.0 m (131.2 ft) 20.0 m (65.6 ft)
Side Yard Setback (minimum)	6.1 m (20.0 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) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	A minimum of 1.5 m (5.0 ft) side yard and rear setback for accessory structures less than 14.0 m ² (150.7 ft ²) in size. For every additional 14 m ² (150.7 ft ²) an additional 1.0 m (3.3 ft) side and rear yard setback is required, up to a maximum of 6.1 m (20.0 ft) for the side yard and 7.6 m (25.0 ft) for the rear yard.
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	7.0 m (23.0 ft)
Total Building Area (maximum)	167.22 m ² (1,800 ft ²)
Total Building Area of all Accessory Buildings (maximum)	278.70 m ² (3,000 ft ²)
NOTE: Reference other sections in this Bylaw for additional development regulations.	

OTHER REGULATIONS

- 6.3.3. No Development Officer discretion is permitted on accessory building sizes and total building area.
- 6.3.4. Notwithstanding subsection 3.2, no more than one (1) recreational vehicle may be stored on a lot per dwelling unit.
- 6.3.5. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



6.4 Country Residential Limited District IDP (CRL – IDP)

The general purpose and intent of the Country Residential Limited District (CRL-IDP) is to provide for limited density country residential development uses and limited agricultural pursuits in compliance with the limited use provisions in the Tri-Area Intermunicipal Development Plan Bylaw.

- 6.4.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Greenhouse, Personal Use |
| » Communal Living | » Home Based Business, Office Use |
| » Community Garden | » Parks and Playgrounds |
| » Coverall Building | » Public Utilities and Uses, Minor |
| » Day Home | » Residential Care Facility |
| » Dwelling, Single-Detached | » Show Home |
| | » Secondary Suite |

b. DISCRETIONARY USES

“**” indicates that the use is discretionary class 2

- | | |
|--|--------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Home-Based Business, Minor |
| » Bed & Breakfast Home | » Move-in Buildings |
| » Government Services | » Other Uses* |
| » Group Home, Major* | » Performance and Event Venue* |
| » Group Home, Minor | » Storage Container |
| » Home-Based Business, Major* | » Temporary Accommodations |



6.4.2. Development regulations for development in the Country Residential Limited District IDP(CRL-IDP):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	In order to be eligible for further subdivision, a parcel must be greater than 16.18 ha (40 ac) in size. Subdivision of a parcel 16.18 ha (40 ac) or less shall not be permitted.
Parcel Area (maximum)	The cumulative area of all lots subdivided from a parcel that is the subject of a proposed subdivision, shall not exceed 10% of the area of the parcel as it existed on the date of the adoption of the Tri-Area IDP.
Parcel Width (minimum)	At the discretion of the Development Authority
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	9.1 m (30.0 ft) 40.0 m (131.6ft) 20.0 m (65.6 ft)
Side Yard Setback (minimum)	6.1 m (20.0 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) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	A minimum of 1.5 m (5.0 ft) side yard and rear setback for accessory structures less than 14.0 m ² (150.7 ft ²) in size. For every additional 14.0 m ² (150.7 ft ²) an additional 1.0 m (3.3 ft) side and rear yard setback is required, up to a maximum of 6.1 m (20.0 ft) for the side yard and 7.6 m (25.0 ft) for the rear yard.
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	7.0 m (23.0 ft)
Total Building Area (maximum)	148.6 m ² (1,600 ft ²)
Total Building Area of all Accessory Buildings (maximum)	260.12 m ² (2,800 ft ²)
NOTE: Reference other sections in this Bylaw for additional development regulations.	



TRI-AREA IDP FUNDIMENTAL USE CRITERIA

- 6.4.3. “Limited Country Residential Use Provisions of the Tri-Area IDP” is a term meaning provision Section 2.6 Potential Growth Area and those parts of Section 2.11 Urban Reserve (Redcliff) of the Tri-Area IDP which are applicable to the lands south of Highway #1. Whenever the phrase “in compliance with the Limited Country Residential Use provisions of the Tri-Area IDP”, or a variation of this phrase, is used in description of a permitted or discretionary use in this Bylaw.
- a. The provisions are an integral part of the description of the use, and
 - b. The use must comply with these provisions, without variation or waiver except to the extent expressly allowed in Section 2.6 or 2.11 of the Tri-Area IDP, in order to constitute the permitted or discretionary use in question.
- 6.4.4. The maximum subdivision density allowed to be subdivided from a parcel shall not exceed the equivalent ratio of 1 lot for every 16.18 ha (40 ac) of the parcel as it existed on the date of the adoption of the Tri-Area IDP. This represents the equivalent of 4 parcels plus the balance of the quarter section for a total maximum of 5 parcels from a previously unsubdivided 64.75 ha (160 ac) quarter section.

OTHER REGULATIONS

- 6.4.5. No Development Officer discretion is permitted on accessory building sizes and total building area.
- 6.4.6. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.





6.5 Cypress Hills Fringe District (CHF)

The general purpose and intent of the Cypress Hills Fringe District (CHF) is to provide for the clustering of country residential development and to encourage the preservation of ecologically sensitive areas pursuant to the intent and policies of the Cypress Hills Fringe Area Structure Plan.

- 6.5.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Parks and Playgrounds |
| » Community Garden | » Public Utilities and Uses, Minor |
| » Day Home | » Residential Care Facility |
| » Dwelling, Single-Detached | » Secondary Suite |
| » Greenhouse, Personal Use | » Show Home |
| » Home Based Business, Office Use | » Supportive Housing |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|--------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » General Retail Stores |
| » Bars and Pubs* | » Government Services |
| » Bed & Breakfast Home | » Group Home, Major* |
| » Breweries, Wineries and Distilleries | » Group Home, Minor |
| » Campground* | » Home Park |
| » Community Uses | » Home-Based Business, Major* |
| » Convenience Retail Stores | » Home-Based Business, Minor |
| » Daycare Facility | » Move-in Buildings |
| » Eating and Drinking Establishments | » Other Uses* |
| » Educational Services | » Performance and Event Venue* |
| » Farmer’s Market | » Religious Assembly |
| » Funeral and Related Services | » Storage Container |
| » General Commercial Services | » Temporary Accommodations |
| » General Contractor Services | » Vehicle Oriented Uses |



6.5.2. Development regulations for development in the Cypress Hills Fringe District (CHF):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	0.2 ha (0.5 ac)
Parcel Area (maximum)	Parcels containing 0.404 ha (1 ac) or less is recommended. Larger parcel sizes may be considered but the total development shall not occupy an area greater than 10 ha (40 ac) or 25% of the original undeveloped parcel, whichever is less.
Parcel Width (minimum)	At the discretion of the Development Authority.
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	9.1 m (30 ft) 40.0 m (130.0 ft) 20.0 m (65.6 ft)
Side Yard Setback (minimum)	6.1 m (20.0 ft)
Rear Yard Setback (minimum)	7.6 m (25.0 ft)
Building Height (maximum)	9.1 m (30.0 ft)
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	A minimum of 1.5 m (5.0 ft) side yard and rear setback for accessory structures less than 14.0 m ² (150.7 ft ²) in size. For every additional 14.0 m ² (150.7 ft ²) an additional 1.0 m (3.3 ft) side and rear yard setback is required, up to a maximum of 6.1 m (20.0 ft) for the side yard and 7.6 m (25.0 ft) for the rear yard.
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	7.0 m (23.0 ft)
Total Building Area (maximum)	111.0 m ² (1,200 ft ²)
Total Building Area of all Accessory Buildings (maximum)	223.0 m ² (2,400 ft ²)
NOTE: Reference other sections in this Bylaw for additional development regulations.	





ON-SITE WATER SUPPLY

- 6.5.3. Sufficient on-site water supply capacity to service proposed parcels shall be required to be provided with assurance of supply.

ON-SITE SEWAGE DISPOSAL

- 6.5.4. Piped sewage disposal systems shall be required in accordance with Alberta Environment requirements.

SUBDIVISION DESIGN – SPECIFIC TO CYPRESS HILLS

- 6.5.5. Clustering of parcels shall be required in accordance with requirements of Cypress Hills Fringe Area Structure Plan.
- 6.5.6. Site suitability criteria respecting subdivision design and lot layout shall be in accordance with the Cypress Hills Fringe Area Structure Plan.
- 6.5.7. In addition to the regulations of this district, the County shall adhere to the policies and guidelines contained in the Cypress Hills Fringe Area Structure Plan.

WILDFIRE HAZARD PROVISIONS – SPECIFIC TO CYPRESS HILLS

- 6.5.8. Applicants will be required to demonstrate that there is an adequate water supply for fire prevention purposes, and if applicable, for domestic purposes as well.
- 6.5.9. All dead fall, downed trees, and other vegetative debris within the parcel or lot shall be removed and all grasses within 10.0 m (33.0 ft) of any building shall be watered and trimmed to less than 10 cm (4 inches).
- 6.5.10. To minimize the spread of wildfires, large upper story trees shall be thinned to reduce crown cover to less than 40% of the total area within 10.0 m (33.0 ft) of any structure. The minimum separation distance between crowns of adjacent trees shall be 3.0 m (10.0 ft). The branches on all remaining trees within 1.5 m (5.0 ft) of the ground shall be removed. All understory trees and shrubs within 10.0 m (33. Ft) of any structure shall be removed.
- 6.5.11. Within a forested area, a perimeter fire protection border shall be a minimum of 20.0 m (65.6 ft) wide, free, and clear of all vegetation other than grasses trimmed to less than 10 cm (4 inches) shall be maintained around any major building site. A 10.0 m (33.0 ft) wide all-weather access land for fire equipment must be provided to a minimum of 2 points on the perimeter border.

OTHER REGULATIONS

- 6.5.12. No Development Officer discretion is permitted on accessory building sizes and total building area.
- 6.5.13. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



6.6

Recreation/Residential Resort District (RRR)

The general purpose and intent of the Recreation and Residential Resort District (RRR) is to permit the development of comprehensively planned recreational and residential resort. Development in the RRR District will be required to provide utility servicing on a community basis and high-quality development standards, enforced through architectural guidelines via a restrictive covenant separate from the requirements and jurisdiction of the County.

- 6.6.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Dwelling, Triplex |
| » Caretaker/ Security Residence | » Greenhouse, Personal Use |
| » Community Garden | » Home Based Business, Office Use |
| » Convenience Retail Stores | » Parks and Playgrounds |
| » Day Home | » Public Utilities and Uses, Minor |
| » Dwelling, Fourplex | » Recreational Uses |
| » Dwelling, Single-Detached | » Show Home |
| | » Visitor Accommodation |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Other Uses* |
| » Bed & Breakfast Home | » Performance and Event Venue* |
| » Dwelling, Row Housing/ Townhouse | » Personal Service Shops |
| » General Retail Stores | » Professional, Financial, and Office Support Services |
| » Government Services | » Religious Assembly |
| » Home-Based Business, Major* | » Temporary Accommodation* |
| » Home-Based Business, Minor | |
| » Move-in Buildings | |



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

REGULATION	PROVISION
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 Development Authority.
Parcel Width (minimum)	At the discretion of the 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 building are not permitted to be constructed in the front of flanking side yard.
Side Yard Setback (minimum)	10.0 m (3.3 ft)
Rear Yard Setback (minimum)	A minimum of 1.5 m (5.0 ft) rear yard setback for accessory structures less than 14.0 m ² (150.7 ft ²) in size. For every additional 14.0 m ² (150.7 ft ²) an additional 1.0 m (3.3 ft) setback is required, up to a maximum of 7.6 m (25.0 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.	



PARKING OF MOTORHOMES AND RECREATION VEHICLES

- 6.6.3. Each residential unit shall have a minimum of two on-site parking spaces provided either on the lot or within a structure.
- 6.6.4. Additional parking requirements for recreational activities and uses shall be to the satisfaction of the Development Officer.

OTHER REGULATIONS

- 6.6.5. No Development Officer discretion is permitted on accessory building sizes and total building area.
- 6.6.6. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.





6.7 Seasonal Residence District (SR)

The general purpose and intent of the Seasonal Residential District (SR) is to accommodate seasonal residences on smaller parcels in a comprehensively planned development.

- 6.7.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|-------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Home Based Business, Office Use |
| » Amusement and Entertainment Facility, Outdoor | » Home Park |
| » Caretaker/ Security Residence | » Parks and Playgrounds |
| » Community Garden | » Public Utilities and Uses, Minor |
| » Dwelling, Single-Detached | » Recreational Vehicle – Park Model |
| » Greenhouse, Personal Use | » Show Home |
| | » Temporary Accommodations |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|---|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Other Uses* |
| » Amusement and Entertainment Facility, Indoor | » Performance and Event Venue* |
| » Convenience Retail Stores | » Personal Service Shops |
| » Equestrian Centre* | » Professional, Financial, and Office Support Service |
| » General Retail Stores | » Recreational Vehicle Park |
| » Government Services | » Religious Assembly |
| » Move-in Buildings | » Storage Container |



6.7.2. Development regulations for development in the Seasonal Residence District (SR):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	At the discretion of the Development Authority
Parcel Area (maximum)	1 ha (2.47 ac)
<i>No sewage collection system (minimum)</i>	<i>1,800 m² (19,375 ft²) with a minimum width of 30 m (100 ft)</i>
<i>With Water distribution and sewage collection systems (minimum)</i>	<i>465 m² (5,000 ft²) with a minimum width of 15 m (50 ft)</i>
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)
<i>*from centre line of municipal roadway</i>	<i>40.0 m (130.0 ft)</i>
<i>*from centre line of public service road</i>	<i>20.0 m (65.6 ft)</i>
Side Yard Setback (minimum)	1.5 m (5.0 ft)
Rear Yard Setback (minimum)	6.1 m (20.0 ft)
Building Height (maximum)	12.0 m (39.4 ft)
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	A minimum of 1.5 m (5.0 ft) rear yard setback for accessory structures less than 14.0 m ² (150.7 ft ²) in size. For every additional 14.0 m ² (150.7 ft ²) an additional 1.0 m (3.3 ft) setback is required, up to a maximum of 6.1 m (20.0 ft)
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	4.9 m (16.0 ft)
Maximum floor area of a single accessory building	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.	

OTHER REGULATIONS

- 6.7.3. No Development Officer discretion is permitted on accessory building sizes and total building area.
- 6.7.4. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



7 HAMLETS

7.1 Hamlet Residential District (HR)

The general purpose and intent of the Hamlet Residential District (HR) is to accommodate low density residential development within the County's hamlets.

- 7.1.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Greenhouse, Personal Use |
| » Communal Living | » Group Home, Minor |
| » Community Garden | » Home Based Business, Office Use |
| » Day Home | » Parks and Playgrounds |
| » Dwelling, Fourplex | » Public Utilities and Uses, Minor |
| » Dwelling, Semi-Detached | » Residential Care Facility |
| » Dwelling, Single-Detached | » Secondary Suite |
| » Dwelling, Triplex | » Show Home |
| | » Temporary Accommodations |

b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- | | |
|--|--------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Home-Based Business, Minor |
| » Bed & Breakfast Home | » Keeping of Chickens |
| » Dwelling, Row Housing/ Townhouse | » Move-in Buildings |
| » Government Services | » Other Uses* |
| » Group Home, Major | » Performance and Event Venue* |
| » Home-Based Business, Major* | » Supportive Housing |



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

REGULATION	PROVISION
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 mobile 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)	93.0 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.	

OTHER REGULATIONS

7.1.3. No Development Officer discretion is permitted on accessory building sizes and total building area.

7.1.4. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.





7.2 Hamlet General District (HG)

The general purpose and intent of the Hamlet General District (HG) is to accommodate low density residential development and a limited number of animals within a designated hamlet.

- 7.2.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Greenhouse, Personal Use |
| » Communal Living | » Group Home, Minor |
| » Day Home | » Home Based Business, Office Use |
| » Dwelling, Fourplex | » Public Utilities and Uses, Minor |
| » Dwelling, Semi-Detached | » Residential Care Facility |
| » Dwelling, Single-Detached | » Secondary Suite |
| » Dwelling, Triplex | » Show Home |
| | » Temporary Accommodations |

b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- | | |
|--|--------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Keeping of Chickens |
| » Bed & Breakfast Home | » Move-in Buildings |
| » Dwelling, Row Housing/ Townhouse | » Other Uses* |
| » Government Services | » Parks and Playgrounds |
| » Group Home, Major | » Performance and Event Venue* |
| » Home-Based Business, Major* | » Storage Container |
| » Home-Based Business, Minor | » Supportive Housing |



7.2.2. Development regulations for development in the Hamlet General District (HG):

REGULATION	PROVISION
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 mobile 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 (18.0 ft)
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	6.0 m (20.0 ft)
Total Building Area (maximum)	111.0 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.	

OTHER REGULATIONS

- 7.2.3. No Development Officer discretion is permitted on accessory building sizes and total building area.
- 7.2.4. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.





7.3 Hamlet Commercial District (HC)

The general purpose and intent of the Hamlet Commercial District (HC) is to provide for the development of a range of local commercial uses and development to meet the needs of residents living in the hamlet and the surrounding area.

- 7.3.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Funeral and Related Services |
| » Amusement and Entertainment Facility, Indoor | » General Commercial Services |
| » Amusement and Entertainment Facility, Outdoor | » General Contractor Services |
| » Business Support Services | » General Retail Stores |
| » Caretaker/ Security Residence | » Government Services |
| » Convenience Retail Stores | » Health and Medical Services |
| » Coverall Building | » Personal Service Shops |
| » Daycare Facility | » Professional, Financial, and Office Support Services |
| » Domestic Animal Care Services | » Public Utilities and Uses, Minor |
| » Eating and Drinking Establishments | » Recycling Depot |
| » Educational Services | » Religious Assembly |
| » Farmer's Market | » Vehicle Oriented Uses |
| | » Veterinary Services |

b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Liquor Retail Sales |
| » Automotive, Equipment and Vehicle Services | » Move-in Buildings |
| » Bars and Pubs | » Other Uses* |
| » Breweries, Wineries and Distilleries | » Performance and Event Venue |
| » Campground | » Recreation Facility |
| » Cannabis Cultivation* | » Recreation Vehicle Storage |
| » Cannabis Retail Store | » Secondary Suite |
| » Community Uses | » Shooting Range, Indoor* |
| » Dwelling, Single-Detached | » Small Animal Breeding/ Boarding Services |
| » Heavy Truck and Equipment Storage and Sales | » Storage Container |
| » Industrial, Light Uses* | » Temporary Accommodations* |
| | » Visitor Accommodation |
| | » Warehouse Sales and Storage Facilities |



7.3.2. Development regulations for development in the Hamlet Commercial District (HC):

REGULATION	PROVISION
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 31 m (101.7 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.
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.	

OTHER REGULATIONS

- 7.3.3. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.





7.4 Hamlet Industrial District (HI)

The general purpose and intent of the Hamlet Industrial District (HI) is to provide for the development of general industrial uses and development to meet the needs and employment opportunities of residents living in the hamlet and the surrounding area.

- 7.4.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Health and Medical Services |
| » Agricultural Operations, Commercial | » Industrial, Light Uses |
| » Agricultural Operations, Secondary | » Public Utilities and Uses, Minor |
| » Automotive, Equipment and Vehicle Services | » Recreation Vehicle Storage |
| » Breweries, Wineries and Distilleries | » Recycling Depot |
| » Caretaker/ Security Residence | » Small Animal Breeding/ Boarding Services |
| » Coverall Building | » Storage Container |
| | » Warehouse Sales and Storage Facilities |

b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » General Contractor Services |
| » Agricultural Support Services | » Government Services |
| » Auctioneering Services* | » Industrial Uses, Heavy |
| » Auto Wrecking & Salvage Yards | » Industrial, General Manufacturing/ Processing |
| » Bulk Agricultural Chemical Distribution* | » Liquor Retail Sales |
| » Bulk Fuel Depot | » Move-in Buildings |
| » Business Support Services | » Natural Resource and Extraction Industry* |
| » Cannabis Cultivation | » Other Uses* |
| » Cannabis Processing and Distribution | » Performance and Event Venue* |
| » Cannabis Retail Store* | » Personal Service Shops |
| » Convenience Retail Stores | » Professional, Financial, and Office Support Services |
| » Crematorium | » Religious Assembly |
| » Eating and Drinking Establishments | » Shooting Range, Indoor* |
| » Educational Services | » Temporary Accommodations* |
| » Farmer's Market | » Trucking and Freight Terminals |
| » General Commercial Services | » Veterinary Services |



7.4.2. Development regulations for development in the Hamlet Industrial District (HI):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1 ac)
Parcel Area (maximum)	At the discretion of the Development Authority.
PRINCIPAL BUILDING	
Front Yard Setback (minimum) <i>if parking in front</i>	7.6 m (25.0 ft) 15 m (50 ft)
Flanking Yard Setback (minimum)	7.6 m (25.0 ft)
Side Yard Setback (minimum)	3.0 m (10.0 ft)
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	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.	

OTHER REGULATIONS

- 7.4.3. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.

8 SERVICES DISTRICTS

8.1 Highway Commercial District (HWY-C)

The general purpose and intent of the Highway Commercial District (HWY-C) is to accommodate a range of commercial uses and developments to serve the travelling public, County-wide residents and the patrons in the surrounding area. The Commercial District may allow development in a variety of forms including retail malls, retail sales with large display areas for their goods and services, or large format or warehouse sales outlets. The Highway Commercial District shall be applied to commercial development located adjacent to or directly fronting Provincial Highways, or major County roads.

- 8.1.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Permitted Uses | » General Commercial Services |
| » Agricultural Operations, Commercial | » General Contractor Services |
| » Amusement and Entertainment Facility, Indoor | » General Retail Stores |
| » Breweries, Wineries and Distilleries | » Government Services |
| » Business Support Services | » Health and Medical Services |
| » Caretaker/ Security Residence | » Personal Service Shops |
| » Convenience Retail Stores | » Professional, Financial, and Office Support Services |
| » Coverall Building | » Public Utilities and Uses, Minor |
| » Daycare Facility | » Recreation Vehicle Storage |
| » Domestic Animal Care Services | » Recycling Depot |
| » Eating and Drinking Establishments | » Religious Assembly |
| » Educational Services | » Storage Container |
| » Farmer's Market | » Vehicle Oriented Uses |
| » Funeral and Related Services | » Veterinary Services |
| | » Visitor Accommodation |



b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- » Accessory Building(s) and Use(s) to Discretionary Uses
- » Agricultural Operations, Secondary
- » Agritourism
- » Amusement and Entertainment Facility, Outdoor
- » Auctioneering Services*
- » Automotive, Equipment and Vehicle Services
- » Bars and Pubs
- » Bulk Fuel Depot
- » Campground
- » Cannabis Cultivation
- » Cannabis Processing and Distribution*
- » Cannabis Retail Store
- » Community Uses
- » Dwelling, Single-Detached
- » Equestrian Centre
- » Heavy Truck and Equipment Storage and Sales*
- » Industrial, Light Uses
- » Liquor Retail Sales
- » Livestock Auction Markets*
- » Move-in Buildings
- » Other Uses*
- » Performance and Event Venue
- » Recreation Facility
- » Secondary Suite*
- » Shooting Range, Indoor*
- » Small Animal Breeding/ Boarding Services
- » Temporary Accommodations*
- » Warehouse Sales and Storage Facilities
- » Wind Energy Facilities, Commercial*
- » Wind Energy Facility, Small Scale





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

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1.0 ac)
Parcel Area (maximum)	At the discretion of the Development Authority.
Parcel Width (minimum)	At the discretion of the Development Authority.
Site Coverage (maximum)	At the discretion of the Development Authority.
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	40.0 m (131.2 ft) 10.0 m (32.8 ft)
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) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	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.	

OTHER REGULATIONS

- 8.1.3. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



8.1 Local Commercial District (LC)

The general purpose of the Local Commercial District (LC) is to provide a range of commercial uses and developments to serve the needs of local County residents and patrons in the surrounding area. Local Commercial developments are located outside of hamlets or not directly adjacent to a Provincial Highway.

- 8.1.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Permitted Uses | » General Contractor Services |
| » Agricultural Operations, Commercial | » General Retail Stores |
| » Amusement and Entertainment Facility, Indoor | » Government Services |
| » Business Support Services | » Health and Medical Services |
| » Caretaker/ Security Residence | » Liquor Retail Sales |
| » Convenience Retail Stores | » Personal Service Shops |
| » Coverall Building | » Professional, Financial, and Office Support Services |
| » Daycare Facility | » Public Utilities and Uses, Minor |
| » Domestic Animal Care Services | » Recreation Vehicle Storage |
| » Dwelling, Single-Detached | » Recycling Depot |
| » Eating and Drinking Establishments | » Religious Assembly |
| » Educational Services | » Storage Container |
| » Farmer's Market | » Vehicle Oriented Uses |
| » Funeral and Related Services | » Veterinary Services |
| » General Commercial Services | » Visitor Accommodation |



b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- » Accessory Building(s) and Use(s) to Discretionary Uses
- » Agricultural Operations, Secondary
- » Agritourism
- » Amusement and Entertainment Facility, Outdoor
- » Auctioneering Services*
- » Automotive, Equipment and Vehicle Services
- » Bars and Pubs
- » Breweries, Wineries and Distilleries
- » Bulk Fuel Depot
- » Cannabis Cultivation
- » Cannabis Processing and Distribution*
- » Cannabis Retail Store
- » Community Uses
- » Equestrian Centre
- » Heavy Truck and Equipment Storage and Sales*
- » Industrial, Light Uses*
- » Move-in Buildings
- » Other Uses*
- » Performance and Event Venue
- » Recreation Facility
- » Secondary Suite*
- » Temporary Accommodations*
- » Shooting Range*
- » Small Animal Breeding/ Boarding Services
- » Warehouse Sales and Storage Facilities
- » Wind Energy Facilities, Commercial*
- » Wind Energy Facility, Small Scale



8.1.2. Development regulations for development in the Local Commercial District (LC):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1.0 ac)
Parcel Area (maximum)	At the discretion of the Development Authority
Parcel Width (minimum)	At the discretion of the Development Authority
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum)	9.14 m (30.0 ft)
<i>from centre line of municipal roadway</i>	40.0 m (130.0 ft)
<i>from centre line of public service road</i>	10.0 m (32.8 ft)
Side Yard Setback (minimum)	6.0 m (20.0 ft)
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.
<i>from centre line of municipal roadway</i>	
<i>from centre line of public service road</i>	
Side Yard Setback (minimum)	At the discretion of the Development Authority.
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.	

OTHER REGULATIONS

- 8.1.3. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



8.2 Light Industrial District (LI)

The general purpose and intent of the Light Industrial District (LI) is to accommodate a range of industrial and commercial uses which may have outdoor storage or work activities and located in business and industrial areas. Typical uses in this district do not create any nuisance factors that extend beyond the boundaries of the parcel to ensure that the development is compatible with other non-industrial uses.

