MUNICIPAL DISTRICT OF BIGHORN NO. 8

SPECIAL COUNCIL MEETING

Members of the Public may watch the Live Stream of this meeting on the MD of Bighorn YouTube Channel

Monday, July 13, 2026 - 9:00 AM

CALL TO ORDER

A. APPROVAL OF AGENDA

Pg. 3 **B. APPROVAL OF MINUTES**

1. May 19, 2026 Special Council Meeting – Public Hearing Minutes

Pg. 135 **C. NEW BUSINESS**

1. Bylaw 10-26 – Land Use Bylaw – 2nd and 3rd Readings

ADJOURNMENT

MUNICIPAL DISTRICT OF BIGHORN NO. 8

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MD of Bighorn Land Use Bylaw

Special Council Meeting
Location: MD of Bighorn No. 8 Council Chambers
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Time 9:00AM

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2. Attachement #1 – Key Themes Identified during the Public Hearing – work through this Attachment with Council — Page 141
3. Attachement #2 – Bylaw 10-26, Land Use Bylaw with attached Schedule 'A' as amended – Clean Version — Page 205
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Municipal District of Bighorn No. 8
Special Meeting of Council

https://www.youtube.com/watch?v=THqNRI1c8Vo&t=4000s

Minutes of the Special Meeting of Council held at 1:00 PM on Tuesday, May 19, 2026, held in Council Chambers, MD Administration Building with the following present:

Council: Reeve Lisa Rosvold (Chair)
Deputy Reeve Rick Tuza
Councillor Jen Smith
Councillor Alice James
Councillor Steve Fitzmorris

M.D. Administration:
Shaina Kelly, Chief Administrative Officer (CAO)
Hayley Gavin, Director of Planning & Development Services (via Teams)
Jenny Kasprowicz, Manager of Planning & Development Services
Wayne Shanks, Planning Consultant, MD of Bighorn
Jonathan Schmidt, Consultant, Principal of Bluerock Planning
Bonnie McWilliam, Administrative Assistant, Planning & Development Services
Carol Pegg, Recording Secretary, Executive Assistant

Applicant:
MD of Bighorn

Regrets: None

Gallery: See attached Sign-In Sheets (see Schedule 'A') to these minutes.

Meeting CTO at 1:00 PM

Call to Order
Reeve Rosvold called the meeting to order at 1:04 PM.

R:149/26 Agenda adopted

Approval of Agenda
MOVED by Councillor Smith to approve the Special Council Meeting agenda. (TS 7:24)
CARRIED

R:150/26 Open Public Hearing

1. Opening of the Public Hearing
MOVED by Councillor James that Council open the Public Hearing. (TS 7:38)
CARRIED

2. Purpose of the Public Hearing

Reeve Rosvold outlined the purpose of the Public Hearing, which is to provide the public with an opportunity to address Council and Administration regarding the MDs new Land Use Bylaw (Bylaw 10-26).

Administrative Report

Jonathan Schmidt of Bluerock Planning presented an overview of the LUB project to Council and the Gallery. Hayley Gavin, Director of Planning and Development Services, made a presentation to Council and the Gallery. The Presentation slides for both presentations were included in the Agenda Package published on May 14, 2026.

Council Questions of Administration

Councillor James questioned the removal of "Forestry" as a definition. Administration clarified that the term primarily applied to activities on public lands which the MD does not permit; commercial tree cultivation is captured under "Intensive Agriculture" or "Horticulture General".

Reeve Rosvold inquired about how enforcement would differ. Administration highlighted the new Compliance Officer role, which handles proactive and reactive compliance, noting that files are not closed until they are compliant, though the process can be slow.

Reeve Rosvold asked how matters like septic capacity, traffic impacts, and building materials are governed. Administration responded that these are typically dealt with on a site-specific basis during the development permit or subdivision stage, guided by the Municipal Development Plan (MDP) and many of these items are regulated under the National Building Code – Alberta Edition (NBC).

Public Presentations in Support, Opposition or Neutral Position to Bylaw 10-26

Shane Jonker on behalf of BOWDA, DMFCA and Brewster's/Kananaskis Ranch. Commended on the thoroughness of the engagement process. Raised technical concerns regarding several subsections including B.6.7 (Water Restrictions in Dead Man's Flats). Mr. Jonker noted the regulation is "ambiguous" and suggested a task force to resolve service provision agreements with the Town of Canmore; C.4.4.5 (Dike Systems) Suggested "certified under seal" rather than "approved" by the Development Authority. C.5.5.5 (Landscaping) Mr. Jonker objected to overly prescriptive requirements and capitalized "FireSmart Principles" which he noted are principles and not regulations. Administration were provided a written summary of the verbal feedback, including speaking notes that could not be addressed in the ten (10) minute timeframe for presentation. (Attached within Schedule 'C').

Councillor James asked for suggestions on fire safety code officer wording. Mr. Jonker recommended citing Standards rather than specific officer approvals.

Helen Diotte, Lac des Arcs Community Association (LDACA) President and hamlet resident. Spoke as a neutral resident and noted the LDACA is not taking a formal position on the proposed Bylaw. Inquired about how local resident feedback is weighed against broader municipal goals. Asked for clarification on "Home-Based Business Major" and raised concerns about septic capacity and commercial taxation fairness for residents. Deputy Reeve Tuza and Administration clarified that septic concerns are addressed at the development permit stage.

DRAFT

Sue Bromley, Lac des Arcs Landowner, spoke in opposition to the proposed bylaw. Stated her family purchased in Lac des Arcs specifically for the lack of rentals, businesses, and traffic. Requested the hamlet remain unique and excluded from broader development rules.

Deputy Reeve Tuza asked Ms. Bromley if she is a full-time resident of the Hamlet. It was clarified that she is not.

Joey O'Brien, spoke as president of Bow Valley Green Energy Co-op and a resident of Dead Man's Flats. Identified gaps in renewable energy regulations, specifically combining wind/solar roof systems and geothermal/aquifer heat exchanges. Urged Council to consider MD-owned land for staff housing for local workers.

Deputy Reeve Tuza asked for clarification on what Mr. O'Brien defines as "staff housing" in this context; O'Brien clarified it included residents' children who wish to stay in the valley. There was brief discussion surrounding the definitions and intent of *Staff Accommodation* vs. *Affordable Housing.*

Janice Webster addressed council, noting that she would be speaking on behalf of twenty-six (26) landowners in the Jamieson Road Area. Ms. Webster stated she is thankful that Short-Term Rentals (STRs) were not added to Small Holdings/AC lands. Expressed concerns regarding infrastructure capacity and denoted that retreat density increases were "too much too fast" for one-way-in, one-way-out roads.

Mark Bedry spoke on behalf of family regarding concerns about retreat density (1 person per acre) and broad definitions that could allow retreats to function as commercial lodging. Opposed moving rural decisions from MPC to Administrative approval. Mr. Bedry's submission forms part of Schedule 'C' to these minutes.

Councillor James asked what density would be suitable for an area where there is nearby livestock; Mr. Bedry noted it is highly subjective based on geography and animal type.

Diane Yackel, landowner in Lac des Arcs spoke in strong opposition to Home-Based Business (HBB) and STRs in Lac des Arcs. Noted the hamlet lacks sidewalks and streetlights, making increased traffic dangerous.

Councillor Fitzmorris asked for her opinion on the addition of Accessory Dwelling Units (ADUs) in Lac des Arcs. Ms. Yackel responded that she did not have issues with the concept of ADUs provided they were considered within the context of her broader recommendations for the hamlet. Reeve Rosvold asked how Council should test community split opinion without using caps; Ms. Yackel suggested broader studies or assessments be conducted to establish what the hamlet can absorb. Councillor James asked if Ms. Yackel felt the MD should have provided Traffic Impact Assessments (TIA) or environmental impact studies to justify the proposed 10% cap on HBB and STRs. Ms. Yackel agreed, stating there are numerous implications beyond just traffic, including water and wastewater management, fire emergency egress, and the general environmental impact on the narrow roadways of Lac des Arcs.

Claire Steinmann expressed opposition to the final draft of the bylaw because it removes 'Visitor Accommodation Minor' (VA – Minor) as a use in the Agricultural Conservation (AC) district. Ms. Steinmann requested a site-specific amendment to allow the Use on their 480-acre parcel on Jamieson Road, which would include the southwest, northeast, and northwest quarters of Section 31-26-6-W5M. The property is known as "Tacansina Ranch". Ms. Steinmann emphasized that the ranch is legacy land owned by her family for 40 years. Currently, 160-acres are under a registered Conservation Easement, and the family intends to place the remaining 320-acres under one to prevent future subdivision or large-scale commercialization. The family has hosted approximately 45 small group stays per year since 2013 to fund the land's stewardship. According to Ms. Steinmann's presentation, the dwelling is a four-bedroom structure, and stays are capped at 12 overnight guests.

Deputy Reeve Tuza asked if someone is typically on-site during rentals. Ms. Steinmann responded that while they are often there during the summer, they do not stay in the house with guests because the layout is one large room with four bedrooms.

Reeve Rosvold asked if the operation was ever a permitted business. Ms. Steinmann noted that the business predated municipal discussions regarding stay durations (less than vs. more than 30 days) and that they attempted to become compliant in 2018. However, the MD suggested they operate as a Bed and Breakfast, which was impossible given the home's layout.

Councillor James just asked for clarity on whether VA-Minor or STRs had been removed as a Use from the existing Bylaw. Other Councillors confirmed this is not a Use in the District under existing Bylaw 09-Z/18 or in the proposed Bylaw 10-26, however it had been listed as a Use in an earlier draft of the Bylaw. Councillor James also queried, why the landowners are seeking an amendment that applies to all three (3) quarter sections, and not just one (1) of, or a portion of one parcel. Ms. Steinmann agreed that could be an option moving forward.

Councillor James asked if there is another dwelling unit on the property. Ms. Steinmann responded that yes, there is an A-frame cabin that is presently used for storage.

Michael Bussoli spoke in opposition to the bylaw as presented and in support of a site-specific Amendment for "Tacansina Ranch", previously presented by Claire Steinmann. He detailed the timeline of the landowner's interaction with the MD, noting they had received a compliance letter in 2025 and halted operations to meet with Planning and Development Services. He stated they were advised to use the LUB review process to propose new wording for the AC district rather than pursuing a Direct Control (DC) district. He highlighted that their own outreach included hosting an open house at the ranch and inviting neighbors via a Jamieson Road Facebook group. He stated that ahead of the Public Hearing, they had submitted 20 letters of support from neighbours and that no neighbours expressed opposition to their operation or proposed site-specific Amendment.

Councillor James inquired whether their neighborhood survey was performed by a third party or generated internally. Mr. Bussoli clarified that they generated it themselves using a Google form and distributed it to as many neighbors as possible. Councillor James also asked for the year the building on the ranch was constructed. Mr. Bussoli responded that construction began in 2004 or 2005 and was substantially completed in 2009.

Following presentations by Claire and Michael, Joanne Steinmann spoke in opposition to the proposed bylaw. Stating her support for the site-specific amendment introduced by the previous speakers.

Gloria Cowley spoke in support of the Bylaw, noting some concerns with the limitations on a few specific Uses in the Tourism and Recreation (TR) District, specifically for the Parcel labelled “LSD 12”. Ms. Cowley requested that ‘Campground’ (specifically for Glamping Units) be added as D-A or D-MPC use on “LSD 12” and the addition of ‘Places of Religious Assembly’ for bible study or a small wedding. Finally, she strongly urged Council to honor a 5-meter setback for front and side yards, which she stated was agreed upon by all parties during a February 2023 public hearing before the motion was rescinded in May 2025 to facilitate the LUB rewrite.

Reeve Rosvold asked for confirmation on the specific setback clauses being challenged. Councillor Smith requested the resident define "glamping units" versus "campgrounds" to understand if the intent was to erect permanent structures or tents.

Rudi Peet, resident of Lac des Arcs spoke in opposition to any changes that would alter or change the unique environment. He emphasized the value of the natural environment for raising children.

Councillor James asked if there are any particular things that he considers most valuable to keep. Mr. Peet expressed that his wish would be for the Hamlet to maintain status quo with no streetlights and no bridge. Reeve Rosvold asked about hobbies vs. businesses. Mr. Peet supported "self-paying hobbies" but not industrial-scale operations in residential garages.

Emily Morgan Erickson, Executive Director of Star 6 Ranch Foundation, spoke in opposition to the Bylaw. Ms. Erickson’s presentation focused on the cumulative impact of development intensity and reduced setbacks on the adjacent parcel “LSD 12”, which Star 6 Ranch argues could jeopardize their wellness programs. Concerns were raised that several high-intensity discretionary uses proposed for the adjacent parcel, in combination with reduced setbacks, would significantly change the immediate environment. Ms. Erickson requested clarity on how "reasonable intensity" is determined for a small parcel in that specific location.

Councillor James asked which specific uses were most concerning. Ms. Erickson identified Visitor Accommodation – Minor and Eating/Drinking Establishments, Recreational Staging Area, and Animal Boarding and Training uses. She noted the bylaw lacks stipulations on whether these uses involve 10 people or 100. Councillor James observed that Star 6 Ranch is allowed the same uses and asked if the neighbor should be denied the opportunity even to apply. Ms. Erickson clarified that the issue is one of scale; Star 6 Ranch has 80 acres to spread out noise, while the neighboring parcel, “LSD 12”, has approximately 3 developable acres, making the same uses much more intensive on that site. Ms. Erickson emphasized that higher setbacks are necessary to provide a buffer that allows for synergy between the organizations.

Florian Jungen, spoke on behalf of Star 6 Ranch, in opposition to the proposed uses on lands legally described as “LSD 12” (a portion of NW-26-24-8). He stated that the programs at Star 6 Ranch embody the principles of regenerative tourism outlined in the Municipal Development Plan (MDP). He argued that the proposed commercial tourism uses are inappropriate for the physical

constraints of the neighbor's 4.7-acre parcel, which only has about 3 developable acres after river setbacks are applied. He expressed particular concern regarding licensed drinking establishments being allowed on such a small parcel.

Councillor James informed Mr. Jungen that she intended to ask Administration about nuisance bylaws that might help mitigate noise concerns for adjoining properties.

Jeff Williams spoke on his own behalf in support of the Bylaw. He urged Council to ask themselves the practical difference between a part-time owner with visiting family and a short-term rental, noting it is impossible for neighbors to tell the difference. He advocated for oversight through the permit process to ensure septic, water well, and parking compliance. He spoke in support of HBB and ADUs, where it would be possible for a small, local business owner to have an employee living on-site in a suite and conduct low-impact business activities at home. Mr. Williams stated that a Business Licensing model with Municipal oversight will be the most important factor in maintaining community character.

Kateri Cowley spoke via Microsoft Teams, representing Cowley Outfitters. Ms. Cowley, spoke largely in support of the proposed Bylaw expressing the same desire for additional Uses to be added to “LSD 12” and 5m setbacks; as presented by Gloria Cowley earlier in the Public Hearing.

Councillor James asked for Ms. Cowley’s opinion on certain uses requiring MPC review for her property while only requiring administrative review for others. Ms. Cowley’s position is that this "a little bit unfair" and requested equitable treatment.

Aileen Williams, resident of Lac des Arcs spoke via Microsoft Teams in Support of the Bylaw. describing it as well-written, sensible, and practical. Ms. Williams specifically supported Accessory Dwelling Units (attached and detached) as permitted uses and Home-Based Business Major, with a 10% cap and Short-Term Rental Minor, with a 10% cap).

Recess taken from 4:58 PM until 6:04 PM where the Public Hearing resumed with the same format as taken for the earlier portion of this public hearing.

Administrative Report (Repeat Presentation)

Jonathan Schmidt of Bluerock Planning presented an overview of the LUB project to Council and the Gallery. Hayley Gavin, Director of Planning and Development Services, made a presentation to Council and the Gallery. The Presentation slides for both presentations were included in the Agenda Package published on May 14, 2026.

Public Presentations in Support, Opposition or Neutral Position to Bylaw 10-26

Erik Butters, resident of Rural MD of Bighorn, spoke largely in support of the proposed Bylaw. He indicated a couple of areas of concern, urging Council to be cautious regarding density allowances to avoid despoiling the natural landscape. He thanked Administration for removing proposals put forward in earlier drafts of the bylaw for additional “parcels-out”. Mr. Butters’ position is that the MD cannot solve the region's housing problem through AC lands.

Deputy Reeve Tuza asked for areas Mr. Butter's identified as "red flags". Mr. Butters reiterated his initial concern about increases to the number of parcels allowed to be subdivided. Councillor James asked about retreat density; Mr. Butters stated that 160 people on a quarter section (one person per acre) was far too high and would cause noise and commotion that would disturb livestock.

Jordan Shae, Resident of Jamieson Road Area in the Small Holdings District, spoke in opposition to the Bylaw. Mr. Shae expressed extreme disappointment that the Small Holdings district remains heavily restricted. He shared his personal frustration after his own Retreat Development Permit application was initially approved and then refused [after an SDAB appeal]. He argued that with home prices over $1 million, owners need discretionary uses like glamping or small-scale visitor accommodations, proposing a 10% cap consistent with the Hamlet of Lac des Arcs proposed regulations, to offset mortgages.

Deputy Reeve Tuza clarified that a previous commercial army camp had operated on Jamieson Road with high traffic, and requested context and confirmation from Mr. Shae, as to whether his proposed development had been a low-impact use. It was confirmed that yes, the previously appealed development permit had been for a small-scale overnight accommodation use.

Rebecca Pare from Jamieson Road Area, Small Holdings District spoke in opposition to the Bylaw. Ms. Pare requested that short-term or visitor accommodation be allowed on a small scale in the Jamieson area. Ms. Pare cited the recent community engagement conducted by "Tacansina Ranch" landowners and observed that most supporters in her area have a "live and let live" mentality. However, she believes these individuals stay quiet because a specific group in the neighborhood makes them feel uncomfortable. Ms. Pare noted the option to supplement a household's income by means of operating a STR, or similar use, on a parcel in the SH district, would be beneficial and could be introduced using a similar "cap" as those being proposed in the R1 Hamlet District.

Sean Deonson of Jamieson Road Area, spoke in opposition to the Bylaw and shared his support for allowing short-term rentals and visitor accommodations within the Jamieson Road area, agreeing with the points raised by Jordan Shae and Rebecca Pare.

Allan Bray Landowner in Jamieson Road Area, spoke in opposition to the Bylaw. Mr. Bray expressed that he is strongly opposed to the latest version of the Bylaw which removed the provision for STRs in the SH District. Mr. Bray expressed that a "vocal minority" have bullied others in the neighbourhood and now those who support these types of uses are not comfortable speaking up.

Reeve Rosvold asked for specific references to the Land Use Bylaw. Mr. Bray clarified that his sole concern was the elimination of the short-term rental proposal in the Small Holdings District, as had been brought forward in the earlier draft.

Robin Slater, resident of Lac des Arcs, spoke in opposition to the proposed Land Use Bylaw changes. Ms. Slater emphasized that residents originally purchased property in the hamlet with an understanding that there would be no businesses, streetlights, or sidewalks, seeking a "retirement haven." Ms. Slater criticized the review process, stating her observation is that most residents are

content and did not ask for these changes. Ms. Slater expressed concern that Council is demonstrating "predetermined biases" toward development and questioned why a 50/50 split in survey responses to a particular issue resulted in Council choosing the side of change rather than the status quo.

Deputy Reeve Tuza asked if STRs and businesses had already been operating in the hamlet in decades past. Slater confirmed they have, but stated that neighbours have made complaints, despite a lack of proactive enforcement. Reeve Rosvold posed questions related to affordable housing.

Councillor James inquired whether specific studies or assessments, such as those regarding wildlife or infrastructure, were necessary to clarify potential impacts on the hamlet. Ms. Slater characterized Lac des Arcs as a geographically "finite" and "full" community, noting it is physically constrained by the Trans-Canada Highway, the Bow River, and protected parkland. She argued that the unserviced area lacks the capacity to support increased water and sewage demands.

Harris Gordon, long-term resident of Lac des Arcs, spoke via Microsoft Teams. Mr. Gordon spoke in opposition to any major changes. He questioned if the rules were properly calibrated for an unserviced hamlet with limited infrastructure and high environmental risk. Asked if the 10% cap was based on a specific capacity analysis for Lac des Arcs or just spread generally across the MD.

Deputy Reeve Tuza asked for a clear position; Gordon stated he opposes major home-based businesses and short-term rentals to protect the hamlet's residential character.

Leroy Hofer spoke on behalf of Cowley Outfitters and appeared via Microsoft Teams. Mr. Hofer summarized their position by asking for equal opportunities granted to other parcels in the TR district. He noted that these lands have welcomed tourists for over a century and asked that the previously agreed-upon setbacks be honoured.

Councillor James asked for his specific opinion on the requested uses for campgrounds and religious assembly. Hoper stated that the current prohibition in the bylaw was too restrictive.

Questions for Administration:

Councillor Smith referenced ambiguity in Table 3, inquiring of the term "Boundary Adjustment Only" pertaining to future Subdivision. Administration explained that this involves adjusting property lines between existing lots without creating any new parcels. Consultant Jonathan Schmidt added that this ensures the number of new lots remains zero or less, preventing increased demand on wells and septic systems in unserviced areas.

Councillor Smith questioned the necessity of a minimum floor area requirement. Administration clarified that this requirement helps differentiate principal dwellings from Accessory Dwelling Units (ADUs), which must remain subordinate in size, and helps maintain community character.

Councillor Smith pointed out that a 25% maximum site coverage seems low for Harvie Heights given its smaller lot sizes. Administration noted this was carried forward from the existing bylaw

but could be reconsidered.

Deputy Reeve Tuza objected to requiring private owners in unserviced areas to provide water for firefighting (Section 34.8.4), calling it a municipal burden. Administration responded that they are proposing to change the wording from "shall" to "may be required" to allow for flexibility on a case-by-case basis.