- 8.2.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Health and Medical Services |
| » Agricultural Operations, Commercial | » Heavy Truck and Equipment Storage and Sales |
| » Agricultural Operations, Secondary | » Educational Services |
| » Amusement and Entertainment Facility, Indoor | » Industrial, Light Uses |
| » Amusement and Entertainment Facility, Outdoor | » Personal Service Shops |
| » Automotive, Equipment and Vehicle Services | » Professional, Financial, and Office Support Services |
| » Breweries, Wineries and Distilleries | » Public Utilities and Uses, Minor |
| » Caretaker/ Security Residence | » Recreation Vehicle Storage |
| » Convenience Retail Stores | » Recycling Depot |
| » Coverall Building | » Small Animal Breeding/ Boarding Services |
| » Domestic Animal Care Services | » Storage Container |
| » General Commercial Services | » Veterinary Services |
| » General Contractor Services | » Warehouse Sales and Storage Facilities |



b. DISCRETIONARY USES

*** indicates that the use is discretionary class 2

- » Accessory Building(s) and Use(s) to Discretionary Uses
- » Agritourism
- » Auctioneering Services*
- » Auto Wrecking & Salvage Yards*
- » Bars and Pubs
- » Bulk Agricultural Chemical Distribution
- » Bulk Fuel Depot
- » Business Support Services
- » Cannabis Cultivation
- » Cannabis Processing and Distribution
- » Cannabis Retail Store
- » Crematorium
- » Daycare Facility
- » Dwelling, Single-Detached
- » Eating and Drinking Establishments
- » Equestrian Centre
- » Farmer's Market
- » General Retail Stores
- » Government Services
- » Industrial Uses, Heavy*
- » Industrial, General Manufacturing/Processing
- » Liquor Retail Sales
- » Move-in Buildings
- » Natural Resource and Extraction Industry*
- » Other Uses*
- » Performance and Event Venue*
- » Public Utilities and Uses, Major
- » Religious Assembly
- » Secondary Suite*
- » Shooting Range, Indoor*
- » Solar Energy, Commercial*
- » Transfer Station*
- » Trucking and Freight Terminals
- » Vehicle Oriented Uses
- » Wind Energy Facilities, Commercial*
- » Wind Energy Facility, Small Scale



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

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1.0 ac)
Parcel Area (maximum)	At the discretion of the Development Authority.
Parcel Width (minimum)	
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum)	9.1 m (30.0 ft)
<i>from centre line of municipal roadway</i>	40.0 m (131.2 ft)
<i>from centre line of public service road</i>	20.0 m (65.6 ft)
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.
<i>from centre line of municipal roadway</i>	
<i>from centre line of public service road</i>	
Side Yard Setback (minimum)	At the discretion of the Development Authority.
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.	

OTHER REGULATIONS

- 8.2.3. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



8.3 Industrial District (I)

The general purpose and intent of this district is to accommodate for a range of industrial uses outside of hamlets, some of which may be considered intensive or heavy, and could create nuisance factors that extend beyond the boundaries of the parcel.

- 8.3.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|--|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Heavy Truck and Equipment Storage and Sales |
| » Agricultural Operations, Commercial | » Industrial Uses, Heavy |
| » Agricultural Operations, Secondary | » Industrial, General Manufacturing/ Processing |
| » Agricultural Support Services | » Industrial, Light Uses |
| » Amusement and Entertainment Facility, Indoor | » Professional, Financial, and Office Support Services |
| » Amusement and Entertainment Facility, Outdoor | » Public Utilities and Uses, Minor |
| » Automotive, Equipment and Vehicle Services | » Recreation Vehicle Storage |
| » Breweries, Wineries and Distilleries | » Recycling Depot |
| » Bulk Agricultural Chemical Distribution | » Small Animal Breeding/ Boarding Services |
| » Bulk Fuel Depot | » Storage Container |
| » Cannabis Processing and Distribution | » Temporary Accommodations |
| » Caretaker/ Security Residence | » Transfer Station |
| » Convenience Retail Stores | » Trucking and Freight Terminals |
| » Coverall Building | » Warehouse Sales and Storage Facilities |
| » Government Services | |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|---|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Natural Resource and Extraction Industry* |
| » Auctioneering Services* | » Other Uses* |
| » Auto Wrecking & Salvage Yards* | » Performance and Event Venue* |
| » Cannabis Cultivation | » Personal Service Shops |
| » Crematorium | » Public Utilities and Uses, Major |
| » Concrete / Asphalt Plant* | » Shooting Range* |
| » Eating and Drinking Establishments | » Solar Energy, Commercial* |
| » Farmer’s Market | » Temporary Accommodations* |
| » General Contractor Services | » Veterinary Services |
| » Health and Medical Services | » Wind Energy Facilities, Commercial * |
| » Livestock Auction Markets | » Work Camp |
| » Move-in Buildings | |
| » Wind Energy Facility, Small Scale | |





8.3.2. Development regulations for development in the Industrial District (I):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	0.4 ha (1.0 ac)
Parcel Area (maximum)	At the discretion of the Development Authority.
Parcel Width (minimum)	
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	9.14 m (30.0 ft) 40.0 m (131.2 ft) 20.0 m (65.6 ft)
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) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	1.5 m (5.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
Total Building Area (maximum)	
NOTE: Reference other sections in this Bylaw for additional development regulations.	

OTHER REGULATIONS

- 8.3.3. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



8.4 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.

- 8.4.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Equestrian Centre |
| » Campground | » Farmer's Market |
| » Caretaker/ Security Residence | » Government Services |
| » Cemetery | » Parks and Playgrounds |
| » Community Garden | » Public Utilities and Uses, Minor |
| » Community Uses | » Recycling Depot |
| » Coverall Building | » Religious Assembly |
| » Daycare Facility | » Storage Container |
| » Educational Services | » Supportive Housing |
| | » Temporary Accommodations |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|---------------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Other Uses* |
| » Detention and Correction Services* | » Public Utilities and Uses, Major |
| » Eating and Drinking Establishments | » Visitor Accommodation* |
| » Funeral and Related Services* | » Wind Energy Facilities, Commercial* |
| » Move-in Buildings | » Wind Energy Facility, Small Scale |



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

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum) <i>No sewage collection system (minimum)</i> <i>Water distribution and sewage collection systems (minimum)</i>	<i>1,800 m² (19, 375 ft²) with a minimum width of 30 m (100 ft)</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.
Parcel Width (minimum)	
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	6.1 m (20.0 ft) <i>40.0 m (131.6 ft)</i> <i>20.0 m (65.6 ft)</i>
Side Yard Setback (minimum) <i>if no lane access, one side yard shall be if adjacent to a residential district or use</i>	1.5 m (5.0 ft) <i>4.5 m (15.0 ft)</i> <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) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	At the discretion of the Development Authority.
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.	

OTHER REGULATIONS

- 8.4.3. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.



8.5 Public Recreation District (PR)

The purpose and intent of the Public Recreation District (PR) to provide for the use and development of active and passive recreational areas to serve the needs of residents at the local, neighbourhood and County-wide level.

- 8.5.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

- | | |
|--|------------------------------------|
| » Accessory Building(s) and Use(s) to Permitted Uses | » Equestrian Centre |
| » Amusement and Entertainment Facility, Indoor | » Farmer's Market |
| » Amusement and Entertainment Facility, Outdoor | » Government Services |
| » Campground | » Health and Medical Services |
| » Caretaker/ Security Residence | » Parks and Playgrounds |
| » Cemetery | » Passive Recreation |
| » Community Garden | » Performance and Event Venue |
| » Community Uses | » Public Utilities and Uses, Minor |
| » Convenience Retail Stores | » Recreation Facility |
| » Coverall Building | » Recreational Uses |
| » Daycare Facility | » Recycling Depot |
| » Eating and Drinking Establishments | » Religious Assembly |
| » Educational Services | » Storage Container |
| | » Supportive Housing |
| | » Temporary Accommodations |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

- | | |
|--|-------------------------------------|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Other Uses* |
| » Funeral and Related Services* | » Recreation Camp |
| » Home Park | » Recreational Vehicle – Park Model |
| » Move-in Buildings | » Visitor Accommodation* |
| | » Wind Energy Facility, Small Scale |





8.5.2. Development regulations for development in the Public Recreation District (PR):

REGULATION	PROVISION
SITE DEVELOPMENT	
Parcel Area (minimum)	At the discretion of the Development Authority.
Parcel Area (maximum)	
Parcel Width (minimum)	
PRINCIPAL BUILDING	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	9.1 m (30.0 ft) 40.0 m (131.6 ft) 20.0 m (65.6 ft)
Side Yard Setback (minimum)	9.14 m (30.0 ft)
Rear Yard Setback (minimum)	9.14 m (30.0 ft)
Building Height (maximum)	At the discretion of the Development Authority.
ACCESSORY STRUCTURES	
Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i>	Same as principal building setbacks.
Side Yard Setback (minimum)	
Rear Yard Setback (minimum)	
Separation Distance from Principal Building	3.0 m (10.0 ft)
Building Height (maximum)	6.0 m (20.0 ft)
Total Building Area (maximum)	111 m ² (1,200 ft ²)
NOTE: Reference other sections in this Bylaw for additional development regulations.	

ADDITIONAL BUILDING REGULATIONS – SPECIFIC TO CYPRESS HILLS

- 8.5.3. Unless protected by a fire hydrant system supported by an adequate water supply as determined by the *Alberta Building Code*, the exterior shall consist of pre-coloured stucco, brick vinyl siding, or other approved fire-retardant material.
- 8.5.4. Unless protected by a fire hydrant system supported by an adequate water supply as determined by the *Alberta Building Code*, the roof shall have a pitch of not less than 4:12 and roofing material shall be clay tile, concrete, tile, fiberglass composition shingles or metal roofing complementary to the colour of the building.
- 8.5.5. The foundation shall extend to the ground around the perimeter of the building with cement parging to be applied to the above - grade portion.



WILDFIRE HAZARD PROVISIONS – SPECIFIC TO CYPRESS HILLS

- 8.5.6. Applicants will be required to demonstrate that there is an adequate water supply for fire prevention purposes, and if applicable, for domestic purposes as well.
- 8.5.7. All dead fall, downed trees, and other vegetative debris within the parcel or lot shall be removed and all grasses within 10.0 m (33.0 ft) of any building shall be watered and trimmed to less than 10 cm (4 inches).
- 8.5.8. To minimize the spread of wildfires, large upper story trees shall be thinned to reduce crown cover to less than 40% of the total area within 10.0 m (33.0 ft) of any structure. The minimum separation distance between crowns of adjacent trees shall be 3.0 m (10.0 ft). The branches on all remaining trees within 1.5 m (5.0 ft) of the ground shall be removed. All understory trees and shrubs within 10.0 m (33.0 ft) of any structure shall be removed.
- 8.5.9. Within a forested area, a perimeter fire protection border shall be a minimum of 20.0 m (65.6 ft) wide, free, and clear of all vegetation other than grasses trimmed to less than 10 cm (4 inches) shall be maintained around any major building site. A 10.0 m (33.0 ft) wide all-weather access land for fire equipment must be provided to a minimum of 2 points on the perimeter border.

OTHER REGULATIONS

- 8.5.10. In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.





9 DIRECT CONTROL

9.1 Direct Control - DC

The purpose and intent of the Direct Control District (DC) is to enable Council to exercise particular control over the use and development of land and buildings in any such manner as Council may consider necessary, in an area designated as a Direct Control District on the Land Use District Maps forming part of this Bylaw.

- 9.1.1. 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.
- 9.1.2. The Direct Control Districts shall only be applied to an area or parcel to regulate a specific proposed development under the following circumstances:
 - a. The proposed development exceeds the development provisions of the closest equivalent conventional district;
 - b. The proposed development requires specific comprehensive regulations to ensure land use conflicts with surrounding properties are minimized;
 - c. The site for the proposed development has unique characteristics that require specific regulations; or
 - d. The ongoing operation of the proposed development requires specific regulations.

LAND USE AMENDMENT APPLICATIONS AND STANDARDS

- 9.1.3. The applicant shall submit a site plan and a written description explaining why the Direct Control District is warranted. The site plan shall be appended to the Direct Control Bylaw, and development shall generally conform to the Plan.
- 9.1.4. A public hearing on the application will be held in accordance with the MGA to receive input from the applicant and affected landowners. The public hearing shall be advertised at least two (2) weeks prior to the hearing date.
- 9.1.5. All Land Use Bylaw Regulations of general application shall apply to the Direct Control District unless such Regulations are specifically excluded or modified by Council.

ADDITIONAL REGULATIONS

- 9.1.6. Uses allowed shall be at the discretion of Council.
- 9.1.7. All development regulations shall be at the discretion of Council.



- 9.1.8. 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

- 9.1.9. 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 in order to minimize conflicts with neighboring properties.
- 9.1.10. 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.
- 9.1.11. The Development Officer shall issue a development permit in accordance with the Council decision as if it were a Permitted Use.
- 9.1.12. There is no appeal of 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 Definitions

10.1.1. In this section, the following terms have the meanings set out below:

- a. Airport means the City of Medicine Hat Regional Airport located within the Protection Area identified on Figure 1 – Airport Protection Area in Schedule A.
- b. Airport Manager means the City of Medicine Hat Employee responsible for the management and operation of the Airport or their designate.
- c. Airport Referral Area means the area shown on Figure 1 – Airport Protection Area in Schedule A, referred to as the Airport Referral Area, where developments within this area may be referred to the Airport Manager for review and comment.
- d. Airport Reference Point Elevation is equal to 716.0 m above sea level and is the elevation of the Airport Reference Point shown on Figure 4 – Airport Height Limitations in Schedule A. The Airport Reference Point Elevation is to be used to determine the height of proposed buildings and structures within the Protection Area.
- e. Airport Protection Area means the area shown on Figure 1 – Airport Protection Area in Schedule A.
- f. Approach Surfaces means the imaginary inclined planes abutting each end of the Strip Surface as shown on Figures 2, 3, 4, 5 and 6 in Schedule A.
- g. Object of Natural Growth means natural vegetation including trees and shrubs.
- h. Outer Surface means an imaginary circular-shaped surface located above and in the vicinity of the Airport with its center located at the Airport Reference Point. The Outer Surface is shown on Figures 3, 4 and 5, in Schedule A.
- i. Strip Surface means a surface associated with an Airport runway, existing or future, that is prepared for the take-off and landing of aircraft in a particular direction. The Strip Surface is shown on Figure 4 – Height Limitations in Schedule A.
- j. Transitional Surfaces means the imaginary inclined planes extending from the Strip Surface shown on Figure 4 – Height Limitations in Schedule A.



10.2 Medicine Hat Airport Overlay Purpose

- 10.2.1. 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.

10.3 Establishment of the Medicine Hat Airport Overlay

- 10.3.1. The area shown on Figure 1 – Airport Protection Area in Schedule A, is established as the Airport Protection Area or Protection Area.

10.4 Medicine Hat Airport Overlay Referral Area

- 10.4.1. The area shown on Figure 1 – Airport Protection Area in Schedule A, is also established as the Airport Referral Area.
- 10.4.2. Any development proposed within the Airport Referral Area may be referred to the Airport Manager for review and comment.

10.5 Medicine Hat Airport Height Limitations

- 10.5.1. Height limitations within the Airport Protection Area are shown on Figures 2, 3, 4, 5 and 6 – Height Limitations (maps 1, 2, 3, 4 and 5) in Schedule A.
- 10.5.2. 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 object that exceeds the height limitations of the following surfaces shown on Figures 2, 3, 4, 5 and 6, of this Schedule:
- a. Approach Surface;
 - b. Outer Surface; or
 - c. Transitional Surface.

10.6 Objects of Natural Growth

- 10.6.1. No person shall permit an Object of Natural Growth to exceed the height limitations of the following surfaces shown on Figures 2, 3, 4, 5 and 6 of this Schedule:
- a. Approach Surface;
 - b. Outer Surface; or
 - c. Transitional Surface.





10.7 Interference with Communication

- 10.7.1. No person shall use or develop, or permit another person to use or develop land in a manner that causes interference with any signal or communication:
- a. to or from an aircraft; or
 - b. to or from any facility used to provide services to aeronautics.
- 10.7.2. If a development permit application is made for a development located within the Protection Area, the Development Authority may request the applicant to provide data and information, from a qualified company and/or individual, on the impact of the proposed development on any signal or communication:
- a. to or from an aircraft; or
 - b. to or from any facility used to provide services to aeronautics.

10.8 Potential Wildlife Hazards

- 10.8.1. 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 aviation safety.
- 10.8.2. Regardless of subsection 10.8.1, and subject to any other applicable 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.

10.9 Non-Conforming Development

- 10.9.1. Subject to subsection 10.9.3, 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 in spite of this Bylaw.
- 10.9.2. Subject to subsection 10.9.3, the following may continue as they exist as of the date this Bylaw comes into force provided that any required permits, licenses or other permissions were in place on or before the date this Bylaw comes into force:
- a. Objects of Natural Growth that penetrate an Approach Surface, Outer Surface, Strip Surface, or Transitional Surface;
 - b. electronic interference that causes interference with a signal to or from an aircraft or to or from any facility used to provide services to aeronautics;
 - c. a use or development of land that attracts wildlife and that may create a hazard for aviation safety.
- 10.9.3. Any non-conforming development or building, Object of Natural Growth referred to in subsection 10.9.2.a, electronic interference referred to in subsection 10.9.2.b, or use or development of land that



attracts wildlife and that may create a hazard for aviation safety referenced in subsection 10.9.2.c, shall be deemed nonconforming uses or non-conforming buildings, as the case may be, and may continue only in the manner and to the extent that non-conforming uses and non-conforming buildings are allowed by the MGA.

10.10 Exemptions to the Medicine Hat Airport Overlay

- 10.10.1. An exemption from the rules of this Schedule may be granted if the Development Authority determines the exemption would not be incompatible with the safe operation of the Airport or an aircraft.
- 10.10.2. An aeronautical assessment commissioned by the proponent and undertaken according to approved industry standards, may, in the Development Authority's discretion, be required in order to make a determination pursuant to subsection 10.10.1.

CANADIAN FORCES BASE SUFFIELD OVERLAY

10.11 Canadian Forces Base Suffield Overlay Purpose

- 10.11.1. 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.

10.12 Establishment of the Canadian Forces Base Suffield Overlay

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

10.13 Canadian Forces Base Suffield Overlay Referral Area

- 10.13.1. The area shown on the Overlay Area in Schedule B, is also established as the Overlay Referral Area.
- 10.13.2. 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.





10.14 Canadian Forces Base Suffield Height Limitations

- 10.14.1. 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.

10.15 Interference with Communication

- 10.15.1. 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.
- 10.15.2. 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

10.16 Potential Wildlife Hazards

- 10.16.1. 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.
- 10.16.2. 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.

10.17 Non-Conforming Development

- 10.17.1. 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.

10.18 Exemptions to the Canadian Forces Base Suffield Overlay

- 10.18.1. 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



PART III: DEVELOPMENT REGULATIONS

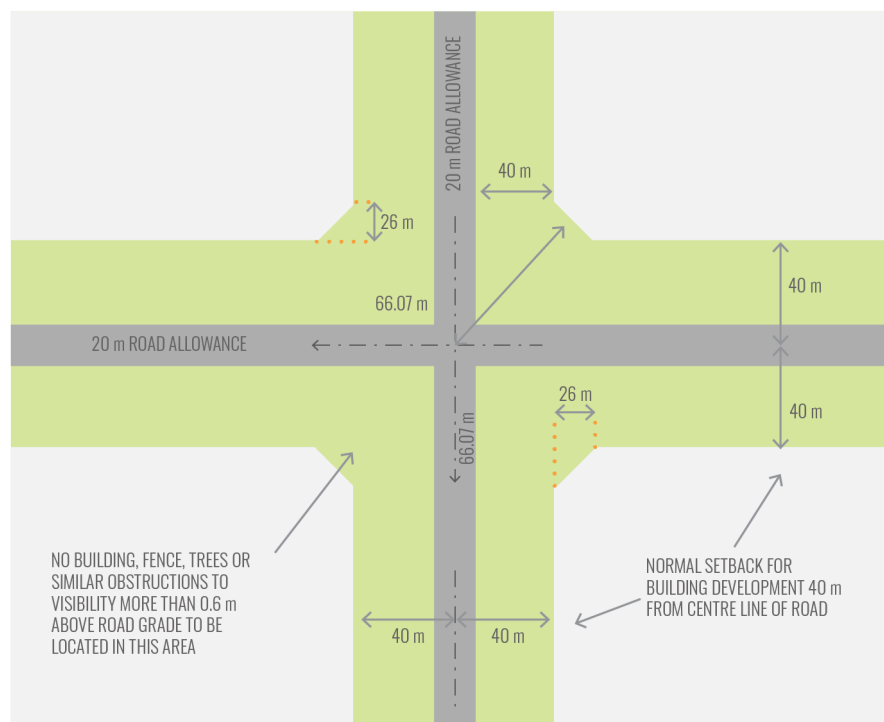
11 GENERAL REGULATIONS

11.1 Access and Sight Distances for Road Approaches in Rural Areas

ACCESSES

- 11.1.1. In the rural areas, the number of approaches from either side of local roads shall be approved at the discretion of the Public Works Department. Each parcel shall be required to construct one (1) access approach in accordance with the Cypress County's Design Guidelines and Construction Standards.
- 11.1.2. In the rural areas, a development permit shall not be issued for any development within the setbacks from an intersection unless the location of the development is to the satisfaction of the Development Authority. Setbacks from intersections shall be 40.0 m (131.2 ft) from the centre line of any public roadway which is not designated as a Provincial Highway. Figure 1 below illustrates the required setbacks in rural areas.

▼ Figure 1: Rural Area Intersection Setbacks Diagram



- 11.1.3. Setbacks from a Provincial Highway shall be in accordance with Alberta Transportation regulations.



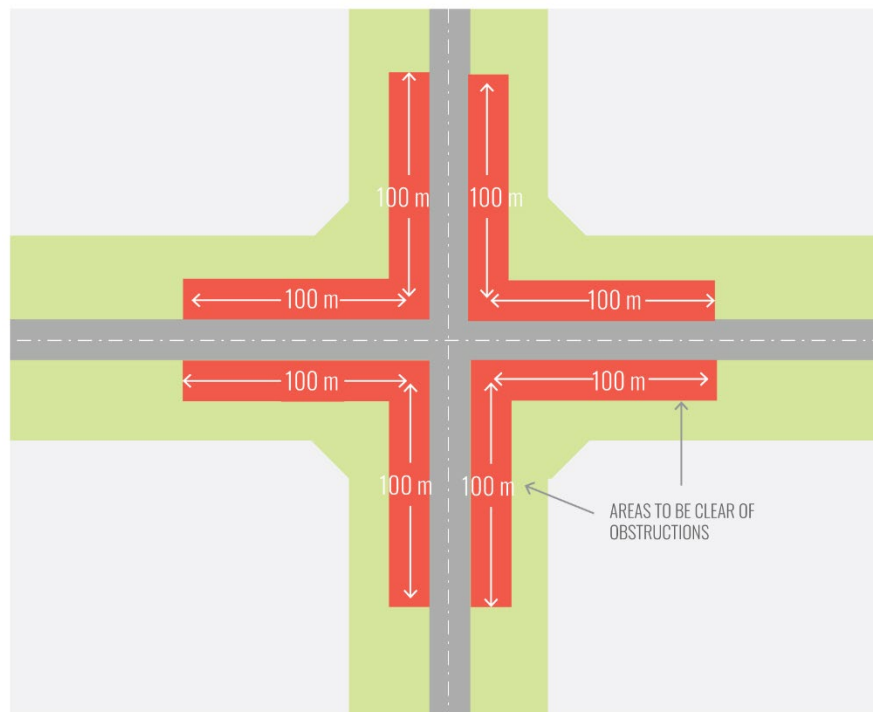


- 11.1.4. The requirement of a public service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved prior to this Bylaw being adopted.
- 11.1.5. Construction and survey costs for a public service road shall be the responsibility of the applicant.
- 11.1.6. The construction of any and all new access approaches requires approval from the County and must be constructed in accordance with the Cypress County's Design Guidelines and Construction Standards road approach specifications.
- 11.1.7. Development proposed on existing lots that cannot comply with the setback requirements as specified in this section shall meet the setbacks as required by the Development Authority.

SIGHT DISTANCES FOR ROAD APPROACHES

- 11.1.8. Access points adjacent to blind corners, hills, ridges, railway crossings, and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100.0 m (328.0 ft) on a public road not designated as a Provincial Highway.

▼ Figure 2: Rural Area Sightlines Diagram



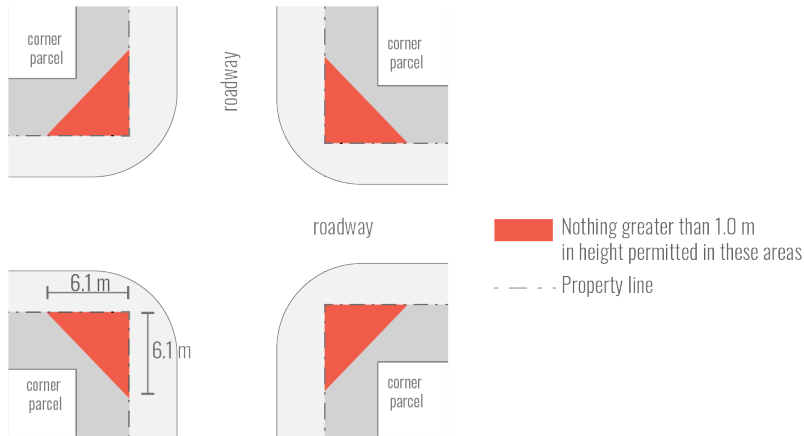
11.2 Corner Lot Setbacks in Hamlets and Multi-Parcel Subdivisions

- 11.2.1. On corner lots in any district, no fence, wall, tree, bush, structure, or thing more than 1.0 m (3.3 ft) in height shall be erected, placed, or maintained within the triangular area formed by the intersecting



boundary lines of the lot adjacent to the highway or road and a straight-line joining point on those boundary lines 6.1 m (20.0 ft) from their intersection.

▼ Figure 3: Corner Lot Setback in Hamlets and Multi-Parcel Subdivisions Diagram



11.3 Decks

- 11.3.1. All decks greater than 1.0 m (3.3 ft) shall be attached to either the principal building or accessory building/ structure. In no instances shall a deck be permitted to be attached to a recreational vehicle.
- 11.3.2. If a deck is higher than 1.0 m (3.3 ft) it shall require an approved development permit application prior to development.
- 11.3.3. A deck shall meet all setback requirements for the district in which it is to be located, regardless of its height.
- 11.3.4. Decks shall remain uncovered and unenclosed; a covered and/or enclosed deck shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in the district in which it is to be located and the *Alberta Building Code*.





11.4 Demolition

- 11.4.1. Demolition or removal of a building or portion thereof shall be considered a change in intensity of the use and/or the resultant building, if any.
- 11.4.2. The resultant building of the partial demolition and use shall be subject to the provisions of this Bylaw.
- 11.4.3. As a change in intensity, a demolition shall be subject to development permit approval.
- 11.4.4. Upon application for demolition, the Development Authority may require a demolition plan detailing the following:
 - a. footprint of building and site plan of property on which the building is to be demolished;
 - b. measures to be taken to ensure that the demolition is done in a safe and efficient manner and what measures are to be taken to ensure the disturbance and nuisances (dust, noise, debris, traffic, etc.) as a result of the demolition are mitigated or minimal;
 - c. timelines for completion of demolition and site restoration project;
 - d. salvage operation and stockpiling of building demolition material and fill from excavation;
 - e. site restoration and land reclamation upon building demolition (filling, grading, landscaping, etc.); and
 - f. any information considered to be appropriate which may include, but is not limited to, any application requirements required in accordance with subsection 16.3 of this Bylaw

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. to 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. to install or pay for the installation of a public utility that is necessary to serve the development, whether or not the public utility is or will be, located on the land that is the subject of the development.
 - c. to construct or pay for the construction of on street or off-street parking and loading facilities to serve the development.
 - d. to pay an off-site levy or other cost contributions for infrastructure serving the development.
 - 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 works 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.

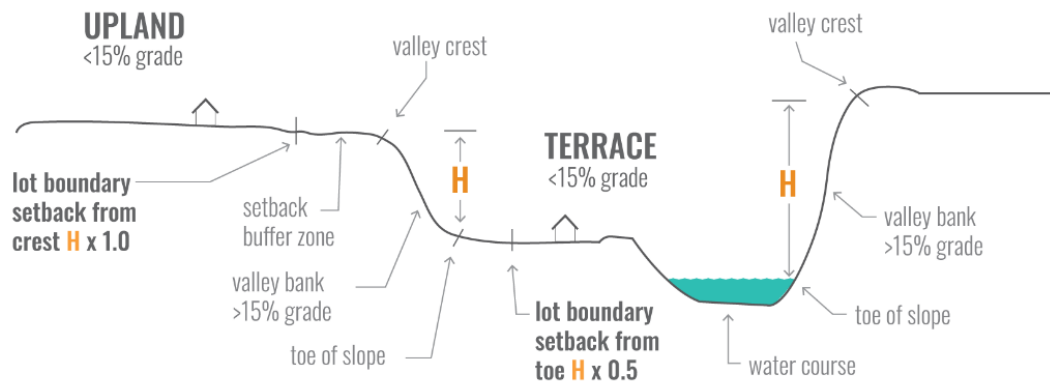
11.7 Development On/Or Adjacent to Hazard Lands, Waterbodies, River Valleys and Coulees

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





▼ Figure 4: Idealized Cross Section of a Coulee Diagram



- 11.7.2. All coulee and river valley setbacks will be determined in accordance with the following guidelines:
- the valley bank height (H) is defined as the vertical distance from the valley crest to the toe of the slope. The toe of the slope may be found either where the valley bank meets a terrace or where it directly enters the water course;
 - Minor refers to shallow slope failures, minor sloughing;
 - Major refers to deep seated slope failures involving the entire valley bank; and
 - Human-induced disturbance such as excavating, filling, re-contouring, drainage works, reservoirs, mining and tunneling, utilities and roads.

**General Guidelines For The Setback Of Lot Boundaries From A Coulee Crest Or River Valley
Where The Grade Of The Adjacent Valley Bank Exceeds 15%**

LOT BOUNDARY SETBACK			
Slope Factor	H x 1.0	H x 1.5	H x 2.0
Lateral River Erosion Of Toe Of Slope	No Erosion	Minor Active Erosion	Major Active Erosion
Slope Steepness	>15 to 50% (>8.5 to 26.6 degrees)	51 to 100% (27.0 to 45 degrees)	More than 100%
Slope Failure On Bank	No Disturbance To Major Disturbance Moderate		
Past & Existing Anthropogenic Disturbance	No Disturbance To Moderate	Major Disturbance	
Proposed Anthropogenic Disturbance	Minor To Moderate Disturbance	Major Disturbance	



- 11.7.3. A shorter setback may be permitted when it is supported by a site investigation report by a qualified geotechnical engineer.
- 11.7.4. A restrictive covenant may be required to be registered that stipulates that there is to be no ground disturbance of any kind within 10.0 m (32.8 ft) of the point wherever the slope of the coulee exceeds 15%.
- 11.7.5. The developer may be expected to provide a professional surveyor's diagram that identifies the building setback line of 10.0 m (32.8 ft) from the coulee break line wherever the slope exceeds 15%.
- 11.7.6. The Development Authority may, based on County mapping showing lands subject to flooding and erosion, or the results of a geotechnical study, impose such conditions that are considered necessary to mitigate any potential problems or alternatively, refuse an application for development if the parcel or lot is not regarded as being suitable for the proposed development.

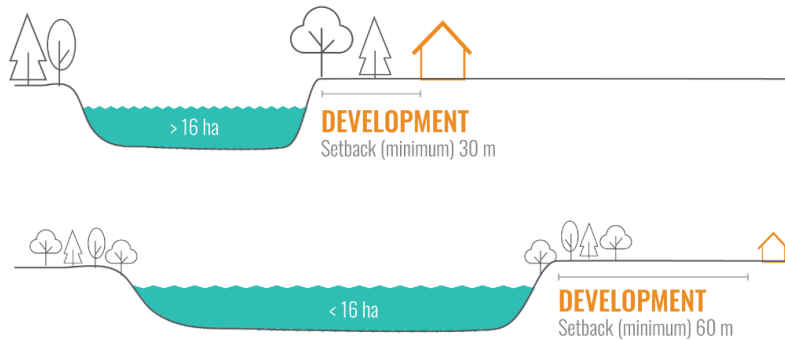
SETBACKS FROM WATER BODIES

- 11.7.7. For purposes of this section, the term water body refers to any river, lake, pond, reservoir, creek, canal, or drainage right-of-way whether natural or man-made. All setbacks are to be measured from the normal high-water mark of the water body.
- 11.7.8. In all land use districts, development which occurs on land bordering a water body shall be regulated. Where the water body:
 - a. is less than 16 ha (40 ac), development shall be set back from the shoreline 30 m (100 ft);
 - b. is greater than 16 ha (40 ac), development shall be set back from the shoreline 60 m (200 ft);
- 11.7.9. In all land use districts, no permanent buildings or structures shall be built within the 1:100-year flood plain. Since limited documents exist for Cypress County defining the 1:100-year flood plain, any person wanting to locate permanent buildings or structures in a potential flood area, must supply a certified declaration by a person who is qualified water engineer to do so, showing the 1:100-year flood plain, to ensure that the development lies outside of that area.
- 11.7.10. Regardless of subsection 11.7.9, and, subject to approval by the ~~MPC~~ **Development Authority**, a developer may apply for a development permit for a development that is proposed and located in an area where there is risk of significant flooding and damage to property, provided the developer enter into a restrictive covenant and indemnity agreement between the developer and the County, to bind the developer and future owners. The municipality will register the restrictive covenant and agreement on the title of the property affected in order to provide notice to interested parties.
- 11.7.11. Development adjacent to an irrigation district canal or irrigation district drainage right-of-way must not interfere with proposed plans for future canal upgrading. A minimum distance of 30 m (100 ft) is required. A lesser setback than what is required may be permitted when it is supported by written approval from the irrigation district.





▼ Figure 5: Setbacks from Water Bodies Diagram



▼ Figure 6: 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 a development permit for a temporary building or structure to be constructed or placed in any land use district, for a time limited basis, subject to the registered owner agreeing to remove the building or structure in accordance with the terms and conditions affixed by the development approval.
- 11.8.2. The Development Authority may require an irrevocable Letter of Credit as security in an amount deemed appropriate by the Development Authority to ensure the applicant complies with the terms and conditions of development permit to remove the temporary buildings or structures.
- 11.8.3. The Development Authority may issue a development permit for a temporary building for the use as a temporary dwelling in all **Agricultural districts** and **Residential districts** provided a development permit has been issued for the construction of a new principal dwelling on the same parcel. The temporary dwelling shall be removed within 30 days of the occupancy of the principal dwelling and an irrevocable Letter of Credit as security in an amount deemed appropriate by the Development Authority to ensure the applicant complies with the terms and conditions of development permit.

11.9 Drainage and Site Coverage in Hamlets

- 11.9.1. For the purposes of determining stormwater and drainage requirements in hamlets, site coverage shall be defined as the total percentage of the site area covered by buildings and structures, which are located





at or above 1.0 m (3.3 ft) grade, including accessory buildings and structures such as raised decks, porches, and covered terraces and impervious surfaces such as driveways, drive aisles or parking areas; but does not include steps, eaves, cornices or similar minor projections permitted in this Bylaw, or landscape areas and ground level patios.

- 11.9.2. A Development Permit shall be required for new hard surfacing on all parcels in hamlets. The application must include a site plan showing the stormwater drainage will be managed on-site and retained at pre-existing flow rates.
- 11.9.3. The percentage of site coverage of a parcel or lot shall not exceed the percentage specified for the Land Use District to minimize the impacts of stormwater runoff on the downstream storm drainage system.
- 11.9.4. For new hamlet development, 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.
- 11.9.5. In hamlets, the Development Authority may specify an elevation at which any new development shall be constructed in order to facilitate proper site drainage and attachment to any existing or proposed sewer system.
- 11.9.6. 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.
- 11.9.7. 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 management plan, prepared by an accredited member of the Association of Professional Engineers and Geoscientists of Alberta, which retains stormwater run-off beyond the additional site coverage on the parcel by means of on-site storage or infiltration from a 1:100 year rain event, or by means of constructing additional stormwater capacity downstream to the stormwater infrastructure. 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 management plan to allow increased site coverage, shall not require additional public notice.
- 11.9.8. 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 districts permitting multiple dwelling unit uses, the maximum number of dwelling units on a titled parcel shall consist of one principle dwelling unit and secondary dwelling units and suites in accordance with the following:

Lot Size	Total Dwelling Units & Secondary Suites Per Titled Parcel
< 2.0 ha (5.0 ac)	Maximum of one (1) principle dwelling unit and one (1) secondary suite
2.0 ha – 3.99 ha (5.0 ac – 9.9 ac)	Maximum of one (1) principle dwelling unit and two (2) secondary dwelling units or secondary suites
4.0 ha – 32.37 ha (9.9 ac – 80.0 ac)	Maximum of one (1) principle dwelling unit and three (3) secondary dwelling units or secondary suites
> 32.37 ha (80.0 ac)	Maximum of one (1) principle dwelling unit and four (4) secondary dwelling units or secondary suites

- 11.10.2. The maximum number of secondary dwelling units and secondary suites on a parcel greater than 2.0 ha (5.0 ac) may be in any combination, which does not exceed the total number of allowed units per titled parcel.
- 11.10.3. A development permit application where the number of dwelling units exceeds the number of permitted dwelling units and secondary suites outlined in subsection 11.10.1 shall be considered a Class 1 Discretionary Use.
- 11.10.4. All dwelling units and secondary suites on a parcel shall meet all applicable *Alberta Building Code* standards, *Alberta Safety Code* standards, and/or CSA A277 certification for a permanent dwelling.
- 11.10.5. Development permit applications for any dwelling unit or secondary suite shall be required to demonstrate that there is adequate water and wastewater servicing available or that there is available on-site capacity, to the satisfaction of the Development Authority.
- 11.10.6. Provisions outlined in subsection 11.10 do not relate to the Communal Living use as defined in this Bylaw.





11.11 Exterior Lighting

- 11.11.1. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the parcel or lot.

▼ Figure 7: Exterior Lighting Examples

GOOSENECK LIGHTING

Directed Downward

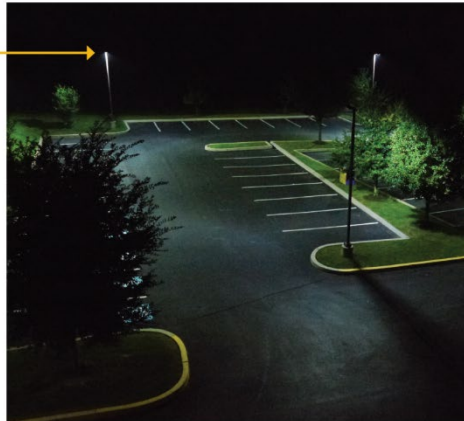
POT LIGHTING

Directed Downward



PARKING LIGHTING

Light is directed downward and contained within parking lot



11.12 General Maintenance

- 11.12.1. All properties, at all times, shall be maintained clean and free from waste and debris.
- 11.12.2. All doors and windows shall open within the bounds of the parcel or lot.
- 11.12.3. All roof drainage shall be directed onto the lot or as otherwise required by the Development Authority.





11.13 Keeping of Animals – Domestic Pets and Livestock

GENERAL REQUIREMENTS

- 11.13.1. All domestic pets and other animals shall be kept in such a manner and condition that they do not cause a nuisance on surrounding lands.
- 11.13.2. All domestic pets and other animals shall be kept in good animal husbandry and follow all applicable municipal, provincial and federal regulations.
- 11.13.3. All domestic pets and other animals shall be kept in a manner that contains them within the boundaries to the property through fencing, landscaping and/or other enclosures.
- 11.13.4. Manure shall be managed, stored and disposed of in accordance with municipal, provincial and federal regulations.
- 11.13.5. In all districts, the keeping of dogs must comply with the Responsible Dog Ownership Bylaw.
- 11.13.6. The keeping of livestock is prohibited in the **Hamlet Residential, Seasonal Residence and Recreation/Residential Resort** districts.

COUNTRY RESIDENTIAL AND AGRICULTURAL DISTRICTS

- 11.13.7. In the Agricultural Districts and Country Residential Districts, on parcels or lots containing less than 40 ac the number of animals permitted without a development permit shall not exceed one (1) animal unit equivalent per acre. The number of animal units equivalent to one (1) animal unit per acre shall be in accordance with the following table:

Type Of Animal		Number Of Animal Units per Acre
Cattle	Dairy Cows	0.8
	Cows Or Bulls	1.0
	Feeder Cattle	1.5
	Replacement Heifers	2.0
	Calves	5.0
Swine	Sows – farrow to weaning (includes gilts suckling 18 kg (40 lbs)	3.0
	Feeder Hogs 54 kg (120 lbs)	5.0
	Weiner Hogs less than 20 kg (40 lbs)	15.0
	Sow, Farrow To Finish	0.5
Poultry	Hens, Cockerels	125.0
	Chicks, Broilers	250.0
	Turkey Hens, Heavies	75.0
	Turkey Toms, Heavies	50.0
	Turkey Broilers	100.0





Type Of Animal	Number Of Animal Units per Acre
Sheep	5.0
Horses	1.0
Mink	80.0
Rabbits	40.0
Ostriches	5.0
Llamas	2.0
Elk	1.5
Bison	1.0

- 11.13.8. Number of Animal Units per Acre equivalency for other species will be calculated on the basis of live weight.
- 11.13.9. The enclosure of more than 5 animal units in confinement for more than 30 days at a density higher than 90.0 m² (968.8 ft²) per animal unit shall not be permitted within 300 m (984.3 ft) of a Country Residential District containing 6 or more lots.
- 11.13.10. Any offspring over the maximum number of approved animals shall be permitted until they achieve six (6) months of age at which time they must be removed from the property.
- 11.13.11. The keeping of livestock not in accordance with subsections 11.13.6 and 11.13.7 is considered a Discretionary Class 2 use and will require an approved development application where the applicant demonstrates they have made adequate arrangements for the maintenance of the animals and the disposal of manure in an acceptable manner, and if it is in the opinion of the ~~MPC~~ **Development Authority** that the additional animals will not unduly affect surrounding properties.

HAMLET RESIDENTIAL DISTRICTS

- 11.13.12. In the **Hamlet Residential and Hamlet General district**, a maximum of up to 4 chickens (laying hens for personal use only) may be allowed. Each chicken must be provided with at least 0.37m² (4.0 ft²) of interior floor area within an enclosed, secure coop for shelter and housing. The coop must be well maintained and kept in good sanitary conditions that prevents nuisance odors. The coop will be included in the calculation of the hard surfacing and site coverage of the property. All manure must be removed and disposed of in a timely and proper manner to prevent nuisance issues which result in complaints from surrounding properties. Any and all manure stored on-site must be kept in a fully enclosed container until properly disposed. Roosters are not permitted, and there will be no breeding allowed. The issuance of a development permit by the Development Authority may be subject to an annual review.
- 11.13.13. Each parcel within a **Hamlet General district** with a minimum area of 1800 m² (0.44 ac) is allowed to keep two (2) horses or two (2) cows. Equivalencies for other types of animals may be based on the formula outlined in subsection 11.13.7 of this Bylaw. Any offspring of the approved animals must be removed from the parcel or lot within a maximum of six (6) months.

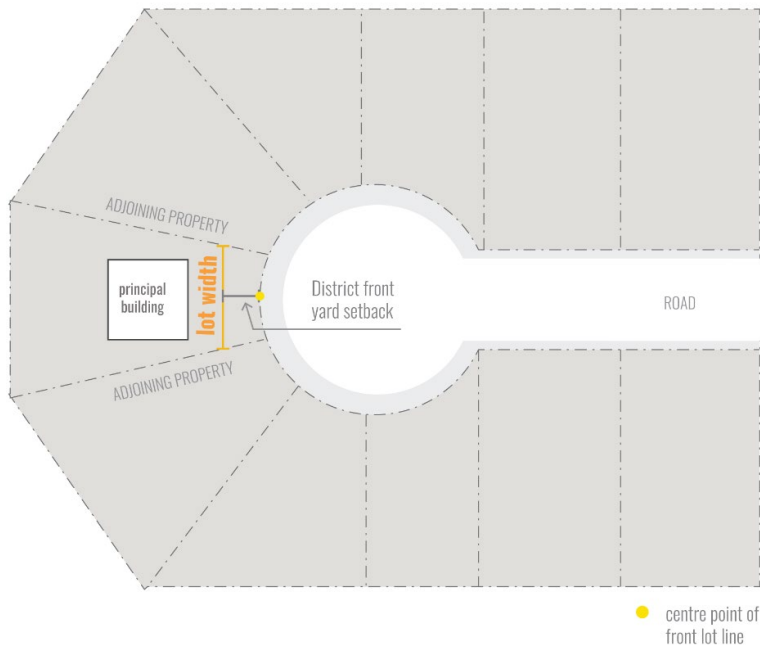




11.14 Lot Width Measurement (Pie Shaped Lots)

- 11.14.1. Lot width on pie-shaped lots shall be determined by measuring the front setback from the centre point of the front lot line back into the lot.

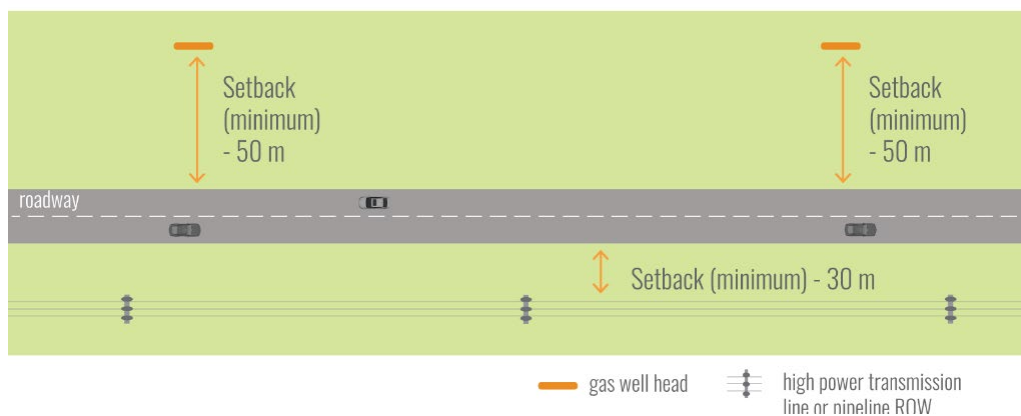
▼ Figure 8: Lot Width Measurement for Pie Shaped Lot Diagram



11.15 Minimum Setback Requirements – Special Uses

- 11.15.1. Gas well heads must be setback a minimum of 50.0 m (164.0 ft) from the edge of a public roadway which is not designated as a Provincial Highway.
- 11.15.2. Right of ways containing pipelines and electric transmission lines must be setback a minimum of 30.0 m (98.4 ft) from the edge of a public roadway right-of-way which is not designated as a Provincial Highway.

▼ Figure 9: Minimum Setback Requirements Diagram

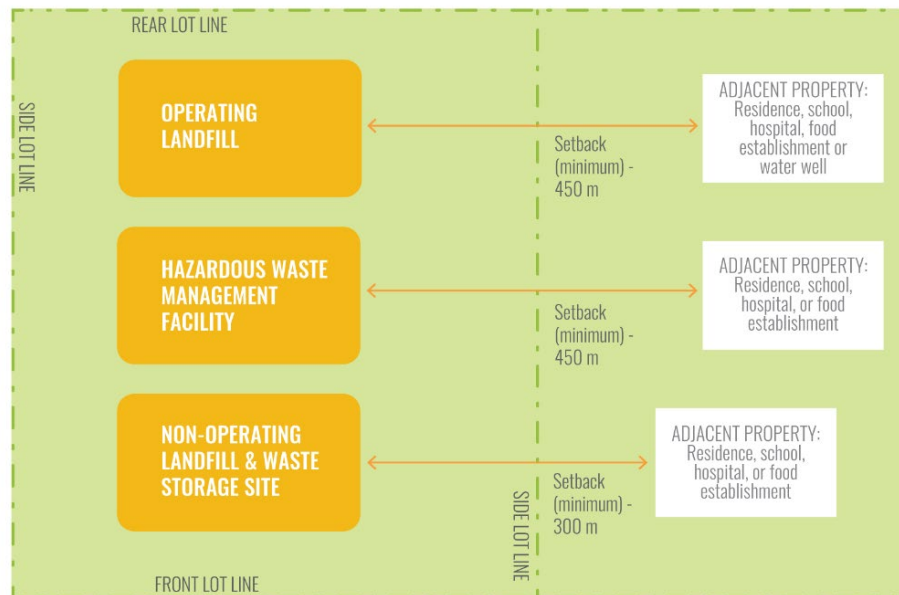


- 11.15.3. Despite 11.15.2, the Development Authority may approve a lesser setback if the applicant or affected landowner can demonstrate there is adequate space within the public roadway right-of-way to accommodate the pipeline or electric transmission lines, or if the setback would unduly interfere with the operations on the land in which the setback would require the infrastructure to be placed.

LANDFILLS

- 11.15.4. The construction of landfills shall comply with all applicable provincial regulations and *Alberta Safety Codes Act* and standards.
- 11.15.5. 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).

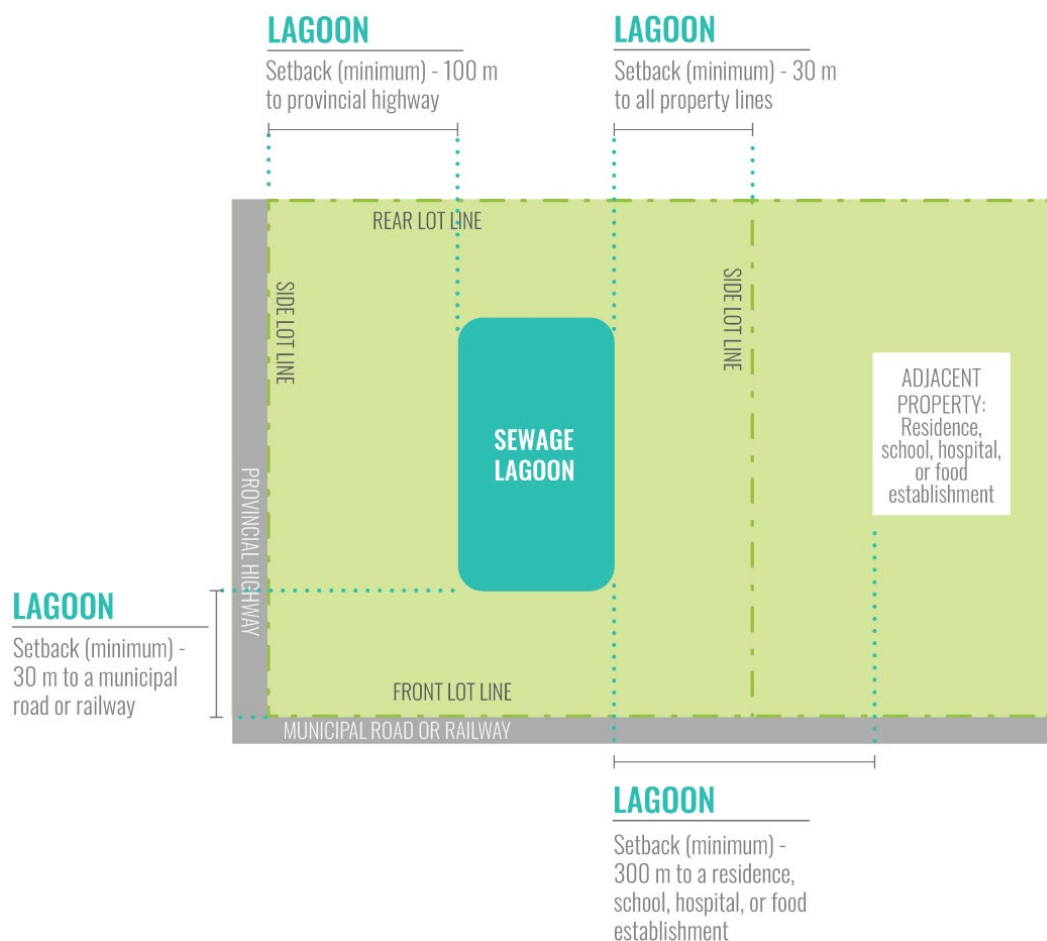
▼ Figure 10: Landfill Setback Diagram



SEWAGE/ WASTEWATER LAGOONS

- 11.15.6. The construction of sewage/ wastewater lagoons shall comply with all applicable provincial regulations and safety codes.
- 11.15.7. 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 road centreline of a municipal roadway is 40.0 m (131.2 ft).
 - » **Railway** – the setback distance from the road centreline 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).

▼ Figure 11: Sewage Lagoon Diagram





- 11.15.8. 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.

11.16 Objects and Structures Prohibited or Restricted in Yards

- 11.16.1.** No person shall allow a motor vehicle which has all, or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on a parcel in a residential district, or within 30.0 m (98.4 ft) of a public roadway in an Agricultural district unless it is suitably housed or screened to the satisfaction of the Development Officer.
- 11.16.2.** No person shall keep or permit in any Hamlet Residential, Country Residential, or Recreation/Residential Resort district:
- a. any dismantled or wrecked vehicle for more than 14 successive days;
 - b. any object or chattel which, in the opinion of the Peace Officer is unsightly or tends to adversely affect the amenities of the district;
 - c. the storage of materials used in the construction of a development beyond the period of time which in the opinion of the Development Officer is necessary for the completion of a particular stage of construction work.
- 11.16.3.** 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.
- 11.16.4.** Within the various Country Residential districts, solid wall, fenced and screened storage compounds will be allowed provided that the location is to the rear of the principal building, that the enclosed area does not exceed 400 m² (4,305.6 ft²) and the construction materials used for the compound walls consist of painted lumber sawn on four sides or pre-finished panels a minimum of 2.0 m (6.6 ft) in height.

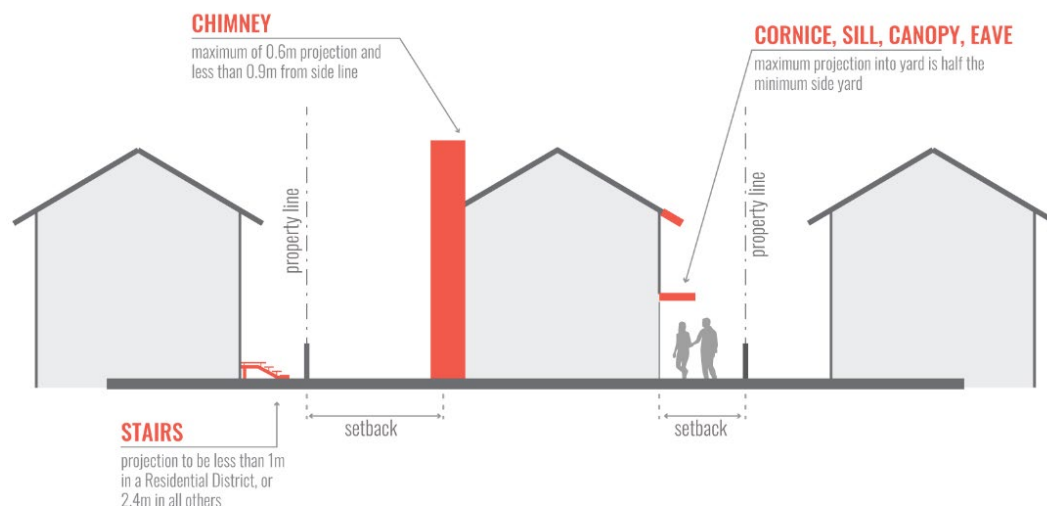




11.17 Projections Over Yards

- 11.17.1. Except as provided in this part, no portion of the principal building shall project onto the minimum setbacks required by the land use district regulations.
- 11.17.2. Those portions of a principal building which may project onto a minimum setback on a property are:
- a cornice, a sill, a canopy, fireplace, eaves, air conditioning unit, or chimney which projects not more than one half of the minimum side setback required for the lot;
 - an unenclosed verandah or deck, porch, balcony, fireplace, or chimney which projects not more than 1.5 m (4.9 ft) over or on a minimum front or rear setback; and
 - unenclosed steps with or without a landing and above the surface of the setback if they do not project more than 2.5 m (8.2 ft).

▼ Figure 12: Projections Diagram



11.18 Protection From Exposure Hazards

- 11.18.1. The location of an anhydrous ammonia or liquefied petroleum gas (AA or LPG) storage tank with a water capacity exceeding 9080 L (2000 gal) shall be in accordance with the requirement of the Development Authority, but in no case be less than a minimum distance of 228 m (748 ft) from assembly, community, commercial or residential buildings.
- 11.18.2. AA or LPG containers with a water capacity of less than 9080 L (2000 gal) shall be located in accordance with regulations under the *Alberta Safety Codes Act*.
- 11.18.3. Flammable liquids storage tanks at bulk plants or service stations shall be located in accordance with regulations under the *Alberta Safety Codes Act*.
- 11.18.4. Setbacks from pipelines and other utility corridors shall be in accordance with the appropriate provincial legislation and regulations.