Reeve Rosvold suggested adding "where possible" to the requirement for two (2) access points in Dead Man's Flats (Section B.5.5.1, Vehicle Access), noting that one (1) parcel is blocked by a highway. Administration agreed this was a reasonable amendment.

Councillor James asked about shifting decision authority from Council to the MPC or Administration in the DC-1 District (previously DC-3). Administration explained this aligns the district with standard processes to speed up application processing time while maintaining MPC oversight for complex items.

Councillor Fitzmorris questioned the parking stalls required for fuel pumps. Administration explained they removed the requirement for extra stalls per pump, as drivers park at the pumps while using the facility, and instead focused on floor area and employee counts.

Councillor Smith and Reeve Rosvold challenged the proposed density of 99 units per hectare (UPH) in the Hamlet Multi-Residential (RM) District, stating their concern was raised on April 23, 2026, prior to First Reading of the Bylaw. Administration provided comparables from Town of Cochrane and Town of Canmore. Council requested further consideration be given to this UPH density number – suggesting lowering the cap to 40 or 60/UPH to avoid community alarm. Consultant, Jonathan Schmidt provided Bluerock Planning's visualization document showing that Bighorn's LUB height (12m) and site coverage (45%) limits would realistically make 99 units unachievable. The document is attached as Schedule 'D' to these Minutes.

Reeve Rosvold asked how feedback is considered when survey responses are split 50/50. Administration explained they use principles of clarity and professional planning standards, best practices, and comparables, while ensuring potential changes are proposed openly for public debate.

Councillor James asked if Administration had reviewed a resident's alternative framework for "minor" and "major" retreats. Administration confirmed they are evaluating all submissions. The referenced submission was received on May 17, over the weekend prior to the Public Hearing.

Councillor James raised concerns that the lack of height or massing controls in the Agricultural Conservation (AC) district could allow for large commercial-scale developments. Administration agreed to look into building heights and the suggested room-cap for retreats to keep them proportional to the land.

Councillor Fitzmorris asked if water restrictions in Dead Man's Flats were over-prescriptive (Section B.6.7). Administration explained that because the MD has a fixed water capacity agreement with Canmore, they must prevent a single user from consuming a disproportionate

amount of the hamlet's total water supply.

Councillor Smith asked where EV charging was addressed. Administration pointed to Section C.3.7(e), noting they are allowed but not mandated.

Deputy Reeve Tuza suggested exploring managed short-term rentals in rural/AC areas with strict conditions rather than a blanket prohibition. Mr. Shanks noted on behalf of Administration, that previous engagement showed strong opposition to this but agreed to provide data on Small Holdings parcel counts.

Councillor James asked about the “Tacansina Ranch's” approval history. Administration clarified that the owners could apply for site-specific amendments or redistricting once the new Land Use Bylaw is adopted.

Reeve Rosvold asked how the public would know they were heard. Administration stated that public input is one pillar of the Land Use Bylaw review process and that all input is reviewed thoroughly and any recommended amendments will be presented at the Second Reading of the Bylaw for Council consideration.

Councillor James noted that definitions for community buildings and entertainment facilities were confusingly similar. Administration agreed to clarify these.

Councillor Smith asked why the “LSD 12” property faced more restrictions than the adjacent “LSD 7; 8; and 9” property. Administration explained the difference was based on parcel size (3 acres vs. 80 acres) and physical constraints like the floodplain.

Councillor Smith asked if the Use labelled ‘Places of Religious Assembly’ covers small home Bible studies. Administration clarified that private religious gatherings are a charter right; the bylaw definition refers to formal developments owned by religious organizations.

Councillor Smith asked if “glamping” is a use that falls under "campground". Administration explained that for smaller parcels, this would more appropriately be considered a "Visitor Accommodation – Minor," which can include outfitter tents.

Reeve Rosvold asked about the 5-meter setback request for the TR district. Administration recommended keeping the current proposed setbacks to manage the impact of commercial uses on the smaller parcel.

Councillor James requested confirmation that landowners still have the right to apply for a variance to the 5-meter setback on a case-by-case basis. Administration confirmed that is correct.

Reeve Rosvold questioned why standalone liquor stores were prohibited. Administration noted this was likely a carryover from the previous bylaw.

Reeve Rosvold requested the removal of Section B.14.9.1(d)(i) requirements for landscape separation “islands” in parking lots. Denoting that this requirement reduces available space for

parking in areas where parking is highly sought-after.

Councillor James requested more discussion on the proposed shift of subdivision authority from the Municipal Planning Commission (MPC) to Administration. She requested that this item be brought forward with consideration and comment at second reading. She clarified that regardless of whether an amendment is eventually proposed, she believes further discussion should be had as this concern was raised in submissions from the public prior to the Public Hearing.

Councillor Smith asked how the bylaw helps existing "under the radar" businesses. Administration noted that introducing regulations allows for safety inspections (septic/well/fire), oversight, and business licensing provides a path to compliance that currently does not exist.

Councillor James asked what studies were prepared to support the proposed changes to hamlets regulations. Administration explained that the 10% caps were intended as a "gentle" introduction of use, and while not based on a technical study or analysis, they were in response to very split community opinion on this topic.

Reeve Rosvold suggested changing the wording in Section D.5.1.3 (Wildlife Fencing) for community garden fences from "prevents" to "deters" wildlife.

Reeve Rosvold noted confusing language in the Bed and Breakfast regulations, regarding "two bed units per bedroom." Administration agreed to review this regulation to clarify the intent of preventing overcrowding.

Reeve Rosvold highlighted concerns regarding recent increases in signage for residential dwellings with an Approved B&B or STR (currently called 'Visitor Accommodation Suites') and requested the bylaw specify that only one MD-approved design is allowed. Administration confirmed that they will review this regulation.

Reeve Rosvold questioned why temporary RV occupancy was only exempted "outside of a hamlet." C.3.10 covers the 14-day occupancy in a recreational vehicle and that is within rural district. Within Hamlets, that provision is not repeated in the R-1, R-1S or CR districts. Administration confirmed that they will review this regulation.

Deputy Reeve Tuza asked if there were caps on Accessory Dwelling Units in hamlets. Administration confirmed there are currently no proposed caps on ADUs.

DRAFT

Hearing Closure

R:151/26
Adjourn

The Reeve declared the Public Hearing for the proposed Land Use Bylaw 10-26 be closed at 11:00 PM.

Adjournment

MOVED by Councillor Fitzmorris to adjourn the meeting at 11:00 PM. (TS 10:03:24)

CARRIED

_____ _____

Reeve Chief Administrative Officer

SCHEDULE	DESCRIPTION
A	Sign In Sheet
B	Late Submissions
C	Bluerock Planning Density Visualization Slides

DRAFT

Visitors & Contractors Sign In Sheet

Please read and complete the sections below. All visitors and contractors must report to the front office upon arrival and sign out prior to leaving. Any hazards or incidents must be brought to the attention of management or safety personnel immediately. By signing, you agree to comply with all provincial regulations, OH&S legislation, MD of Bighorn rules, and environmental standards while on municipal property.

Visitors

- First time visitors will be shown the evacuation procedures and muster point location by an MD Representative.
- Visitors must remain in the presence of an MD representative or designate .

Contractors

- Contractors will review the following MD of Bighorn emergency procedures, policies, and rules.
- PPE requirements such as hearing protection, hardhats, safety glasses, or gloves are determined from the site-specific requirements.

Date	Name	Company	Signature	Time In	Visitor	Contractor	Time Out
May 19	Michael Bussoli			12:32pm	☑	☐	
May 19	Claire Steinmann			12:32pm	☑	☐	
May 19	Joanne Steinmann			12:32pm	☑	☐	
May 19	JEFF Wilson			12:45	☑	☐	
May 19	Shane Sonley			12:50	☑	☐	
"	RUDI PEET			12:50	☑	☐	
	[illegible]	Bow Kot		12:55	☑	☑	
	Laurie Francis			12:58	☑	☐	
	Katie Calvin			1258	☑	☐	2:12pm
	J. Brewster			1:00	☑	☐	2:35
"	Diane Yaremko			1:00	☑	☐	4:25
May 19	Sue Bromley	LDA.		12:52	☑	☐	
May 19	PAT BEDRY			12,55	☑	☐	3:16
May 19	MARK Bedry			12.55	☑	☐	3:16
May 19	MARY Bedry			12:55	☑	☐	3:16
May 19	Helen Dietz	LDA		12:55	☑	☐	3:30
May 19	Michael Ring	LDA		12:55	☑	☐	4:30
May 19	Brad Murphy	LDA		12:56	☑	☐	4:30
"	[illegible]			12:55	☑	☐	
	[illegible]			" "	☑	☐	

Visitors and Contractors must sign out before leaving.
Completed sheets must be maintained for 3 +current year.

Visitors & Contractors Sign In Sheet

Please read and complete the sections below. All visitors and contractors must report to the front office upon arrival and sign out prior to leaving. Any hazards or incidents must be brought to the attention of management or safety personnel immediately. By signing, you agree to comply with all provincial regulations, OH&S legislation, MD of Bighorn rules, and environmental standards while on municipal property.

Visitors

- First time visitors will be shown the evacuation procedures and muster point location by an MD Representative.
- Visitors must remain in the presence of an MD representative or designate .

Contractors

- Contractors will review the following MD of Bighorn emergency procedures, policies, and rules.
- PPE requirements such as hearing protection, hardhats, safety glasses, or gloves are determined from the site-specific requirements.

Date	Name	Company	Signature	Time In	Visitor	Contractor	Time Out
	[illegible] Stelm			12:59	☐	☐	
	[illegible] Hoogsteen			12:55	☑	☐	3:00pm
	Janice Webster			1pm	☑	☐	3:49
	Dan Smith			1PM	☑	☐	2:30
	Lesley Bannister			1:06	☑	☐	2:09
	A YARBOWSKA			1:10	☐	☐	
	Peter Grant			1:10	☑	☐	
	Gloria Cowley			1:26	☑	☐	5pm
	MARY-ANNE MCCUTCHEON			1:30	☐	☐	3:30
	Emily Morgan			2:45	☑	☐	3:50
	Florian Jürgen			3:15	☑	☐	3:50
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	

Visitors and Contractors must sign out before leaving.
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- PPE requirements such as hearing protection, hardhats, safety glasses, or gloves are determined from the site-specific requirements.

Date	Name	Company	Signature	Time In	Visitor	Contractor	Time Out
May 18	Erik Bottrell			5:45			7:21
May 19	Jordan Shaw			5:50	☑	☐	8:25
May 19	Rebecca Pare			5:50	☑	☐	8:25
May 19	Allan Bray			5:50	☑	☐	7:40
May 19	Sean			5:50	☑	☐	8:25
"	Robin Shatka			"	☐	☐	
"	Rob Penning			6:00	☐	☐	8:25
"	J Willis			6:00	☑	☐	
"	C Steinmann			6:45	☑	☐	8:34 pm
May 19	[illegible]			6:45	☑	☐	8:34 pm
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	
					☐	☐	

Visitors and Contractors must sign out before leaving.
Completed sheets must be maintained for 3 +current year.

Municipal District of Bighorn No. 8

No. 2 Heart Mountain Drive, P.O. Box 310, Exshaw, Alberta T0L 2C0
Phone: (403) 673-3611 • Calgary Direct: (403) 233-7678
Fax: (403) 673-3895 • Email: bighorn@mdbighorn.ca
Website: www.mdbighorn.ca

PUBLIC HEARING – BYLAW NO. 10-26 AS AMENDED, LAND USE BYLAW

SUMMARY OF WRITTEN SUBMISSIONS FOR PUBLIC HEARING BYLAW NO. 10-26, AS AMENDED

The MD of Bighorn received **TWENTY-ONE (21)** additional written submissions in response to Public Hearing Bylaw No. 10-26, as amended, after to the submission deadline of Tuesday, May 12, 2026. The MD of Bighorn also received written speaking notes and supplementary documents from **TWO (2)** persons/groups during the Public Hearing. These have been added to the end of this list as Submissions #22, #23 and #24.

Here is the list of submissions received as of May 19, 2026 at 10:40 PM

Submission	Name	Date of Submission	Position on Proposed Bylaw	Resident of:
1.	Estella Howard	13-MAY-2026	Concerns	Rural MD Bighorn
2.	Alex Ilie	14-MAY-2026	Oppose*	Jamieson Rd Area
3.	The Haines Family Ranch	14-MAY-2026	Concerns	Rural MD Bighorn
4.	Nancy Johnson	16-MAY-2026 & 17-MAY-2026	Oppose & Concerns	Country Residential – Ghost River
5.	Joey O'Brien	17-MAY-2026	Concerns	Dead Man's Flats
6.	Andreas Corsden	17-MAY-2026	Oppose	Jamieson Rd Area
7.	Marina Krainer	17-MAY-2026	Concerns	Benchlands
8.	Chris and Amy Cousine	18-MAY-2026	Support	Benchlands
9.	Janice Webster, Fritz and Hanne Seidel, and Karolina Dec	18-MAY-2026	Concerns	Jamieson Rd Area
10.	Jeff Williams	18-MAY-2026	Support	Lac Des Arcs
11.	Kevin Smyth c/o Dead Man's Flats Community Association	18-MAY-2026	Concerns	Dead Man's Flats

12.	Laurie Francis	18-MAY-2026	Opposed	Lac Des Arcs
13.	Fiona MacTaggart c/o Star 6 Ranch	19-MAY-2026	Opposed	Rural MD Bighorn
14.	Mark, Patricia, Nakia, Marvin, and Jacksen Bedry	19-MAY-2026	Opposed	Rural MD Bighorn
15.	Mike and Kristen Stuart	19-MAY-2026	Opposed	Lac Des Arcs
16.	Diane Yackel	19-MAY-2026	Opposed	Lac Des Arcs
17.	Aileen Williams	19-MAY-2026	Support	Lac Des Arcs
18.	Rick and Denise Guinn c/o Guinn Outfitters	19-MAY-2026	Support	Jamieson Rd Area
19.	Jordan Shea	19-MAY-2026	Oppose	Jamieson Rd Area
20.	Rebecca Pare	19-MAY-2026	Oppose	Jamieson Rd Area
21.	Deb Penninga	19-MAY-2026	Support and Concerns	Exshaw

** Submission #2 expresses support for a specific use of lands legally described as NE¼, SW¼, and NW¼-31-26-6-W5M. This submission is noted in the table as **Opposed**, as the proposed draft Bylaw does not include provisions for the Use they support in the applicable Land Use District.*

Submission	Name	Date of Submission	Description of Attached Document	Specific to:
22.	Shane Jonker c/o BOWDA, DMFCA and	19-MAY-2026	Speaking Notes	MD Wide
23.	Claire Steinnman c/o Tacansina Ranch	19-MAY-2026	Speaking Notes	Rural MD Bighorn
24.	Claire Steinmann and Michael Bussoli c/o Tacansina Ranch	19-MAY-2026	Attachment to Speaking Notes	Rural MD Bighorn

Submissions received on or before May 12, 2026, were included in the Agenda Package the Public Hearing. These late submissions will be included as a Schedule to the Minutes.

Outlook

Comment on Proposed Land Use Bylaw

From Estella Howard [redacted]
Date Thu 5/14/2026 10:35 AM
To Planning <planning@mdbighorn.ca>

To Council and Administration,

I wanted to comment on the proposed Land Use Bylaw from the perspective of a younger person hoping to continue living and building a future in the MD of Bighorn no 8.

I am a second-generation resident in this area, and I hope to continue the rural lifestyle and agricultural values that my family has worked hard to maintain. I care deeply about horses, agriculture, wildlife, and the ability for younger people to continue living and working in rural communities.

A lot of the discussion around the bylaw focuses on development, tourism, and growth, but I hope there is also room to think about the people who already live here and are trying to build long-term futures here. For young people interested in agriculture, horses, livestock, and rural trades, it can already feel difficult to stay in the community because of rising costs and limited opportunities.

I am a Journeyman Farrier and hope to establish a home-based farrier practice within the MD of Bighorn because there are real opportunities here connected to ranching, horses, and agriculture.

One thing I am hoping Council can clarify is whether there will still be an opportunity for people to apply for a greater number of animal units through a discretionary process. My family's 10-acre farm is responsibly set up with proper animal husbandry practices and is physically capable of supporting more than the proposed 3 AU limit.

This directly affects whether I may be able to build my business on our family property in the future. Clients may need to bring horses to the property for care, and in some cases horses may need to stay temporarily for scheduling or treatment purposes. If there is no opportunity to apply for additional animal units, I worry there may not be a practical pathway for people like me to legally establish agricultural or horse-related home-based businesses within the MD.

I also think it is important that the MD of Bighorn recognizes the role ranchers play in grazing livestock on public lands and helping reduce fire load across the landscape. Agriculture is not only part of the economy here — it is part of how the land is stewarded and managed.

I support reasonable flexibility for landowners, but I also think the bylaw should clearly support:
- small farms and agricultural lifestyles,
- protection of rural character and wildlife corridors,
- practical pathways for home-based rural businesses,
- and tourism that remains small-scale and compatible with the land.

Many young people are willing to work hard and commute in order to stay connected to rural life. I hope the bylaw reflects that rural communities are not only places to visit, but also places where people are trying to build meaningful long-term lives and careers.

Thank you for taking the time to listen to public feedback.

May 12, 2026

Reeve Lisa Rosvold and Members of Council
Municipal District of Bighorn No. 8
2 Heart Mountain Drive, Exshaw, Alberta
Sent via email to: planning@mdbighorn.ca

Re: Support for Proposed Site-Specific Amendment for Tacansina Ranch (Clause B.10.2.3)

Dear Reeve Rosvold and Members of Council,

I am a resident/property owner in the Jamieson Road area of the MD of Bighorn. I am writing to express my support for the inclusion of a site-specific amendment to the revised Land Use Bylaw that would allow Tacansina Ranch to continue operating as it has for the past 13 years.

Specifically, I respectfully ask Council to adopt the following amendment to the Agriculture Conservation (AC) District in the final Land Use Bylaw:

> *B.10.2.3 Notwithstanding the provisions of B.10.2.2, NE¼, SW¼ and NW¼-31-26-6-W5M, containing approximately 480 acres, may be used for a Visitor Accommodation, Minor as a Permitted Use.*

Tacansina Ranch has operated as a small-scale, low-impact vacation rental on their 480-acre parcel since 2013. In my experience as a neighbour, the operation is well-managed, quiet, and entirely in keeping with the rural character of our area. It has not generated noise, traffic, or other impacts of concern.

This proposed clause is narrowly tailored to the Tacansina Ranch property and does not open the AC District to broader short-term rental or visitor accommodation uses. It simply recognizes an established, responsible operation that has been a good neighbour for over a decade.

I respectfully ask that Council put forward and support a motion to include this amendment in the final Land Use Bylaw ahead of its adoption.

Thank you for your time and consideration.

Sincerely,

Alex Ilie
[redacted] Whiskey Jack Trail, MD of Bighorn

SCHEDULE 'B'

Outlook

LUB public comment

From Mary Rydberg <[redacted]>
Date Thu 5/14/2026 11:35 AM
To Planning <planning@mdbighorn.ca>

To Mayor and Council,

My name is Mary, my husband and I ranch in the MD of Bighorn with our adult children.

I appreciate Council listening to residents and removing Visitor Accommodation and Short-Term Rentals from the Agricultural Conservation District and redirecting larger-scale tourism growth toward a more appropriate Tourism & Recreation (T/R) District. This will ensure our Municipality will continue to grow while preserving ranching opportunities and protecting wildlife and watersheds of our community.

That said, I do remain concerned about the proposed retreat density of one visitor per acre within AC lands.

At that level, the intensity of visitor activity begins to interfere with normal agricultural operations and grazing practices. From a ranching perspective, that degree of public interaction around livestock creates a dramatic increase of risk, liability, fencing pressure, gate access issues, dog conflicts, and general operational interference that many ranchers would simply choose not to work around.

I am also concerned that the current proposal does not limit the number of accommodation units or require clustering or massing of retreat development. Over time, this could allow extensive scattered tourism-style development across agricultural parcels that may permanently sterilize productive agricultural land for future ranching operations.

I support small-scale tourism that remains secondary to agriculture and respects the working landscape, but I do not believe that the district has the appropriate requirements to regulate development so the current retreat density may go beyond what is appropriate for lands intended to remain agricultural in nature.

Thank you for your time and consideration.

The Haines Family Ranch

Outlook

Fwd: Question regarding Ghost River CR new land use bylaw

From Nancy [redacted]
Date Sat 5/16/2026 8:58 PM
To Planning <planning@mdbighorn.ca>

I suppose rereading this and looking at the definitions a second dwelling is now allowed in the Ghost River CR.
I am against this if it matters.
Nancy Johnson
[redacted]

---------- Forwarded message ---------
From: **Nancy** <ndjmr@telus.net>
Date: Sat, May 16, 2026 at 8:37 PM
Subject: Question regarding Ghost River CR new land use bylaw
To: <planning@mdbighorn.ca>

On page 44 the intended uses do not include accessory dwelling unit yet the next page speaks to maximum density including main dwelling and 1 accessory dwelling unit.
Which is it please?
Or please explain?

--
Best Wishes, Nancy Johnson

Outlook

New LAND Use bylaw

From Nancy <ndjmr@telus.net>
Date Sun 5/17/2026 1:26 PM
To Planning <planning@mdbighorn.ca>

Me again
Not sure if c should be in this section? Does not apply to signage?
Please explain if it belongs. Thx so much.

D.6.5.3 An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying
the Bed & Breakfast shall be located on the property. The sign shall:
a) Be weatherproof, visible and reasonable readable from the adjacent roadway;
b) Be no smaller than 0.2 m2
(2.0 ft2
) and no larger than 0.6 m2
(6.5 ft2
); and
c) Bed & Breakfast shall not be permitted on the same property with an Accessory Dwelling Unit.

Best Wishes, Nancy

Outlook

Public comments to the MD of Bighorn Public Hearing regarding Bylaw 10-26

From [redacted]
Date Sun 5/17/2026 10:31 AM
To Planning <planning@mdbighorn.ca>
Cc Lisa Rosvold <lisa.rosvold@mdbighorn.ca>

Good morning:

I will attend the public hearing, however I wish to offer my comments to the proposed LUB for staff and council review.