11.19 Site Servicing

- 11.19.1. Applicants may be required to demonstrate, to the satisfaction of the Development Authority, that there is adequate utility servicing capacity available to service development without jeopardizing existing utility services to adjacent and surrounding parcels or lots.
- 11.19.2. Regardless of other requirements, provisions and regulations contained in this Bylaw and the Cypress County Design Guidelines and Construction Standards, a stormwater management plan, prepared by a qualified professional engineer may be required to be provided as a condition of approval.

11.20 Stripping, Filling, Excavation and Grading

- 11.20.1. The Development Authority will consider every application to excavate land as a Discretionary Use within the relevant land use district of this Bylaw which affects the subject land unless exempted from subsection 11.20.2.
- 11.20.2. The regulations contained within this subsection are intended to apply to those situations where site stripping, filling, excavation, grading and/or re-contouring (including construction of artificial water bodies) is proposed:
 - a. independent of, or prior to, other development on the same parcel or lot; or
 - b. as part of a resource extraction use on the same parcel or lot.
- 11.20.3. A development permit application for site stripping, filling, and/or recontouring (including construction of artificial water bodies, with the exception of dugouts) shall include the following information:
 - a. location and area of the parcel or lot on which the development is proposed;
 - b. existing land use and vegetation;
 - c. type of stripping proposed, showing the dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns;
 - d. location on the parcel or lot where the stripping, filling and/or recontouring is to be made on the parcel; and
 - e. the condition in which the stripping, filling and/or recontouring is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority) or the use of the area from which the topsoil is removed.
- 11.20.4. Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences, stockpiled and replaced following the completion of the work.
- 11.20.5. Developments involving the construction of artificial water bodies may require, as a condition of development approval, that it shall be the sole responsibility of the developer to ensure that such signs,





fences and boarding are put in place, to the satisfaction of the Development Authority, to protect the public generally and the residents of the area in particular from any danger arising as a result of the construction or installation of the artificial water body or dugout on the developer's property.

- 11.20.6. The Development Authority shall require the following information to accompany every application to excavate land:
 - a. a plan illustrating the location, boundaries of the site and depth of excavation;
 - b. plans showing pre-excavation elevations and post-excavated elevations and cross sections;
 - c. a description of the proposed operation;
 - d. the existing land use and vegetation; and
 - e. the proposed timing and phasing program.
- 11.20.7. The Development Authority may also require the following additional information:
 - a. a plan showing land reclamation proposal, where applicable, upon the eventual completion of the operation; and
 - b. a written explanation of the precautions to be taken to ensure minimal dust and environmental disturbance.
- 11.20.8. Unless lot grading is exempted from requiring a development permit under Section 3, every application for site grading is considered a Discretionary Use within the designated land use district of this Bylaw which affects the subject land.
- 11.20.9. The Development Authority may require, as a condition of a development permit, that a developer submit a lot grading and drainage plan to the County for approval.
- 11.20.10. Grading of a Parcel associated with an approved development shall conform to the lot grading and drainage plan approved by the County.
- 11.20.11. As part of a required lot grading development permit, an applicant shall submit plans and commentary in addition to the information requirements of subsection 16.2, as follows:
 - a. proposed access and hauling activities;
 - b. the location and dimensions of the proposed disturbed areas;
 - c. the existing land use and vegetation;
 - d. a description of the site restoration; and
 - e. proposals for preventing nuisance from weeds, dust, and erosion.
- 11.20.12. In considering whether to approve lot grading development permit, the Development Authority may have due regard for:





- a. the general purpose of the district in which the site is located, and the future use of the site as proposed in a reclamation plan;
- b. the provisions of the Municipal Development Plan and any relevant statutory plans;
- c. a statement of the effect on water courses and drainage patterns;
- d. any Geotechnical Report;
- e. conservation of designated historical resources;
- f. environmentally sensitive areas;
- g. conditions related to dust control and weed control;
- h. conservation of water courses, maintenance of positive drainage, and potential drainage effects on adjacent or nearby properties; and
- i. the safety and the potential nuisance effect on adjacent properties.

11.20.13. The proposed building grade shall, to the extent practical, retain the natural contour of the land, minimize the necessity to use retaining walls, and ensure positive drainage to appropriate receiving water courses.

11.20.14. If a person alters the approved site drainage on a parcel or lot so that water drains onto adjacent parcels or lots, that person shall be responsible for corrective drainage structures, including retaining walls, to divert water from surrounding parcels or lots.



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. No Development Officer discretion is permitted for variances on accessory building size. Variance applications related to accessory building size shall be referred to Council for a decision.
- 12.1.3. Attached accessory buildings shall be limited to the accessory building size identified in the district in which it is located.
- 12.1.4. Unless part of an approved development permit for a secondary suite or security/fire protection residence, accessory buildings shall not be used for living purposes.
- 12.1.5. In the **Hamlet Residential, Hamlet General and Recreation and Residential Resort** districts, accessory buildings shall not be constructed within the front or flanking side yard of any parcel.
- 12.1.6. In the **Hamlet Residential, Hamlet General and Recreation and Residential Resort** districts, accessory buildings shall be included in the calculation of the site coverage.
- 12.1.7. In all the districts, no accessory building 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 date of issue of the development permit for the accessory building; or
 - b. the main building exists on an adjacent lot where the landowner holds titles for both lots. If there is a title change for either lot, then the landowner of the lot with the accessory building shall remove the accessory building or develop a main building on the lot within one (1) year from the date of title change of either lot.
- 12.1.8. The Development Authority may require security in the form of an irrevocable Letter of Credit to ensure compliance with the one (1) year requirements stated in subsection 12.1.7.
- 12.1.9. If an accessory building is constructed under the provision of subsection 12.1.7 and a principal building or use is not developed within one (1) year of the issued development permit, the landowner shall be required to remove the accessory building unless an extension to the development permit has been granted by the Development Authority.
- 12.1.10. In **all Residential** districts, outdoor private swimming pools shall be developed in full compliance with the setback regulations in the district it is being placed, the *Alberta Safety Codes Act* and any other applicable safety standard.



- 12.1.11. Permanent swimming pools shall require the issuance of a development permit

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

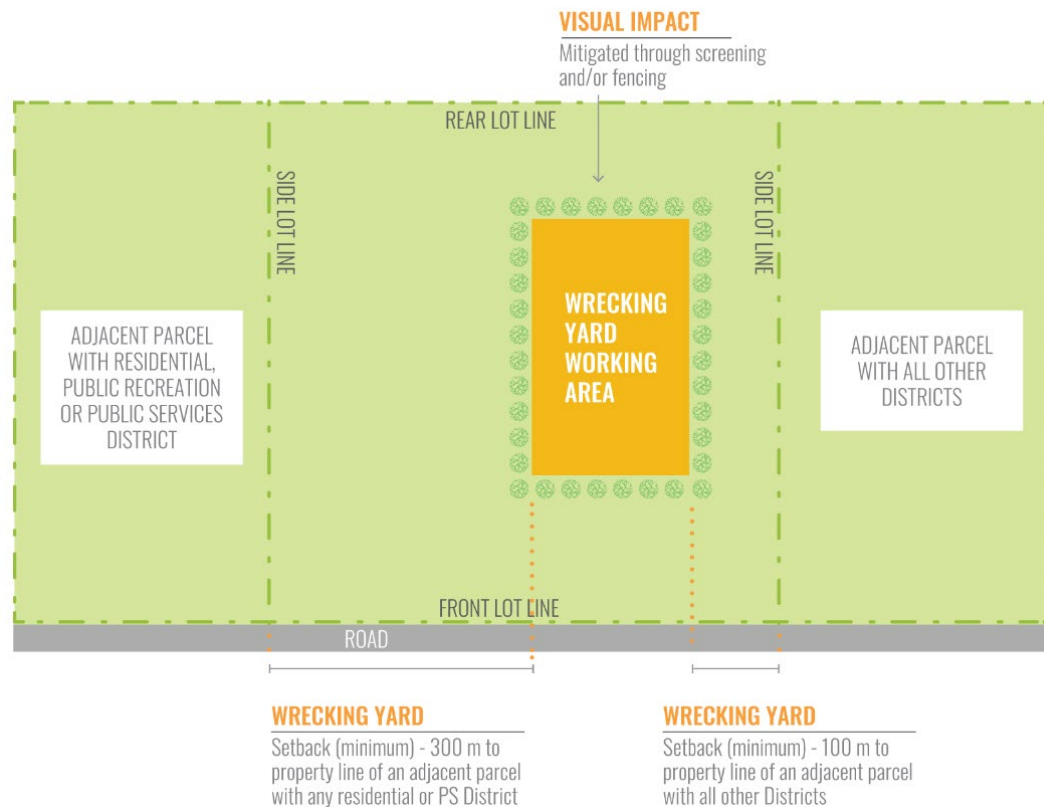
- 12.2.1. Both the Subdivision and Development Authorities shall ensure that the setbacks around well sites will allow for the maintenance of the well site to occur, to protect the well site and to avoid damage to any construction or excavation equipment that may be used in construction of buildings or utilities on the site. Incorporating the setbacks and access area associated with a well site, into a subdivision and development decision will help to determine an effective subdivision design, the location of building sites, siting of underground utilities and grading of land.
- 12.2.2. 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.
- 12.2.3. 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.
- 12.2.4. 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 identified in subsection 12.2.3.
- 12.2.5. For the purposes of this section, distances are measured from the well head to the wall of the proposed building.

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 boundary of the lot shall be 300.0 m (984.3 ft) from the working portion of the yard.
 - b. **All other districts** – the setback distance from the boundary of the lot shall be 100 m (328.1 ft) from the working portion of the yard.



▼ Figure 13: Auto Wreckage and Salvage Yards Diagram



- 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.

12.4 Bed and Breakfast Home

- 12.4.1. All bed and breakfast homes shall meet public health regulations and be kept in a manner that meets all provincial regulations.
- 12.4.2. Interior or exterior alterations, additions, or renovations to accommodate a Bed and Breakfast Home use may be allowed provided such alterations, additions or renovations maintain the principal residential appearance or character of a single detached dwelling and comply with the *Alberta Safety Codes Act*, and any other County bylaws.
- 12.4.3. A maximum of three (3) guest rooms shall be allowed in a Bed and Breakfast Home use. Applications for a variance to increase the number of guest rooms shall be referred to Council.
- 12.4.4. The Bed and Breakfast Home use shall be subordinate, incidental and an accessory use of a principal single detached dwelling.



- 12.4.5. The operators of a Bed and Breakfast Home use shall make reasonable efforts to mitigate the impact of the operation on surrounding residences.
- 12.4.6. The Development Authority may require as a condition of approval that the applicant provide screening for the parking area and limiting guest activities between certain times.
- 12.4.7. With the exception of the Agricultural districts (A1-IDP and A-2), a Bed and Breakfast Home use, is not permitted where a development permit has been issued for a Home-Based Business, Major, unless otherwise approved by the Development Authority.
- 12.4.8. A Bed and Breakfast Home use shall be operated only by the resident(s) of the principal dwelling in which the Bed and Breakfast is situated.

12.5 Campgrounds

- 12.5.1. Where a campground proposal will exceed forty (40) campsites, cabins, or other structures used to accommodate campers, or is located on a parcel greater than 4.0 ha, a master plan or conceptual plan for the entire development shall be submitted and approved by the Development Authority prior to submitting a development permit application for any site-specific development.
- 12.5.2. The master plan or conceptual plan shall include detailed plans for fire safety, potable water supply, wastewater management (including the use of refuse containers that protect against insects, rodents, animals, and fire hazards), stormwater management, solid waste management, and a traffic impact assessment for the initial stage, as well as any subsequent stages of development. The master plan or conceptual plan shall detail internal circulation requirements, street widths, pedestrian circulation, site access and egress, emergency access, parking areas, storage areas, toilet and wash areas, recreational areas and campsite areas, and other amenity facilities.
- 12.5.3. The overall density of the campground shall be no more than twenty (20) campsites per hectare (eight (8) campsites per acre).
- 12.5.4. A minimum of 10% of the campground's gross area shall be set aside for common recreation use and shall be developed and maintained as a park, playground, or other useable outdoor space.
- 12.5.5. Campgrounds shall be setback a minimum of 300.0 m (984.3 ft) from any Country Residential District, or the Cypress Hills Fringe District as measured from property boundary to property boundary.
- 12.5.6. 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.





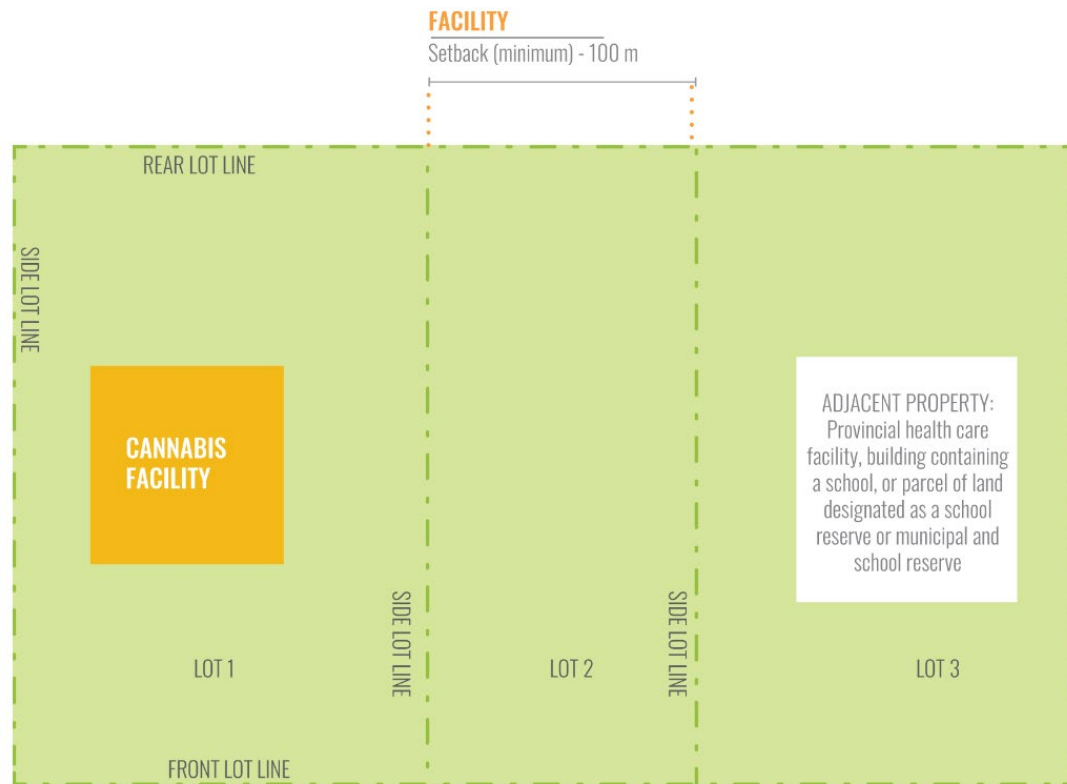
- 12.5.7. Campgrounds shall provide visitor parking in common areas within a campground property to the satisfaction of a Development Authority and two parking spaces on each campsite or for each cabin.
- 12.5.8. All campgrounds and sites shall have clear access and identification acceptable to the Development Authority for the purposes of accommodating emergency, fire, and maintenance vehicles.
- 12.5.9. All campsites shall be accessible by means of an access at least 3.0 m (9.84 ft) in width where the access is for one-way traffic, or at least 6.0 m (19.7 ft) in width where the access is for two-way traffic.
- 12.5.10. Campgrounds, containing campsites, cabins, or other structures used to accommodate campers are considered temporary accommodations, and consequently, the maximum occupancy is two hundred and forty (240) days per calendar year.

12.6 Cannabis Retail

- 12.6.1. The location of any cannabis retail facility as defined in the Cannabis Act (Canada) shall maintain a minimum distance of 100.0 m (328.1 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; or
 - b. a building containing a school or a boundary of the parcel of land which the facility is located; or
 - 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*.
- 12.6.2. The following uses shall be required to meet the minimum separation distance of at least 100.0 m (328.1 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; or
 - b. a building containing a school or a boundary of the parcel of land which the facility is located; or
 - 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*.
- 12.6.3. The separation distance shall be measured from the exterior wall of the cannabis retail facility to the near parcel boundary of those uses listed in subsection 12.6.1 and 12.6.2. The Development Authority may ask for proof that cannabis retail facility meet the required setbacks indicated in subsection 12.6.1 and 12.6.2.
- 12.6.4. Cannabis facilities shall comply with the Alberta Gaming and Liquor Commission's (AGLC) policies, and all provincial and federal regulations.



▼ Figure 14: Cannabis Facility Setback Diagram



- 12.6.5. A development permit application for a cannabis retail store shall be accompanied by:
- 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;
 - proof that the retail sale of cannabis is being provided by a Federally approved licensed producer;
 - 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
 - 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.
- 12.6.6. The Development Authority may impose, but is not limited to, the following conditions for a retail cannabis store as part of the issuance of a development permit:
- that the store shall not commence operations until authorized by and in compliance with all federal and provincial legislation and authorities;



- b. that the store is required to be designed and installed with equipment as part of the store's ventilation system to remove odours discharged into the air;
- c. that the store must meet the physical security requirements set out by the AGLC; and
- d. that the store's hours of operation be limited to 10:00 a.m. to 2:00 a.m., 7 days per week.

12.7 Cottage Industry

- 12.7.1. The scale and intensity of the Cottage Industry use, including details of building size, use and type; number of commercial vehicles; and number of employees on-site shall be approved at the discretion of the Development Authority considering how the proposed use may impact or interfere with the rural and/or agricultural characteristics of the surrounding landscape.
- 12.7.2. Cottage Industry use may be the principal use of the parcel, or secondary to existing principal uses such as single detached dwelling.
- 12.7.3. A Cottage Industry use shall not be located within a multi-parcel residential subdivision or a hamlet residential subdivision.
- 12.7.4. The Cottage Industry use shall to the satisfaction of the Development Authority mitigate any potential adverse impacts to adjacent landowners caused by noise, odour, waste, or other nuisances generated by the Cottage Industry use operation.
- 12.7.5. The Cottage Industry use shall to the satisfaction of the Development Authority screen all outdoor storage related to the Cottage Industry use that may present a visual impact to the adjacent properties. The Development Authority may require the screening to be accommodated by means of fencing, landscaping, or locating the outdoor storage to another part of the property not visible to the adjacent properties.
- 12.7.6. The Cottage Industry use shall provide adequate on-site parking for clients and employees.
- 12.7.7. The Development Authority may require the applicant to host a public meeting prior to submitting a development permit application for a Cottage Industry use, if in the opinion of the Development Authority, the proposed application may potentially impact the surrounding area, or may affect adjacent properties by increasing noise, dust, odour, emissions, waste, traffic, or lighting.





12.8 Day Care Facility

- 12.8.1. A Day Care Facility use shall provide for one (1) pick-up/drop off space for every five (5) individuals, which space shall be provided on-site and located as close as possible to the entrance.
- 12.8.2. For a Day Care Facility use that provides childcare services, developments shall comply with the provisions of the appropriate provincial day care regulations concerning site requirements, development standards and licensing.
- 12.8.3. A parcel that is used for a Day Care Facility use shall not be located within 50.0 m (164.0 ft) of a service station or gas bar. This shall be measured from the parcel boundary of the Day Care Facility to the nearest pump island, fill pipes, vent pipes or building on-site, whichever is the closest to the Day Care Facility parcel.
- 12.8.4. For a Day Care Facility use that provides childcare services, any outdoor play spaces that are part of that Daycare Facility use shall be securely fenced.
- 12.8.5. The outdoor play space shall not be located in any yard that abuts a road or rail unless the design, size and other characteristics of the proposed play space mitigate the potential impact from the road or rail traffic on the individuals using the play space.

12.9 Development Adjacent to Confined Feeding Operations

- 12.9.1. 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.
- 12.9.2. Regardless of subsection 12.9.1, confined feeding operations shall be consistent with applicable policies from the Municipal Development Plan and the Minimum Distance Separation (MDS) under the provincial regulations.
- 12.9.3. Development adjacent to confined feeding operations shall follow all minimum setback requirements as prescribed by provincial legislation and applicable regulation. The Development Authority shall restrict the development of incompatible land uses adjacent to confined feeding operations and shall ensure that an appropriate setback based on the Minimum Distance Separation (MDS) formula is maintained.
- 12.9.4. Upon receipt of a development or subdivision application for a non-intensive agricultural use or a non-agricultural use within an Agricultural District, the Development Officer shall:
 - a. plot the location of the proposed development on the most recent available land use map showing the location of known confined feeding operations;
 - b. determine whether there are any existing confined feeding operations within 1,000 m (3,280 ft) of the proposed development;





- c. where an apparent conflict is present, attempt to make contact with the operator of the confined feeding operation to determine the current operational status of the facility and to advise of the proposed development;
- d. where potential conflict appears likely, undertake a site inspection to determine the capacity of the confined feeding operation and the separation distance from the proposed development in accordance with the procedures established pursuant to the current version of the Agricultural Operations, Part 2 Matters Regulation;
- e. calculate the Minimum Distance Separation (MDS) for Non-Agricultural Development; and
- f. where the proposed non-agricultural development falls within the established Minimum Distance Separation from an existing confined feeding operation, the Development Officer shall refer the proposal to the Council for a decision on the application.

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

- 12.10.1. Sand and/or gravel developments contained within the Natural Resource Extraction/ Processing use shall not be within a multi-parcel subdivision.
- 12.10.2. There shall be no sand and/or gravel developments within 300.0 m (328.1 ft) of the boundary of a multi-parcel or hamlet Residential Subdivision.
- 12.10.3. The Development Authority may only consider a variance or a waiver Section 12.10.2 provided that:
 - a. No crushing, processing, washing, or similar is occurring within the 300.0 m (328.1 ft) requirement;
 - b. Extraction and reclamation activities within the 300.0 m (328.1 ft) requirement may only occur between 8:00 a.m. and 5:00 p.m. Monday to Friday;
 - c. The applicant/owner provides appropriate measures, to the satisfaction of the Development Authority, to mitigate any nuisance or potential nuisance from the pit area; and
 - d. 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.
- 12.10.4. 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.
- 12.10.5. When considering whether to approve aggregate extraction as a discretionary use, the Development Authority may also consider the uniqueness of each application for a new or renewal aggregate extraction use, or an expansion to an existing aggregate extraction operation, and have additional due regard for the following:





- a. the purpose of this Bylaw and the general purpose of the district in which the development is located, and the future use of the site as proposed in a reclamation plan;
- b. the provisions of the Municipal Development Plan and any relevant statutory plan;
- c. relevant guidelines prepared by Alberta Environment and their comments on applications made for provincial approval;
- d. the desirability to utilize the aggregate resource as a regional benefit;
- e. conservation of topsoil for agricultural use on this or another site;
- f. conservation of any identified designated historical resources;
- g. conservation of trees and maintenance of habitat;
- h. conservation of environmentally significant and sensitive areas, including areas identified in the Environmental Conservation Plan;
- i. conservation of watercourses; and
- j. the safety and potential nuisance effect(s) on adjacent properties, including both operation and hauling activities.

HOURS OF OPERATION

- 12.10.6. The hours of operation for the pit, including extraction, reclamation, and the processing (crushing) of materials shall be specified by the Development Authority. The Development Authority shall have regard to, but is not bound by, the following guidelines:
- a. Extraction, reclamation, and processing (crushing) activities within the 300.0 m (328.1 ft) requirement may only occur between 8:00 a.m. and 5:00 p.m. Monday to Friday; and
 - b. No operation Saturday and Sunday unless otherwise approved as a condition of the development permit.

DUST AND NOISE

- 12.10.7. The applicant shall prevent dust and noise from becoming an annoyance to surrounding landowners at the request of and 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 shall be required as a condition of a development permit;
 - c. noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance; and
 - d. ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.





- 12.10.8. The applicant(s) shall locate appropriate safety and traffic signage on and about the subject site and road accesses, to the satisfaction of the Development Authority.
- 12.10.9. 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, signage, participation in the Alberta Sand and Gravel Association central truck registry numbering system, notification to local residents, and other related clauses is required as a condition of a development permit.

HOURS FOR HAULING

- 12.10.10. The removal of sand and/or gravel from the pit location (hauling) shall take place only within the hours specified by the Development Authority. The Development Authority shall have regard to but is not bound by the following guidelines:
- a. 6:00 a.m. to 6:00 p.m. Monday to Friday
 - b. 8:00 a.m. to 4:00 p.m. Saturday
 - c. No hauling on Sunday
- 12.10.11. No new aggregate extraction or expansion of an existing operation shall be located within 20.0 m (65.6 ft) of any public road, unless otherwise approved by the Development Authority. The Development Authority may require certain buffering/screening measures within this setback.
- 12.10.12. All stripping, excavation, and grading shall be in conformance with stripping, excavation, and grading provisions of this Bylaw.
- 12.10.13. The applicant shall keep the area, subject to the development permit, in a clean and tidy condition free from rubbish and non-aggregate debris, including any required screening or buffering to the satisfaction of the Development Authority, at all times.

APPLICATION FOR AGGREGATE EXTRACTION

- 12.10.14. 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:
- a. 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;
 - b. the expected life of the deposit if applicable;
 - c. the existing land use;
 - d. a site analysis of the geology, groundwater, surface water, natural vegetation, and wildlife features of the site;
 - e. 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.);





- f. the proposed access and hauling activities (including number of trucks, tonnage, hours of hauling, methods of preventing/controlling/reducing erosion or dust, etc.);
- g. 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
- h. 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.

12.11 Greenhouses, Commercial Class 1 & 2

- 12.11.1. All commercial greenhouse use applications will be reviewed to ensure the proposal will not negatively impact the surrounding area in which it is located and are at the discretion of the Development Authority.
- 12.11.2. 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.
- 12.11.3. Outdoor lighting for the commercial greenhouse facility shall not allow outward illumination beyond the parcel. A commercial greenhouse class 2 facility shall be required to contain 80 per cent of the artificial light from illuminating upwards and outwards at all times as a condition of the development's approval. The applicant shall be required to submit a detailed description of the artificial lighting control at the time of the development application. Setbacks for commercial greenhouse facilities shall comply with the following:
 - a. A commercial greenhouse facility in an Agricultural District less than 8 ha (20.0 ac) in total site size, 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 commercial greenhouses 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 commercial greenhouses to the boundary of the Residential District.
 - A commercial greenhouse facility in the Agricultural District more than 8.0 ha (20.0 ac) in total parcel or lot size, shall be located a minimum of: 300.0 m (984.3 ft) from a dwelling that is located on an adjacent parcel and measured between the proposed commercial greenhouses to the exterior wall of the dwelling;
 - 300.0 m (984.3 ft) from a boundary of a Residential District and measured between the proposed commercial greenhouses to the boundary of the Residential District; and
 - 100.0 m (328.1 ft) from a dwelling located on an adjacent parcel or Residential District and measured between the proposed commercial greenhouses 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 commercial greenhouse.





12.12 Home-Based Business

HOME-BASED BUSINESS, HOME OFFICE

- 12.12.1. The Home-Based Business, Home Office use and the storage of goods, materials, commodities, or finished products must be located in the principal building or accessory building(s).
- 12.12.2. Home-Based Business, Home Office use shall not change the external appearance or residential character of land or buildings.
- 12.12.3. The Home-Based Business, Home Office use shall have no external signage.
- 12.12.4. There shall be no on-site attendance of clients at a Home-Based Business, Home Office use.
- 12.12.5. Only the resident(s) of the property may work on-site at a Home-Based Business, Home Office use.