I live in Dead Mans Flats.

1. Energy permitting.

I am the Chair of the Bow Valley Green Energy Co-op and Rocky Mtn Community Energy. https://www.bvgreenenergy.org

I see permitting frameworks for wind and solar. In my opinion there are several other categories of green energy that are omitted.

We live on one of the largest aquifers in Canada and it is a reliable 24/7/365 source of energy. The province permits this to be used as energy. Spring Creek has proven the model for larger projects. I know of several home owners in Canmore that have installed ground source heat pumps for domestic heating. I believe this should be included for permitting.

Our organization is working with Baymag, Stantec and Energy Reduction Alberta on a small scale wind turbine and solar co-locating on the same footprint. We are in the data acquisition stage. From this we will be able to propose power purchase agreements for hosts. This combination of technologies is proven in Europe and we are refining the model for our specific geographic opportunities. In the correct locations this should produce 6 to 10 times the amount of energy compared to solar alone. I believe this should be permitted as well.



Image of a European installation on a high rise.

2. Staff Housing

When I ask the questions to our consultants "where are the staff for all of the growth in the MD and overall Bow Valley are going to live? I am told "this is someone else's problem".

When I ask what are the intended uses of the lands to the east of DMF that are zoned HI, P and TR, I am told it is not part of the current LUB plans. I believe the LUB should include some forms of staff housing identified lands.

I have sons that are an engineer, a level 3 rope teck and a nurse. They grew up the Bow Valley and would deeply like to live here. Without staff housing they have given up hope of ever buying a home without a parental guarantee.

3. Housing and commercial building considerations.

I see references to parking and EV's. I suggest the considerations are reflective of the current technology and adoption rates in Alberta rather than the world wide rapid conversion.

I have a 2023 Hyndai and it can charge at 800 volts and up to 250 KW. Commercial chargers "fill" my tank in 10 minutes. The vehicles being built today are accepting charging at up to 1200 to 1500 volts and 500 KW/H.

The consideration of level 2 chargers at 6-9 KW/H will not work with today's car's and certainly not the next generation that has been approved to be imported to Canada.

There are several ways to accommodate these changes. Large scale commercial batteries that surge the energy necessary are one way, or industrial energy (more than standard commercial 600 volts and 400 amps) grid connected energy systems could accommodate the next generation of transportation are the other.

This weeks news:

Canadian EV sales are headed for a comeback year.

New data from StatsCan shows sales of zero-emission vehicles in March went up 75% over the same month last year—rising to make up nearly one in eight new cars sold (12.2% of all new vehicles sold) nationwide.

Regionally, EV sales increased by a phenomenal 135% in Quebec, 53% in B.C. and the territories (combined data), and 40% in Ontario.

Nearly one in every four (23.5%) new vehicles sold in B.C. were electric.

"The anecdotal evidence that Canadians were increasingly looking to go electric was strong, but today's numbers are unmistakable," says Joanna Kyriazis.

I suggest council and staff should become more conversant with the next generation of auto's and trucks.

Regarding trucking and charging. The Megawatt charging is reducing charging time to 20 to 40 minutes. The same time as their mandatory breaks. Our "gas stations" are ideally positioned to become "Energy Centers" here as are many of these world wide.

Within the considered life span of the proposed LUB, these transportation changes will happen to us.

My recommendations:

All new construction should consider/allow uninterrupted south facing roofs as permitted, not requiring an exemption.

All new housing construction should have at least a 200 amp main panel.

All new housing should consider space for at least 80 to 100 KWH in battery storage.

All new or renovated housing should at least require a conduit to the attic for wiring for roof solar installation. (Note, it took the electricians two days to work their way around my various architectural features at my home to run wires from the roof to my electrical panel. $150 in conduit would have eliminated this waste and extra costs.)

All new parking lots/spaces should be roughed in for level 3 EV charging. This gives the structure management the flexibility to move with the client demands.

The energy centres (formerly gas bars) should be permitted to consider the needs of the next generation of transportation.

I look forward to this week's LUB hearing.

Joey O'Brien
[redacted]

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Outlook

LUB proposal

From Andreas Cordsen [redacted]
Date Sun 5/17/2026 4:18 PM
To Planning <planning@mdbighorn.ca>

3 attachments (724 KB)
Retreat Definitions.pdf; Retreat Density - Table 37.pdf; Retreat Density Proposal - Cordsen.pdf;

Dear Council and Administration,
Unfortunately I will be on my way to Europe on the 19th, so I cannot attend any in person meetings.
In response to your requests for feedback from the public in the MD Bighorn, I have arrived at the attached proposals in regards to densities on AC and SH lands. Please review and respond.
I appreciate your time and effort going into this.
Thanks
Andreas Cordsen

May 17, 2026

Subject: proposed changes to the Land Use Bylaw

Dear Council and Administration,

During Council's review of First Reading of the draft Land Use Bylaw, Administration mentioned they were open to hearing practical ideas and community-based solutions from residents. As someone who lives in the community and has spent time involved in municipal planning processes, I have been tasked to bring forward a recommendation that reflects many of the conversations taking place within the Agricultural Conservation (AC) and Small Holdings (SH) areas regarding Retreat uses.

The intent of this recommendation is not to stop retreat uses or tourism opportunities within the MD. Rather, it is an attempt to help create a framework that is easier to understand, more proportionate across parcel sizes, and more aligned with the intended rural and agricultural character of AC and SH lands as discussed in the community LUB working group.

We recognize that the Tourism & Recreation (T/R) District may have different servicing capacities, tourism expectations, and development objectives. As such, it makes sense for Administration and the T/R community to determine what forms and densities of Retreat development are most appropriate within those areas.

For AC and SH lands specifically, we would recommend organizing Retreat uses into the following categories:

• Retreat – Day Use
• Retreat – Overnight Minor
• Retreat – Overnight Major

This generally mirrors the organizational structure already being used within the draft LUB for Visitor Accommodation – Minor and Visitor Accommodation – Major, which may help make the regulations more consistent and easier for both applicants and the public to interpret.

To help balance tourism opportunities with the servicing realities, agricultural function, and rural character of these lands, it is further suggested to apply the following approach for AC and SH parcels:

• Retreat – Day Use
1–10 acres: 1 person per acre
Greater than 10–40 acres: 0.5 persons per acre
Greater than 40 acres: 0.25 persons per acre

• Retreat – Overnight Minor
Five (5) or fewer guest rooms, cabins, or accommodation units, and may also include Retreat – Day Use activities.

• Retreat – Overnight Major - Not permitted in AC and SH
More than five (5) guest rooms, cabins, or accommodation units, and may also include Retreat – Day Use activities.

From our perspective, this approach provides a few important benefits.

First, it creates a clearer distinction between small-scale rural retreat uses and larger commercial tourism operations.

Second, it better reflects the intent of the Agricultural Conservation and Small Holdings districts, along with the Municipal Development Plan policies that support small-scale tourism with minimal impacts on neighbouring properties and the environment.

Third, it helps avoid unintended outcomes that can occur when density is regulated only through a broad “persons per acre” calculation, particularly where there are no accompanying limits on accommodation units, cabins, or building scale.

It is imperative to recognize that the Agricultural Conservation District has very limited regulations around building massing, height, and site coverage. This makes sense for agricultural operations and allows flexibility for legitimate agricultural structures such as hay sheds, equipment buildings, and grain storage.

However, when overnight tourism uses are introduced into that same framework, the combination of visitor density and limited built-form regulations can unintentionally allow a scale of commercial development that may not have originally been envisioned for agricultural lands.

Overall, this approach still allows flexibility and economic opportunity for landowners while helping maintain the rural character, agricultural function, environmental integrity, and servicing realities that residents value within AC and SH areas.

We appreciate the amount of work Council and Administration have undertaken throughout this process, and that this recommendation may be helpful as part of the broader community discussion.

Respectfully submitted



Andreas Cordsen

RETREAT DEFINITIONS

TERM / WORD	DEFINITION	TYPE
RETREAT – DAY USE	Means a building, group of buildings, or land a) used by group gatherings for study, educational, wellness, cultural, personal development, workshops, or similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services, but does not include overnight stays or accommodations.	Use
RETREAT, OVERNIGHT – MINOR	Means a building, group of buildings, or land a) used by group gatherings for study, educational, wellness, cultural, personal development, workshops, or similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services and overnight accommodation of five (5) or fewer guest rooms or dwelling units, accessory dining facilities, and associated gathering spaces; and d) may also include Retreat – Day Use.	Use
RETREAT, OVERNIGHT – MAJOR	Means a building, group of buildings, or land a) used by group gatherings for study, educational, wellness, cultural, personal development, workshops, or similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services and overnight accommodation of six (6) or more guest rooms or dwelling units, and may include accessory dining facilities, assembly spaces, and recreational amenities; and d) may also include Retreat – Day Use.	Use

TABLE 37: MAXIMUM DENSITY PER PARCEL FOR RETREAT – DAY USE, RETREAT – OVERNIGHT MINOR, AND RETREAT – OVERNIGHT MAJOR

LAND USE DISTRICT	PARCEL SIZE	RETREAT – DAY USE	RETREAT – OVERNIGHT MINOR	RETREAT – OVERNIGHT MAJOR
Agricultural Conservation and Small Holdings	1–10 ac	1 person per acre	D-MPC	Not Permitted
	>10–40 ac	0.5 persons per acre	D-MPC	Not Permitted
	>40 ac	0.25 persons per acre	D-MPC	Not Permitted
Tourism & Recreation	Any size	?	?	?
Other	Any size	At the discretion of the Development Authority based on the Development Permit application submission		

** If a maximum density calculation results in a 0.5 person, the density number shall be rounded up to the next whole number.*

May 17,2026

Dear Planning Team and Council,

With many years of experience with the land-use bylaw as a volunteer in the community and with the MD as well as on a professional and personal level having lived in the MD for the past 24 years, I would like to highlight the following items in the latest version of the draft LUB 10-26 that could cause issues in the community based on my experience. Details of the land-use bylaw and the definitions listed in it matter to the daily lives of residents and so I hope you will be able to address these still.

Sincerely,

Marina Krainer
Benchlands

1. Commercial vehicles and equipment in Hamlets and Country Residential Areas

Draft Bylaw:
C.1.2.3 In all Hamlet Residential, Country Residential, Commercial, and Mixed-Use Districts, ***no person shall be allowed to park or store****:*
a) ***An Industrial Vehicle or Commercial Vehicle****, including but not limited to tractor trailers, semi- trailers, vehicles for 11 passengers or more, dump trucks or cube vans for longer than is necessary to load or unload the vehicle as determined by the Development Authority; and;*
b) ***Equipment used for industrial or commercial purposes****, such as trailers, loaders, backhoes and other related equipment, except when such vehicle is required pursuant to a Development Permit for that site.*

C.1.2.4 Notwithstanding Section C.1.2.3, a Commercial Vehicle which is used regularly for full/part time employment, or is approved as part of a Major Home-Based Business is permitted where it does not exceed a gross vehicle weight (GVW) rating of 4,500 kilograms.

Definition of Commercial Vehicle in the draft LUB:
Means any vehicle that is not a pick-up truck with commercial advertising or used for carrying business goods or equipment, or farepaying passengers that exceeds a gross vehicle weight (GVW) rating of 4,500 kilograms. This definition does not include attached trailers.

The issues with this Bylaw:
While it is appreciated that the Planning Department tried to address the issue with this Bylaw affecting many residents with pick-up trucks by rewording the definition of Commercial Vehicle, it still does not quite reflect the needs of residents in Benchlands and Ghost Country.

1. Typically a vehicle is considered a commercial vehicle in Alberta when it is used for any kind of business purposes. I would suggest to **change the definition of "Commercial Vehicle**" to the following:
   Means any highway-registered vehicle used for business purposes that is not a passenger vehicle or pick-up truck or van whether with or without commercial advertising ~~or used for carrying business goods or equipment, or farepaying passengers~~ that exceeds a gross vehicle weight (GVW) rating of 6,350 kilograms ~~4,500 kilograms~~. This definition does not include attached trailers.

   Rationale: Most pickup trucks already exceed the GVW of 4,500 kg nowadays. Today, the GWV of a 1-ton pickup truck is up to 6,350 kg. Cargo vans such as the Mercedes Sprinter and Ram Promaster with a GVW of up to 5,500 kg have become popular in recent years for both business and personal recreational purposes (outfitted as camper vans) and so I would suggest to include them in the definition. Both pickup trucks and vans with a GVW of up to 6,350 kg (14,000 lbs) fall under the definition of a Class 3 truck and can be driven with a Class 5 Driver's license.

   It will be important to change the wording under C.1.2.4 accordingly then as well.

2. Even if the definition as I suggested above is adopted, I would still recommend to include a new bylaw for commercial vehicles exceeding a GVW of 6,350 kg that gives a resident the option to apply for a permit to park such a heavy vehicle in Benchlands or Country Residential districts similar to a development permit application for a home-based business. Such an application should require the notification of neighbours and be decided upon by D-MPC.

3. In addition, under section b) including "trailers" and any kind of "equipment" is an issue as many residents have trailers and equipment for personal and commercial purposes. Some residents even have bobcats or acreage tractors for maintenance and landscaping purposes. almost everyone has a trailer for hauling water as many people have not been able to drill productive wells in Benchlands as well as for hauling horses, boats or ATVs. **Trailers should be redefined to semi-trailers or heavy trailers to clearly exclude smaller trailers as currently used by residents**. With the proposed wording of the bylaw, having equipment as described in the Bylaw in Benchlands or Ghost Country should at least be allowable by applying for a DP with the D-A or D-MPC.

2. Bylaws specific to Hamlet of Benchlands:

Many of the issues listed below stem from lumping Benchlands in with other Hamlets in the MD of Bighorn. For many years, Benchlands has had its own set of rules in order to recognize the unique character of the community that was started in the 1930's, long before the MD existed. While it is understandable that the MD would like to streamline the LUB, many of the Bylaws for Hamlets just don't work for Benchlands and will very likely cause challenges when applying for new development or building permits for existing properties. A few examples are listed below.

B.2.4.1 District Requirements (Table 3):

- **Minimum parcel width in Benchlands:** we have a few triangular shaped parcels that would not meet the minimum parcel width of 23 m. How would the MD define parcel width on a triangular shaped lot? It would be best to take this requirement out for Benchlands as the lots have been established with odd shapes long before the MD even existed. Since no further subdivision other than boundary adjustments are allowed, this requirement seems unnecessary.

- **Maximum Number of Accessory Dwelling Units:**
  Many parcels in Benchlands do not have a well and water is hauled in either with personal pickup trucks or having water trucks come into the community with a large, triple-axle tanker trucks. All of Benchlands also is on septic systems, some of which are very old. I do hope that the fact that we are all on septic systems that may or may not be suitable for the number of additional residents will be a consideration before giving a development permit for an accessory dwelling unit, i.e., water and sewer has to be properly addressed and sized. If everyone built an ADU in Benchlands, it could essentially double the population, which would change the character of Benchlands significantly. A phased approach to the maximum number of ADUs in Benchlands should be implemented.

C.3.2.6 Driveway approaches - Hamlet Residential Properties

Raised during Round 2, but not yet addressed for Benchlands.
If you look at the parcels in Benchlands, you will find that many driveway approaches do not meet the standards outlined in the draft LUB. Especially the minimum approach width required for single and double car are not feasible for all parcels within the Hamlet of Benchlands.
I would highly suggest to revisit this section as it will create grief for residents whenever a new DP is requested for the parcel, such as for replacing an existing house, a garage, etc., where a real property report has to be provided.

E.2.8 Referral of Complete Applications to Adjacent Landowners

At the Open House on March 9 it was stated that this Bylaw was not intended to apply to Minor or Major Home-Based Businesses as it is not considered a commercial use. No commercial uses as defined under section D.3 are allowed in Benchlands otherwise. It is unfortunate to find that in the new draft LUB section E.2.8 has now been changed to include all Home-Based Businesses as a commercial use. Such a bylaw seems excessive for Minor Home-Based Businesses especially. In the past, only adjacent landowners had to be notified. There should be consideration given to whether the home-based business would truly affect all landowners in the Hamlet because of the amount and type of traffic it generates passing by other properties in the Hamlet or any noise or other potential nuisance it may create. This is already being accomplished by Bylaw section E.2.8.1 e) and f) to address any potential impacts to neighbouring properties. Section E.2.8.1 b) should be removed!

3. Wildfire Protection Regulation

While recognizing the significant wildfire risk that we are facing in the MD of Bighorn, section C.4.8.4 would require significant investments by rural MD residents without Municipal water systems. Requiring that every property provides a water supply with fire department

connection that is available year-round and will not be affected by seasonal, climatic, or environmental changes is excessive! A seasonal, above ground water supply during wildfire season fed by rainwater may be feasible for some residents.

4. Definitions:

Habitable Ground Floor Area:

"Ground floor" needs to be removed from the habitable floor area definition as it is confusing and impractical to use. Habitable floor area should cover all floors of a dwelling unit, not just the ground floor. It is clear from the What We Hear Report that people always think that the entire habitable floor area of the dwelling is being referred to.

For example, the Town of Strathmore's LUB has a practical definition of Habitable Floor Area: *Habitable Floor Area means the finished floor area intended primarily for human occupancy.*

Many people prefer to build two-story homes as it is more cost efficient. A smaller roof area and foundation area reduces the overall costs for a home significantly. A home with a minimum 60 m^2 on the ground floor, would end up being app. 110 m^2 on two floors unless a person builds with a significant open to below area, which again is not efficient from a cost or energy perspective. If a person wants to build a home with 80 m^2 on two floors with only 40 m^2 on the ground floor, they should be allowed to do so. As home construction costs have greatly increased in recent years, residents should not be forced to build larger than what their needs are. A home can always be added on to later, if necessary or so desired.

I would therefore highly recommend to define the habitable floor area as being the floor area intended for human occupancy on all floors.

While the reduced habitable ground floor area requirements proposed in the new LUB help somewhat, it still begs the question why we only consider the ground floor area and not the entire floor area in a home that meets the requirements of the Alberta Building Code for human occupancy.

5. Zoning of parcels in Benchlands - LUB map for Benchlands:

This map still has a mistake in it as parcel #20 Ghost Road as well as the parcel that the Benchlands lagoon sits on were missed to be added to the NPA district!

[redacted]

Outlook

Support for ADUs in Benchlands (Bylaw 10-26 (Land Use Bylaw))

From A Cousine <[redacted]>
Date Mon 5/18/2026 2:14 PM
To Planning <planning@mdbighorn.ca>
Cc Rick Tuza <rick.tuza@mdbighorn.ca>

To Reeve Rosvold and Members of Council,

We are writing regarding the proposed updates to the Land Use Bylaw concerning Accessory Dwelling Units (ADUs) in the Hamlet of Benchlands.

First, we would like to express our appreciation for the work that has gone into the consultation process and the gathering of public feedback. From the survey results included in the "Round 3 What We Heard Report," it is clear that there is significant support for allowing ADUs within Benchlands. The report notes that 65% of respondents expressed agreement overall, with 45% strongly agreeing. More specifically, among Benchlands respondents, 73% strongly agreed, with only one respondent strongly disagreeing.

Based on those results, it appears there is a strong community mandate in favour of permitting ADUs.

When watching the first reading of the bylaw before Council, we noted that discussion arose regarding the possibility of imposing a percentage cap on the number of properties permitted to have ADUs within Benchlands. We would respectfully ask Council to carefully consider the implications of implementing a low cap, particularly one in the range of 10%.

Given the relatively small size of Benchlands, even a 10% cap would likely limit ADUs to only three or four properties within the hamlet. Such a small number could create an immediate scarcity issue and could unintentionally encourage a rushed competition among residents seeking approval before the cap is reached.

Our concern is not with the idea of a cap itself. A reasonable cap may be appropriate as a way to monitor long-term impacts and ensure gradual implementation. However, the question of whether there should be a cap, and what that cap should be, does not appear to have been part of the original public survey process. As a result, residents were not given a meaningful opportunity to provide feedback on that specific issue.

Given the strong demonstrated support for ADUs in principle, we would respectfully encourage Council, if it chooses to implement a cap, to adopt one on the higher end of the proposed range rather than the lower end. A higher cap would better reflect the positive public feedback already received while still allowing Council to monitor growth responsibly and make adjustments as needed in the future.

ADUs can provide important flexibility for families, aging parents, adult children, caregivers, and long-term residents who wish to remain part of the community. Allowing a reasonable number of these units would help Benchlands evolve gradually and responsibly without fundamentally changing the character of the hamlet.

Thank you for your time and consideration.

Sincerely,

Chris and Amy Cousine
Benchlands Residents

Outlook

LUB Comments

From janice webster [redacted]
Date Mon 5/18/2026 8:35 AM
To Planning <planning@mdbighorn.ca>; Shaina Kelly <cao@mdbighorn.ca>; Council <council@mdbighorn.ca>

Dear Council and Administration,

As residents and neighbours within the Jamieson Road and Small Holdings community, we wanted to take a moment to acknowledge the significant amount of work that has gone into the draft Land Use Bylaw process and to thank both Council and Administration for listening to the community throughout these discussions.

Many of us have spent considerable time reviewing the draft LUB and participating in conversations over the past months. Overall, we are genuinely encouraged by where things are heading and feel positive about many of the changes that have been made.

In particular, we strongly appreciate that larger-scale tourism and visitor accommodation uses are being kept out of the AC and Small Holdings areas. We believe this reflects the original intent and character of these lands, and we want Council and Administration to know that this decision is valued and supported by many residents in the area. It is important that positive feedback is shared as well, not only concerns.

There are only a couple of areas we feel should continue to be carefully considered as the bylaw is finalized. We are not opposed to growth in the area, but rather support growth that is carefully considered, appropriately scaled, and reflective of the long-term character of the community.