HOME-BASED BUSINESS, MINOR

- 12.12.6. The outside storage of equipment, goods, materials, commodities, or finished products related to a Home-Based Business, Minor use may be permitted if it is screened from adjacent parcels and from public roadways.
- 12.12.7. Home-Based Business, Minor use shall not change the external appearance or residential character of land or buildings.
- 12.12.8. The Home-Based Business, Minor use shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 12.12.9. The display or placement of signage on the premises of a Home-Based Business, Minor use shall be in accordance with Section 15.
- 12.12.10. The Home-Based Business, Minor use shall not generate noise, smoke, steam, odour, 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.
- 12.12.11. At all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business, Minor use shall 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.
- 12.12.12. The parking of one (1) commercial vehicle with one (1) accessory trailer such as dual axle gravel truck with pup trailer carrying a small backhoe, bobcat, or similar, tractor unit only (no trailer), or a three (3) ton truck or like type vehicle may only be allowed by the Development Authority on a discretionary basis.
- 12.12.13. Only the resident and those who permanently reside in the residential dwelling on the subject Parcel may be permitted as employees.





HOME-BASED BUSINESS, MAJOR

- 12.12.14. The outside storage of equipment, goods, materials, commodities, or finished products related to a Home-Based Business, Major use may be permitted if it is screened from adjacent parcels and from public roadways.
- 12.12.15. The outside storage of equipment, goods, materials, commodities, or finished products related to a Home-Based Business– Major use that is not screened shall be at the discretion of the Development Authority.
- 12.12.16. The display or placement of signage on the premises of a Home-Based Business, Major use shall be in accordance with Section 15.
- 12.12.17. The Home-Based Business, Major use shall not generate noise, smoke, steam, odour, 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.
- 12.12.18. At all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business, Major use shall 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.
- 12.12.19. The parking of any commercial vehicles, including the number considered and location, shall be at the discretion of the Development Authority.
- 12.12.20. 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.

12.13 Move-in Buildings

- 12.13.1. The relocation of any building shall require an approved development permit application before the building can be moved.
- 12.13.2. The relocation of any building shall meet the *Alberta Building Code* and applicable *Alberta Safety Codes Act* requirements and standards.
- 12.13.3. A move-in building shall be finished and sided in a manner that is visually compatible with the character of the surrounding neighbourhood to the satisfaction of the Development Authority.

12.14 Small Animal Breeding and Boarding

- 12.14.1. All animals shall be kept in good animal husbandry and in a manner satisfactory to the Society for the Prevention of Cruelty of Animals (SPCA).





- 12.14.2. All breeding and boarding facilities follow all applicable provincial and federal regulations.
- 12.14.3. Manure shall be managed, stored, and disposed of in accordance with provincial and federal regulations.
- 12.14.4. All breeding and boarding facilities buildings are required to have soundproofing and screening to the satisfaction of the Development Authority.
- 12.14.5. The keeping of more than (3) dogs on a property, for dog breeding or boarding purposes, shall constitute the existence or operation of a kennel for which a development permit is required. When determining the number of dogs, pups up to three (3) months of age shall not be included. Approval for more than three (3) dogs for the purpose of keeping as pets shall be under the authority and regulations of the Responsible Dog Ownership Bylaw 2018/45 and as amended from time to time.
- 12.14.6. Dog breeding and boarding kennels are not permitted closer than 200.0 m (656.2 ft) from another residence or within 50.0 m (164.0 ft) of an adjacent property line. Exceptions may be made when a Provincial Highway bisects the 200 m (656.2 ft) separation distance, or at the discretion of the Development Authority.
- 12.14.7. The Development Authority may regulate the hours that dogs are allowed to be kept outdoors.
- 12.14.8. Pens, rooms, exercise runs and holding stalls may be required to be soundproofed to the satisfaction of the Development Authority.
- 12.14.9. All exterior exercise areas (runs) shall be enclosed with a perimeter fence of sufficient height to contain the chosen breed. The fence shall be imbedded in the ground or in concrete a sufficient depth to prevent animals from tunneling underneath. A minimum amount of exercise area shall be provided with each dog, as follows:

SIZE OF BREED	MINIMUM AREA PER DOG	MINIMUM FENCE HEIGHT
7 kg (15 lbs or less) (e.g., Chihuahua, Papillon, Pekinese, Pomeranian, Poodle, Shih-Tzu)	1.1 m ² (12.0 ft ²)	1.0 m (3.3 ft)
8-20 kg (18-44 lbs) (e.g., Sheltie, Terrier, Corgi, Welsh, Springer, Collie)	2.3 m ² (25.0 ft ²)	1.3 m (4.3 ft)
21-36 kg (45-79 lbs) (e.g., Pointer, Samoyed, Siberian Husky, German Shepherd)	4.6 m ² (50.0 ft ²)	1.8 m (6.0 ft)
Over 37 kg (80 lbs) (e.g., Great Dane, Mastiff, Lab, Rottweiler)	5.6 m ² (60.0 ft ²)	1.8 m (6.0 ft)





12.14.10. All new permits issued by the Development Authority for dog breeding and boarding kennels shall be time limited permits valid for a period not exceeding twelve (12) months from the date of issue and will be subject to an annual review. Upon expiry of the permit, if the Development Authority has evidence that the development does not meet the conditions of the original permit, then for purposes of renewal the development shall be considered as a new application.

12.14.11. At the time of renewal for a time limited permit, the Development Authority may remove the time limited approval period, and therefore issue a continuous development permit based on the merits of the kennel operator's past performance.

12.15 Outdoor Shooting Ranges

12.15.1. Prior to submitting an application for an Outdoor Shooting Range use, community consultation shall be undertaken by the applicant in accordance with the County Public Engagement Policy and to the satisfaction of the Development Authority.

12.15.2. Further to 12.15.1, 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 Outdoor Shooting Range use and to address any issues or concerns landowners may have regarding the Outdoor Shooting Range use.

12.15.3. 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 manner in which sound carries;
- e. any safety concerns regarding the Outdoor Shooting Range use and adjacent lands; and
- f. the outcomes from the community consultation.

12.15.4. Any buildings and areas for shooting shall be at least 30.0 m (98.4 ft) from any parcel boundary, and parking shall be provided in accordance with the off-street parking requirements contained in this Bylaw.

12.15.5. 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, berming, noise attenuation, direction of fire, parking, and any other details as deemed necessary by the Development Authority; and an area plan that identifies lands within a 3.0 km (1.86 mi) radius illustrating land uses, existing buildings, and any other information as identified in subsection 12.15.1 and 12.15.2 or as deemed necessary by the Development Authority.





- 12.15.6. The Development Authority may require the applicant to submit:
- 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
 - any information deemed necessary.

12.16 Recreational Vehicles

- 12.16.1. A recreational vehicle shall not be considered, and consequently used, as a permanent dwelling.
- 12.16.2. 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.
- 12.16.3. A recreational vehicle shall not be stored in a manner that unduly impacts adjacent landowners or in a manner that obstructs or interferes with traffic.
- 12.16.4. Further to 12.16.3, if a recreational vehicle is stored in either of these manners, the Development Authority shall require the recreational vehicle to follow the setback requirements for the district in which it is located.

12.17 Recreational Vehicle Storage Facilities

- 12.17.1. The Development Authority may require the applicant to enter into a road use agreement as a condition of a development permit for a recreation vehicle storage facility.
- 12.17.2. The recreation vehicle storage facility shall be designed so that all vehicles shall enter and exit the facility in a forward direction.
- 12.17.3. Where a recreational vehicle storage development adjoins a residential district or the Public Recreation District a landscaping plan will be required showing screening and/or fencing.
- 12.17.4. Where a recreational vehicle storage development abuts a public road, landscaping, screening and/or fencing shall be required.

12.18 Secondary Suites

- 12.18.1. Secondary suites shall meet all applicable *Alberta Building Code* standards, *Alberta Safety Codes Act*, and/or CSA A277 certification for a permanent dwelling.
- 12.18.2. The Development Authority shall, as a condition of approval, require that secondary suites be properly connected to utility services (e.g., gas, power, water, sewage disposal) associated with the principal dwelling without jeopardizing existing utility services associated with either the existing parcel or surrounding parcels.





- 12.18.3. Secondary suites located within a single detached dwelling shall have a separate entrance to the secondary suite from either a common indoor landing or directly from the side or rear of the building.
- 12.18.4. Secondary suites located within a single detached dwelling shall be developed in such a manner that the exterior of the principal dwelling containing the Secondary Suite use shall appear as a single detached dwelling.
- 12.18.5. Secondary suites within accessory buildings shall demonstrate to the satisfaction of the Development Authority that there is adequate utility servicing capacity available to service the secondary suite without jeopardizing existing utility services associated with either the hosting parcel or the surrounding parcels or lots.
- 12.18.6. Secondary suites that are standalone buildings, falling outside the principal and accessory buildings shall be designed, sited, constructed, and finished in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of the surrounding lands and the neighbourhood as a whole. The following siting guidelines will be considered by the Development Authority:
 - a. the secondary suite should not be placed in front of the principal dwelling or placed in a manner which could obstruct the view from a house on an adjacent property;
 - b. the secondary suite shall not be placed on any easements and shall not be placed on a gas line;
 - c. the secondary suite shall be sited in accordance with setback regulations within the district that it is located; and
 - d. the parcel or lot shall be graded to avoid ponding under or around the suite.
- 12.18.7. Secondary suites that are standalone buildings shall have a separation distance of at least 5.0 m (16.4 ft) from any other building or structure on the parcel.

12.19 Storage Containers

- 12.19.1. Storage containers shall be considered as an accessory use within all land use districts and shall be used for storage purposes only.
- 12.19.2. A development permit will not be required for the placement of up to two (2) storage containers, but will be required for the placement of three or more storage containers, as a Class 1 Discretionary Use, within the following land use districts:

<ul style="list-style-type: none"> » Agricultural District 1 (A-1 IDP) » Agricultural District 2 (A-2) » Hamlet Industrial District (HI) » Industrial District (I) 	<ul style="list-style-type: none"> » Light Industrial District (LI) » Public Services District (PS)
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- 12.19.3. While a development permit is not required for the placement of two (2) or less storage containers referenced in subsection 12.19.2, the exterior finish of the storage container shall match or compliment the exterior finish of the principal building and be compatible with the surrounding area.





- 12.19.4. A development permit will be required for the placement of a single storage container as a Class 1 Discretionary Use, within the following land use districts:
- | | |
|---|---------------------------------------|
| » Country Residential District 1 (CR-1) | » Highway Commercial District (HWY-C) |
| » Country Residential District 2 (CR-2) | » Local Commercial District (LC) |
| » Country Residential Limited IDP District (CR-IDP) | » Hamlet Commercial District (HC) |
| » Country Residential Multi-Unit Dwelling District (CR-MUD) | » Local Commercial District (LC) |
| » Cypress Hills Fringe District (CHF) | » Public Recreation District (PR) |
| | » Seasonal Residence District (SR) |
- 12.19.5. Approval from Council, as a Class 2 Discretionary Use, will be required before the placement of two (2) or more storage containers will be allowed within any of the districts outlined in subsection 12.19.4.
- 12.19.6. The placement of a storage container must comply with all other aspects of this Bylaw including the minimum setback distances from the various property lines which would be required for an accessory building in that district.
- 12.19.7. The Development Authority may impose the following conditions upon the issuance of a development permit, as a discretionary use, as follows:
- where more than one storage container is allowed, the containers are not to be stacked on top of each other,
 - the exterior finish of the storage container is to match or compliment the exterior finish of the principal building or must be screened from view to the satisfaction of the Development Authority.
- 12.19.8. A storage container will not be allowed as either a permitted or discretionary use in the Hamlet Residential district, the Hamlet General district, or the Recreation/Residential Resort district (RRR).
- 12.19.9. Storage containers will be at the discretion of the County Council in any Direct Control District.

12.20 Solar Energy, Personal Use

- 12.20.1. 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 particular district in which it is located.
- 12.20.2. Any solar energy panels and associated equipment, for personal use, shall not be positioned so as to cause any unnecessary glare or disturbance to any adjacent residence, or to any nearby public roadway. Any ground mounted solar panel shall not exceed 4.6 m (15.0 ft) in height above the existing grade.
- 12.20.3. The applicant shall be responsible to obtain the necessary approvals from the electric distribution company.





12.21 Solar Energy, Commercial Use

- 12.21.1. 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 solar energy facility until such approval(s) have been obtained from the applicable provincial and/or federal agencies.
- 12.21.2. A development permit will be required for all commercial, solar energy production facilities that are intended to generate electricity which is to be sold and transmitted into an electrical distribution system for commercial sale. Commercial, solar energy production facilities shall be considered within the Agricultural districts, and Industrial district as a Class 2 Discretionary Use.
- 12.21.3. The applicant shall be responsible to obtain the necessary approvals from both the Alberta Utilities Commission as well as the commercial, electric distribution company, and provide copies of the approval documents as part of the development approval.
- 12.21.4. The applicant shall be responsible to obtain 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.
- 12.21.5. All equipment and infrastructure associated with a commercial, solar energy facility must comply with those setbacks specified in the land use district in which the commercial, solar energy facility is located.
- 12.21.6. When a commercial, solar energy facility is decommissioned, the landowner will be required to return the solar energy facility location to the same land capability and quality as it was prior to the installation of any of the solar energy equipment. As part of the development application process, the Development Authority will ask the applicant to submit a detailed decommissioning plan to support the development application.
- 12.21.7. A development permit application shall require, as a condition of approval, that the developer of a solar facility commercial use enter into a road use agreement between the County and the developer.

12.22 Telecommunication Towers and Aerodromes

- 12.22.1. The placement of telecommunication towers and equipment are federally regulated and are therefore exempt from municipal control. Cypress County will review telecommunication tower submissions and, depending on the nature of the proposal, a letter of support (concurrence) or non-support (non-concurrence) will be sent to the wireless service provider. Proponents are encouraged to conduct a pre-submission consultation with the County to identify preliminary issues of concern prior to making their submissions.
- 12.22.2. The placement of aerodromes are federally regulated and are therefore exempt from municipal control. Cypress County will review aerodrome submissions and, depending on the nature of the proposal, a letter of support (concurrence) or non-support (non-concurrence) will be sent to the Transport Canada and the





applicant. Proponents are encouraged to conduct a pre-submission consultation with the County to identify preliminary issues of concern prior to making their submissions.

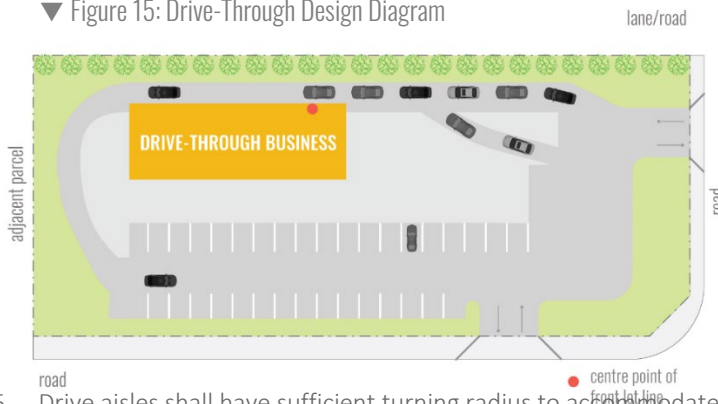
12.23 Vehicle Oriented Uses

- 12.23.1. A Vehicle Oriented use shall not be located on a parcel which, in the opinion of the Development Authority cannot safely accommodate vehicle circulation and access.
- 12.23.2. No Vehicle Oriented use aisles are permitted within the setback areas.
- 12.23.3. The queuing space for a Vehicle Oriented use shall not overlap with any parking stalls or drive aisles.

DRIVE THROUGH BUSINESS

- 12.23.4. A Drive-Through Business use shall be required to have at least six (6) on-site queuing stalls leading up to the order window (the first window to serve customers), as indicated in Figure 16: Drive-Through Design Diagram.

▼ Figure 15: Drive-Through Design Diagram



- 12.23.5. Drive aisles shall have sufficient turning radius to accommodate vehicle entrance to the drive-through aisle.
- 12.23.6. If a Drive-Through Business is located adjacent to a Residential district, the drive-through aisle shall be screened to the satisfaction of the Development Authority.
- 12.23.7. Garbage bins shall be enclosed and screened to the satisfaction of the Development Authority.

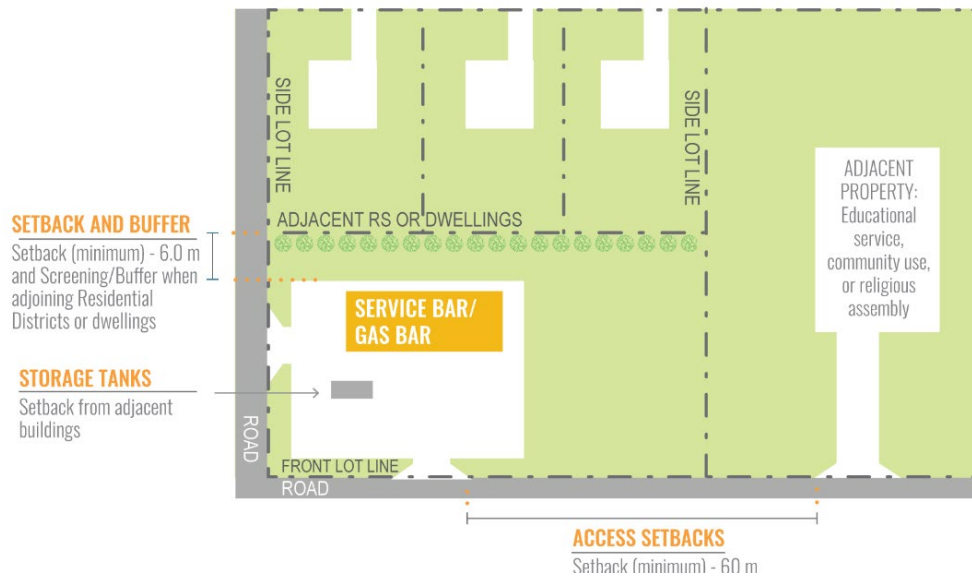
SERVICE STATIONS AND GAS BARS

- 12.23.8. Service Station and Gas Bar uses shall be located in such a manner that:
 - a. No vehicle access shall be within 60.0 m (196.9 ft) of an entrance to or exit from educational service, community use, or religious assembly.
 - b. Storage tanks shall be setback from adjacent buildings in accordance with the *Alberta Safety Codes Act* and regulations made thereunder, and the *Alberta Fire Code*.
- 12.23.9. Service Stations and Gas Bars uses shall have a minimum setback of 6.0 m (19.7 ft) when adjacent to any Residential districts or dwelling.



- 12.23.10. Service Stations and Gas Bars uses shall be screened from adjacent Residential district or dwelling using a solid fence and landscaping.

▼ Figure 16: Service Station Diagram





12.24 Wind Energy Facility, Small Scale

- 12.24.1. 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 WEF-SS until such approval(s) have been obtained from the applicable provincial and/or federal agencies.
- 12.24.2. A WEF-SS shall be required to meet the necessary setbacks that are specified in the district in which it is located, and the turbine shall be positioned so that the tip of the turbine's blade is entirely within the property for which the turbine has been placed.
- 12.24.3. The minimum setback for WEF-SS from a dwelling unit that is located on the title property that the WEF-SS is sited shall be two (2) times the height of the WEF-SS, as measured from the ground to the highest point of the rotor's arc.
- 12.24.4. Despite subsection 12.24.3, a WEF-SS shall have a minimum setback of five (5) times the total height of the system from any adjacent residence or from a Residential district. The setback distance may be varied as a condition of approval by the Development Authority where it is deemed appropriate.
- 12.24.5. Where energy generation is to be provided to the local electric supplier, written approval from the local electric supplier is to be submitted to the municipality at the time of submitting the development application.
- 12.24.6. The minimum ground clearance for tower mounted turbine blades shall be 4.8 m (16 ft).

12.25 Wind Energy Facility, Commercial

- 12.25.1. 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 wind energy facility until such approval(s) have been obtained from the applicable provincial and/or federal agencies.
- 12.25.2. The minimum setback for WEF-C 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 WEF-C will not negatively impact existing development or future growth from such impacts as light flicker, noise levels, structural and blade failure, and ice throw.
- 12.25.3. The minimum setback for WEF-C from a dwelling unit that is located on the title property that the WEF-C is sited shall be two (2) times the height of the WEF-C, as measured from the ground to the highest point of the rotor's arc.
- 12.25.4. The minimum setback for WEF-C from a dwelling unit that is located on an adjacent, separately titled property shall be four (4) times the height of the WEF-C, as measured from the ground to the highest point of the rotor's arc.





- 12.25.5. Regardless of subsection 12.25.2, 12.25.3, or 12.25.4 the Development Authority may increase the minimum setback from a dwelling to reduce the impact from the WEF-C.
- 12.25.6. The minimum setback from any underlying or adjacent County utility or public right-of-way shall be one (1) blade length plus 10 m.
- 12.25.7. The minimum setback for WEF-C from a provincial highway shall be as required by Alberta Transportation.
- 12.25.8. The minimum setback for WEF-C from railway facilities shall be as required by the respective railway company.
- 12.25.9. In all instances, the minimum setback applied shall be in accordance with the Alberta Utilities Commission (AUC) stipulations or standards.
- 12.25.10. 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.
- 12.25.11. All development applications for a WEF-C shall be accompanied by the same Wind Power Plant application submitted to the AUC for approval to avoid duplicating requirements. Amendments submitted to the AUC shall also be required to be submitted to the County by the applicant.
- 12.25.12. A Traffic Impact Assessment (TIA) prepared by a qualified engineer shall be provided as part of the development permit application submitted to the County. Outcomes from the TIA shall be used to inform what public roads and approaches require upgrading to meet the Cypress County Design Guidelines and Construction Standards. If such upgrades are required, detailed drawings prepared by a qualified engineer shall be submitted to the County.
- 12.25.13. Should a WEF-C discontinue producing power for a minimum of two (2) years, the WEF-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 WEF-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*.
- 12.25.14. The minimum vertical blade clearance from grade shall be 7.5 m (24.6 ft) for a WEF-C employing a horizontal axis rotor unless otherwise required by the Development Authority.
- 12.25.15. To ensure public safety, the Development Authority may require that:
 - a. a security fence with a lockable gate shall surround a WEF tower not less than 1.8 m (5.9 ft) in height of the tower is climbable or subject to vandalism that could threaten tower integrity;
 - b. no ladder or permanent tower access device shall be located less than 3.7 m (12.1 ft) from grade;
 - c. a locked device shall be installed on the tower to preclude access to the top of the tower; or
 - d. All of the above be provided, or such additional safety mechanisms or procedures be provided as the Development Authority considers reasonable and appropriate.





- 12.25.16. The use of tubular towers, with locked door access, will avoid the requirements outlined in 12.25.11.
- 12.25.17. All power lines from the approved WEF-C up to the point of interconnection of the grid should be underground except where the Development Authority approves overhead installations.
- 12.25.18. The Development Authority may require a WEF-C to be finished in a nonreflective matte and in a colour which minimizes the obtrusive impact of a WEF-C.
- 12.25.19. No lettering or advertising shall appear on the towers or blades. In other parts of the WEF-C, the only lettering will be the manufacturers and/or owner's identification or municipal symbol.
- 12.25.20. As WEF-C are categorized as a discretionary use, the Development Authority may approve WEF on a case-by-case basis having regard for:
- a. information provided in the application
 - b. proximity to other land uses in the immediate area,
 - c. consideration of the cumulative effect of all WEF approved or proposed in the immediate area,
 - d. underlying utilities,
 - e. information received from the circulation of the application and the public; and
 - f. effects and impacts on municipal roads.
- 12.25.21. The Development Authority may require the applicant to enter into a road use agreement and provide security to the municipality in the form of an irrevocable Letter of Credit for the purposes relating to disturbance or upgrades to the municipal roads that are needed to access the WEF-C sites during installation/construction of the turbines and/or substation.
- 12.25.22. A development permit application shall require, as a condition of approval, that the developer of a proposed WEF-C enter into a road use agreement between the County and the developer.
- 12.25.23. The municipality and the WEF-C company shall enter into a development agreement, that specifies the amount, forms, and terms for the security to be provided.
- 12.25.24. The security will be released to the WEF-C company once the municipality is satisfied that any municipal road issues and concerns have been satisfied as stated within the terms of the development agreement.
- 12.25.25. Any portion of a project not completed within two (2) years of approval shall require an application for a time extension. The time extension application shall be considered by the Development Authority and may be granted in one-year increments.





12.26 Work Camp

- 12.26.1. Federal, provincial, or municipal work camps do not require a development permit.
- 12.26.2. For a Work Camp that does not fall under subsection 12.26.1, a development permit for a Work Camp use may be issued for a period of no more than two (2) years.
- 12.26.3. Continuation of a Work Camp use beyond the first two (2) years will be at the discretion of the Development Authority taking into consideration any complaints and the nature of complaints being received by the Development Authority regarding the development within the first two years.
- 12.26.4. An application for a development permit for a work camp must provide the following information:
 - a. the location, type, and purpose of the camp;
 - b. adjacent land uses;
 - c. the method of supplying water, and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the Alberta Private Sewage Treatment and Disposal Regulation and be to the satisfaction of the Alberta Health Services;
 - d. the number of persons proposed to live in the camp;
 - e. the start date for development, date of occupancy by residents, and removal date for the camp; and
 - f. reclamation measures once the camp is no longer needed.
- 12.26.5. All workcamps shall meet the regulations of the districts that they are located in.
- 12.26.6. The Development Authority may require the applicant to enter into a road use agreement for any development permit application for a work camp, including those on Crown Lands.
- 12.26.7. The Development Authority may require the applicant to enter into an agreement where other County infrastructure services are being used, including those on Crown Lands.





13 FENCING, LANDSCAPING, SCREENING

13.1 General Fencing, Landscaping, and Screening

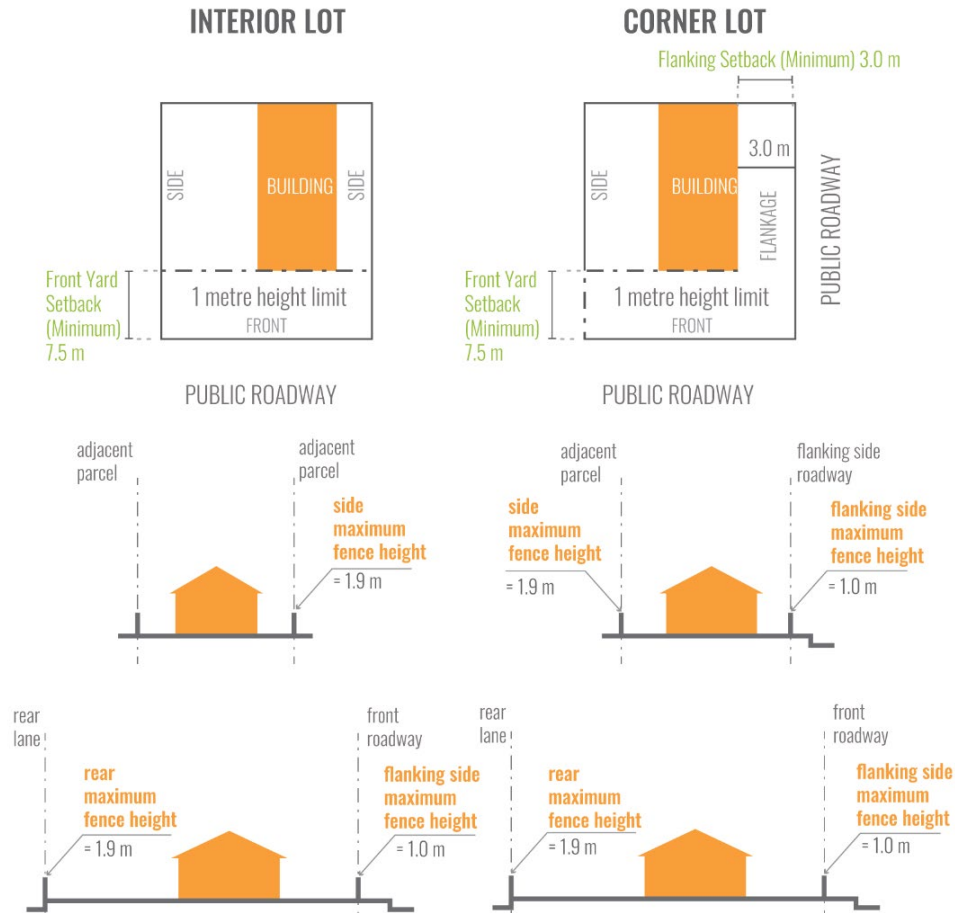
- 13.1.1. The Development Authority may require landscaping or screening for any development permit application, if, in their opinion, would improve the compatibility with adjacent properties, or mitigate the impacts of the development or use.
- 13.1.2. In most instances, the Development Authority shall require commercial or industrial uses to include landscaping, screening and/or fencing as part of the development, particularly when those developments are adjacent to transportation corridors, are within commercial or industrial parks, are within a hamlet, or abut residential uses.
- 13.1.3. The following shall be enclosed from view, or screened to soften the visual impact on adjacent or proximal sites, public roadways, and public thoroughfares, to the satisfaction of the Development Authority:
- a. outside storage areas;
 - b. exterior work areas;
 - c. garbage, waste, and waste handling and collection areas;
 - d. wrecked or damaged motor vehicles;
 - e. outdoor service areas, including any loading and vehicular service areas, that are visible from an adjacent residential property or from a public road other than a lane;
 - f. bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage, vehicle storage and similar uses; and
 - g. the parking or storage of large trucks, tractor-trailers, and heavy industrial equipment.