The first is the increased capacity permitted for Retreat uses. As currently drafted, the allowable capacity appears to increase significantly from what exists today, and many of us feel that such a substantial increase may be too much, too quickly, for our rural community. One potential approach may be to distinguish between day-use retreats and overnight retreats, allowing flexibility for appropriate small-scale uses while still protecting the intended character of AC lands and Small Holdings.

Historically, these lands have reflected very low rural densities, often closer to one person per 10 acres. Some of the draft discussions and potential directions now appear to contemplate densities approaching 0.5 person per acre in certain contexts. Many residents feel this represents a very significant shift in the long-term character and intensity of development within rural areas. We believe any transition of this scale should be approached cautiously and with careful consideration of infrastructure capacity, emergency access, environmental impacts, wildlife, and the overall rural character that residents value.

Secondly, we continue to feel that subdivision applications should remain under Municipal Planning Commission review to ensure there is appropriate oversight, local input, and thoughtful consideration of community impacts.

Lastly, it has come to our attention that there may be renewed interest in reintroducing Visitor Accommodation uses within AC and Small Holdings areas, including the proposal from Tacansina. Given the strong feedback previously expressed by the community on this matter, we would hope that any future consideration of such uses would involve a thorough public process, careful review,

and consideration of past compliance and operational history.

We also believe careful consideration should be given to the practical limitations that exist within AC and Small Holdings areas, including infrastructure capacity, emergency access, lack of onsite oversight, and the existing development standards intended to preserve the rural character of these lands.

Overall, however, we want to reiterate that we appreciate the efforts made to respond to community feedback and the willingness shown to adjust direction where appropriate. We are encouraged by the progress made and grateful to everyone who has remained engaged throughout the process.

Sincerely,
* Pat Bedry, Andreas and Cheryl Cordsen, Shane Daly, Bill Dunki, Maureen Enns, Sean and Marissa Greenwood, Cyrus Howard, Japheth Howard, Ian McGregor, James and Jody Nurcombe, Dean Parisot, Rick and Ursala Reynolds, Nicole Slomp, Karen and James Stoddard, Linda and Reid Thomas, Marc and Janice Webster

*We felt it was more helpful to provide one collective letter rather than clutter inboxes with multiple emails expressing similar views. All are BCCed on this note.

Outlook

Jamieson Rd area submission additions

From janice webster <[redacted]
Date Tue 5/19/2026 9:00 AM
To Planning <planning@mdbighorn.ca>; Council <council@mdbighorn.ca>

1 attachment (270 KB)
IMG_9568.jpg;

Good Morning,
I hope everyone is excited for a busy day.

I am not sure about proper processes in this situation so thought a quick email might be easiest with a few updates since we sent our note yesterday.

I wanted to add a few names to our submission as they came in late yesterday.

Fritz and Hanne Seidel and Karolina Dec.

Also for ease, I thought I would add the grid that outlines the retreat numbers we highlighted in our note.

Thank you again
Janice Webster
[redacted]

c) Be located above the principal commercial use; and

d) Each flexible accommodation unit which has a separate entrance or an entrance to a common hallway shall be considered an individual flexible accommodation unit for calculating minimum parking stall requirements.

D.3.4 RETREATS

D.3.4.1 Retreat – Day Use and Retreat – Day Use & Overnight shall have:

a) A maximum density in accordance with *Table 37* below; and

b) A 24-hour on-***site*** manager (either landowner or on-***site*** staff).

TABLE 37: MAXIMUM DENSITY PER PARCEL FOR RETREAT - DAY USE AND RETREAT - DAY USE & OVERNIGHT

LAND USE DISTRICT	PARCEL SIZE	MAXIMUM DENSITY PER PARCEL FOR RETREAT – DAY USE AND RETREAT – DAY USE & OVERNIGHT
Agriculture Conservation and Small Holdings	1-10 ac	At the discretion of the Development Authority based on the Development Permit application submission
	11-40 ac	0.5 person per acre*
	>40 ac	1 person per acre
Tourism & Recreation	1-10 ac	At the discretion of the Development Authority based on the Development Permit application submission
	>10 ac	1 person per acre
Other	Any size	At the discretion of the Development Authority based on the Development Permit application submission

*If a maximum density calculation results in a 0.5 person, the density number shall be rounded up to the next whole number.

D.3.4.2 Notwithstanding the maximum density requirements of *Table 37*, the maximum density for Retreat – Day Use and Retreat – Overnight Use may be increased or decreased in the sole discretion of the Development Authority based on the scope of and type of Retreat – Day Use or Retreat – Day Use & Overnight within the Development Permit application submission, all feedback received from adjacent landowners during the Development Permit application circulation, and comments received from internal M.D. departments and/or external agencies during the Development Permit application referral process in accordance with this Bylaw.

DRAFT

Outlook

LUB Opinion

From Jeff Williams <[redacted]>
Date Mon 5/18/2026 7:13 PM
To Jeff Williams <[redacted]>; Alice James <alice.james@mdbighorn.ca>; Jen Smith <jen.smith@mdbighorn.ca>; Rick Tuza <rick.tuza@mdbighorn.ca>; Lisa Rosvold <lisa.rosvold@mdbighorn.ca>; Steve Fitzmorris <steve.fitzmorris@mdbighorn.ca>; MD Bighorn Planning Consultant <mdb.planningconsultant@gmail.com>; Planning <planning@mdbighorn.ca>

May 18, 2026

Dear Councillors and Staff:

Firstly, I must thank you for the long hours that you have put into the review of these Land Use Bylaws.

In the Section B.2 Hamlet Residential and specifically Lac Des Arcs, I feel it is paramount that the B.2.2 uses numbers D,,E, F, L, M and O need to stay as written.

This will help out families that are feeling the financial strains of the inflationary pressures that we are experiencing to date.

I trust you will choose logically and compassionately

sincerely,
Jeff Williams

--
Jeff Williams
JW Hydro Works
[redacted]
Exshaw, Alberta
T0L 2C0

[redacted]
Lac Des Arcs, Ab
T1W 2W3
[redacted]

Outlook

Fwd: DMFCA Submission: Land Use Bylaw Rewrite Feedback

From DMFCA <[redacted]>
Date Mon 5/18/2026 5:23 PM
To Planning <planning@mdbighorn.ca>
Cc Kevin Smyth <[redacted]>

Hello MD Planning,

As per the email below, many concerns were raised and these are just the ones that were not addressed in accordance with the feedback from the DMFCA.

Short Term Rentals and B&B: The DMFCA supported the increase in the cap to these types of development provided that the increase was meant to capture all existing permits for the combined STR's and B&B's. This is still the position of the DMFCA and we would like for the council to confirm that the new proposed cap of 40% does, indeed, capture all existing users and if not, why not and what comes of the excess? The DMFCA also said the following with respect to flexibility:

- Support for allowing flexibility so that an existing STR suite or B&B could transition between the two uses, as long as the overall combined cap is managed together.

The elimination of the STR in the B&B form is not in line with this and removes flexibility. What is the harm caused by B&B that they are being eliminated? Page 273 of the agenda indicates that there will be no new B&B's but what happens to the existing when they need to renew? Converting from a free flowing B&B is an expensive undertaking and not possible in all homes that have compliant free flowing B&B's today. It would not be beneficial to put communities if a family of primary residents became MD residents in a home where the operate a B&B has to leave because the use is taken away.

The DMFCA supports the change in terminology on page 273 of the agenda where primary residents have the ability to operate rather than strictly owners.

In terms of building design subjectivity the DMFCA had the following to say during the consultation:

> **C.2.2.3** – All sides of a building facing a highway or public road shall be treated as a principal façade and finished to the satisfaction of the Development Authority.
> **C.2.2.4** – Attached garages facing the road should not dominate the dwelling front façade and should not protrude more than 3.0m.

The committee identified these sections as highly subjective, with no accompanying design standards or guidelines to guide interpretation.

Additional concerns included:

- Significant discretion left to Development Officers without a guiding framework.
- In some cases (e.g., pie-shaped lots), compliance with the garage protrusion requirement may not be physically achievable.

The proposed draft still contains the following language:

C.2.2 DESIGN, CHARACTER AND APPEARANCE

C.2.2.1 All sides of a building that face a highway or public road shall be treated as a principal façade and be finished to the satisfaction of the Development Authority.

C.2.2.2 Architectural Controls for developments will be developed and administered by the developer or landowners.

C.2.2.3 The following additional requirements apply to all Dwelling Units in Hamlets:

a) An attached garage facing the road should not dominate the Dwelling Unit front façade and should not protrude from the main façade more than 3.0m (9.84 ft).

The DMFCA is excited about the forward movement on the dark shadow of the methane gas overlay and is confident that administration is close to the remedy.

There are a number of changes to the LUB that will be more successful when combined with a comprehensive communications plan. We encourage that this be developed concurrent to the implementation of the new LUB. The following is an example of where the bylaw will work better for the community with the help of such a plan. The elimination of frequent permit renewals for STR's permit holders is an excellent change to eliminate needless resource expenditure by the operator and the MD. However, it does have the consequence of taking away the frequent circulation to neighbouring properties that gave them a mindful opportunity to provide feedback as to the conduct of the operator and its impact on their quiet enjoyment of their property. It is important that some form of annual communication that goes out to all residents, by way of newsletter or otherwise, reminds the residents that they can provide such comments at any time to the MD if there are infractions around noise, parking, nuisance and so on.

In closing, the DMFCA appreciates the work and consultation that has gone into the proposed LUB update and the willingness of Administration and Council to engage with the community throughout the process.

Regards,

Kevin

Outlook

Re: Request for Disclosure – Servicing, Infrastructure, and Feasibility Studies (Lac des Arcs)

From Laurie Francis [redacted]
Date Mon 5/18/2026 7:08 PM
To Planning <planning@mdbighorn.ca>
Cc Hayley Gavin <hayley.gavin@mdbighorn.ca>; Jenny Kasprowicz <jenny.kasprowicz@mdbighorn.ca>

Please find my submission below

I am absent your response from May 12, 2026.

Ensure you have given my response to council and planning.

Please respond as soon as possible to confirm you have received this email and it will be part of the hearing tomorrow.

LAC DES ARCS:
PLAN WISELY. PROTECT WHAT MAKES OUR HAMLET HOME.



A RESPONSIBLE PLAN TODAY PREVENTS PROBLEMS TOMORROW.

THREE MAJOR LUB CHANGES PROPOSED FOR APPROVAL

1 SHORT-TERM RENTALS (INCLUDING AIRBNB / B&B)

Up to 10% cap
Approx. 9 properties

"Short-Term Rental – Minor" in the R-1 District

2 MAJOR HOME-BASED BUSINESSES

Up to 10% cap
Approx. 9 properties

Allowing employees, customers, visitors, deliveries, parking demand and increased activity

3 ACCESSORY DWELLING UNITS (ADUs)

No hamlet-wide cap identified

Attached or detached suites, basement suites, backyard homes, tiny homes – subject to approval

IMPORTANT: A property cannot operate BOTH a Major Home-Based Business AND a Short-Term Rental at the same time.

A MAJOR GAP: NO HAMLET-WIDE STUDIES BEFORE APPROVAL

The MD has confirmed NO new hamlet-wide studies were completed prior to proposing these changes.

Relying on site-by-site reviews later is not enough.

CRITICAL AREAS LEFT UNSTUDIED

ENVIRONMENT
No assessment of cumulative impact on our natural environment, wildlife, wetlands, or riparian areas.

INFRASTRUCTURE & TRANSPORTATION
No study on roads, access, parking, traffic volume, bridge condition, or long-term infrastructure costs.

FIRE PROTECTION & EMERGENCY RESPONSE
No analysis of whether increased density and activity can be safely supported with current resources.

WASTE WATER & SEPTIC SYSTEMS
No hamlet-wide study of septic capacity or the impact of more dwellings and businesses on shared systems.

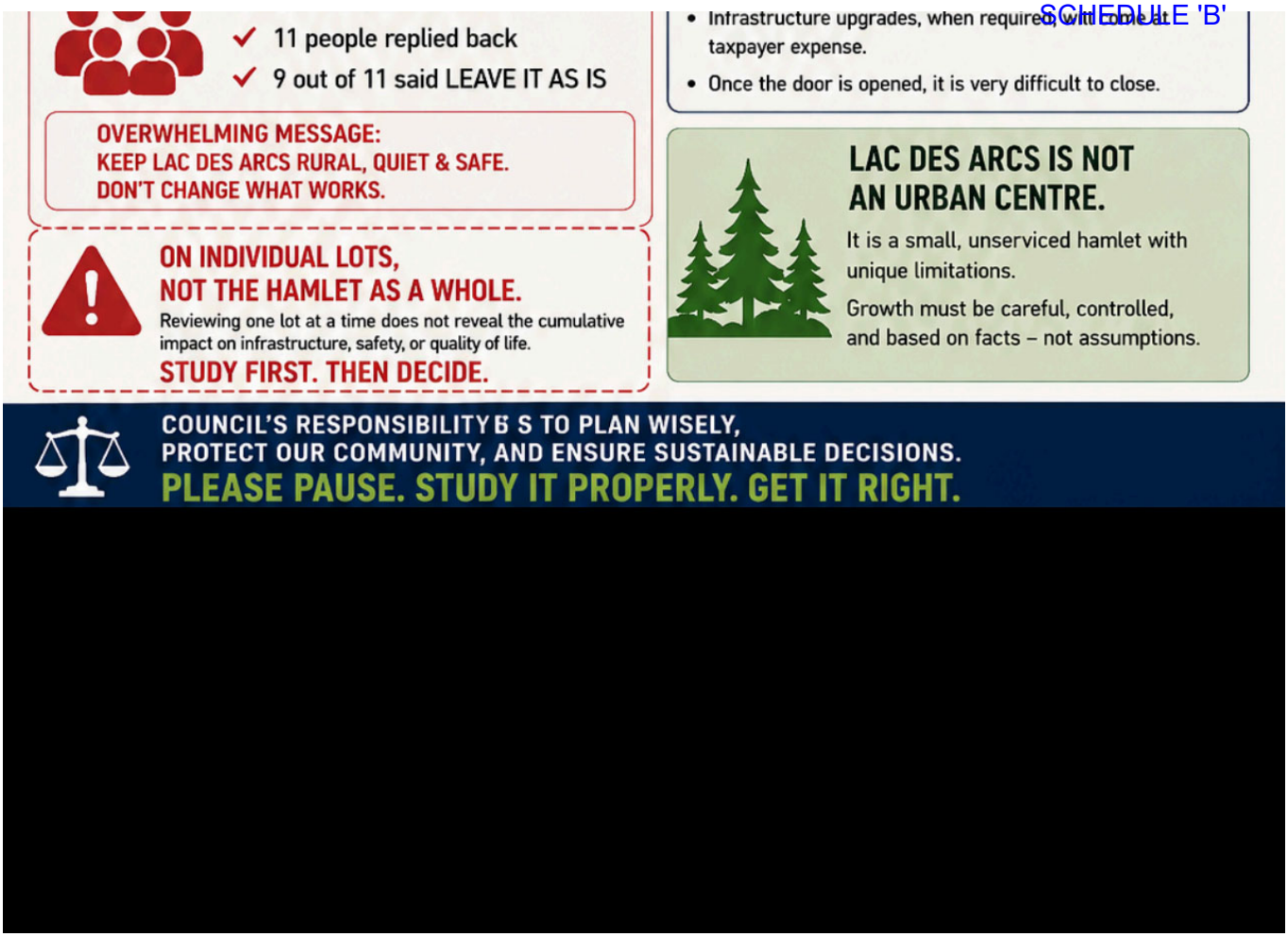
POTABLE WELL WATER
No groundwater or well water study to confirm quantity, quality, or long-term sustainability for residents.

THE COMMUNITY HAS SPOKEN LOUD AND CLEAR:
LEAVE LAC DES ARCS AS IS.

WHAT RESIDENTS SAID:

WHY THIS MATTERS

- Cumulative impacts cannot be seen on a single-lot basis.
- Approving these uses now commits the hamlet's future.



May 15, 2026

Municipal District of Bighorn No. 8
Council and Administration
Box 310
Exshaw, Alberta

Re: Concerns Regarding Proposed Land Use Bylaw 10-26 as Applied to the Hamlet of Lac des Arcs

Dear Reeve and Members of Council,

I am writing regarding the proposed Land Use Bylaw 10-26 and its application to the Hamlet of Lac des Arcs.

After reviewing Administration's responses and the policy references provided, my concern is not with one individual permit or one responsible homeowner. My concern is with the broader planning approach being proposed for an aging hamlet with constrained infrastructure, limited access, private servicing systems, and increasing wildfire risk.

In plain terms, this feels like placing the cart before the horse.

Administration has confirmed in writing that:

“The MD did not undertake new, hamlet-wide studies in advance of the proposed new LUB.”

This statement is significant.

The proposed bylaw expands and intensifies permitted uses within Lac des Arcs, including:

- Short-Term Rentals,
- Home-Based Businesses – Major,
- Additional Dwelling Opportunities,
- Increased Housing Diversity,
- and broader mixed residential activity,

yet no hamlet-wide studies were completed beforehand to assess:

- cumulative septic impacts,
- traffic and interchange capacity,
- parking pressures,
- wildfire evacuation,
- emergency response capability,
- road infrastructure impacts,
- or long-term servicing constraints.

Instead, Administration repeatedly references future “site-specific” reviews at the Development Permit stage.

The MD cites:

- MDP Policy 5.3.1, which places infrastructure and servicing costs on the Applicant, and
- MDP Policy 5.3.7, which evaluates impacts on a “site-specific basis.”

This approach may address whether one individual parcel can function independently. However, it does not adequately address the cumulative impacts to the hamlet as a whole over time.

That distinction matters greatly in a small constrained community like Lac des Arcs.

One additional business may be manageable.
One short-term rental may be manageable.
One additional suite may be manageable.

But cumulative effects are different.

The concern is whether multiple approvals over years could collectively strain:

- aging private septic systems,
- limited parking availability,
- emergency access,
- rural road capacity,
- wildfire evacuation routes,
- infrastructure maintenance obligations,
- and the Highway 1 interchange servicing the hamlet west.

Administration notes that low-density changes do not “typically” require a Transportation Impact Assessment and that no concerns were identified through internal referral circulation. However, circulation comments are not equivalent to a formal cumulative traffic or infrastructure study.

Similarly, while the bylaw references firefighting water supply requirements under LUB Section C.4.8.4, no broader wildfire evacuation or emergency response capacity study appears to have been completed prior to proposing expanded land-use intensity.

Council should also consider the long-term precedent being established.

Once uses are embedded into the Land Use Bylaw, pressure for approvals naturally increases over time. Future Councils and Development Authorities may find it increasingly difficult to deny applications where the use has already been deemed generally appropriate in principle.

I acknowledge that Administration has proposed a 10% cap on Short-Term Rentals – Minor and Home-Based Businesses – Major within Lac des Arcs. However, the existence of these caps itself recognizes that cumulative impacts are a legitimate concern.

The fundamental question remains:

Should significant changes to permitted land-use intensity occur before the municipality fully understands the servicing, transportation, infrastructure, and emergency implications for the hamlet as a whole?

Respectfully, I believe the prudent planning sequence should be:

1. Study the infrastructure and cumulative impacts first,
2. Identify constraints and long-term servicing realities,
3. Then determine what level of land-use intensity is appropriate and sustainable.

At present, the process appears reversed.

I respectfully request that Council consider pausing or revising the proposed changes affecting Lac des Arcs until more comprehensive hamlet-wide analysis is completed regarding:

- wastewater and septic capacity,
- transportation and evacuation,
- wildfire and emergency response,
- infrastructure lifecycle impacts,
- and cumulative development intensity.

Thank you for your consideration and for the opportunity to provide input into this important process.

Just because you CAN does not mean you SHOULD!

Sincerely,

Laurie Francis

[redacted] Lac Des arcs

[redacted]

On Tue, May 12, 2026 at 3:26 PM Planning <planning@mdbighorn.ca> wrote:

> Good Afternoon Laurie,
>
> I have attached the Public Hearing Procedures that Council will follow. Administration does not establish a speaking order for members of the public. The Reeve will invite those in attendance to

speak, beginning with individuals present in the room for up to five (5) minutes each, followed by those attending online.

As the format of this Public Hearing differs slightly from previous hearings, this process is anticipated to occur twice: First at 1:00 p.m., and again following the 6:00 p.m. presentation, to accommodate presentations from those unable to attend during regular business hours.

Just a reminder: **Should you wish for your submission to be included in the Public Hearing Agenda Package, please make your submission before the end of day, today.** If we receive it after today, it will be provided to council at the commencement of the Public Hearing on May 19, 2026.

Thank you,

Bonnie McWilliam
Planning & Development Services
Office: (403)-673-3611
Fax: (403) 673-3895
Email: planning@mdbighorn.ca
Website: www.mdbighorn.ca

Please note, as we move into construction season our department is once again experiencing a significantly higher volume of emails and phone calls. It may take me longer than typical to respond. Thank you for your patience.

Latest News: The MD's new Land Use Bylaw (Bylaw 10-26, as amended) received First Reading on April 23, 2026.

Upcoming Events: Land Use Bylaw Public Hearing - May 19, 2026 @ 1:00pm - Go to the Land Use Bylaw Update page for more information!

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to other unauthorized persons. This message may contain confidential or personal information which may be subject to the provisions of the Access to Information Act (ATIA) and Protection of Privacy Act (POPA). If you are not the addressee thereof, or the person responsible for its delivery, please notify the sender immediately and delete or destroy the communication. For further information regarding ATIA/POPA legislation, please contact the ATIA/POPA Coordinator at the Municipal District of Bighorn No. 8. Thank you for your cooperation and assistance.

Contact: compliance@mdbighorn.ca for **Land Use and Development Compliance** related concerns or complaints
Contact: safetycodes@mdbighorn.ca for your **Building**, **Electrical**, **Gas**, **Plumbing**, and **Private Sewage Disposal permits**.

From: Laurie Francis [redacted]
Sent: Friday, May 8, 2026 9:37 AM
To: Planning <planning@mdbighorn.ca>
Cc: Hayley Gavin <hayley.gavin@mdbighorn.ca>; Jenny Kasprowicz <jenny.kasprowicz@mdbighorn.ca>
Subject: Re: Request for Disclosure – Servicing, Infrastructure, and Feasibility Studies (Lac des Arcs)

Dear Bonnie,

Thank you for the information. While I find the process to be backwards, I appreciate the clarification.

I am preparing a letter to present on May 19. Please advise when we can be slotted into the agenda for that day.

Best regards,

Laurie Francis
Bow Kor Excavating Ltd.
[redacted]

Laurie Francis
Bow Kor
[redacted]

On Wed, May 6, 2026 at 10:05 AM Planning <planning@mdbighorn.ca> wrote:

> Good Morning Laurie,
>
> Thank you for your email regarding the proposed new land uses for Lac des Arcs under Land Use Bylaw (LUB) 10-26 . The following information is intended to help you better formulate your submission for the upcoming Public Hearing.
>
> The MD did not undertake new, hamlet-wide studies in advance of the proposed new LUB. Such studies are not required to initiate an LUB update. Rather, the amendments are intended to implement existing Municipal Development Plan (MDP) policy direction, particularly policies supporting increased housing diversity and choice (MDP Policies 3.3.2 and 3.3.3), Short-Term Rentals (MDP Policy 3.2.8), and Home-Based Businesses (MDP Policies 3.3.5 and 3.3.49). Between 2022-25, the MD conducted extensive public engagement and worked with a project team to develop the new MDP that was adopted by the MD in September 2025.
>
> Under the MDP, the need for technical studies is evaluated during the Subdivision and/or Development Permit processes, where feasibility is assessed on a site-specific basis. This approach aligns with MDP Policy 5.3.1, which places infrastructure and servicing costs on the Applicant, and MDP Policy 5.3.7, which directs the MD to assess the scale and impact of development proposals on a site-specific basis.
>
> Proposed LUB 10-26 includes specific provisions intended to prevent hamlet infrastructure from being negatively impacted. In the Lac des Arcs R-1 District, Section B.2.2 proposes a 10% cap on both Home-Based Business – Major and Short-Term Rental – Minor uses (Subsections “L” and “O” in the table below). This equates to a maximum of nine (9) dwelling units within Lac des Arcs eligible for each land use. Subsection D.6.5.4.c additionally prohibits a Short-Term Rental – Minor from operating in conjunction with a Home-Based Business – Major within a hamlet. The Home-Based Business – Major regulations specific to Lac des Arcs are reiterated in Subsection B.2.5.1.

K	Home-Based Business - Minor	P	P	P	*D.6.4*
L	Home-Based Business - Major	D-A	D-MPC (10% cap)	D-MPC (10% cap)	*D.6.4*
M	Home-Based Business - Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	D-MPC	D-MPC	
N	Livestock	D-A	*X*	*X*	*D.2.2*
O	Short-Term Rental - Minor	*X*	*X*	D-A (10% cap)	*D.6.5*

Below is a response to the four areas of concern identified in your email:

Servicing Capacity: MDP Policy 5.1.3 states that development will not be supported where adequate servicing cannot be demonstrated. Accordingly, LUB Section D.6.1.11 requires applications for Accessory Dwelling Units (ADUs) on privately serviced parcels to include a report from a Qualified Professional confirming sufficient system capacity, and Applicants must comply with the recommendations of those reports (Subsection E.2.13.1.n). General utility regulations are set out in Section C.6, with Section C.6.4.2.b specifically addressing the review of parcel-level septic capacity.

Transportation & Access: Low-density residential changes do not typically trigger a mandatory Transportation Impact Assessment (TIA). However, under LUB Subsection E.2.3.2, the MD retains discretion to require site-specific studies where warranted, including a TIA (E.2.3.2.aa), Development Impact Assessment (E.2.3.2.h.), Floodplain Study (E.2.3.2.j), or traffic mitigation measures (E.2.3.2.t), consistent with MDP Policy 5.2.7.

Parking requirements are outlined in LUB Section C.3.7 and Table 32. For residential uses such as ADUs, Subsection D.6.1.6 requires all resident and tenant parking to be accommodated on-site. Parking requirements and visitor limits for Home-Based Businesses are addressed in Subsection D.6.4.7, with vehicle access standards set out in Section C.3.1.

Emergency Response and Fire Risk: Emergency response considerations are addressed during Development Permit reviews through inter-departmental circulation. Emergency and Protective Services are notified and invited to comment under the referral process outlined in LUB Section E.2.7.

Further, Subsection C.4.8.4 requires that *"Where a Municipal water system is not available, a water supply and fire department connection shall be provided, to the satisfaction of the Development Authority in consultation with the MD's Fire Safety Codes Officer, that:*

a) Is readily accessible by fire fighting vehicles;

b) Is available year-round; and

c) Will not be affected by seasonal, climatic, or environmental changes."

Infrastructure and Capacity: As noted above, MDP Policy 5.3.1 assigns responsibility for infrastructure upgrades and any required technical studies to the Applicant of the proposed development, and LUB Subsection C.1.2.4 currently restricts vehicles over 4,500 kg, though this provision has been flagged for further review by the MD. Additionally, the internal and external referrals to MD Operational Services and Alberta Transportation did not identify any concerns with

the existing Lac des Arcs road network nor the Highway 1 interchange associated with these proposed land uses for Lac des Arcs. Further to this, the MD is also developing an Asset Management System to track the condition, lifecycle, and replacement value of all municipal assets, including road infrastructure..

We trust the above response is helpful and we encourage you to submit formal feedback to the MD so your perspective is considered by Council during the Public Hearing for Bylaw 10-26. Written submission deadlines are as follows:

Submissions received by **May 12, 2026,** will be included in the Council Public Hearing Agenda package (released May 14).

Submissions received by **12:00 p.m. on May 19, 2026,** will be provided to Council at the commencement of the Public Hearing on May 19, 2026, at 1:00 p.m.

Written submissions may be emailed to **planning@mdbighorn.ca** or mailed to Box 310, Exshaw, AB, T0L 2C0.

Please let us know if you have any further questions.

Regards,

Bonnie McWilliam
Planning & Development Services
Office: (403)-673-3611
Fax: (403) 673-3895
Email: planning@mdbighorn.ca
Website: www.mdbighorn.ca

Please note, as we move into construction season our department is once again experiencing a significantly higher volume of emails and phone calls. It may take me longer than typical to respond. Thank you for your patience.

Latest News: The MD's new Land Use Bylaw (Bylaw 10-26, as amended) received First Reading on April 23, 2026.

Upcoming Events: Land Use Bylaw Public Hearing - May 19, 2026 @ 1:00pm - Go to the Land Use Bylaw Update page for more information!

This electronic mail message is intended only for the person or entity named in the addressee field and may not be distributed, forwarded, or disclosed
to other unauthorized persons. This message may contain confidential or personal information which may be subject to the provisions of the Access to Information Act (ATIA) and Protection of Privacy Act (POPA). If you are not the addressee thereof, or the person responsible for its delivery, please notify the sender immediately and delete or destroy the communication. For further information regarding ATIA/POPA legislation, please contact the ATIA/POPA Coordinator at the Municipal District of Bighorn No. 8. Thank you for your cooperation and assistance.

STAR 6 RANCH

PUBLIC HEARING SUBMISSION

MD of Bighorn: Proposed Tourism & Recreation (TR) District Regulations
Star 6 Ranch (LSD 7, 8, 9), May 19, 2026
Submitted by Fiona Mactaggart, Founder, Star 6 Ranch and Star 6 Ranch Foundation

WHO WE ARE AND WHY THIS LAND MATTERS

I founded the Star 6 Ranch in 2015, drawn by a lifelong love of wilderness, horses, and the grounding power of the natural world. This land, comprising 80 acres of grasslands, meadows, forests, and riparian areas along the banks of the Kananaskis River and surrounded by Kananaskis Wildland District and Bow Valley Provincial Park, is not just a property to me. It is a sanctuary. It is a voice for the land, and a platform for learning, self-discovery, and healing.

In November 2023, the Star 6 Ranch Foundation received charitable status with a mission to address and prevent problems faced by youth, families and communities through a Life Skills Learning Centre rooted in nature-based experiences. Every program we offer, including every retreat, every youth program, and every wellness workshop, depends on the quality of silence, the integrity of the ecosystem, and the calm that this landscape provides to people who arrive carrying heavy burdens.

The organizations we regularly host at the Star 6 Ranch include:

- Mountain Stone Equine
- Orenda Society
- HOWL Experience
- Spirit North
- Canadian Rockies Public Schools
- Mountain Muskox

Each of these programs directly embodies the principles of Regenerative Tourism described in Section 4.5.6 of the Municipal Development Plan (MDP), which directs the MD to encourage tourism development "in ways that benefit the community and the environment through prioritizing ecological integrity, connecting people to nature, and teaching people about conservation." That is, quite precisely, what we do here.

We participated actively and in good faith in the MD's public engagement process over the past year. We attended open houses, provided input, and welcomed Administration onto our property so they could see first-hand how our operations work and why planning decisions in this area carry real weight.

Our Position on Our Own Property

The proposed TR District regulations are largely status quo for the Star 6 Ranch (LSD 7, 8, 9), and we do not anticipate significant impacts on our operations. We have requested minor clerical corrections to river setback yard designations to ensure consistency with neighbouring properties, and we appreciate that Administration has included these amendments in today's agenda package.

A SERIOUS AND UNRESOLVED CONCERN: LSD 12 (COWLEY OUTFITTERS)

Despite our good-faith participation throughout this process, we received no advance notice that, at First Reading, the neighbouring parcel (LSD 12, owned by Cowley Outfitters) was redesignated from a single-family homestead to permit extensive commercial tourism uses. That change was never flagged during the engagement process in which we took part.

I want to be direct with Council: we are not here to obstruct a neighbour's ability to operate a business. We understand this valley needs tourism to thrive. What we cannot accept is a redesignation that has not honestly reckoned with what this small parcel of land can actually hold, and what it cannot.

The Core Issue

LSD 12 has approximately 3.07 acres of developable land (4.68 acres total, less the provincially mandated 30 m Kananaskis River setback). For 50 years it has functioned as a quiet, single-family rural holding. The proposed redesignation would permit intensive commercial tourism uses on a parcel that is fundamentally too small, too ecologically constrained, and too close to sensitive neighbouring operations to accommodate them without causing harm.

We are not opposed to reasonable tourism development in this area. We are opposed to a redesignation that has not adequately assessed the cumulative impacts on the environment, on wildlife, or on the adjacent landowners who have invested in compatible, community-serving uses consistent with the MDP's own vision.

STAR 6 RANCH

EXISTING LEGAL RESTRICTIONS ON LSD 12

Council should be aware that private legal agreements have, for decades, restricted use of LSD 12 to residential purposes and explicitly prohibited commercial uses. Redesignating this parcel for commercial tourism, over the objection of adjacent landowners, may intersect with those existing private agreements in ways that deserve careful legal scrutiny before this bylaw is finalized.

THE PROPOSED USES ARE NOT COMPATIBLE WITH THIS SITE

The stated purpose of the TR District is to provide "large parcels of land in rural areas that are suitable for tourism and recreational uses which have low impact on the natural environment and are compatible with the surrounding area and land uses."

At approximately 3 acres of developable land, LSD 12 does not meet the TR District's own definition of a "large parcel." Council should ask directly: is this the right zoning tool for this site?

The bylaw as written contains a fundamental internal contradiction on this parcel that has not been resolved:

- Maximum density for retreat uses equates to 1 person per acre, meaning a maximum of 3 participants on a 3-acre parcel.
- Yet the same bylaw permits up to 5 Visitor Accommodation units, which could accommodate 20 or more guests simultaneously.
- Approving both provisions without reconciling them is an error with real consequences on the ground. We are asking Council to fix it before voting.

Beyond the density contradiction, specific uses contemplated under this redesignation are simply not appropriate for a parcel of this size and sensitivity:

- Country Recreation Centre - designed for large land areas, not 3 acres
- Animal Boarding and Training Services - no animal population limits proposed, unlike Livestock uses
- Commercial Equestrian Centre - again, no animal population limits
- Visitor Accommodation Major (5+ units with eating and drinking accessory uses)
- Eating Establishment Major, including licensed and alcohol-serving uses

To give Council a concrete sense of scale: the Rafter Six Ranch trail riding operation historically ran on approximately 80 acres of land, with dozens of horses.

Moving even a fraction of that operation onto 3 acres directly adjacent to the Kananaskis River and bordering the healing programs we run for vulnerable populations would cause harm that could not be undone.

THIS LAND CANNOT ABSORB THESE IMPACTS

Being stewards of the land is our first guiding principle. It is not a tagline; it is the reason this ranch exists. When I speak about the ecology of LSD 12, I speak from years of living alongside it, watching it, and accepting responsibility for it.

LSD 12 sits at the convergence of several overlapping environmental constraints that together fundamentally limit how much intensity this land can bear:

- The parcel borders the Kananaskis River and is subject to the provincially mandated 30 m setback.
- A floodplain has been identified extending beyond the river setback.
- The parcel falls within an identified wildlife movement corridor, documented in the 2006 Area Structure Plan.
- It borders Provincial Parkland within a sensitive eastern slopes ecosystem.
- Wastewater management in the rocky soils directly adjacent to the river is an unresolved and serious concern for any intensive use.

The existing setback requirements exist precisely to protect this corridor and this river, one of the most beautiful rivers on the eastern slopes of the Canadian Rockies. Reducing those setbacks runs contrary to best environmental practice and contrary to the overarching goals of the MDP.

Sections 4.5.7 and 4.5.8 of the MDP specifically direct the MD to consider impacts on the natural environment and wildlife, and to require mitigation strategies. A blanket setback reduction for commercial tourism on this parcel is directly contrary to those directives. If the MD reduces setbacks by regulation rather than through the existing discretionary process, it removes the very mechanism that allows environmental and community impacts to be weighed on their merits.

STAR 6 RANCH

SETBACK STANDARDS ARE BEING REDUCED FOR THE WRONG REASONS

A review of setback requirements across the MD and neighbouring Rocky View County shows a consistent and sound planning principle: commercial and tourism-designated properties carry larger setbacks than residential properties. That is because more intensive uses create more nuisance, including noise, odour, visual impact, traffic and congestion, that must be buffered from neighbours and from natural areas.

- Setbacks below 15 m are typically reserved for Country Residential designations.
- Even Small Holdings districts carry minimum setbacks of 15 m.
- There is no sound planning precedent for reducing commercial tourism setbacks in order to make an undersized parcel work for oversized uses.

A Critical Planning Question for Council

If the only way to permit the intended uses on LSD 12 is to reduce setbacks to residential levels, that is not an argument for reducing the setbacks. It is an argument that the uses do not belong on this site.

Importantly, the flexibility Council needs already exists in the current regulations. Section B.13.4.2(c)(i) allows the Development Authority to reduce setbacks to 5 m on a case-by-case basis, evaluated against the specific merits and mitigating measures of individual proposals. That process protects neighbours, and more importantly, protects the environment. A blanket legislative reduction removes that protection entirely, and it is not needed to achieve any legitimate planning goal.

WHAT WE ARE ASKING COUNCIL TO DO

The Star 6 Ranch is not asking Council to prevent all development on LSD 12. We are asking Council to ensure that the bylaw establishes a framework that is fair, consistent with the MDP, and honest about what this land can hold. Specifically, we ask that Council:

- Require that the intensity of permitted uses on LSD 12 be calibrated to the parcel's actual size and environmental constraints, including animal population limits for equestrian operations as already exists for Livestock uses.
- Retain setback standards appropriate for commercial tourism uses (minimum 15 m) rather than reducing them to residential levels to accommodate intensive uses on a parcel that is too small for them.

- Resolve the internal inconsistency between retreat use density limits and the number of permitted Visitor Accommodation units before the bylaw is finalized.
- Require an environmental impact assessment before permitting intensive uses on a parcel that overlaps a wildlife corridor, floodplain, and river setback zone.
- Preserve the existing case-by-case variance mechanism under Section B.13.4.2(c)(i) rather than replacing it with a blanket reduction.
- Ensure that adjacent landowners who participated in good faith in the public engagement process receive proper notification of material changes, as this Council has historically upheld as a standard of fair process.

CONCLUSION

I have spent a decade building something at the Star 6 Ranch that I believe this valley needs and this Council has supported: a model of regenerative, low-impact, community-serving land use that treats this landscape as the sacred place it is. That work, including the healing programs, the youth initiatives, and the quiet that allows a person to hear themselves think, depends on the land around us being protected with the same care we bring to our own 80 acres.

We are asking Council to apply the MDP's vision consistently. Section 4.5.4 of the MDP directs the MD to "support the expansion and diversification of tourism, while considering adjacent land uses, impacts to the natural environment and wildlife, and potential mitigation strategies." Those considerations have not been adequately addressed for LSD 12. This bylaw should not be approved in its current form as it applies to that parcel.

Where there is darkness, there are always stars. I choose to believe that good planning can find the path that allows both operations in this valley to thrive, without one coming at the expense of the other, or at the expense of the land and river we both call home.

Thank you for the opportunity to be heard. We remain available to meet with Administration or Council to discuss any of these concerns in greater detail.

[redacted]

Fiona Mactaggart
Founder, Star 6 Ranch and Star 6 Ranch Foundation

Outlook

Public Hearing Submission – Bylaw 10-26 – Bedry Residents

From Mark Bedry [redacted]
Date Tue 5/19/2026 7:56 AM
To Planning <planning@mdbighorn.ca>
Cc Nakia Bedry [redacted] Marv Bedry <[redacted]; [redacted]

1 attachment (251 KB)
Formal MD-Wide Public Hearing Submission - Bedry Residents Group - 2026-05-18.pdf;

Dear Planning and Development Services,

Please accept the attached written submission for today's Public Hearing regarding Bylaw 10-26, the proposed Land Use Bylaw.
This submission is made on behalf of the following rural MD of Bighorn residents:

- Mark Bedry
- Nakia Bedry
- Patricia Bedry
- Marvin Bedry
- Jacksen Bedry

We respectfully request that this submission be circulated to Council, included in the public hearing record, and considered before Council proceeds with any further readings of the bylaw.
Our main concerns relate to the proposed increase in rural retreat density, broad retreat definitions that may function like visitor accommodation, expanded administrative approval authority for rural uses, impacts on ranching and rural residents, and the risk that infrastructure and service costs created by private development may be shifted onto existing MD taxpayers.
We also ask that Council and Administration place clear explanations on the public record regarding the practical effects of the proposed changes, including current versus proposed density, approval authority, notice to affected residents, appeal rights, and how developer-created infrastructure costs will be recovered.

Please confirm receipt of this submission and confirm that it will be provided to Council and included in the hearing record.

Sincerely,

Mark Bedry

Formal MD-Wide Public Hearing Submission

Date: May 18, 2026

To: Reeve, Council, and Administration, Municipal District of Bighorn No. 8

Re: Public Hearing Submission on Proposed Land Use Bylaw 10-26

Submitted by: Mark Bedry, Nakia Bedry, Patricia Bedry, Marvin Bedry, and Jacksen Bedry, rural MD of Bighorn residents

Dear Reeve, Council, and Administration,

We are submitting these comments as rural residents in the MD of Bighorn, including residents with direct agricultural and ranching concerns. Our concern is not limited to one road or one neighbourhood. Our concern is the broader direction of the proposed Land Use Bylaw and its effect on Agricultural Conservation lands, Small Holdings lands, forested rural areas, ranching operations, wildlife, wildfire risk, roads, water, infrastructure costs, and the rural character of the MD.

We respectfully ask Council not to proceed with final adoption until the public has received clearer notice and explanation of the practical effects of the proposed changes, especially the changes that increase commercial visitor intensity, move rural decisions from MPC review to administrative approval, or shift infrastructure and service costs onto existing taxpayers.

Main concerns

1. Retreat density increases are too significant for rural lands

The current rural / Small Holdings tourism benchmark is approximately 0.25 person per hectare, or about one person per ten acres. The proposed bylaw would allow retreat density in Agricultural Conservation and Small Holdings lands at 0.5 person per acre on 11-40 acre parcels and 1 person per acre on parcels over 40 acres, with density for 1-10 acre parcels left to the Development Authority. The Development Authority may also increase or decrease the density in its sole discretion.

That is not a small housekeeping change. It could represent a five-to-ten-times increase over the existing rural tourism benchmark.

2. The proposed Retreat definition is broad enough to function like visitor accommodation

The proposed Retreat - Day Use & Overnight definition includes group gatherings for study, relaxation, meditation, workshops, and similar activities, and may include food services and overnight stays or accommodations. This wording is broad enough to create recurring commercial visitor use in rural areas even if the use is not called a hotel, resort, short-term rental, or visitor accommodation.

If Council intends to keep visitor accommodation out of Agricultural Conservation and Small Holdings lands, the bylaw should say clearly that Retreat cannot be used as a substitute for

visitor accommodation, short-term rental, resort accommodation, event venue, or commercial lodging.

3. Administrative approval is being expanded for rural uses

The draft appears to move several rural uses from Municipal Planning Commission review to administrative approval. In Agricultural Conservation lands, examples include Bed & Breakfast, Home-Based Business - Major, accessory uses, community buildings and facilities, accessory dwellings, logging, log sorting / transportation staging, public utilities, veterinary clinics, and outdoor storage.

Administrative approval may be faster, but speed should not come at the cost of public visibility, neighbour awareness, or accountability in rural areas where the impacts can be serious and long-lasting.

4. Rural commercial creep can directly affect ranching and the natural landscape

For ranchers and rural neighbours, increased visitor and commercial activity is not abstract. It can mean more traffic on rural roads, unfamiliar drivers, trespass, gates left open, dogs around livestock, noise, lighting, garbage, wildfire risk, emergency access pressure, water and septic pressure, wildlife disturbance, and conflict between visitors and agricultural operations.

The bylaw should protect legitimate agriculture and conservation first, and only allow rural commercial uses where they are clearly secondary, low-impact, enforceable, and compatible with the district purpose.