13.2 Fences

- 13.2.1. The maximum height of any fence in a residential area shall be 2.0 m (6.6 ft). No continuous fence, wall, vegetation, or any combination which might restrict vision shall extend more than 1.0 m (3.3 ft) above the ground within a front or flanking yard without a development permit being issued by the Development Authority. Chain link fences and ornamental trees arranged in a single mass, not exceeding 5.0 m (16.4 ft) in width, or individual trees spaced a minimum of 5.0 m (16.4 ft) apart are not subject to this requirement.



▼ Figure 17: Fences and Trees Diagram



- 13.2.2. At the intersection of two streets in a hamlet or in a multi-parcel subdivision, no fence, wall, tree, bush, or structure more than 1.0 m (3.3 ft) in height shall be erected, placed, or maintained within the 7.5 m (24.6 ft) front setback area or the 3.0 m (9.8 ft) flanking yard setback area along these two property lines from the corner.
- 13.2.3. In rural areas along public roadways and Provincial Highways, no fence, hedge, or shelter belt shall be constructed which would unduly restrict the vision of approaching traffic or an oncoming train.

13.3 Landscaping

- 13.3.1. The Development Authority may require that a landscape plan/design be prepared by a qualified professional be submitted for review and approval by the County as part of the development permit application, or as a condition of a development permit approval.



- 13.3.2. Landscaping may consist of any of the following:
- trees, shrubs, lawn, flowers,
 - large feature rocks, bark chips, field stone;
 - berming, terracing;
 - other innovative landscaping features.
- 13.3.3. Within hamlets and multi-parcel subdivisions, landscaping, in alignment with the approved landscaping plan, shall be carried out within two growing seasons of the date a development permit is issued, to the satisfaction of the Development Authority. For all other applications, the landscaping plan shall be carried out within the time outlined on the development permit approval.
- 13.3.4. In addition to any other provisions of this Bylaw, landfill sites, gravel pits, sewage lagoons, sewage treatment plants, commercial or industrial storage yards and other similar forms of development may be required to be screened from view by a vegetative buffer strip or some other form of screening.
- 13.3.5. The Development Authority, in considering a development permit application, may impose conditions requiring the retention of trees or additional plantings of such a type and extent that are considered necessary.
- 13.3.6. All tree and shrub plantings shall be based on the Cypress County climatic growing zone, constraints of location, effectiveness in screening where required to do so, resistance to disease and insect attack, cleanliness, appearance, and ease of maintenance.
- 13.3.7. All trees and shrubs planted shall conform to the following minimum requirements:

TREE TYPE	CALLIPER/HEIGHT
Deciduous trees (small)	40 mm caliper
Deciduous trees (large)	80 mm caliper
Coniferous trees (small)	1.5 m (4.9 ft)
Coniferous trees (large)	2.5 m (8.2 ft)
Shrubs	0.5 m (1.6 ft) (height or spread)

- 13.3.8. If water is not available, the Development Authority will encourage landscaping and gardening in ways that reduces or eliminates the need to water from irrigation or ground sources. This low maintenance landscaping may include using rocks, mulch, boulders in the design, but it must also focus on including some form of plant materials native to Cypress County or that require less water.





- 13.3.9. As a condition of a development permit approval, at the discretion of the Development Authority, a deposit may be required from the property developer/owner to ensure that the landscaping is provided and installed in accordance with recognized horticultural practices.
- 13.3.10. Upon receipt of a written request from the property developer/owner, an inspection of the finished landscaping may be scheduled by the Development Authority. Landscaping inspections shall comply with the following: Conducted only during the normal growing season, approximately May 15th through October 15th, Development Authority shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to a) above, and upon approval of the landscaping by the Development Authority, the security shall be released.
- 13.3.11. Additional landscaping that may be required at the discretion of the Development Authority may include, but is not limited to, the following:
 - a. additional separation, or buffering, between adjacent land uses;
 - b. the use of trees, shrubs, fences, walls, and berms to buffer or screen uses of negative impact; and
 - c. the use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.

13.4 Screening

- 13.4.1. 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 Development Authority shall require screening by buildings, fences, hedges, trees, berming, or other landscaping features to their satisfaction.
- 13.4.2. Where screen planting is required, low water use and indigenous species should be used.
- 13.4.3. For commercial, industrial, and institutional uses, fencing shall only be utilized for the visual screening of outside storage, waste/garbage, equipment, product, vehicles or for security purposes if in the side or rear yards of the principal building. The Development Authority may allow decorative fencing in the front yard of a principal building if it is in compliance with subsection 13.2.1.
- 13.4.4. The location, type, height, or size of visual screening that may be required shall be at the discretion of the Development Authority.
- 13.4.5. The location, length, thickness, and height of screening shall be in accordance with the approved Landscaping Plan or the approved development permit.
- 13.4.6. Screening shall be maintained to mitigate visual impact from the ground to a maximum height of 2.0 m (6.6 ft).
- 13.4.7. Regardless of subsection 13.4.6, the Development Authority may in their discretion require screening greater than 2.0 m (6.6 ft) in height to mitigate the visual impact of the development.





13.5 Shelterbelts and Ornamental Trees

- 13.5.1. Shelterbelts are planted in such a manner as to provide shelter from the wind and to prevent soil erosion. They are commonly planted around the edges of fields on farms.
- 13.5.2. Shelterbelts shall conform to the setback requirements as specified in the applicable land use district.
- 13.5.3. To allow for future road widening, ornamental trees shall be set back a minimum of 20.0 m (65.6 ft) from the centre line of a rural road allowance.
- 13.5.4. Shelterbelts and Ornamental Trees shall be required to be planted at least 5.0 m (16.4 ft) apart when abutting a public road.



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 for access onto Highways.
- 14.1.3. Parking stalls and loading spaces shall be constructed so that:
 - a. the parking areas or portions of those areas are properly gravelled or hard surfaced to the satisfaction of the Development Authority;
 - b. adequate access to, and exit from, each stall is provided at all times by means of maneuvering aisles designed to the satisfaction of the Development Authority;
 - c. parking spaces and areas are clearly marked to the satisfaction of the Development Authority; and
 - d. curb cuts will be provided and located as necessary to the satisfaction of the Development Authority.
- 14.1.4. 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.
- 14.1.5. Off-street parking areas shall be separated from public road rights-of-way by a minimum 1.0 m (3.3 ft), to provide space for landscaping in accordance with Section 13.
- 14.1.6. Where a proposed development will, from time to time, require pick-up or delivery of commodities, adequate space for loading and unloading shall be provided and maintained on the site to the satisfaction of the Development Authority.
- 14.1.7. On parcels less than 0.8 ha, the parking of a second school bus may be considered on a discretionary basis as an accessory use only.
- 14.1.8. On parcels 0.8 ha or more, the parking of more than two school buses may be considered on a discretionary basis as an accessory use only.
- 14.1.9. Where a building is enlarged or altered, or a change in the use occurs in such a manner as to cause a more intensive use of that building, provisions may be made for the additional parking spaces pursuant to subsection 14.3. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration or change in the use of the building, in addition to parking spaces that may have been removed due to the enlargement or alteration.



14.1.10. Regardless of subsection 14.3, development permit applications that include single-detached, semi-detached, triplex and fourplex dwellings shall contain at least one (1) on-site parking stall for each dwelling unit on the lot.

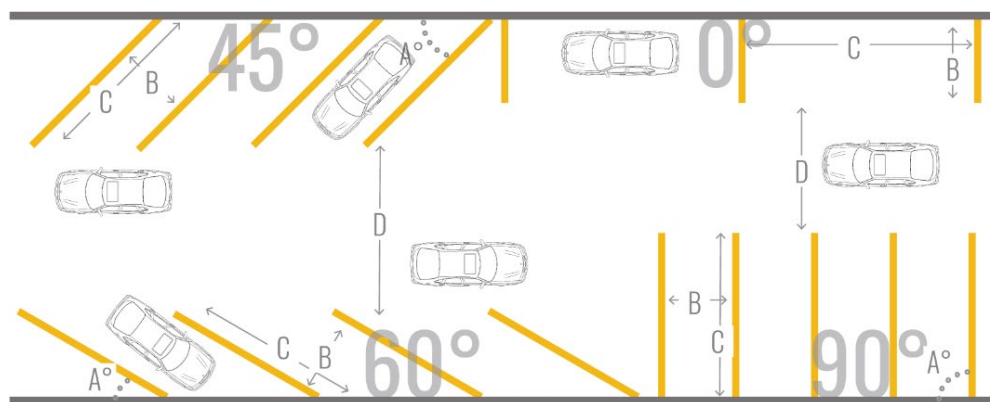
14.1.11. Any secondary suites on a parcel shall have at least one (1) on-site parking stall for each dwelling unit.

14.2 Parking Space Dimension Requirements

14.2.1. All parking areas shall conform to the following requirements:

A PARKING ANGLE IN DEGREES	B WIDTH OF SPACE	C DEPTH OF SPACE PERPENDICULAR TO AISLE	D WIDTH OF SPACE PARALLEL TO AISLE	E OVERALL DEPTH	F WIDTH OF MANEUVERING AISLE (EACH DIRECTION)
0°	2.7 m (8.9 ft)	3.1 m (10 ft)	7 m (23 ft)	9 m (29.5 ft)	4 m (13 ft)
30°	2.7 m (8.9 ft)	5 m (16.4 ft)	6 m (19.7 ft)	14 m (46 ft)	4 m (13 ft)
45°	2.7 m (8.9 ft)	6.1 m (20 ft)	4 m (13 ft)	15 m (49 ft)	4 m (13 ft)
60°	2.7 m (8.9 ft)	6.1 m (20 ft)	3.1 m (10 ft)	18 m (59 ft)	6.1 m (20 ft)
90°	2.7 m (8.9 ft)	6.1 m (20 ft)	3.1 m (10 ft)	18 m (59 ft)	7 m (23 ft)

▼ Figure 18: Parking Design Diagram



14.3 Number of Vehicle Parking Stalls Required

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

LAND USES	SUGGESTED MINIMUM PARKING
Animal boarding kennel	1 stall per 46.45 m ² or 500 ft ² , plus 1 stall per employee
Antique store	1 stall per 37.16 m ² or 400 ft ² , plus 1 stall per employee
Amusement area and facility	1 stall per 27.87 m ² or 300 ft ² , plus 1 stall per employee
Animal boarding kennel	1 stall per 46.45 m ² or 500 ft ² , plus 1 stall per employee
Auction mart	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Automotive sales and/or repairs	1 stall per 46.45 m ² or 500 ft ² , plus 1 stall per employee
Automotive repair, auto-body, and paint shops	1 stall per 46.45 m ² or 500 ft ² , plus 1 stall per employee
Auto wrecker and salvage yard	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
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 , plus 1 stall per employee
Bulk fuel, oil, or fertilizer storage	1 stall per 46.45 m ² or 500 ft ² , plus 1 stall per employee
Car wash	1 stall per employee
Convenience store and gas station	1 stall per 27.87 m ² or 300 ft ² , plus 1 stall per employee
Contractor services	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Day care facility	1 stall per 4 children, plus 1 stall per employee
Dwelling	2 stalls per dwelling
Farm equipment sales and services	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Financial institution or insurance agency	1 stall per 37.16 m ² or 400 ft ² , plus 1 stall per employee
Funeral home service	1 stall per 4 seats, plus 1 stall per employee
Gas/oil well servicing operations	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Home-Based Business	as required by the Development Authority
Liquor store, pub, and other licensed premise	1 stall per each 2 seating spaces, plus 1 stall per employee
Cannabis Processing and Distribution facility	1 stall per 46.45 m ² or 500 ft ² , plus 1 stall per employee
Manufacturing (light)	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Manufacturing (heavy)	1 stall per 92.90 m ² or 1000 ft ²






LAND USES	SUGGESTED MINIMUM PARKING
Market garden,	1 stall per 37.16 m ² or 400 ft ² , plus 1 stall per employee
Medical clinic	1 stall per medical examination room, and 1 stall per employee
Mini-storage facility	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Motel, inn, or hotel	1 stall per guest room, plus 1 stall per employee
Office	1 stall per 46.45 m ² or 500 ft ² , plus 1 stall per employee
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 , plus 1 stall per employee
Post office	1 stall per 27.87 m ² or 300 ft ² , plus 1 stall per employee
Quasi-public buildings and uses	1 stall per 37.16 m ² or 400 ft ² , plus 1 stall per employee
Restaurant, café or diner	1 stall per 4 seats, plus 1 stall per employee
Retail store	1 stall per 37.16 m ² or 400 ft ² , plus 1 stall per employee
Recreational vehicle sales, repairs, storage	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Veterinary clinic	1 stall per 46.45 m ² or 500 ft ² , plus 1 stall per employee
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 , plus 1 stall per employee
Warehouse	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Welding and repair shop	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee
Wholesale warehouse	1 stall per 65.03 m ² or 700 ft ² , plus 1 stall per employee

- 14.3.2. 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.
- 14.3.3. In the case of a use not specified in subsection 14.3.1, the number of parking spaces provided should be the same as for a similar use as determined by the Development Authority.
- 14.3.4. An applicant may propose fewer parking stalls than what 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.
- 14.3.5. Regardless of this section, where a parking study is required, the Development Authority may determine the number of parking stalls required for a development based on the outcomes of the parking study.

14.4 Off-street Loading Requirements



- 
- 14.4.1. Developments in the Commercial (C), Light Industrial (LI), Heavy Industrial (HI), Public Services District (PS) and Public Recreation District (PR) shall require a minimum of one (1) loading space.
- 14.4.2. A loading space shall be designed and located to:
- ensure that loading vehicles cannot extend into a public right of way or an adjacent property; and
 - provide vehicular ingress to, and egress from, a street or lane so that no backing or turning movements of vehicles going to or from the site cause interference with traffic in the abutting streets or lanes.
- 14.4.3. The Development Authority may change minimum loading space dimensions when considering the types of vehicles that are likely to use the space.
- 14.4.4. The Development Authority shall set out loading space requirements for uses other than those set out in this Section.

14.5 Parking and Loading Requirements for Physically Disabled Persons

- 14.5.1. Parking spaces for physically disabled persons shall be located as close as possible to ramps, walkways, and building entrances.
- 14.5.2. Parking shall be arranged in such a way that users of wheelchairs are not required passing behind parked cars.
- 14.5.3. 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.
- 14.5.4. 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, except in those circumstances described in subsection 15.2.
- 15.1.4. Development permit applications that are not in compliance with the regulations in this Section shall be referred to Council for approval. Council 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.

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 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.	<ul style="list-style-type: none"> » 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.





SIGN TYPE	NARRATIVE OF SIGN TYPES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT	REGULATIONS
Election Posters	Posters relating specifically to an upcoming/pending election.	» Must be removed fourteen (14) days after the election.
Free Standing Portable Signs		» Maximum Sign Area: 1.1 m ² (12 ft ²) » Maximum Sign Height: 1.5 m (5 ft) above ground. » Signs must be entirely located within the lot lines.
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 m ² (2.2 ft ²). » 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 m ² (12 ft ²) » Maximum Height: 1.83 m (6.0 ft) above ground. » Signs must be entirely located within the lot lines.
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 m ² (12 ft ²). » Limit of one (1) sign per lot.





SIGN TYPE	NARRATIVE OF SIGN TYPES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT	REGULATIONS
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,	<ul style="list-style-type: none"> » 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.	<ul style="list-style-type: none"> » Maximum Sign Area: 0.5 m² (5.4 ft²). » Signs cannot 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.	<ul style="list-style-type: none"> » 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.	<ul style="list-style-type: none"> » 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 signs that that promote intolerance, hatred or ridicule of any race, religion or other segment of society shall be permitted.
- 15.3.2. No signs that feature nudity shall be permitted.
- 15.3.3. No sign shall be erected or affixed to public property or placed within a road allowance without prior consent from the Development Authority.



- 15.3.4. No sign shall be erected or affixed anywhere that obstructs the free and clear vision of vehicular traffic or be any form of traffic hazard.
- 15.3.5. No sign or advertisement shall resemble or conflict with a traffic sign, signal, or device.
- 15.3.6. All signs and advertisements must be maintained in a safe, clean, and tidy condition, or notice will be served to perform the necessary repairs or remove the sign(s) within thirty (30) days.
- 15.3.7. Notwithstanding any other provision in this section, no person shall place a motor vehicle, a trailer, or any other object, building or structure whatsoever displaying an off-site sign for advertisement on a site visible from a Provincial Highway or local road. For purposes of this clause, "trailer" shall not include a trailer that is designed exclusively for the purpose of displaying and transporting a portable sign.
- 15.3.8. No sign or advertising structure shall be permitted within 0.8 km (0.5 mi) of a provincial highway unless approval has been obtained by the department responsible for provincial highways in Alberta.
- 15.3.9. Permitted and discretionary signs in each district shall be in compliance with the following:

P = PERMITTED USE, D = DISCRETIONARY USE CLASS 1, D* = DISCRETIONARY USE CLASS 2																			
	A1-IDP	A-2	CR-1	CR-2	CR-MUD	CR-IDP	CHF	RRR	CHF	HC	HG	HI	HR	HWY-C	LC	I	LI	PS	PR
BILLBOARD	D*	D					D*			D*		D		P	D*	P	D	D*	D*
ELECTRONIC DISPLAY SIGN		D*					D*			D*		D		D	D	D	D	D	D
FASCIA SIGN	D	D					D			P		P		P	P	P	P	P	P
FREE STANDING PORTABLE SIGN	D	P					D			P		P		P	P	P	P	P	P
FREE STANDING SIGN	D*	P					D			P		P		P	P	P	P	P	P
PROJECTING SIGN							D			P		P		P	P	P	P	P	P
ROOF SIGN										D*		D*		D*	D*	D	D		





15.4 Sign Development Permit Application

- 15.4.1. The application shall include the mandatory sign development permit requirements, including the following:
- a. Two (2) copies of a drawing of the sign(s), drawn to a 1:250 scale or a 1:100 scale if erected on a building, that includes when applicable:
 - the location of the sign by elevational drawing or site plan
 - the overall dimensions of the sign
 - the size of the letters or the letter
 - the colour of the sign, including the background and letting/numbering
 - the amount of projection from the face of the building
 - the amount of project over municipal property
 - the height of the sign above the road or sidewalk or the height above the average ground level at the face of the building
 - the manner of illuminating the sign and any form of animated or intermittent lights that may be embodied in the construction
 - the least distance that the sign will be erected from an intersection of a road with another road or lane
 - the least distance from any device for the control of traffic from an intersection of a road with another road or lane.
- 15.4.2. If during the progress of the work the applicant desires to deviate in any way from the terms of the original approved development permit, they shall notify the Development Authority and submit amended drawings, and, if the Development Authority deems it necessary, shall require the applicant to submit a new development permit application for approval.
- 15.4.3. A development permit shall not be required to clean, repair, or repaint any sign.



15.5 Billboard Signs

15.5.1. The following table identifies the billboard sign regulations. Any variance to the regulations outlined shall be referred to Council for approval.

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:	<ul style="list-style-type: none"> 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 19: Billboard Sign Diagram

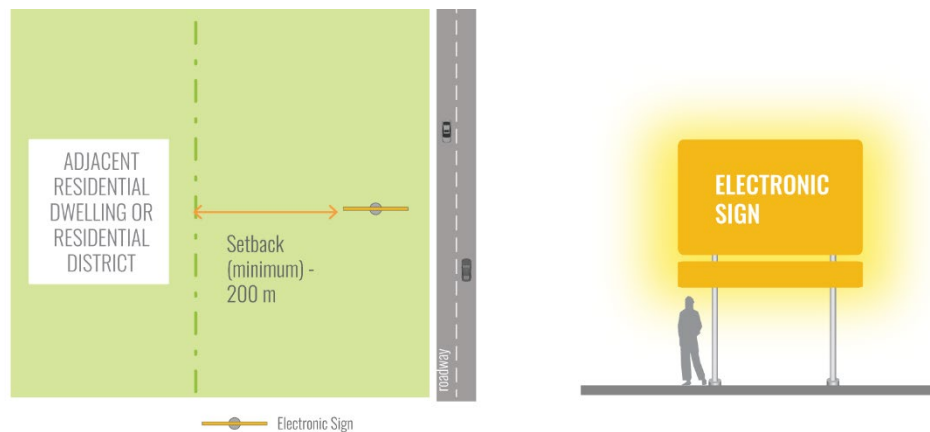




15.6 Electronic Display Signs

- 15.6.1. The following table identifies the electronic display sign regulations. Any variance to the regulations outlined shall be referred to Council for approval.
- 15.6.2. An off-site electronic display sign shall be at least 200 m (656.2 ft) from a nearby dwelling or residential district and must not directly face the nearby dwellings or Residential districts. A lesser distance may be considered and approved at the discretion of Council.
- 15.6.3. No more than one off-site electronic display sign shall be permitted per property.
- 15.6.4. 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 in order to ensure that the sign is suitable for the proposed location.

▼ Figure 20: Electronic Display Sign Diagram



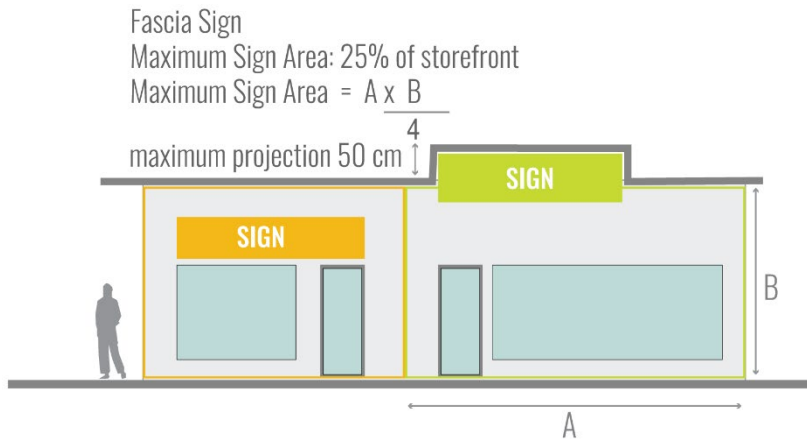
15.7 Fascia Sign

- 15.7.1. The following table identifies the fascia sign regulations. Any variance to the regulations outlined shall be referred to Council for approval.

MAXIMUM SIGN AREA:	25% of the business frontage
MAXIMUM PROJECTION:	50.0 cm (19.7 in) above the top of the vertical face of the wall, roof line or structure that they are attached to
SIGN ORIENTATION:	On a business frontage



▼ Figure 21: Fascia Sign Diagram

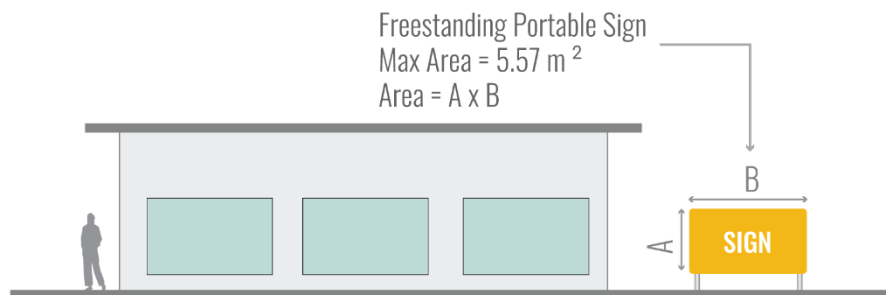


15.8 Free Standing Portable Sign

15.8.1. The following table identifies the free standing portable sign regulations. Any variance to the regulations outlined shall be referred to Council for approval.

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

▼ Figure 22: Free Standing Portable Sign Diagram



15.9 Free Standing Sign

15.9.1. The following table identifies the free-standing sign regulations. Any variance to the regulations outlined shall be referred to Council for approval.

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 23: Free Standing Sign Diagram

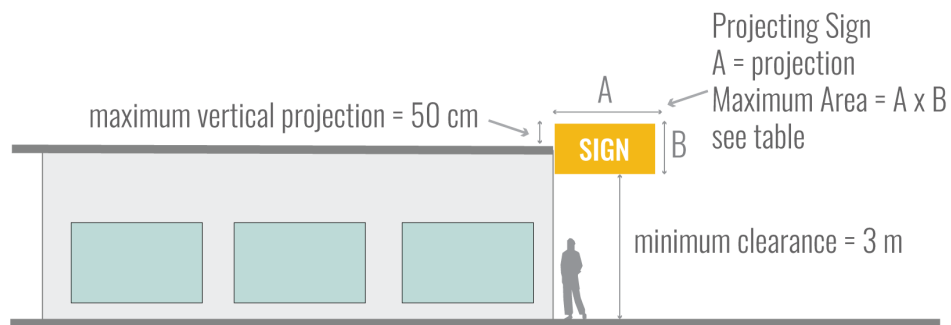


15.10 Projecting Sign

15.10.1. The following table identifies the projecting sign regulations. Any variance to the regulations outlined shall be referred to Council for approval.

MAXIMUM SIGN AREA:	<i>Amount of projection:</i>	1.83 m (6.0 ft)	1.53 m (5.0 ft)	1.22 m (4.0 ft)	0.92 m (3.0 ft)
	<i>Maximum sign area:</i>	3.3 m ² (35.5 ft ²)	4.5 m ² (48.4 ft ²)	5.6 m ² (60.2 ft ²)	7.0 m ² (75.3 ft ²)
MAXIMUM PROJECTION (ABOVE BUILDING):	50.0 cm (19.7 in)				
MINIMUM VERTICAL CLEARANCE:	3.0 m (9.8 ft)				
SIGN ORIENTATION:	On a business frontage				
MAXIMUM NO. OF SIGNS:	1 per frontage, unless frontage exceeds 15.25 m (50.0 ft), then additional projecting signs are permitted for each additional 15.25 m (50.0 ft)				
ENCROACHMENT:	Projecting signs may encroach on the rights-of-way of roads and lanes provided that the sign does not project over that part of the road or lane one which vehicles may travel. Any encroachment requires Council approval.				

▼ Figure 24: Projecting Sign Diagram





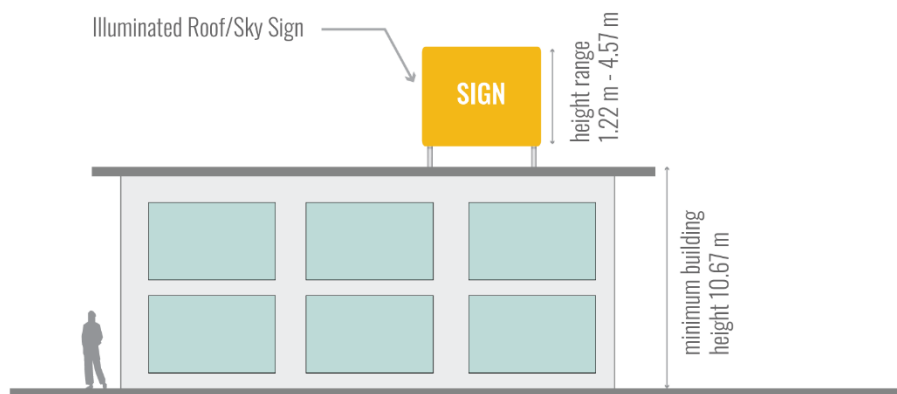
15.11 Roof Sign

15.11.1. The following table identifies the roof sign regulations. Any variance to the regulations outlined shall be referred to Council for approval.