5. Logging, log staging, outdoor storage, and similar uses require careful rural oversight

In forested rural areas, uses such as logging, log sorting, transportation staging, and outdoor storage can create truck traffic, dust, road impacts, noise, fire risk, visual impacts, and wildlife disturbance. These uses should not be treated as routine administrative approvals without clear public notice, site-specific impact review, and enforceable conditions.

6. Subdivision and fragmentation pressure must remain controlled

We support maintaining strict limits on subdivision in Agricultural Conservation lands. Fragmentation of rural land is one of the fastest ways to undermine ranching viability, intact native landscapes, wildlife movement, and the long-term agricultural land base. The MD should not increase subdivision potential in AC lands through this bylaw or future amendments without a clear public mandate.

7. Development-generated infrastructure costs should not be shifted onto MD taxpayers

Higher-intensity rural development can create direct and indirect costs for the municipality, including road upgrades, road maintenance, dust control, drainage, signage, emergency access improvements, fire response capacity, bylaw enforcement, waste impacts, and other infrastructure pressures.

Those costs should not be shifted onto existing MD taxpayers who did not create the added demand. If a retreat, visitor accommodation, major home-based business, outdoor storage use, logging operation, or other higher-impact rural use requires road improvements, emergency access upgrades, servicing changes, or increased enforcement, those costs should be borne by

the applicant or operator through appropriate conditions, development agreements, off-site levies, security deposits, road-use agreements, or other legally available tools.

Council should ensure that any approval of higher-intensity rural commercial or visitor uses is conditional on the applicant demonstrating, at its own cost, that existing infrastructure can support the use without burdening taxpayers.

Requests to Council

1. Defer final adoption of Bylaw 10-26 until Administration provides a clear public summary of all material rural changes, including old wording, proposed wording, who decides, appeal rights, and practical impacts.
2. Give specific public notice, during and after the public hearing, of any proposed changes affecting Agricultural Conservation, Small Holdings, retreat density, visitor accommodation, short-term rentals, Bed & Breakfasts, major home-based businesses, logging, outdoor storage, subdivision, and administrative approval authority.
3. Keep retreat density in AC and SH lands aligned with the existing low-density rural tourism benchmark of approximately one person per ten acres unless and until the Municipal Development Plan review clearly supports a different standard.
4. Remove or sharply limit the Development Authority's discretion to increase retreat density above stated maximums.
5. Require MPC review for retreat uses and other high-impact rural commercial uses in AC and SH lands.
6. Define Retreat narrowly so it cannot be used as a substitute for visitor accommodation, short-term rental, resort accommodation, event venue, or commercial lodging.
7. Do not reintroduce Visitor Accommodation - Minor, Short-Term Rental - Minor, or similar rural accommodation uses into AC or SH lands without a separate public hearing, clear notice, and written explanation of consistency with the MDP.
8. Keep subdivision limits in AC lands conservative and avoid further fragmentation of agricultural and conservation lands.
9. Require site-specific review of wildfire risk, traffic, emergency access, water, wastewater, wildlife, livestock conflict, noise, lighting, and enforcement for any rural visitor or commercial use.
10. Prepare and circulate a plain-language comparison table before second or third reading showing current rules versus proposed rules for rural residents.
11. Require applicants for higher-intensity rural commercial, visitor, retreat, accommodation, logging, outdoor storage, or major home-based business uses to pay for all road, access, drainage, emergency response, servicing, enforcement, and infrastructure impacts created by their development.
12. Require development agreements, road-use agreements, security deposits, off-site levies, or other cost-recovery tools wherever a proposed rural use may increase municipal infrastructure or service costs.
13. Do not approve rural commercial or visitor uses where the practical effect is to privatize the profit but socialize the road, infrastructure, emergency-response, and enforcement costs onto existing MD taxpayers.

Requested notice and clarification at the public hearing

At the public hearing, we ask Council and Administration to place the following clarifications on the record:

- What is the exact current density limit for retreats, tourism, and visitor accommodation in AC and SH lands, and what is the exact proposed density under Bylaw 10-26?
- Which uses in AC and SH are changing from MPC review to administrative approval?
- Which rural accommodation or visitor-related uses are being removed, retained, renamed, or reintroduced?
- What notice will adjacent and nearby landowners receive before approval of a retreat, Bed & Breakfast, major home-based business, logging/log-staging operation, outdoor storage use, or other high-impact rural use?
- What appeal rights will affected neighbours have for each type of decision?
- How does the proposed bylaw remain consistent with the Municipal Development Plan's low-density rural and agricultural-conservation policies?
- Will Council commit that no material new rural visitor-accommodation use will be added after the public hearing without new notice and a further opportunity for public input?
- What tools will the MD use to ensure that developer-created infrastructure and service costs are paid by the developer/operator rather than by existing MD taxpayers?

Closing

We are not opposed to lawful rural enterprise or legitimate agriculture. We are asking Council to protect the agricultural and conservation land base, the quiet rural character of the MD, the practical realities of ranching and rural life, and the taxpayers who should not be required to subsidize private commercial development impacts.

This bylaw should not quietly shift Agricultural Conservation and Small Holdings lands toward commercial visitor use, event-style use, storage use, or other higher-intensity activities through broad definitions, higher density numbers, administrative approval pathways, or taxpayer-funded infrastructure impacts.

Please slow this process down, provide clearer notice to rural residents, and amend the bylaw before proceeding.

Sincerely,

Mark Bedry, Nakia Bedry, Patricia Bedry, Marvin Bedry, and Jacksen Bedry

Source background relied upon

- MD of Bighorn Municipal Development Plan: Small Holdings policies describing low-density rural character and recreation/tourism density of 0.25 person per hectare, approximately one person per ten acres.
- Bylaw 10-26 first-reading draft: Table 37 retreat density provisions for Agricultural Conservation and Small Holdings lands.
- Round 3 Open House Information Boards: AC use changes and retreat definitions.

MARK

- Round 3 What We Heard Report: public concern that one visitor per acre could enable large-scale tourism or event-style development and conflict with rural/agricultural character.
- Round 2 What We Heard Report: concerns about AC subdivision, fragmentation of agricultural land, loss of native landscapes, and infrastructure impacts.

Outlook

Land Use Bylaw feedback

From Mike Stuart <[redacted]
Date Tue 5/19/2026 7:46 AM
To Planning <planning@mdbighorn.ca>

Good morning

We would like to state for the public record that we are not in favour of short term rentals/Air BNB style/etc for Lac des Arcs.

Thank you

Mike and Kristen Stuart
[redacted]
Lac des Arcs
[redacted]

I would like to speak to this Submission at the Hearing today.

SCHEDULE 'B'
RECEIVED
MAY 19 2026

Land Use Bylaw – Bylaw No. 10-26 as approved for First Reading and amended April 2026
Submitted by Diane Yackel

I have owned Lot [redacted] Block[redacted], Plan 7188JK since 1983 (43 years) and for the past 6 years this location has been my fulltime primary place of residence.

I object to the Home-Based Business and the Short-Term Rental provisions in the Draft as these **change the fundamental nature of the Hamlet** and **go against the stated Purpose of the Bylaw**: A.2.1.1 – Regulate the use and development of land and buildings within the municipality to achieve orderly, economical and efficient development of land, ***"while maintaining or improving the quality of the physical environment"*** (emphasis mine)

HOME-BASED BUSINESSES
Definitions – page 183
Uses B.2.2.1 F/K/L/M page 8; B.2.5.1 page 10; B 7.2.1 F/G page 30
D 6.4 Qualifiers – pages 125-126

I have no objection to unlimited Home-Based Business-Office or Home-Based Business as defined on page 183. However, I object to Home-Based Business Minor and Home-Based Business Major as qualified under sections D 6.4.5 and D 6.4.7

D 6.4.5 Minor Home-Based Business allows customer visits of up to 10 people *per day* (in 5 visits between 8am-8pm). Currently, "A Minor Home-Based Business shall receive no more than 5 clients or deliveries *per week*; and, "generates *minimal* traffic above that of a *typical residential use.*" Typical LDA dwellings do not receive 5 visits with up to 10 people daily. D 6.4.5 allows a notable increase in business activity within the hamlet compared to present. No cap.

D 6.4.7 Major Home-Based Business allows <u>infinite</u> customer visits (no upper limits stipulated) plus 2 outside (i.e. non-resident) employees

B 2.5.1 Stipulates a 10% cap eligibility on Single Detached Dwelling business approvals

B 7.2.1 F Uses The Hamlet Transition (HT) District Major Home Business provision is in addition to the 10% cap of B 2.5.1

In the absence of hamlet-wide environmental impact assessments, the 10% cap provision for Home-Based Business Major is both arbitrary and discriminatory. A partial cap is a problem waiting to happen ..... with the first owner where the MD says, "Sorry, quota filled." Lawyers love these cases. I ask, *"What makes 10% right?"* Why not 12% or 50% or 5%?

Standards such as D 6.4.5 and D 6.4.7 may work well in *serviced* Districts or *larger* Hamlets, but they do not apply well to LDA. LDA cannot accommodate the increase in activity which the new definitions for Home-Based Businesses (Minor and Major) allow. Remember, LDA has no sidewalks or street lights (pertinent to client visits and deliveries during winter 8am-8pm). People with strollers, walking dogs, runners, children playing, or walking to and from the school bus – these all take place on the roadway. LDA is not designed for commercial use and there are much more appropriate land options within MD #8 and the Bow Valley for the kind of activity provided in both Major and Minor Home-Based Businesses.

SCHEDULE 'B'

SHORT-TERM RENTALS
Definitions – page 172, 192
Uses B 2.2.1 O page 8 and B 2.8.1 page 11
D 6.5 Qualifiers – page 127

Page 192 characterizes Short-Term Rental (STR) as "less than 30 days." I would like to see the words "Does not include Bed & Breakfast" added to the page 192 Definition.
D 6.5.8 Short-Term Minor 10% cap - states no further approvals without cancelation by either the MD or the landowner (an apparent qualifier aimed at controlling the cap limitation)

Advertised here is a "*While Quantities Last*" approach to approvals. I repeat, a 10% cap is arbitrary and discriminatory. It says nothing about disbursement or a distributed allocation. A small crescent or cul-de-sac cannot handle multiple permits – either more than one Short-Term Rental, or a combination of STR's plus Home-Based Businesses? This approach to Short-Term Rentals is short-term thinking. It appeases a small minority of voices without regard to long-term probabilities, effects and consequences. Ultimately such a policy can set one neighbour against another. (How come you get to do it and I can't?) At its core, a cap is a divisive approach. Either all Owners should be eligible to apply, or none. I ask, *"Can LDA withstand the impact of an all approach?"* In the interests of time, I leave others to speak to cumulative water and wastewater management, traffic implications, fire risks, emergency egress, etc.

ENFORCEMENT
E 6.1.2 d) Change of use or change of intensity of use (pages 165-166)
(Personal illustration)

RECOMMENDATIONS AND CONCLUDING COMMENTS

1. **Under the Draft Bylaw No.10-26, I strongly recommend no Home-based Businesses – Major or Minor be permitted within LDA R-1 or LDA HT.**
2. **Effective immediately, no new Major or Minor Home-based Businesses be approved within LDA R-1 and that all presently-approved businesses (excluding Home-Based Office) be "grandfathered" under current standards with enforced compliance until their next permit renewal date or three years, whichever is the later.**
3. **Finally, I recommend no rentals of less than 180 days be allowed in LDA, and that eligible Secondary and Studio Suites be exempted for Owners' personal relationships (such as a live-in nanny, care-giver, elderly parent(s), etc.) but excluding employees.**

The originators of LDA envisioned a community which would be in keeping with the nature of the land mass available. Accordingly, they instituted restrictions respecting this **Unserviced** R-1 District. Taking a "No Change" position is not about privilege or a disregard for progress. It is about recognizing that once the toothpaste is out of the tube it is virtually impossible to get back in. As our elected Representatives - carrying the responsibility to make wise decisions for our Hamlet's future that will fundamentally **maintain or improve the quality of the physical environment** (LUB Purpose A.2.1.1 a) - I believe your most prudent action would be to seriously consider the 3 Recommendations I have outlined above.

Respectfully submitted by Diane Yackel – May 19, 2026

Outlook

Fw: LUB

From Steve Fitzmorris <steve.fitzmorris@mdbighorn.ca>
Date Tue 5/19/2026 12:39 PM
To Bonnie McWilliam [redacted]

Get Outlook for iOS

From: Aileen Williams [redacted]
Sent: Monday, May 18, 2026 1:42:12 PM
To: Alice James <alice.james@mdbighorn.ca>; Jen Smith <jen.smith@mdbighorn.ca>; Rick Tuza <rick.tuza@mdbighorn.ca>; Lisa Rosvold <lisa.rosvold@mdbighorn.ca>; Steve Fitzmorris <steve.fitzmorris@mdbighorn.ca>
Subject: Re: LUB

May 18, 2026

Hello Councillors, I would like to amend my email dated May 14th, 2026 to reference the new proposed Land Use Bylaw and hope this clarifies any confusion.

These rules that affect me are for Lac Des Arcs.
Hamlet Residential - Unserviced Dwelling Unit, Attached/Detached (long term rentals) Rule #D.6.1, D.6.2, I am in favour of.
Home Based Business Minor/Major Rule# D6.4, I am in favour of.
Short Term renter - Minor Rule #D6.5 , I am in favour of.

Aileen Williams
[redacted]
Lac Des Arcs, Ab
T1W 2W3
[redacted]

On Thu, May 14, 2026 at 10:07 AM Aileen Williams <aileenwilliams60@gmail.com> wrote:

> May 14th, 2026

Hello all, I am writing to you today to assert my voice regarding the recent proposed bylaws affecting Lac Des Arcs.

I want to first thank you all for your calm and measured messaging throughout this long process. You are all to be commended. I further need to express my positive experiences dealing with the staff and administration of the Md. The folks that put together the survey and made the presentations have exceeded my expectations with the professionalism and thoroughness of the work presented.

I have lived in both Dead Man's Flats, in the early 1990's, and then in Lac Des Arcs since 2000, Jeff and I have been a business owner in Exshaw for over 35 years and we also built a log home in Exshaw that we rented out. We have provided jobs and housing for locals for many years.
I have a reasonable grasp of what is happening in my locale.

I am mystified that this letter must be written at all, as it is obvious to me that we need to have the current proposals passed. The 3 proposed uses that will impact me in a positive way are as follows:

Long term rentals are a necessity for the area to thrive, The councillors have the ability to lessen the housing crunch and put much needed rental income in peoples hands to offset the high taxes. Accessory Suites are happening already...right now, neighbours are filling a basic need in Lac Des Arcs.. Accessory suites are currently allowed in Banff, Canmore, Exshaw, Deadmans Flats, why not here?
I would much prefer to have a dentist, police officer, teacher, barista or frankly anyone find a place to stay long term in Lac Des arc and integrate into our community. There is room for them here. There is parking for them here, There is work for them here. The progressive move to allow long term renters should not even be a discussion. Our tax dollars are over $9000 per year. We could certainly utilize additional income to offset the high taxes we pay.
Short term rentals are presented with a 10% cap, I agree with this. Let the people who want to manage a short term rental have the opportunity to follow that path. Why would anyone deny our neighbours and friends this privilege? It seems incredibly mean spirited to deny 8 or 9 families a chance to have additional income to help pay mortgages and high taxes. The impact of increased traffic is a fallacy as many, many part time owners have their friends and family pop in ,short term, throughout the year bringing traffic and added noise, (often laughter- which to my knowledge has not yet been outlawed by the naysayers in Lac Des Arcs). The only difference between a part time owner and a short term renal is that the MD can manage the Short term rentals with business licenses and increased taxes for those who choose to participate. Seems like a win/win to me. The impact would be minimal. The sky is not actually falling.

A 10% cap on major businesses also seem very straightforward to me. They business will also be managed/regulated with business licenses and increased taxes for those participants. If I want to open a business on my 1 acre of land....I would like to have the ability to do so, I find the conditions set out are reasonable and well thought out. I support the balanced approach suggested for this change in Major/Minor business bylaw.

It's 2026, this is the direction we are heading in, some folks won't like it and some folks will. We are at the end game here, your administration has carried the ball to the finish line, and, as the

councillors you must take the ball over that line. We're depending on you to approve these bylaws. We have been to this goal post before, NOTHING has changed in the 26 years I have lived in Lac Des Acs. I want these changes, I need yes votes for these proposals and I need you all to affirm my voice.

Kindest regards,

Aileen Williams
[redacted]
Lac Des Arcs, Ab
T1W 2W3
[redacted]

Outlook

Fw: Jamieson LUB Amendment Comment

From Alice James <alice.james@mdbighorn.ca>
Date Tue 5/19/2026 12:37 PM
To Council <council@mdbighorn.ca>; Planning <planning@mdbighorn.ca>

Request to be included today.

Get Outlook for iOS

From: Rick Guinn [redacted]
Sent: Tuesday, May 19, 2026 9:00 AM
To: Alice James <alice.james@mdbighorn.ca>
Subject: Jamieson LUB amendment

Alice. My apologies, I only had time to skim over proposal quickly. I'm not against anyone proposing anything on their own land, as long as it fits the guidelines set out and all md rules are followed. One can not grandfather something that did not follow the rules. I control land east of Steinmann that is shown on there map as in support, that is wrong, I also had problems on other property having there cows ruin an oat feild, not keeping fences up. On accasion also had people from there property drive all over my place with motorized vehicles. Atv. Where I run a commercial busines I have water tested weekly, supply own garbage removal and have an approved road. If this type of operation is approved, I hope in fairness anyone can apply for the same. Is this really what every one wants in Jamieson road? I don't.
Rick guinn
Guinn outfitters
Rick and Denise guinn.
Sent from my iPhone

To whom it may concern,

I am a resident of the Jamieson Small Holdings district. I have attended and responded to all surveys and have been an active voice in this MD for the latter part of two years now. In my opinion, the Small Holdings district has had the most insignificant and completely useless changes that could have been provided to it. I have gone through one of your development applications with an approval, only to be denied by the MPC. That's the short, short, short form of that story, as it has a lot of layers, which I will peel some of — but not all — as I do not trust this MD to not leak privy information.

I believe the Small Holdings district to be at an extreme disadvantage for any form of growth, as most uses which allow the owner to prove income are at the discretion of the MPC, which has proven time and time again to have a large-scale corruption and collusion that occurs because it's built with community members. There are a lot of dinner table conversations that occur, which usually get started by one plot on Jamieson which houses multiple owners, as it's listed as a condo corporation, which then uses its multiple owners as a benefit to themselves when it comes to appeals. To be fair, one of those people sat in front of this Council today and stated how much they love when things go to MPC.

At this point, I've sat and listened to this first round and found that a lot of people are worried about bylaw enforcement. However, what does the MD plan on doing to oversee the misuse of bylaw knowledge and the planting of specific people on boards, to ensure people continue to believe in the process and don't choose to break the rules, which are clearly manipulated by a certain group of neighbours?

How do we, as applicants, know for sure that we are going to get a fair and unbiased look at our applications and approvals?

At what point does the MD start to recognize patterns created by certain citizens which clearly only benefit a select few who follow the condo corporation's strict rules?

Perhaps we should all start paying our taxes, since this plot dictates an entire district's ability to grow and improve the area.

At what point does the MD realize that people will start ignoring this document, because for Small Holdings it doesn't matter — it's up to the MPC and the community?

At this point, you can either read this and see someone bitter at a failed application, or you can take this and look into a previous application and its outcome, because there are documented complaints and meetings to which these changes in Small Holdings do not represent the majority — they represent a mob presence in the forest.

To us, Jordan Shea and Rebecca Paré, this is a clear slap in the face from the MD, as we have already been clear about our intentions going forward. This document is proof that the collusion and corruption of the MD of Bighorn and the MPC of Bighorn is present and rampant as ever. And if you watch Janice Webster's disgusting display of their power spoken to you today, you will see the clear boasting of their power. So congratulations on giving the silent criminals everything they want — and expect no one to break these rules. Please kindly give your head a shake and be open to what comes next.

May 19, 2026

To: MD of Bighorn Council
Re: Proposed Bylaw 10-26 — Small Holdings (SH) District, Retreat Density Cap (Section D.3.4.1) & Rural Small-Business Allowance — Jamieson Road Area
Public Hearing — May 19, 2026
Dear Reeve Rosvold and Members of Council,

My name is Jordan Shea. My wife and I live in the Small Holdings district in the Jamieson Road area, and I am writing to address proposed Bylaw 10-26 at today's public hearing. We are supporters of Tacasina, a neighbouring retreat operation that has proven what low-impact rural enterprise looks like in practice. We want to do the same thing — a small glamping resort on our own land. Bylaw 10-26 as written makes that impossible. I am asking Council to make a modest amendment that would make it possible, while keeping the MD firmly in control.

Start With What This Land Has Already Handled

Before we talk policy, I want to put something on the record that I believe is directly relevant to Council's assessment of what Bylaw 10-26 should allow in the Jamieson Road area.
An army camp operated adjacent to our area for many, many years. Let that sink in. A military installation — with all the vehicles, personnel, organized activity, and sustained land use that implies — ran continuously next to this community for an extended period. During all of that time, there were no road failures, no environmental incidents, no documented complaints from neighbours, and no safety issues of any kind. The roads that people are now worried about were fine. The environment that people are now worried about was fine. The community that people are now worried about was fine.
I raise this not to be provocative, but because it matters. When Council is asked to believe that a glamping resort with a modest number of guests on a large rural parcel would somehow overwhelm our roads or harm our environment, the history of this land says otherwise. That history deserves to be part of this conversation.

10% Works in Lac des Arcs — It Will Work Here

Bylaw 10-26 establishes a 10% cap model for short-term rentals and major home-based businesses in Lac des Arcs hamlet — allowing them as discretionary uses up to a maximum of 10% of developed single detached dwellings. This was a thoughtful, balanced solution: it opens a door for economic activity without letting that activity define or overwhelm the area's character.
I am asking Council to apply that exact same model to Small Holdings parcels in the Jamieson Road Policy Area for small-scale visitor accommodation, including glamping. The mechanics would be simple and consistent with the existing framework:

- A maximum of 10% of SH parcels in the Jamieson Road area may hold an active development permit for small-scale visitor accommodation at any one time
- All applications go through full discretionary review — no streamlining, no shortcuts

permitted and managed, leaves the land exactly as it found it. Subdivision does not. Council is choosing between those two futures every time it makes responsible rural business impossible.

A Simple, Specific Request

I am asking Council for two targeted amendments to Bylaw 10-26 before Second Reading:

- Amend the Small Holdings (SH) district regulations in Part B to add small-scale visitor accommodation — including glamping — as a discretionary use, with a 10% parcel cap in the Jamieson Road Small Holdings Policy Area, consistent with the existing 10% model applied in Lac des Arcs
- Amend Section D.3.4.1(a) to replace the fixed one-person-per-acre density cap with site-specific capacity determined through the development permit process, based on the technical plans already required under Section E.2.5.9

These two changes do not weaken the bylaw. They make it work as intended: supporting well-managed growth, enabling economic development, and giving the MD real tools to regulate rural business instead of a blanket cap that simply prohibits it.

An army camp ran next door for years without a single problem. A few glamping tents, managed properly, with full oversight, will not be the thing that breaks this community. Please give us the small leeway we are asking for.

Respectfully,

Jordan Shea

Landowner, Small Holdings District — Jamieson Road Area

[redacted] MD of Bighorn, Alberta

[redacted]

SCHEDULE 'B'

- All Section E.2.5.9 application requirements apply: Business Plan, Water and Wastewater Servicing Plan, Solid Waste Disposal Plan, Emergency Response Plan, Wildfire Risk Reduction Plan, Noise Abatement Plan, Wildlife Impact Mitigation Plan
- The Development Authority retains full power to impose conditions, limit operating seasons, set guest caps specific to each site, and revoke permits for non-compliance

At 10%, we are talking about a small handful of operations across the entire policy area — not a transformation of the landscape. The MD has complete control. The character of the area is protected. And landowners who want to do something responsible and productive with their land have a legal path to do it.

The Density Cap

We welcome the density provisions proposed in Section D.3.4.1(a) and want Council to know this kind of adjustment makes a genuine difference. Under the improved density, a 40-acre parcel could host approximately 20 guests — and we think that is a great start. It is a number that respects the rural character of the Jamieson Road area while giving a small operation a realistic foundation to build from. We would simply encourage Council to remain open to allowing the evidence-based application process in Section E.2.5.9 to guide any future refinements, so that sites with demonstrated infrastructure capacity are not unnecessarily held back. But we are encouraged by the direction, and we support it.

The Round 3 Survey Shows This Community Is Not Opposed — It Is Uncertain

The MD's own Round 3 What We Heard Report documents that the Jamieson Road area was nearly evenly split on retreat density: 18 respondents disagreeing or strongly disagreeing with the cap, 15 agreeing or strongly agreeing. The report states explicitly that 'no strong consensus emerged.' That is not opposition. That is a community working through a question it has not fully resolved.

A 10% cap with full discretionary review is the right answer to that uncertainty. It allows Council to say yes to carefully reviewed applications while protecting the community from any runaway proliferation of uses. It addresses the legitimate concerns of those who are cautious while giving the area real safeguards. It is a compromise rooted in the bylaw's own existing tools — not an invention, not a workaround, but an extension of a model Council has already endorsed.

Prevent Subdivision by Enabling Stewardship

When rural enterprise is not viable, landowners subdivide. That is not a threat — it is simply what happens. Parcels get broken up. Roads get more driveways. Infrastructure gets more demand. And none of it can be undone. A glamping operation, properly

May 19, 2026

To: MD of Bighorn Council

Re: Proposed Bylaw 10-26 — Small Holdings (SH) District, Retreat Density Cap (Section D.3.4.1) & Rural Small-Business Allowance — Jamieson Road Area

Public Hearing — May 19, 2026

Dear Reeve Rosvold and Members of Council,

My name is Rebecca Pare, and my husband and I live in the Small Holdings district in the Jamieson Road area. I am writing in support of STA — and retreat operations. Additionally, Tacasina Ranch, run by our neighbours and friends, who have demonstrated what responsible rural enterprise looks like — and to advocate for a fair opportunity to do the same on our own property.

My vision is a small glamping resort (STA): small, low-footprint, nature-integrated accommodation using canvas tents. It is the kind of quiet, high-quality rural tourism that fits this landscape perfectly. Under Bylaw 10-26 as proposed, I cannot build it. The only available classification would be Retreat – Day Use & Overnight, and the one-person-per-acre cap in Section D.3.4.1(a) makes that economically hard to work with. I am asking Council for a small but important leeway — and I believe the history of this land more than justifies it.

An Army Camp Operated past my property for Years — With Zero Problems

I want Council to sit with this fact: a military army camp operated directly adjacent to land in our area for many, many years. This was not a "quiet", seasonal operation. It was a sustained military installation — with personnel, vehicles, equipment, and continuous organized activity — running for an extended period right inside our community.

And there were zero road problems. Zero environmental complaints. Zero neighbour disputes. Zero safety incidents. The roads held. The land held. The community held.

If this area's infrastructure and environment could absorb years of sustained military activity without a single documented issue, then the suggestion that a small glamping resort with a handful of tents and a modest number of guests somehow poses an unacceptable burden on our roads or our ecology is not credible. It is not supported by the history of this land. Council should weigh that history seriously when it considers what density is actually appropriate here.

The 10% Model Is Already in This Bylaw — Give Us the Same Fairness

Bylaw 10-26 already uses a percentage-based allowance for small business in Lac des Arcs hamlet, where short-term rentals and major home-based businesses are permitted as discretionary uses, capped at 10% of developed single detached dwellings. That model was designed to allow economic activity while protecting neighbourhood character. It is fair, enforceable, and proportionate.

I am asking Council to extend exactly that logic to the Small Holdings district in the Jamieson Road area. Allow small-scale rural visitor accommodation — glamping, nature retreats, low-impact tourism — as a Discretionary Use (MPC), capped at 10% of parcels in the SH Policy Area. This means:

- No more than 1 in 10 parcels could ever operate such a use at any given time
- Every single applicant still goes through full MPC review with all plans required under Section E.2.5.9
- The MD retains complete control — full discretion, full permit conditions, full enforcement authority
- The area is protected from becoming a tourism corridor while a small number of well-run operations can exist

This is not asking for special treatment. It is asking for the same framework Council already considered appropriate for Lac des Arcs, applied to a rural area where large parcels provide even greater natural separation between uses. If 10% works in a hamlet, it works even better here.

The Density Cap Is Arbitrary and Economically Destructive

Section D.3.4.1(a) imposes one visitor per 0.40 hectare — one person per acre — across all retreat operations. On a 40-acre parcel, that means 40 guests maximum. A glamping resort with 5 tent sites hosting 2 guests each reaches 10 guests. That is a small, quiet operation on 40 acres of land. It is not a festival.. It is a handful of families sleeping in canvas tents under the stars.

A business of that scale, at that guest limit, on that parcel size, cannot cover staffing, insurance, infrastructure, maintenance, and permit costs alone. It cannot survive. The cap does not regulate glamping — it prohibits it while pretending not to.

We highly support the proposed new density.

Bylaw 10-26 already requires every retreat applicant to submit a Water and Wastewater Servicing Plan, Emergency Response Plan, Wildfire Risk Reduction Plan, Noise Abatement Plan, Wildlife Impact Mitigation Plan, and more under Section E.2.5.9. Those documents are the right way to assess actual site capacity. If our water system supports it, if our road supports it, if our emergency access supports it — that is the

evidence of what our land can hold. A fixed per-acre ratio that ignores all of that is not planning. It is guesswork written into law.

The Alternative Is Subdivision — and That Serves No One

Council should understand what happens when rural enterprise is not viable: landowners subdivide. Large SH parcels get carved into residential lots. Multiple driveways. Multiple households. Permanent connections to roads and utilities that were never designed for that load. Whether the bylaw allows small parcels or large ones, the pressure to subdivide does not disappear — it builds. When people need income and their land cannot legally generate it, they fight for subdivision. That outcome is permanent and irreversible. A seasonal glamping operation is neither.

A glamping resort keeps a large parcel intact, in single stewardship, with an owner who has every reason to protect the land because it is the product. Subdivision destroys that. If Council's goal is to protect the rural character of the Jamieson Road area, the path is to make responsible rural enterprise viable — not to eliminate it and watch landowners reach for the only remaining option.

My Ask Is Small. The Benefit Is Real.

I am not asking the Council to open the floodgates. I am asking for a 10% cap — the same one already in this bylaw — applied to our district. I am asking for a site-specific capacity assessment instead of a blanket per-acre ratio. I am asking for a chance to build something that belongs in this landscape, managed carefully, contributing to the local economy, and causing less long-term impact than the subdivision alternative.

The army camp that ran next door for years caused no harm. A few tents in a field with proper management will cause no harm. Council has the tools to ensure that. Please use them.

Respectfully submitted,

Rebecca Pare

Landowner, Small Holdings District — Jamieson Road Area

265098 Jamieson Rd, MD of Bighorn, Alberta

(780) 931-6429

From: debpenninga [redacted]
Sent: Tuesday, May 19, 2026 10:35:47 PM
To: Lisa Rosvold <lisa.rosvold@mdbighorn.ca>; Jen Smith <jen.smith@mdbighorn.ca>; james.alice@mdbighorn.ca <james.alice@mdbighorn.ca>; fitzmorris.steve@mdbighorn.ca <fitzmorris.steve@mdbighorn.ca>; tuza.rick@mdbighorn.ca <tuza.rick@mdbighorn.ca>
Subject: Public Hearing May 19/26 - Land Use

Dear MD Council,

I'm an Exshaw resident who has been able to attend most of the meetings and provide feedback through surveys and at open houses. I felt that I'd had my say but regretted not preparing something to say at the meeting tonight after hearing what everyone had to share.

I have to say that I have little patience with the arguments that things have to stay to the same because I expected them to or because they infringe on my privilege. When I moved to Exshaw in 2006, I knew that I should enjoy certain things while I could - walking my dog off leash, going to the post office on Saturday, undeveloped trails, unlimited parking and eclectic homes. It's been a good ride but it never occurred to me that nothing would change.

A lot of the change has been good: I can find a dog poop bag now at almost any trailhead, I love to hike the bike trails, my dog loves the South Exshaw trail for the water breaks in the summer, the variety of houses still exists at least for now and the home built in my neighbour's back yard blocks the sun but has made us the two great friends who rent there. I can go once a month and pick up my Fresh Food Box.

Some things are more concerning to me personally - I do worry that Exshaw can become another community in which having a home (whether renting or buying) is unattainable. I've made peace with and can see the advantages of the new development but I hope that it will be developed with sustainability, affordability and environmental stewardship. I eye future land sales a bit nervously.

I do not worry about: renters/staff accommodation - isn't the idea that everyone deserves secure housing? Diversity is only a good thing.

Parking: I do actually think that Exshaw will not embrace the current development unless a concrete solution to additional vehicles is addressed (parking lot? underground parking lot?) but I do not feel that the spot(s) my husband and I use to park on the road are a given. If we need to squish into our driveway, that is our problem (privilege actually).

Short-term rentals in which the owner lives on site vs large buildings filled with short term rental units.

Trails that are used respectfully, and being on them almost daily, I can tell you that they are.

I appreciate everything that council is doing to ensure that our communities are places where making a living and making a profit are not in opposition and I encourage you to be bold in this.

If you've made it this far through my ramble, congratulations on handling a difficult meeting with calm, respect and empathy.

Respectfully,

Deb Penninga

B.6.7 WATER RESTRICTIONS IN DEAD MAN'S FLATS

B.6.7.1 Any use that, in the sole discretion of the Development Authority, has the potential to consume a significant amount of water shall not be approved in Dead Man's Flats in accordance with the approved maximum capacities for the Hamlet set out in the applicable Water and Wastewater Agreement with the Town of Canmore.

This is an ambiguous and misplaced regulation. The MD needs to engage Canmore and get to the bottom of what appears to be misunderstood. As the author of the initial agreement for the supply of water and wastewater and as the industry representative that revised the offsite levy bylaw in Canmore I can assure the council there are some very odd goings on when it comes to the provision of services and the offsite costing. When we start to write regulations for our people because we are not working out the daunting agreements with our neighbors we are pulling the wrong way. I volunteer to participate in a task force, should council wish, to address the supply and offsite levy matters of water and waste water provision from Canmore. In the original agreement, I included a provision for water that met the requirements for a 1700 population equivalent.

C.3.3.2 The number and placement of fire hydrants or fire department connections shall be to the satisfaction of the Development Authority in consultation with the Fire Safety Codes Officer

I believe this was improved by the suggestion of council. As written it is extremely prohibitive to apply as a general regulation. Question is do we have a Fire Safety Codes Officer and to we intend to maintain having one.

C.4.4.5 Developments which are located behind an approved dike system that is sealed by a Qualified Professional and are below the 1:100 flood year elevation shall be adequately flood-proofed to the standards in Section C.4.4.2 above to the satisfaction of the Development Authority.

Who approves the dyke? Perhas the wording should be that the dyke needs to be certified under seal. This is confusing. Does the Md have a list of approved dykes? What is the dyke approval process.

C.5.5.5
c) Plant materials shall:
i) Be hardy to the climatic region of the M.D.;
ii) Appropriate for the micro-climate of the proposed location in which they are to be planted; and
iii) Align with FireSmart principles for plant selection to the satisfaction of the Development Authority.
d) Water efficient landscaping techniques shall

Firesmart Principles? How are i and ii vetted and what guidance can be afforded a user of the LUB.

C.4.6.6 When reviewing a Development Permit application on lands which may be considered to be environmentally sensitive (e.g. lake shorelands, rivers, wetlands, critical wildlife habitat, natural areas, reserves or parks) the Development Authority may require the following:

a) A Biophysical Assessment and/or Development Impact Assessment prepared by a Qualified Professional; and/or
b) Comments and recommendations from the applicable Provincial agencies.

Consider revising this wording (e.g. lake shorelands, rivers, wetlands, critical wildlife habitat, natural areas, reserves or parks)

Wildlife Attractant Vegetation

Spruce trees – squirrels, grass-ungulates, poplar – woodepecker, willow - beaver

Retreats
E.2.4.6 In addition to other application requirements specified in this Bylaw, an Application for a Retreat –
Day Use or Retreat – Day Use & Overnight shall submit the following.
a) Detailed description of the proposed activities, events, and land uses occurring on the site, including the maximum anticipated number of people and employees on the site at one time;
b) Water and Wastewater Servicing Plan;
c) Solid Waste Disposal Plan;
d) Emergency Response Plan;
e) Wildfire Risk Reduction Plan;
f) Noise Abatement Plan; and
g) Wildlife Impact Mitigation Plan.

This is a lot and a lot of likely N/A for most sites. If we are going to scare an applicant with a list like this there should be language that softens it about the possibility that these might apply and considering they may be one off's, or anytime we can, examples of what these plans look like in the hearts of the planners should be provided. If you look at what a WIMP actually entails no one would have a retreat. It is not likely what is meant here. Try to apply this principle throughout the LUB. Look at the definition of retreat: *Means a building, group of buildings, or land*
a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities;
b) includes an on-site manager (either landowner or on-site staff); and
c) may include food services, but does not include overnight stays or accommodations

This means if I am a building owner and want to gather with some folks for a purpose in (a) of relaxing, I satisfy (b) as the owner and for (c) there is no food services. Straighforward so far, I need to get a retreat permit. Then I look at the mandatory list……

Short Term Rentals and B&B: The DMFCA supported the increase in the cap to these types of development provided that the increase was meant to capture all existing permits for the combined STR's and B&B's. This is still the position of the DMFCA and we would like for council to confirm that the new proposed cap of 40% does indeed capture all existing users and if not, why not and what comes of the excess? The DMFCA also said the following with respect to flexibility:

- Support for allowing flexibility so that an existing STR suite or B&B could transition between the two uses, as long as the overall combined cap is managed together.

Page 273 of the agenda indicates that there will be no new B&B's but what happens to the existing when they need to renew. Converting from a free flowing B&B to a suite is an expensive undertaking and not possible in all homes that have compliant free flowing B&B's today. It would not be beneficial to our communities if a family of primary residents became MD residents in a home where they operate a B&B has to leave because the use is taken away.

The DMFCA supports the change in terminology on page 273 of the agenda where primary residents have the ability to operate rather than strictly owners.
The version of the LUB prior to 2018 actually did not consider long term tenants to be residents. It was DMFCA that proposed that we start by eliminating the definition of resident that required land ownership and including the ability for tenants to operate B&B's. This has been successful. The boogie man should be dispelled at this point. This is an artifact of outdated conceptions of renters and was intended to avoid absentee owners from creating unsupervised tourist uses. The LUB already manages the notion of multiple unrelated individuals occupying a principle residence with vacationers using the basement and having an overall negative impact on the neighbors.

In terms of building design subjectivity the DMFCA had the following to say during the consultation:

C.2.2.3 – All sides of a building facing a highway or public road shall be treated as a principal façade and finished to the satisfaction of the Development Authority.
C.2.2.4 – Attached garages facing the road should not dominate the dwelling front façade and should not protrude more than 3.0m.

The committee identified these sections as highly subjective, with no accompanying design standards or guidelines to guide interpretation.

Additional concerns included:

- Significant discretion left to Development Officers without a guiding framework.
- In some cases (e.g., pie-shaped lots), compliance with the garage protrusion requirement may not be physically achievable.

The proposed draft still contains the following language:

C.2.2 DESIGN, CHARACTER AND APPEARANCE
C.2.2.1 All sides of a building that face a highway or public road shall be treated as a principal façade and be finished to the satisfaction of the Development Authority.
C.2.2.2 Architectural Controls for developments will be developed and administered by the developer or landowners.
C.2.2.3 The following additional requirements apply to all Dwelling Units in Hamlets:
a) An attached garage facing the road should not dominate the Dwelling Unit front façade and should not protrude from the main façade more than 3.0m (9.84 ft).

A regulatory document like the LUB should avoid the possibility that an applicant could apply for something and get two different responses. If a façade must be finished to an individual's satisfaction without any guiding design principles I am not sure how you could argue the above is not true. If a person is required to indicate colour on the application then it could be refused over colour. Is no glazing ok? How much glazing would Charlie be satisfied by? How much would Randall prefer? We need a guideline. Look at the signs section! Wow! Same statement but with loads of guidance. The authority can stay in the LUB but council needs to direct admin to develop a policy document to guide these decisions.

The DMFCA is excited about the forward movement on the dark shadow of the methane gas overlay and are confident that administration is close to the remedy.

There are a number of changes to the LUB that will be more successful when combined with a comprehensive communications plan. We encourage that this be developed concurrent to the implementation of the new LUB. The following is an example of where the bylaw will work better for the community with the help of such a plan. The elimination of frequent permit renewals for STR's permit holders is an excellent change to eliminate needless resource expenditure by the operator and the MD. However, it does have the consequence of taking away the frequent circulation to neighbouring properties that gave them a mindful opportunity to provide feedback as to the conduct of the operator and its impact on their quiet enjoyment of their property. It is important that some form of annual communication that goes out to all residents, by way of newsletter or otherwise, remind the residents that they can provide such comments at any time to the MD if there are infractions around noise, parking, nuisance and so on.
This example is around parking regulations that need to be written so as to have minimums that will capture all expected uses. This LUB appears to have this. However, when a proposed development can properly demonstrate that its particular use can be adequately accommodated for parking with less, the LUB provides for ways to achieve variances. Without a way to communicate this and the fact that variances are anticipated because the regulations are intended for a worst case demand, proposals will be deterred. People generally read rules and resign themselves to them. The LUB generally lays out the requirements in tables and even though there may be language around the ability to be granted variances this should be

front and center. It is known that assigning parking requirements by square footage is not always effective and the new LUB provides for studies to inform variances. Make it obvious to users of the LUB that this is intended.

TACANSINA RANCH

Council Presentation

Delivered by Claire Steinmann | May 19, 2026

1. Opening and Our Request

Good afternoon, Reeve Rosvold and Members of Council. I am Claire Steinmann, owner of Tacansina Ranch on Jamieson Road.

I am here for two reasons. First, **I cannot support the final draft of the Land Use Bylaw as it has been written**. It removes Visitor Accommodation, Minor from the AC District and leaves Tacansina Ranch with no compliant pathway forward to continue an established operation of 13 years.

Second, **I respectfully request that one or more Councillors put forward a motion to adopt a site-specific amendment for Tacansina Ranch**, before final adoption.

> **Proposed Clause B.10.2.3**
> *Notwithstanding the provisions of B.10.2.2, SW¼, NE¼ and NW¼ of Section 31-26-6-W5M may be used for a Visitor Accommodation, Minor as a Permitted Use or Discretionary Use, subject to MPC approval.*

2. What This Land Means to Us

Tacansina Ranch was purchased by my late father and mother, Axel & Joanne Steinmann, 40 years ago and is a Legacy land that is cherished by myself and my family. My greatest hope is to keep this property in the family for generations to come.

It is exactly the kind of intact rural, agricultural landscape the AC District works to protect. 480 acres of untouched rolling foothills of grassland and

forested areas, with Baymar Creek running through it. And is home to an abundance of wildlife.

160 acres have already been placed under a registered conservation easement, and it is our hope to place the remaining 320 acres under a conservation easement, protecting the property from subdivision, development, or large-scale commercialization. A true testament to land stewardship.

Since 2013, we have found a creative pathway to fund this stewardship. We've hosted roughly 45 small group stays a year, with a maximum of 12 overnight guests, in our modest, but beautiful, 4 bedroom, 1 1/2 bath home.

The little income earned has most importantly provided a path for us that does not push us to consider larger developments or to take invasive or irreparable approaches to financially support the land.

I can confidently say that there isn't a single person who wants the house and property more safeguarded than I do. It was a passion project of my dad's that he and I built together with our own hands when he was dying of Pancreatic Cancer. I **fiercely protect this property** and ensure our guests respect it as my dad would have hoped.