OTHER REGULATIONS:	<ul style="list-style-type: none"> ▪ The sign shall be attached to a flat roof on a building more than 10.67 m (35 ft) high. ▪ No part of the sign, excluding that portion which is used for support, and which is free of advertising, shall be less than 1.22 m (4 ft) or more than 4.57 m (15 ft) above the level of the roof and the sign shall not be included in the building height calculation. ▪ The sign refers to the principal use of the building where it is erected. ▪ Illuminated roof signs shall not exceed a brightness level of 3 Lux above ambient light as measured using a Lux meter, at a distance determined by using the following equation:
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$$(area\ of\ sign) \times (100) = horizontal\ distance\ (m)$$

▼ Figure 25: Roof Sign Diagram



PART IV DEVELOPMENT AND SUBDIVISION PROCESS



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.
- 16.1.3. A use described as “other uses” in this Bylaw shall be considered a class 2 discretionary use. It will be assessed on whether it meets the intent of the district, the objectives and policies of the MDP, and the potential impacts on the surrounding community when the Development Authority considers the approval of the development permit application.

16.2 Development Permit Application Contents

- 16.2.1. All development permit 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 development permit requirements listed below:
 - a. A complete development permit 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. A statement outlining the proposed use of the land and building(s).
 - d. A copy of the Certificate of Title for the subject property, issued within 30 calendar days of the day the application is submitted.
 - e. A site plan, at a size and scale satisfactory to the Development Authority, showing the following information:
 - north arrow and scale
 - the legal land description
 - front, rear, and side yard setbacks
 - adjacent roads and highways





- exact location and dimensions of existing and proposed buildings
 - outlines of roof overhangs and dimensions
 - location, dimensions, and number of on-site loading, vehicle parking and heavy truck and equipment locations, if applicable
 - location and dimensions of access and egress points to the site
 - hard surfacing, landscaping, and identification of surface treatment for all areas, if applicable
 - existing and proposed fencing, if applicable
 - existing and proposed sign locations, if applicable
 - all rights-of-way and easements within or abutting the subject property
 - location of lighting, lighting standards, hydrants, and utility fixtures, where applicable
 - location of existing and abandoned well and battery sites, if applicable
 - foundation plans and elevations, if applicable
 - related proposed development such as sidewalks, patios, driveways, playgrounds, and other enclosures, if applicable
 - location of existing and proposed infrastructure, if applicable
 - any buildings or structures that are to be removed, demolished, or re-located to accommodate the proposed development
 - existing and proposed site grades and drainage patterns, if applicable
- f. The location and boundaries of the physical bank, determined by an Alberta Land Surveyor, of any permanent stream or waterbody that is within or adjacent to the site, if applicable.
 - g. Landscaping information, including the location of vegetation that is proposed to be retained and removed with general type, size, number, spacing and height of plantings, if applicable.
 - h. Adjacent land uses and locations of buildings and/or structures, if applicable.
 - i. Setback distances from existing developments that contain cannabis related facilities, sewage lagoons, landfills, hazardous lands, etc., if applicable.
 - j. Supporting technical studies as required by the Development Authority, if applicable.
 - k. A completed variance application form, if applicable.
 - l. A completed sign development permit application form, if applicable.
 - m. The estimated project value of the proposed development, excluding the land.
 - n. A grading plan showing how stormwater will be managed, if applicable.
 - o. The estimated start and completion dates.
 - p. A Roadside Development Permit from Alberta Transportation, when required.
 - q. Applicable fees accordance with the Master Rates Bylaw, amended from time to time.





16.3 Complete Applications

- 16.3.1. 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.
- 16.3.2. 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.
- 16.3.3. 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.

16.4 Incomplete Applications

- 16.4.1. A development permit application shall not be considered complete by the County until the requirements in subsection 16.2 have been met to the satisfaction of the Development Authority.
- 16.4.2. 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. The Development Authority may require details or information not specifically referred to in subsection 16.2 if in the Development Authority's opinion, the details or information are necessary to evaluate the application and make a decision.
- 16.4.3. 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 in order for the application to be considered complete.
- 16.4.4. 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.





16.5 Application Referrals

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

MANDATORY REFERRAL	REFERRAL DESCRIPTION
Adjacent Rural Municipality	<p>Within 3.2 km of the jurisdictional boundary:</p> <ul style="list-style-type: none"> Development Permit Applications Subdivision Applications Redistricting Applications
Alberta Transportation	<p>Within 800 m of a highway centre line:</p> <ul style="list-style-type: none"> Development Permit Applications <p>Within 1.6 km of a highway centre line:</p> <ul style="list-style-type: none"> Subdivision Applications Redistricting Applications
City of Medicine Hat and Town of Redcliff	<p>In accordance with the Tri-Area IDP:</p> <ul style="list-style-type: none"> Discretionary Class 2 Development Permit Applications Subdivision Applications Redistricting Applications
Adjacent Landowners	<p>All adjacent landowners:</p> <ul style="list-style-type: none"> Development Permit Applications – containing discretionary uses and/or variances Subdivision Applications Redistricting Applications
Other Mandatory Referrals	<ul style="list-style-type: none"> The County shall also refer all subdivision applications in accordance with the <i>Subdivision Development and Regulation</i> and the <i>MGA</i>.

- 16.5.2. Given the nature and location of the application, the County may, in their discretion, also refer development permit applications, subdivision applications, and redistricting applications to the following agencies:

- a. The department responsible for regulating the oil and gas industry in Alberta;





- b. The department responsible for regulating the environment and parks in Alberta;
- c. The department(s) responsible for regulating critical wildlife, vegetation, and physical environments;
- d. The department responsible for regulating the health and protection of citizens in Alberta; and
- e. Any other agency the Development Authority deems appropriate.

16.5.3. Comments received during the referral process may inform the Development Authority's decision.

16.6 Development Permit Decisions

- 16.6.1. The Development Authority shall review each development permit application and determine its compliance with this Bylaw. When a development permit application includes variances requests or discretionary uses the Development Authority shall assess the application as outlined based on the following criteria in accordance with *Section 640(6) of the MGA*:
- a. unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land,
 - b. the proposed development conforms with the use prescribed for that land or building in the land use Bylaw.
- 16.6.2. The Development Authority shall make a decision on development permit applications within forty (40) days of when the application has been deemed complete in accordance with subsection 16.2. If the Development Authority does not make a decision within forty (40) days, the development permit application is deemed refused, unless an extension has been agreed to in writing by both the applicant and the Development Authority.
- 16.6.3. 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.
- 16.6.4. As a condition of a development permit approval, including a variance, the Development Authority may require that the applicant enters into a development agreement to:
- a. 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;
 - b. 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. requirements to comply with plans that have been submitted as part of the application;
 - g. requirements for monitoring the development;





- h. to 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.
- 16.6.5. The Development Authority shall not approve a development permit application without the applicant demonstrating they can safely install a sanitary facility that meets provincial standards.
- 16.6.6. The Development Authority shall not approve a development permit application until the Development Authority is satisfied that water supplies are of sufficient quality and quantity to support existing and proposed development, which may also include on-site water storage to meet the development's fire suppression requirements.
- 16.6.7. A development permit application shall not be approved unless the lot where the development is proposed to take place has direct access to a road that meets the municipality's standards.
- 16.6.8. If the Development Authority refuses a development permit application, the decision shall contain reasons for the refusal.
- 16.6.9. 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.

16.7 Development Permits and Notices

- 16.7.1. 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	<ul style="list-style-type: none"> Notice of the decision and development permit immediately issued to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application
Extension of an existing permit	
Permitted uses approved with variances	<ul style="list-style-type: none"> Notice of the decision immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application
Accessory buildings/uses to an already approved discretionary use (both Class 1 and Class 2)	<ul style="list-style-type: none"> Surrounding landowners are notified in writing of the decision and provided a twenty-one (21) day appeal period Development permit issued if no appeals received





DEVELOPMENT PERMIT APPLICATION	FORM OF NOTICE
Discretionary uses (Class 1 and Class 2)	<ul style="list-style-type: none"> ▪ Notice of the decision immediately sent to the applicant through ordinary or electronic mail, whichever the applicant indicates on their application ▪ Surrounding landowners are notified in writing of the decision ▪ Decisions shall be posted in the newspaper operating in the area of the municipality where the land is located ▪ Twenty-one (21) day appeal period ▪ Development permit issued if no appeals received
Refused applications	<ul style="list-style-type: none"> ▪ 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
Incomplete applications which are therefore deemed refused	<ul style="list-style-type: none"> ▪ 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 and/or the missing or incomplete information

- 16.7.2. A copy of the Development Authority's decision shall be sent to any authority, agency or person consulted in accordance with subsection 16.5.
- 16.7.3. Notification of a development permit application to Council for a Direct Control District shall be:
- published in two (2) consecutive issues of the newspaper operating in the area of the municipality where the land is located; and
 - mailed by regular mail to each landowner of the properties adjacent to the land that the Direct Control District would apply to.
- 16.7.4. Applicants shall have twelve (12) months to start the development indicated on their approved development permit and two (2) years to complete the development indicated on their approved development permit, from the date the development permit was issued. Failure to meet these timeframes will result in the development permit being void unless the Development Authority grants an extension.





16.8 Development Permit Extensions

- 16.8.1. Council delegates the power to the Development Authority to 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;
 - b. a development permit approval extension may be granted one (1) time without the review of conditions and there may be not more than four (4) additional extensions that are subject to the applicant showing substantial completion of the majority of the conditions. The Development Authority may grant three (3) extensions, but after the third extension the applicants are subject to any amended regulations;
 - c. a development permit approval where the use that would result from the development coming into conflict with adjacent land uses or which no longer conforms to the Bylaw must not be extended; and
 - d. a development permit approval granted two (2) years from the date of the extended approvals may not be extended.

16.9 Development Permit Revisions

- 16.9.1. 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.
- 16.9.2. 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.
- 16.9.3. If the revised development permit application is substantial in nature, or is requested due to a change in ownership, tenancy or occupancy, the Development Authority may require additional public notice, and may request supplemental information and a reapplication fee to be provided by the applicant to process the revised application.





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 not present.
 - e. A site plan, to scale and in m, 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:
 - every new lot to be created
 - municipal and environmental reserves
 - easements and utility rights-of-way
 - internal roadways
 - land uses
 - water and wastewater servicing
 - stormwater servicing
 - location of buildings and their support infrastructure (e.g., party areas, accessory buildings, etc.), if applicable
 - 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. The subdivision application is considered complete if it contains all the information listed in subsection 17.1.
- 17.2.3. If the Subdivision Authority does not make a decision 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.
- 17.2.4. 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. After the outstanding documents and information are submitted and reviewed to determine if the application is complete, the Subdivision Authority shall send a notice in writing to the applicant to confirm the application is complete.
- 17.3.4. In accordance with the *MGA*, additional information and/or documentation necessary to review a subdivision application may be required from the applicant during the course of a file review.
- 17.3.5. 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 subdivision application in alignment with subsection 16.5 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.
- 17.4.3. The Subdivision Authority is not required to refer a subdivision application to any agency outlined in *Section 5 of the Subdivision and Development Regulation* if the subdivision is within an approved area structure plan or conceptual scheme that was referred to those agencies.

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;
 - b. refuse the application; or
 - c. if the applicant fails to submit all the outstanding information and documents on or before the date referred in notification to the applicant of an incomplete application, the application is deemed to be refused.





- 17.6.4. If the Subdivision Authority refuses an application as outlined in subsection 16.6.3, reasons for the Subdivision Authority's decision must be provided in writing.
- 17.6.5. The Subdivision Authority may impose conditions considered appropriate for the development and as provided for in the *MGA*, the Regulation or in this Bylaw on a subdivision approval.
- 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.
- 17.6.9. At the discretion of the Subdivision Authority, the provision of a water reservoir, dugout or other similar facility may be required in a residential development of more than three (3) lots for the purpose of firefighting protection.
- 17.6.10. New subdivision(s) shall not be permitted on land that is within the regulated setback areas for wastewater, sewage lagoon, or sour gas facilities where a dwelling, school, hospital, or food establishment could not be developed on the lot because of the setback regulation, unless a caveat is registered against the title prohibiting these uses.

17.7 Subdivision Approval Time Extensions

- 17.7.1. Council delegates the power to the Subdivision Authority to 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 five 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 four additional extensions that are subject to the applicant showing substantial completion of the majority of the conditions. The Subdivision Authority may grant three extensions, but after the third extension the applicants are subject to any amended policies;
 - 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 the Bylaw must not be extended; and
 - d. a subdivision approval granted five years from the date of the extended approvals may 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 the Subdivision Authority beyond one year; otherwise, the subdivision approval is void.
- 17.8.2. The plan of subdivision or instrument must be submitted to the Land Titles office for registration within one year from the time of endorsement or by the time prescribed by Council beyond one year; otherwise, the subdivision approval of the plan or instrument and the endorsement is void.
- 17.8.3. The Subdivision Approval Authority may grant not more than one (1) extension, to a maximum of five (5) years of the period referred to in subsection 17.8.2.





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. Development permit, Subdivision, and Stop Order Appeals 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:
 - refuses a development permit;
 - issues a development permit subject to conditions; or
 - 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.
 - 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:
 - the date on which the decision of the development permit was made; or
 - 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; or
 - 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:
 - issues a subdivision approval subject to conditions;
 - refuse a subdivision with reasons;
 - fails to make a decision with respect to an application within sixty (60) days of receipt of a complete application if the application was referred to external agencies, or in twenty-one (21) days if it was not referred to external agencies, or within such longer period as the applicant may have approved in writing; 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:
 - receipt of the Notice of Decision; or
 - 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
 - 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 14 of this Bylaw may be made by the following:
- the person(s) who received the Order; or
 - 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 Persons to be Heard at the Hearing

- 18.3.1. At the hearing of a development permit appeal, the Appeal Authority must hear:
- the appellant or any person acting on behalf of the appellant;
 - a municipality or any of those to whom the application was referred to in accordance with this Bylaw and the *MGA*;
 - the Development Authority from whose order, decision or development permit the appeal is made, or the person acting on their behalf; and
 - any other person who claims to be affected and that the Subdivision and Development Appeal Board agrees to hear or someone acting on that person's behalf.

18.4 Appeal Decision

- 18.4.1. In determining a development permit appeal, the Appeal Authority:
- shall comply with the provincial land use policies;
 - must comply with applicable land use policies and statutory plans (*subject to Section 638(1) of the MGA*);
 - must comply with any land use policies and bylaw in effect (*subject to Section 687(3) clauses (a.1) and (a.3) of the MGA*);
 - Must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act (Section 687(3) clause (a.4)) respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
 - may confirm, revoke, or vary the order, decision or development permit or any condition attached to it or may make or substitute an order, decision, or development permit of its own;





- f. may make an order or decision or issue or confirm the issuance of a development permit even though the proposed development does not comply with this Bylaw if, in its opinion, the proposed development conforms with the prescribed use for the land or building as defined in this Bylaw, and would not:

- unduly interfere with or affect the use, enjoyment, or value of neighbouring properties; and
- materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

- 18.4.2. The Appeal Authority must give its decision in writing together with reasons for the decision within fifteen days of concluding the hearing.

18.5 Court of Appeal

- 18.5.1. 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.
- 18.5.2. An application for permission to appeal in accordance with subsection 18.5.1 must be filed and served within 30 days after the issuance of the decision sought 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





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 who contravenes or fails to comply with any provision of a development permit or subdivision approval is guilty of an offence and subject to a specified penalty of:
 - a. \$500.00 penalty for the first offence; and
 - b. \$1,000.00 penalty for the second and subsequent offences within the same calendar year.
- 19.5.3. Anyone contravening a stop order issued by the Development Authority is subject to a specified penalty of:
 - a. \$5,000.00 for the first offence; and
 - b. \$10,000.00 for the second and subsequent offences if the breach continues for more than thirty (30) days.





- 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:
 - a. stop the development or use of the land or buildings in whole or in part as directed by the notice;
 - b. demolish, remove, replace the development or landscaping; and/or
 - c. take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the *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:
 - a. state a time within which the person must comply with the Order;
 - b. state that if the person does not comply with the Order within the specified time, the municipality will take the action or measure at the expense of the person;
 - c. state the date the Order was made; and
 - d. 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.
- 20.1.5. Upon receipt of a complete application to amend this Bylaw, the Development Authority shall determine when the application will be placed before Council and shall issue at least fourteen (14) days' notice to the applicant advising that they may appear before Council to speak to the application. An application to amend this Bylaw shall be placed before Council on a date to be determined by the Development Authority upon receiving the application and deeming it complete as outline in subsection 20.2.
- 20.1.6. The Development Authority shall assess a proposed redistricting by considering the potential impact any of the uses of the district may have on the existing community and prepare a recommendation to Council in accordance with its assessment. If there is a potential of significant impacts arising from one of the uses and/or the redistricting does not align with the MDP and/or other Statutory Plans, the recommendation shall be to decline the application.

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;
 - e. any other information or documents deemed necessary by the Development Authority.





20.3 Advertising Requirements

- 20.3.1. In accordance with *Section 606 and 606.1 of the MGA*, upon receipt of a complete application for amendment to this Bylaw, and prior to second reading of the amending Bylaw, the Development Authority shall:
- a. arrange for notice of the public hearing to be published in two (2) issues of a newspaper circulating in the County, the publication date of the second issue being not less than five (5) days prior to the commencement of the public hearing, or by other methods outlined in Advertising Bylaw, containing:
 - the purpose of the proposed amending Bylaw and the purpose of the public hearing;
 - the address where the proposed amending Bylaw may be inspected by the public;
 - an outline of the procedure to be followed by anyone wishing to file an input or petition in respect of it, and the time, date, and place of the public hearing, which date shall not be less than five days following the second newspaper publication date.
 - b. provide notice to:
 - the applicant;
 - the assessed owner(s) of the land if not the applicant;
 - the registered owner(s) of adjacent land if the proposed Bylaw provides for a change of district;
 - other landowners that may be affected by the amendment, at the discretion of the Development Authority; and
 - adjacent municipalities and other external agencies in accordance with subsection 15.5.
- 20.3.2. The Development Authority may require that the applicant hold at least one public meeting prior to the public hearing.
- 20.3.3. Notwithstanding subsections 20.3.1 and 20.3.2, this Bylaw may be amended without giving notice or holding a public hearing, if the amendment constitutes a clerical (which can include mapping), technical, grammatical, or typographical error or does not materially affect this Bylaw in principle or substance, in accordance with *Section 692(6) of the MGA*.

20.4 Public Hearing

- 20.4.1. At the Public Hearing, Council:
- a. must hear any person, group of persons, or person representing them, who claims to be affected by the Proposed Bylaw and who has complied with the procedures outlined by Council, and
 - b. may hear any other person who wishes to make representations and whom Council agrees to hear.





20.5 Amendment Decisions

- 20.5.1. 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.
- 20.5.2. After considering the amendment application, and the criteria contained in subsection 20.5.1, 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.
- 20.5.3. 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.





21 DEVELOPMENT PERMIT, SUBDIVISION, REDISTRICTING, AND AGREEMENT FEES

- 21.1.1. Council may from time to time establish by resolution such fees and application forms as may be required for the purpose of this Bylaw.



PART VI DEFINITIONS







PART VI: DEFINITIONS

22 TERMS AND WORDS

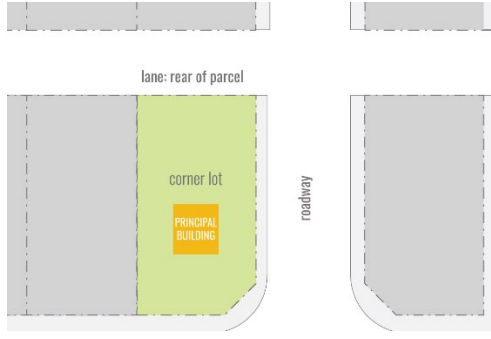
22.1 General Definitions

- 22.1.1. 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.
- 22.1.2. 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.
- 22.1.3. 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> .
Bare-Land Unit	means land that is comprised in a Condominium Plan and described as a Unit in a Condominium Plan by reference to boundaries governed by monuments placed pursuant to the provision of the Surveys Act respecting subdivision.
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.





TERM	DEFINITION
Cannabis	“Cannabis” means any part of a cannabis plant, including the Phyto cannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not.
Cannabis Accessories	means accessories that promote the responsible and legal consumption and storage of cannabis.
Corner Lot	means a lot having frontage on two or more streets and situated at an intersection. The front shall be considered the side in which the main entrance of the principal building is located.
	
Council	means the Municipal Council of Cypress County in the Province of Alberta.
Country Residential Subdivision	means a parcel that was subdivided from a larger, single 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.
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.





TERM	DEFINITION
Development	Means: <ul style="list-style-type: none"> » 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 MGA to exercise development powers and duties on behalf of the County. and may include one or more of the following: a designated officer(s), a municipal planning commission, any other person or organization.
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 Officer, or the Municipal Planning Commission, or an Appeal Authority authorizing development in accordance with this Bylaw.
Discretionary Use, Class 1	means the use of the land or buildings which is not a permitted use 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 a permitted use in terms of this Bylaw but for which there is provision for the Municipal Planning Commission Development Authority to exercise its discretion in granting a development permit.
Domestic Pet	means cats, dogs, fowl, or any other animal not recognized as wildlife that is domesticated or tamed animal, kept as a companion and cared for affectionately, and not for the purposes as a working animal, livestock, or for research purposes. This includes, but is not limited to caged birds, hamsters, lizards, guinea pigs, fish, frogs, snakes, companion pigs etc. that are permitted to be kept as a pet through relevant provincial and federal legislation and regulation.





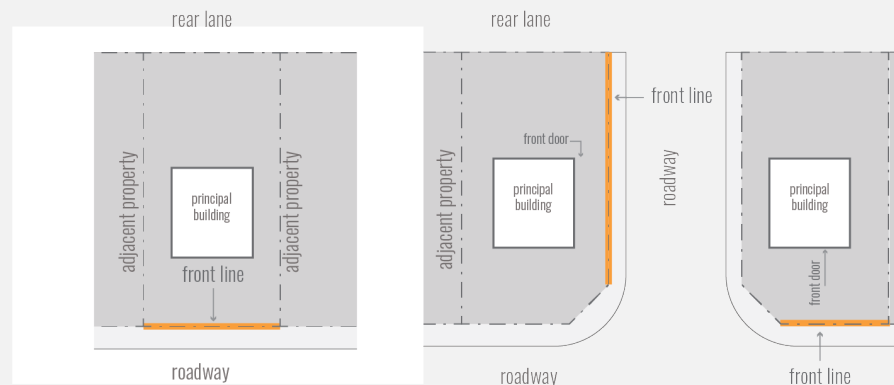
TERM	DEFINITION
Dwelling Unit	means a complete self-contained residence which contains sleeping, cooking, and sanitary facilities, intended for domestic use, and used or intended to be used for permanent accommodation. A dwelling unit must have a separate private entrance from the exterior of a building or from a common hall, lobby, or stairway inside a building. A dwelling unit includes secondary suites as defined in this Bylaw.
Farming	means the use of the land or buildings for the raising or producing of crops/and or livestock and does not include a confined feeding operation.
Farmstead	means the subdivision of a parcel of land (typically out of a quarter section) where there is an existing residence and associated improvements.
Farmstead Separation	means the separation of a farmstead dwelling and associated yard from a previously unsubdivided quarter section resulting in a separate title. To qualify for a farmstead separation, the residence must have been listed on the tax roll for a minimum of five years. Existing second dwellings or mobile homes that are located within the associated yard will not be considered eligible as part of the farmstead separation.
Flood Risk Area	<p>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.</p>  <p>The diagram illustrates a cross-section of a floodplain. At the center is a 'Stream Channel' containing water. Above it, a bracketed area is labeled '1:100 YEAR FLOODPLAIN'. This area is divided into three sections: 'Flood Fringe' on the left, 'Floodway' in the middle, and 'Flood Fringe' on the right. The left flood fringe contains trees, and the right flood fringe contains a house. The stream channel is flanked by trees on both sides.</p>
Hard Surfacing	means roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, and oiled surfaces which impede the natural infiltration of storm water.
Land Use Amendment	means the change of the current land use district classification under the Land Use Bylaw to a different land use classification (See Section 19).





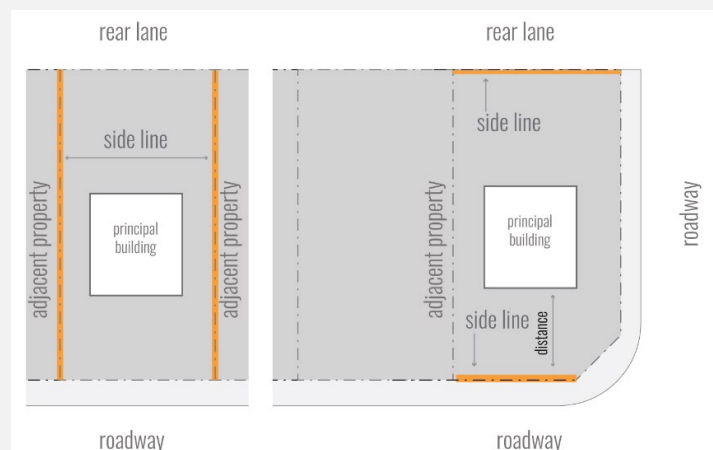
TERM	DEFINITION
Lot	means a quarter section; river lot shown on an official plan, as defined in the Survey's Act, that is filed or lodged in a Land Titles Office; settlement lot shown on an official plan, as defined in the Survey's Act, that is filed or lodged in a Land Titles Office; part of a parcel of land described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title other than by reference to a legal subdivision; or part of a parcel of land described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title by reference to a Plan of Subdivision.

Lot Line, Front	means the property line adjacent to: <ul style="list-style-type: none"> 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 the internal subdivision road when the parcel abuts an internal subdivision road.
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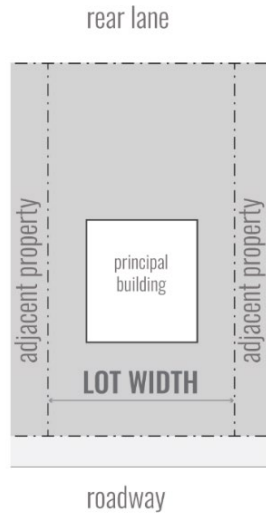
Lot Line, Rear	means the property line opposite of the front line.
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Lot Line, Side	means the property line of a parcel of land lying between a front line and a rear line of a parcel of land.
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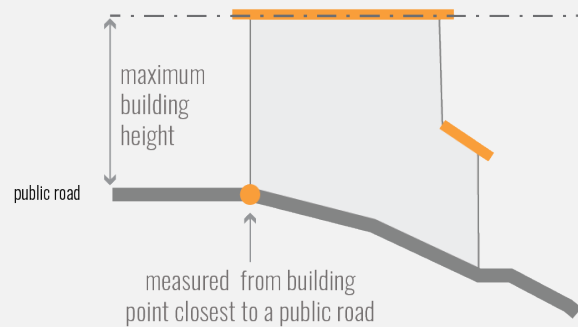




TERM	DEFINITION
Lot Width	means the distance between the property lines of a lot at the minimum permissible front yard, measured parallel to the road or to the tangent on a curved road.



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:
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Multi-Parcel Subdivision	means the subdivision of lands that consists of more than four lots, not including the remnant parcel.
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Municipal Planning Commission	means the Cypress County Municipal Planning Commission appointed by Council pursuant to the MGA.
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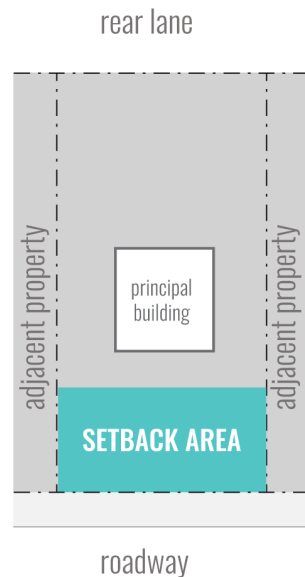


TERM	DEFINITION
Off-site Levy	means a payment by a developer to the County in accordance with an Off-site Levy Bylaw for the provision of new or expanded facilities for the storage, transmission, treatment or supplying of water, for new or expanded facilities for the treatment, movement or disposal of 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.
Ornamental Trees	means a single tree or planting of a single row of coniferous or deciduous trees.
Owner	means the person shown as the owner of land on the assessment roll.
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 Advisor	means a person or persons appointed to the Office of Planning Advisor 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.
Recreation 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 and includes such vehicles as a motor home, a camper, a travel trailer, a tent trailer and a boat, but does not include a mobile home.
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.

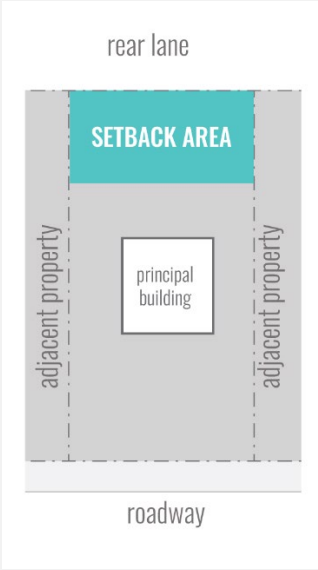





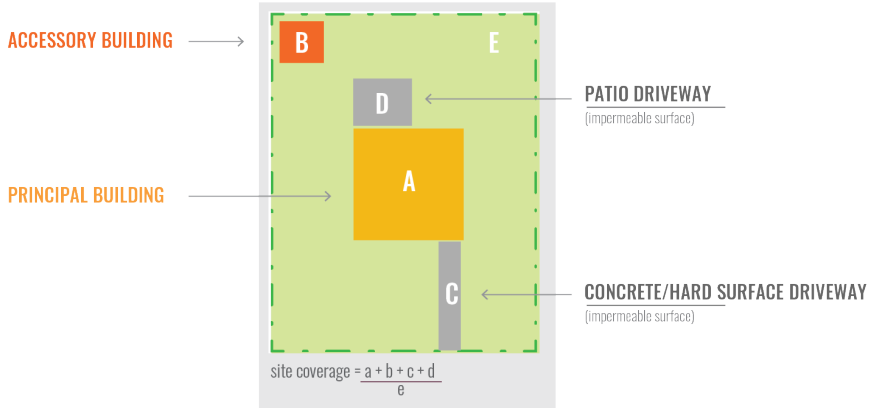
TERM	DEFINITION
Road Use Agreement	means an agreement between Cypress County and a landowner/developer that determines the restrictions, formal compensation, and procedures for road use by individuals or companies with municipal road use.
Service Road	means a road located adjacent to a local road, or 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.
Setback, Front	means the distance measured perpendicularly from the front property line of the parcel to the nearest point of the building excluding the eaves and/or projections.





TERM	DEFINITION
Setback, Rear	<p>means the distance measured perpendicularly from the rear line of the parcel to the nearest point of the building excluding the eaves and/or projections.</p> 
Setback, Side	<p>means the distance measured perpendicularly from the sideline of the lot to the nearest point of the building excluding eaves and/or projections.</p> 
Site	<p>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.</p>
Shelterbelt	<p>means one or more rows of trees, shrubs or hedge intended to act as a wind break.</p>

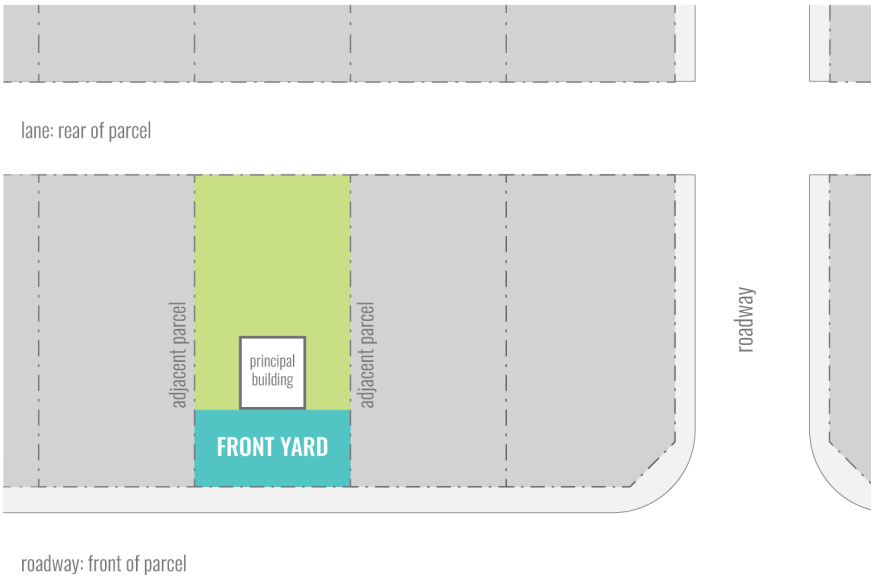


TERM	DEFINITION
Similar Use	means a use which is generally compatible with other uses presently allowed within a land use district.
Site Coverage	<p>means the portion of the land area covered by all buildings, structures, and impermeable surfaces. Impermeable surfaces include concrete or brick patios and driveways, but does not include steps, eaves, and chattels.</p> <p>EXAMPLE:</p>  <p>site coverage = $\frac{a + b + c + d}{e}$</p>
Subdivision Street	means a road registered to provide access to one or more subdivided parcels which does not normally provide through access to the general public.
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
Unsubdivided Quarter Section	means a quarter section which has not been previously subdivided, and held under a single title, excluding registered rights-of-way and any involuntary severance.
Yard, Flanking Side	means a yard extending along the full length of a corner lot, measured from the road right-of-way to the foundation wall of the principal building. Flanking is typically determined as the side of the property that is situated within a corner lot that is adjacent to one of two intersecting streets and is the side that is not considered to be the front of the property.

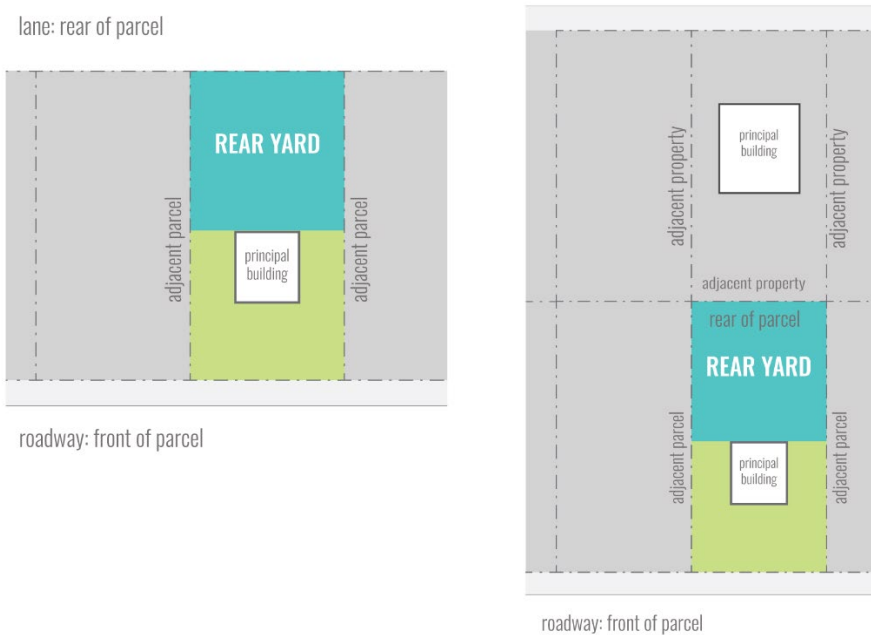




TERM	DEFINITION
Yard, Front	means a yard extending across the full frontage width of a lot measured from the nearest wall of the principal building situated on the lot to the front line of the lot. The front is typically determined by the direction the front entrance of the dwelling is facing.

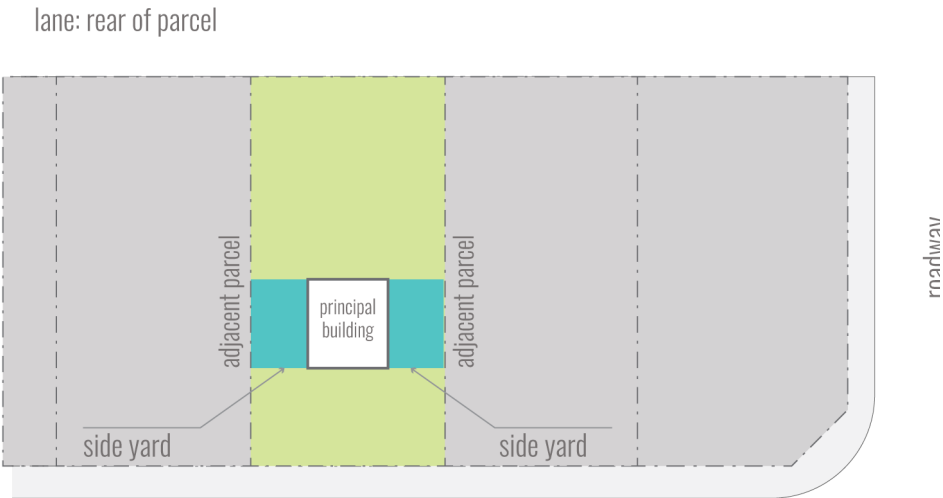


Yard, Rear	means a yard extending across the full rear width of a lot measured from the rear wall of the principal building situated on the lot to the rear line of the lot.
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TERM	DEFINITION
Yard, Side	means the land defined by the full length of the side of a principal building and/or accessory building situated on a lot and any side boundary line of the same lot.





22.2 Use Class Definitions

- 22.2.1. 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.
- 22.2.2. Any words, terms, and phrases that occur in this Bylaw that are not provided for in Section 21 and are not defined in the *MGA* or other provincial legislation, shall use their ordinary and customary definitions.
- 22.2.3. 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 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. Accessory structures include, but are not limited to a garage, carport, shed, storage buildings, hobby greenhouse, sundeck, patio or balcony, swimming pools, hot tubs, play structures and similar structures.
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 general 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.



**TERM**

Agricultural Operations,
Primary

DEFINITION

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, including diversified livestock animals within the meaning of the Livestock Industry Diversification Act and poultry; the raising of fur-bearing animals, pheasants or fish; the production of agricultural field crops; the production of fruit, vegetables, berries, herbs, spices, hemp, sod, trees, shrubs and other specialty horticultural crops; hydroponic and other growth medium crop production; the production of eggs and milk; the production of honey; operation of secondary processing facilities including drying, cleaning, separating and packaging of primary agriculture products; the operation of agricultural machinery and equipment, including irrigation pumps; the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes; and the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials, and compost. This use class does not include Cannabis Cultivation, Major; Cannabis Cultivation, Minor; Cannabis Processing, Major; or Cannabis Processing, Minor. This includes Industrial Hemp. The rearing of livestock either in conjunction with or separate from an Agricultural Operation, Primary use where the number of animals on the subject Parcel falls below the registration threshold of a Confined Feeding Operation as per the AOPA, Agricultural Operations, Part 2 Matters Regulation, Schedule 2.

Agricultural Operations,
Secondary

means the operation of secondary processing facilities for agricultural products, including but not limited to drying, cleaning, separating, and packaging of primary agriculture products for end use only; and abattoir for end use only.

Agricultural Operations,
Value-Added

means a development of small-scale production, manufacturing, food processing, retail activities and food service operations as a direct extension of an agricultural or farming operation. The intent of these developments is to promote the diversification of farming and agricultural operations and to provide landowners opportunity for economic benefit of changing a primary product into one that has an increased consumer appeal. This includes but is not limited to milling wheat into flour, on-site butchering of livestock and poultry for on-site retail sales, marketing, and sales of organic products, micro distilling, or agritourism opportunities like pick your own fruit.





TERM	DEFINITION
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.
Agritourism	means a tourist-oriented activity, event, service and/or facility that is part of an agricultural operation that promotes the products grown, raised and/or processed on that agricultural operation.
Amusement and Entertainment Facility, Indoor	means an indoor 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.
Amusement and Entertainment Facility, Outdoor	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 goods and equipment, including temporary storage of such goods and equipment. This use class does not include Livestock Auction Markets.
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. Uses and facilities would also include transmission shops, muffler shops, autobody paint and repair facilities, Highway Service Stations and fleet services involving vehicles for the delivery of people, goods or services and may include key lock retail sales. This use class does not include Bulk Fuel Depots.
Bars and Pubs	means a development licensed to serve alcoholic beverages for consumption on the premises as regulated by the AGLC where patrons may be limited based off their age.





TERM	DEFINITION
Bed & Breakfast Home	means an accessory use, within an owner, occupied dwelling unit, which offers temporary sleeping accommodations to the public, and meals are prepared in a common kitchen area within the dwelling unit.
Beehive	means a commercial development consisting of beehives in which bees are kept or raised for the production of honey.
Breweries, Wineries and Distilleries	means the manufacturing, packaging, bottling, canning of 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.
Cemetery	means a development of land for the provision of services related to the deceased that meets all provincial regulations. Cemeteries may include funeral and related services on-site.
Communal Living	means an arrangement of dwellings as an integral part of an agricultural, religious, or educational facility operated by a recognized communal organization.
Community Garden	means the growing and raising of food in a shared garden space, not for monetary purposes.
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.
Convenience Retail Stores	means a development used for the retail sale of goods and services. This includes, but is not limited to small grocery stores, drug stores, and convenience stores.
Cottage Industry	means one or more low intensity activities of a gainful nature demanding a skilled trade or craft or related to an agricultural and/or horticultural operation on a parcel. Typical Cottage Industry requiring skilled trade may include workshops or storefronts selling custom made products or offering related services. Typical agriculture and horticulture related Cottage Industry may include growing, packing and sale of food products, small-scale wineries, and breweries, and minor food establishments including cafes and diners.
Coverall Building	means an accessory building where the outer shell is made of artificial fabric and spanned across rigid trusses.





TERM	DEFINITION
Crematorium	means a building fitted with the proper appliances for the purpose of the cremation of human remains and includes everything incidental or ancillary thereto.
Day Home	means a development licensed by the Province to provide care, education and supervision to children or elderly persons, but does not include overnight accommodation. This includes but is not limited to day care centres; elder care centres; kindergartens; play schools; and nursery schools.
Detention and Correction Services	means development for the purpose of holding or confining and treating or rehabilitating persons. Typical facilities would include prisons, mental institutions, jails, remand centres, asylums, and correction centres.
Domestic Animal Care Services	means a development that provides for the care and/or training of domestic animals but does not include overnight care of the animal. This includes but is not limited to dog and cat day care services and grooming services.
Dwelling, Apartment	means a development consisting of at least three (3) Dwelling Units contained on a single Parcel within a building in which the Dwelling Units are arranged in a horizontal or vertical configuration which share a common hallway and access.
Dwelling, Fourplex	means a development consisting of a residential Building containing four dwelling units located immediately adjacent to each other and sharing a common wall and each having a separate entrance at grade and intended as a permanent residence.
Dwelling, Row Housing/ Townhouse	means a development consisting of a residential building designed and built to contain three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units and intended as a permanent residence. No part of a dwelling unit is placed over another in part or in whole and every dwelling unit shall have separate, individual direct access to grade.
Dwelling, Semi-Detached	means development consisting of only two dwellings, each accommodating one household, situated side by side and sharing a common wall. Each dwelling shall have a separate, individual, and direct access to grade, with no interior access connections, and no common means of access with other dwellings. It is also known as a Duplex Dwelling.





TERM	DEFINITION
Dwelling, Single-Detached	means a building containing one primary dwelling unit which is separate from any other primary dwelling unit or building on a property. Single-detached dwellings include tiny homes, modular homes, and any other building/ structure that meets the <i>Alberta Building Code</i> or CSA A277 for permanent occupancy but does not mean c-can homes.
Dwelling, Triplex	means a development consisting of a residential Building containing three Dwelling Units located immediately adjacent to each other and sharing a common wall and each having a separate entrance to grade.
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. Education services includes, but is not limited to elementary, junior high, and high schools, supplementary learning centres, vocational schools, commercial schools, post-secondary schools, colleges, universities, museums, and art galleries.
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.
Farm Vacation Home	means a single detached dwelling located on land whose primary use is agricultural where temporary lodging or sleeping accommodation, with no more than three guest rooms, is provided, with any or all meals prepared in the residential kitchen, on a daily basis to registered guests for not longer than fourteen days by the resident for a remuneration. Farm vacation homes may include the opportunity for guests to experience farming related activities on-site.
Farmer's Market	means a market primarily used for selling goods produced in agricultural operations, and operates on a regular but temporary occurrence, and can include the use of a building, structure, or lot for the purpose of selling various produce, meat, seafood, crafts, and may include concession sales, and/or restaurants.





TERM	DEFINITION
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, mausoleums, cinerarium, and columbarium.
Garden Suite	sometimes called a granny flat, means a self-contained dwelling without a basement. It is installed in the rear or side yard of a lot with an existing, dwelling, single detached.
General Commercial Services	means a development where products or services are made available to consumers. This includes but is not limited to automotive and equipment repair shops; automotive and minor recreation vehicle sales and rentals; equipment rentals; fleet services; and household repair services.
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. These developments typically require on-site storage for materials, equipment and vehicles associated with the service.
General Retail Stores	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, wares, merchandise, substances, articles or things sufficient only to service the store but does not include any retail outlet otherwise listed or defined in this Bylaw.
Government Services	means a development providing municipal, provincial, or federal government services directly to the public or the community at large. This includes, but is not limited to municipal, provincial, or federal buildings; fire stations, police stations; post offices and distributions centres; and social services offices.
Greenhouse, Personal Use	means an accessory structure to a dwelling used for growing plants, vegetables, fruits, etc. for non-commercial purposes.
Greenhouses, Commercial Class 1	means a development where vegetables, flowers and other plants are grown for sale as plants or seeds. This includes but is not limited to plant nurseries; garden centres; and market gardens. Greenhouse, commercial 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.





TERM	DEFINITION
Greenhouses, Commercial Class 2	means a development where vegetables, flowers and other plants are grown for sale as plants or seeds. This includes but is not limited to plant nurseries; garden centres; and market gardens. Greenhouse, commercial class 2 are greenhouses that require specific lighting for the sole purpose of stimulating and/or enhancing the growth of a greenhouse crop.
Group Home, Major	means a development which is recognized, authorized, licensed, or certified by a public authority as a social care facility intended to provide room and board for foster children or disabled persons, or for persons with physical, mental, social, or behavioural problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance, and supervision. This does not include homes or halfway houses for person under jurisdiction of the federal or provincial justice systems, or other treatment facilities. Group Homes, major have more than six (6) full time residences, not including those employed to care/supervise for the residents.
Group Home, Minor	means a development which is recognized, authorized, licensed, or certified by a public authority as a social care facility intended to provide room and board for foster children or disabled persons, or for persons with physical, mental, social, or behavioural problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance, and supervision. This does not include homes or halfway houses for person under jurisdiction of the federal or provincial justice systems, or other treatment facilities. Group Homes, minor have up to six (6) full time residences, not including those employed to care/supervise for the residents.
Guest House	means a dwelling unit, in part or whole, located in a building separate from the principal dwelling used for the temporary accommodation of guests to the primary residence.
Health and Medical Services	means a development where physical or mental health services are provided on an out-patient basis. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. This includes, but is not limited to medical, chiropractic, and dental offices, health clinics, physiotherapy, and counseling services. 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.





TERM	DEFINITION
Home Park	means a development for multiple dwellings or recreational vehicle – park models that do not have a registered plan for subdivision. This includes, but is not limited to, dwellings that are used for rental purposes, long term leases, or bareland condominiums.
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 office has 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 greater on-site employees and/or 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 limited on-site employees and 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. These products may also be sold on-site. Heavy industrial developments may have impacts on adjacent lands, including effects on the safety, use, amenities, and overall enjoyment. Activities in these developments may be located inside or outside.
Industrial, General Manufacturing/ Processing	means development principally associated with manufacturing, assembling, fabrication, processing, and research/testing activities. Without restricting the generality of the foregoing, typical facilities would include plants involved with natural gas or its derivatives, pulp, and paper products; stone, clay, glass, plastic, wood, rubber, or metal products; cement or lime products; automotive assembly or fabrication. This use class does not include Cannabis Cultivation, or Cannabis Processing.





TERM	DEFINITION
Industrial, Light	means a development that includes the processing, making, manufacturing, assembling, cleaning, servicing, storing, and/or distributing of a wide range of products. These products may also be sold on-site. Light industrial developments operate in a manner that limits their nuisance on adjacent lands, with the primary activities occurring in an enclosed building. Loading, servicing of machinery, and storage are accessory uses and may occur in outdoor spaces on-site.
Keeping of Chickens	means the keeping of chickens in a yard for personal use, enjoyment, and/or consumption.
Liquor Retail Sales	means a development primarily used for the retail sales of alcoholic beverages for off-site consumption as authorized by provincial legislation.
Livestock Auction Markets	means a development intended for the auctioning of goods, equipment, and livestock. These developments may include the temporary storage for items included in the auction.
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.
Municipal Reserve	Definition in accordance with the <i>MGA</i> .
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.





TERM	DEFINITION
Passive Recreation	means a development in a natural setting which requires minimal development or facilities. This includes, but is not limited to nature viewing, fishing, hunting, trail riding, hiking, ziplines, aerial park, cross country skiing, and snowshoeing. Passive recreation does not include any motorized activities.
Performance and Event Venue	means a location where either a performance or event occurs that involves bringing in outside performers to entertain an audience by means of singing and/or playing music, acting, dancing, comedy, reciting poetry, or other types of oral presentations.
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.
Public Utilities and Uses, Major	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, power generating stations, cooling plants, and incinerators. This includes buildings and structures associated with the public utility or use.
Public Utilities and Uses, Minor	means development for public or private utility infrastructure purposes which are both basic and common to the development of a municipality and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect, or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electrical transmission, and distribution facilities, and television cable lines. This includes buildings and structures associated with the public utility or use.
Recreation Camp	means a development that contains accommodation facilities and is used wholly or partly for recreational purposes. This includes but is not limited to trail riding ranches and guest ranches; rural experience camps; survival training camps; fishing and hunting camps; religious camps; and camps for disabled persons. Accessory uses may include staff accommodations, convenience retail services, eating and drinking establishments, campgrounds, and other recreational uses.





TERM	DEFINITION
Recreation Facility	means an indoor or outdoor sport or activity building, structure or facility, including ice arenas, curling rinks, sports fields, swimming pools, bowling alleys, racquet courts, gymnasiums, fitness centers, rock climbing structures, and stadiums. The facility may include compatible uses such as cafeterias, concession sales, retail outlets, pro-shops, conference rooms, licensed lounge areas, and electronic entertainment rooms which are exclusive to serving the users of the facility.
Recreation Vehicle Storage Facility	means development of a yard for the outdoor storage of more than five Recreational Vehicles or Recreational Equipment or combination thereof. This use does not include the sale, service, restoration, inspection and/or mechanical repair of the recreational units.
Recreational Uses	means a development where the primary purpose of development is to take advantage of the natural outdoors. This includes but is not limited to picnic grounds; fishing lodges; beach areas; sports fields; golf courses; arenas; swimming pools; exhibition and rodeo grounds; and tennis courts. Accessory uses may include campgrounds and operations that rent equipment for recreational activities.
Recreational Vehicle – Park Model	means a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. Park Models are designed to be relocated from time to time, with living accommodations for seasonal use, with connections to utilities required for the operation for the fixtures and appliances.
Recreational Vehicle Park	means a development where three (3) or more recreational vehicles or recreational vehicle - park models parked for recreational uses. These developments may include convenience retail stores.
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. This may include Eco-Stations.
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. These developments may include accessory uses such as meeting rooms, food preparation facilities, and classrooms.
Residential Care Facility	means housing within a single detached housing form that allows for congregate living for residents who require some need for support services to maintain their social and functional independence.





TERM	DEFINITION
Secondary Suite	means a self-contained dwelling unit, that is located within or on the same titled parcel, and accessory to a single-detached or semi-detached dwelling that meets the <i>Alberta Building Code</i> or CSA A277. Secondary suites are clearly secondary in size to the principal dwelling within the same building, which may or may not share access to the outside and/or other facilities with the main dwelling unit. Secondary suites include garden suites, garage suites, and guest houses.
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.
Show Home	means a permanent dwelling used for the temporary purpose of exhibiting the type or character of a dwelling or dwellings to be constructed and sold in other parts of a subdivision or development area. Show Homes may contain offices for the sale of other Parcels or dwellings in the area.
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, Commercial	means solar energy collection system that is designed exclusively to provide for the commercial distribution of electricity.
Storage Container	means a 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, and includes, but is not limited to metal or steel shipping containers, refrigerated shipping containers, and wooden crates and boxes, but does not include office unit containers.
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. This includes but is not limited to seniors' housing, independent living, supportive living, long-term care facilities, and complex care.
Temporary Accommodations	means accommodations that do not meet the requirements of the <i>Alberta Building Code</i> and/or CSA for a permanent dwelling, and instead is meant to provide accommodation seasonally or for temporary purposes. This includes mobile homes, park models, cabins, etc.





TERM	DEFINITION
Topsoil Stripping	means the removal of the uncontaminated uppermost layer of soil from where it was original found or located.
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. This includes but is not limited to service stations; gas bars; fast food establishments; and drive-through vehicle service businesses such as lubrication shops, recycling depots, and car washes.
Veterinary Services	means a development such as a hospital or shelter used for the temporary accommodation, care, treatment, or impoundment of animals. This includes, but is not limited to animal veterinary clinics, animal hospitals, shelters, and veterinary offices. 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 for persons on a temporary basis. Visitor accommodation may also contain recreational facilities, commercial uses and additional facilities including but not limited to eating establishments, drinking establishments, room service, meeting rooms, public convention rooms, and laundry service. This does not include bed and breakfast establishments.
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.

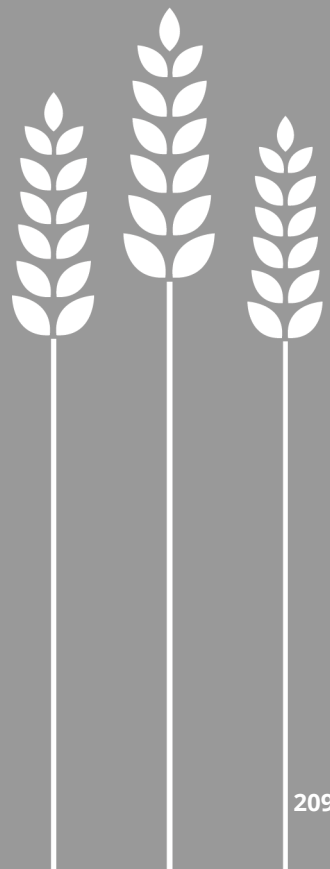




TERM	DEFINITION
Wind Energy Facilities, Commercial	means a wind energy facility that produces and generates electricity that feeds power into the provincial grid.
Wind Energy Facility, Small Scale	means a wind energy facility of one structure that produces and generates electricity for the property owner and may or may not be connected to the local electricity supplier's grid.
Workcamp	means a parcel used for the temporary accommodation of construction or resource industry workers. The site will typically include on-site buildings, trailers, or other acceptable means of accommodation used to house and feed the workers, and/or store project construction materials and/or provide office space for contractors and sub-contractors.



SCHEDULES



SCHEDULES



A MEDICINE HAT AIRPORT OVERLAY





B CFB SUFFIELD OVERLAY





C LAND USE DISTRICT MAPS





Cypress County LAND USE BYLAW



Bylaw No. XXXX-XX