Our immediate neighbours have witnessed firsthand our respectful approach to the land, the community, and to them over the past 13 years. And they have expressed strong support for our continued operation. Evidence of this support can be found in Appendix A of my written submission on May 12th. However, I think it is important to share one quote that has resonated with us"

> *"Tacansina Ranch has proven itself. Their approach deserves support, not restriction."*

4. The Proposed Amendment and Closing

In closing, this is land our family has cared for for 40 years, that we have protected and want to continue to protect through conservation stewardship. We have a unique property with a unique approach to achieve this. **We do not support the final draft as written, and we ask Council to put forward and adopt Clause B.10.2.3, as mentioned above, before this bylaw is finalized.**

This amendment is deliberately narrow. It applies only to our three quarter-sections and does not reopen the AC District broadly. This is procedurally similar to the fourteen site-specific amendments Council adopted at First Reading on April 28. This is a thoughtful approach that is responsive to the needs of our unique Jamieson Road community. It is also a respectful response to the community's wishes, allowing us to continue our operations but avoiding blanket rezoning.

We want it to be understood that we are not resisting regulation - we are actively trying to work within it. We hope that there is meaningful consideration of our request and ask for fairness, clarity and a willingness to recognize an operation that has demonstrated years of unique and good practice.

Thank you for your time. We are available to meet with any Councillor or host a visit to the property, which is best understood by seeing it. Thank you.

Claire Steinmann
Tacansina Ranch | 264190 Range Road 70, MD of Bighorn No. 8 |
hello@yycbasecamp.com

October 2025

Hello Neighbour,

We wanted to share a bit about who we are and what Tacansina Ranch is to us and means to us. Some of you know me, Claire Steinmann, and/or my husband Michael Bussoli. Those of you who we have yet to meet, we look forward to connecting with you.

When I was ten years old, my father, Axel Steinmann, and I were driving home from a mountain hike when we noticed a "For Sale" sign up Jamieson Road. On a whim, we stopped and took another hike. By the end of it, my father had fallen completely in love with the land.

That was more than 35 years ago, and what we named "Tacansina Ranch" has been part of our family's lives ever since. In the early years, there was no access road to the property, so we would hike the 2 kilometres in and camp in a canvas tent, later upgrading to a tipi. Eventually, my parents and I began building a log cabin by hand — peeling logs, chinking, and even learning blacksmithing along the way. Our log cabin is perched atop a prominent hill which has a beautiful view of the Rocky mountains to the west. Every weekend and every free day was spent out here, enjoying the property and working on the endless projects that came with living close to nature.

The property has a long history, stretching back thousands of years as a forested, foothill area that was a wintering grounds for the indigenous people and home to bison and an array of other animals. There are old indigenous trails and fossils of bison found on the property. In 1889, as one of the first ranches in the settlement of Morleyville, the Fletcher family created the ranch back then known as "The Ripley." It was 480 acres, with an abundance of spruce, pine, aspen and douglas fir trees, and in the valley, native fescue grassland. With Ripley Creek (now Baymar Creek) flowing through the property and freshwater springs at the base of the hills, the Ripley was known to have an abundance of freshwater. The family initially raised galloway cattle, and then herefords. They built a 2 storey home, with a stable and a lime kiln and we still like to explore that area today.

In 2002, while I was pursuing my master's degree in architecture, my father and I designed his forever home — a place he planned to build himself and retire in. Growing up, his playground had been the ruins of World War II, so finding an untouched piece of nature like this held deep meaning for him. He respected the land profoundly, and he passed that respect on to me.

Construction of the Tacansina Ranch house began in 2004. I was completing my masters degree and working at an architectural firm in Calgary when my father was diagnosed with pancreatic cancer in 2005. During his 16-month battle, I took a leave from work to help him continue building the home he'd dreamed of. His wish was simple — to sleep in it, even just for one night. He died before it was finished, but the legacy he left behind continues to shape how I care for this land.

Today, Tacansina Ranch remains a place of enjoyment for our family and friends — a space we cherish deeply. It is no secret that off and on since 2014, we have also allowed small groups of guests from across Canada and around the world to come and enjoy the wild beauty of Tacansina Ranch. Our intent has always been to preserve the landscape, tread lightly, and celebrate the natural biodiversity that makes it so special. We have been very strict with any group that we have hosted, only allowing people that share our core values of environmental protection and respect for our community. We have done this so successfully that Tacansina Ranch was featured in Conde Nast Traveler magazine as one of the top 10 places to stay in the Banff area and the Expedia Group named Tacansina Ranch one of the top 10 vacation destinations in all of Canada. This small-scale economic activity has allowed us to protect 160 acres of Tacansina Ranch with a conservation easement under the Nature Conservancy of Canada. In addition, it has allowed us to avoid any thought of logging or subdividing it into several acreages. Subdividing Tacansina Ranch is not what we want for the land — it would significantly increase traffic, increase the density, and permanently destroy the natural environment and biodiversity of the Jamieson Road area.

This land has been part of our family's story for decades, and our appreciation for it grows with every season. We feel a strong sense of responsibility to protect its character while ensuring it can be enjoyed — respectfully and sustainably — for years to come. My dream is to pass down my fathers legacy to my children, as they have also grown to have a deep appreciation for nature and Tacansina Ranch.

Why We're Reaching Out

With this same spirit of environmental stewardship, we're now hoping to create a sustainable economic future that will allow us to properly make Tacansina Ranch compliant with the MD of Bighorn Land Use Bylaw and also place the remaining 320 acres of pristine Tacansina Ranch wilderness under a conservation easement. The MD's current review of the Land Use Bylaw offers an opportunity to include a new discretionary use that aligns with our core values of respect for our rural community and the environment.

We propose adding "Small Country Recreation Lodging" as a discretionary use in the Agriculture Conservation (AC) District in the new MD of Bighorn no. 8 Land Use Bylaw.

Our intent in proposing a "Small Country Recreation Lodging" use is not to expand any development or alter the character of the area, but rather to create an option that supports small-scale, nature-based stays and retreat opportunities — experiences rooted in appreciation for the land, ecology, and quiet connection with nature. Creating a "Small Country Recreation Lodging" discretionary use would allow for continued re-investment in protecting the biodiversity and environment of the area for many more decades. And we believe this addition would align with the MD's broader goals for sustainable, responsible development that would celebrate and protect the rural character of the area.

We chose the term "Small Country Recreation Lodging" because that is a use suggested for the small holdings area (Jamieson Road area) in the MD's Municipal Development Plan (MDP). What we want to do is simply legalize what we have been doing quietly for many years. We would continue to respect the MDP's maximum density for tourism and recreational development, that is set at 0.25 persons per hectare (1 person/10 acres). That decision was made decades ago and we do not want to change it.

We're reaching out to you, our neighbours, to see if we can have a conversation in the near future about Tacansina Ranch and to ask if we can get your support for this Land Use Bylaw addition. We would love to speak to you in person, if possible. Please contact us via phone or email and let us know when you are free to chat. We could host you at Tacansina Ranch or come visit you at your home. If meeting in person is not an option, we would love to chat on the phone or on zoom as an alternative.

Sincerely,

Claire Steinmann - 403-614-2163 or email claire@thedesignhaus.ca

Michael Bussoli - 403-671-2890 or email michael.bussoli@gmail.com

VISUALIZING DENSITY

bluerock planning

VISUALIZING DENSITY

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PG	DENSITY	DESCRIPTION	LOCATION
4	0.72 UPH	GROUPED COUNTRY RESI-DENTIAL	RED DEER COUNTY, AB
6	2.00 UPH	SINGLE DETATCHED DWELLINGS	AIRDRIE, AB
8	7.79 UPH	SINGLE DETATCHED DWELLINGS	AIRDRIE, AB
10	11.00 UPH	SINGLE DETATCHED DWELLINGS	HIGH RIVER, AB
12	15.87 UPH	SINGLE DETATCHED DWELLINGS & MULTI-PLEXES	COCHRANE, AB
14	16.25 UPH	SINGLE DETATCHED DWELLINGS	COCHRANE, AB
16	20.58 UPH	SINGLE DETACHED DWELL-INGS	AIRDRIE, AB
18	23.70 UPH	ATTACHED BUNGALOWS (“VILLAS”) IN 5-PLEXES, 4-PLEXES & DUPLEXES	HIGH RIVER, AB
20	28.00 UPH	SINGLE DETATCHED DWELLINGS	AIRDRIE, AB
22	32.08 UPH	ROWHOUSES	COCHRANE, AB
24	36.25 UPH	TOWNHOUSES	COCHRANE, AB
26	37.31 UPH	TOWNHOUSES	CANMORE, AB
28	40.70 UPH	TOWNHOUSES	HIGH RIVER, AB

VISUALIZING DENSITY

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PG	DENSITY	DESCRIPTION	LOCATION
30	43.70 UPH	TOWNHOUSES	HIGH RIVER, AB
32	47.00 UPH	TOWNHOUSES	HIGH RIVER, AB
34	50.52 UPH	TOWNHOUSES	OKOTOKS, AB
36	57.89 UPH	TOWNHOUSES	OKOTOKS, AB
38	96.00 UPH	APPARTMENTS/CONDOS	COCHRANE, AB
40	120.00 UPH	APARTMENTS	COCHRANE, AB
		CHESTERMERE, CO-CHRANE, AIRDRIE (DRONE PHOTOS)	
			ADD 2, 5, 60, 80 UPH

VISUALIZING DENSITY

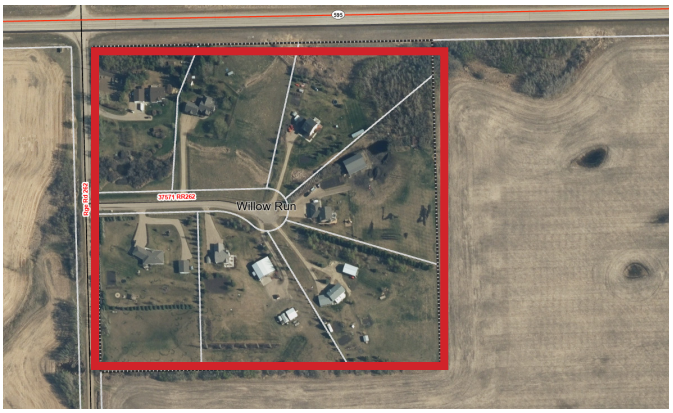
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SITE: GROUPED COUNTRY RESIDENTIAL

RED DEER COUNTY, AB

0.72 UPH

Location:	Red Deer County, Alberta
Total Land Area:	9.73 ha (24.1 acres)
Total of Units:	7
Mix of Dwelling Units:	100% single-detached dwellings
Density:	0.72 units per hectare (0.29 units per acre)
Year(s) Built:	1995
Zoning	R1 - Country Residential









VISUALIZING DENSITY

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SITE: GROUPED COUNTRY RESIDENTIAL

RED DEER COUNTY, AB

Height:	2 storeys
Building Design:	Detached homes

Avg Lot Dimensions:	varies
Avg Lot Area:	1.41 hectares (3.5 acres)
Avg Building Footprint:	318m^2 (3,500 sq. ft.)











VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

AIRDRIE, AB

7.79 UPH

Location:	Airdrie, Alberta
Total Land Area:	1.54 ha (3.80 acres)
Total of Units:	12
Mix of Dwelling Units:	100% single-detached dwellings
Density:	7.79 units per hectare (3.16 units per acre)
Year(s) Built:	2023
Zoning	R1 - Residential







VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

AIRDRIE, AB

Height:	2 storeys
Building Design:	Detached homes

Avg Lot Dimensions:	20m x 58m
Average Lot Area:	1160 m^2 (12,480 sq. ft.)
Avg Building Footprint:	95 m^2 (1,022 sq. ft.)





VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

HIGH RIVER, AB

11.0 UPH

Location:	High River, Alberta
Total Land Area:	2.73 ha (6.76 acres)
Total of Units:	30
Mix of Dwelling Units:	100% single-detached dwellings
Density:	11 units per hectare (4.44 units per acre)
Year(s) Built:	2000-2004
Zoning	TND - Traditional Neighbourhood District









VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

HIGH RIVER, AB

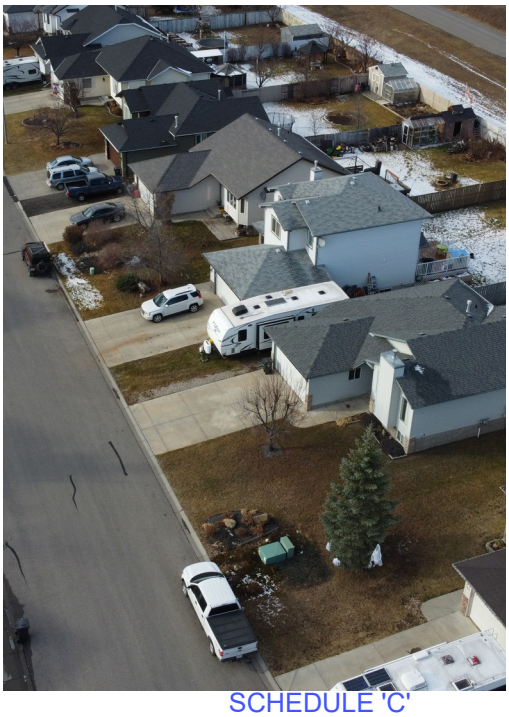
Height:	2 storeys
Building Design:	Detached homes

Avg Lot Dimensions:	16m x 46m
Average Lot Area:	736 m^2 (7,922 sq. ft.)
Avg Building Footprint:	167 m^2 (1,800 sq. ft.)









VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

COCHRANE, AB

15.87 UPH

Location:	Cochrane, Alberta
Total Land Area:	38.75 ha (95.79 acres)
Total of Units:	615
Mix of Dwelling Units:	Single-detached dwellings and multi-plexes
Density:	15.87 units per hectare (6.42 units per acre)
Year(s) Built:	2018
Zoning	R-LD - Residential Low Density R-MX - Residential Mix







VISUALIZING DENSITY

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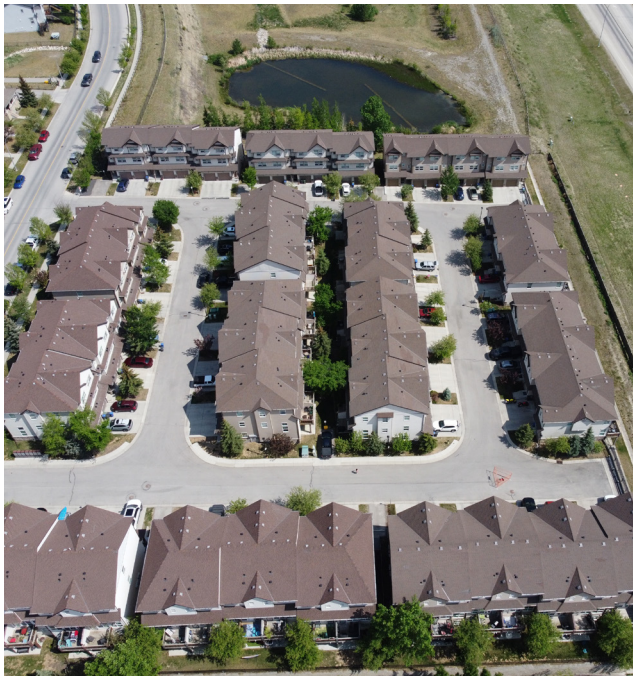
SITE: SINGLE DETACHED DWELLINGS

COCHRANE, AB

Height:	2 storeys
Building Design:	Detached homes, duplexes, multi-plexes

Typical Lot Dimensions:	TBD
Typical Lot Area:	TBD









VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

COCHRANE, AB

16.25 UPH

Location:	Cochrane, Alberta
Total Land Area:	10.4 ha (25.7 acres)
Total of Units:	169
Mix of Dwelling Units:	Single Detached Dwellings
Density:	16.25 units per hectare (6.6 units per acre)
Year(s) Built:	2008-2015
Zoning	R-LD - Residential Low Density







VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

COCHRANE, AB

Height:	2 storeys
Building Design:	Detached

Typical Lot Dimensions:	11m x 35m
Typical Lot Area:	385m^2 (4,144 sq. ft.)
Typical Building Footprint:	134m^2 (1,441 sq. ft.)









VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

AIRDRIE, AB

20.58 UPH

Location:	Airdrie, Alberta
Total Land Area:	4.86 ha (12.01 acres)
Total of Units:	100
Mix of Dwelling Units:	Single Detached Dwellings
Density:	20.58 units per hectare (8.33 units per acre)
Year(s) Built:	2021
Zoning	R2-A - Front Attached Garage Townhouse District





VISUALIZING DENSITY

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SITE: SINGLE DETACHED DWELLINGS

AIRDRIE, AB

Height:	2 storeys
Building Design:	Detached

Lot Dimensions (10 Units):	74.08m x 35.04m
Lot Area (10 Units):	2,616.39m^2 (28,162.59 sq. ft.)
Building Footprint (10 Units):	134m^2 (1,441 sq. ft.)







VISUALIZING DENSITY

bluerock planning

SITE: ATTACHED BUNGALOW VILLAS

HIGH RIVER, AB

23.7 UPH

Location:	High River, Alberta
Total Land Area:	1.35 ha (3.34 acres)
Total of Units:	32
Mix of Dwelling Units:	100% attached bungalows ("villas") in 5-plexes, 4-plexes & duplexes
Density:	23.7 units per hectare (9.6 units per acre)
Year(s) Built:	2011-2012
Zoning	TND - Traditional Neighbourhood District







VISUALIZING DENSITY

bluerock planning

SITE: ATTACHED BUNGALOW VILLAS

HIGH RIVER, AB

Height:	1 - 1.5 storeys
Building Design:	Attached bungalow

Lot Dimensions (4 units)**:**	36m x 30m
Lot Area (4 units)**:**	1,080m^2 (11,625 sq. ft.)
Building Footprint (4 units)**:**	549m^2 (5,909 sq. ft.)





VISUALIZING DENSITY

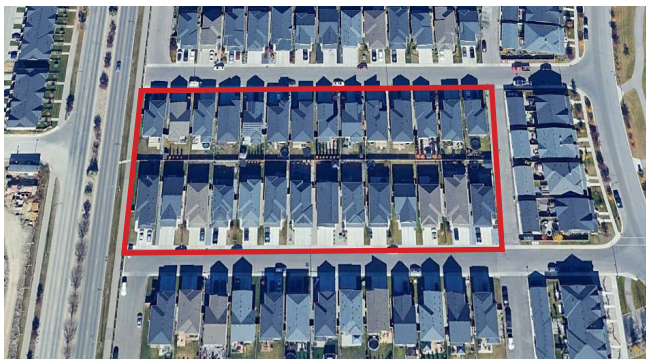
bluerock planning

SITE: SINGLE DETACHED DWELLINGS

AIRDRIE, AB

28 UPH

Location:	Airdrie, Alberta
Total Land Area:	1.04 ha (2.57 acres)
Total of Units:	28
Mix of Dwelling Units:	Single Detached Family Homes
Density:	28 units per hectare (11.2 units per acre)
Year(s) Built:	2020
Zoning	R1U - Residential







VISUALIZING DENSITY

bluerock planning

SITE: SINGLE DETACHED DWELLINGS

AIRDRIE, AB

Height:	2 storeys
Building Design:	Single Family Home

Lot Dimensions (4 units)**:**	10m x 38m
Lot Area (4 units)**:**	380m^2 (4,090 sq. ft.)
Building Footprint (4 units)**:**	183m^2 (1,973 sq. ft.)





VISUALIZING DENSITY

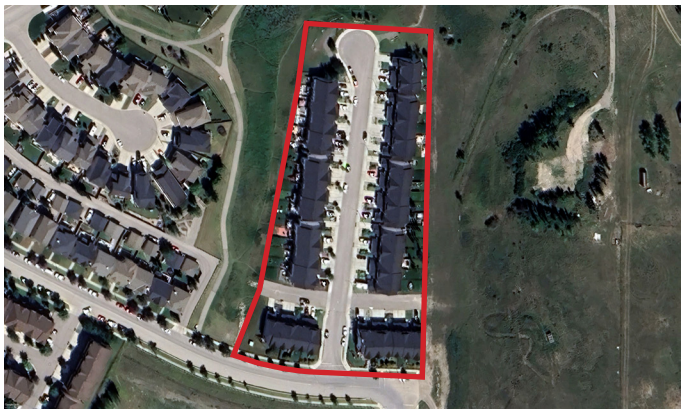
bluerock planning

SITE: TOWNHOUSES

COCHRANE, AB

32.08 UPH

Location:	Cochrane, Alberta
Total Land Area:	1.59 ha (3.93 acres)
Total of Units:	51
Mix of Dwelling Units:	100% Row Housing
Density:	32.08 units per hectare (79.27 units per acre)
Year(s) Built:	2017
Zoning	UH - Urban Holdings











VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

COCHRANE, AB

Height:	2 storeys
Building Design:	Row House

Lot Dimensions (10 units)**:**	64.67m x 33.82m
Lot Area (10 units)**:**	2,020.74m^2 (21,751.1 sq. ft.)
Building Footprint (10 units)**:**	553.82m^2 (5,961.27 sq. ft.)















VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

COCHRANE, AB

36.25 UPH

Location:	Cochrane, Alberta
Total Land Area:	2.51 ha (6.20 acres)
Total of Units:	91
Mix of Dwelling Units:	100% attached townhouses (4-7 units per building).
Density:	36.25 units per hectare (14.68 units per acre)
Year(s) Built:	2010
Zoning	R-MD - Residential Medium Density District









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

COCHRANE, AB

Height:	2 storeys
Building Design:	Attached Townhouses

Lot Dimensions (10 units)**:**	63.99m x 20.93m
Lot Area (10 units)**:**	1,338.47m^2 (14,407.17 sq. ft.)
Building Footprint (10 units)**:**	870.24m^2 (9,367.19 sq. ft.)









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

CANMORE, AB

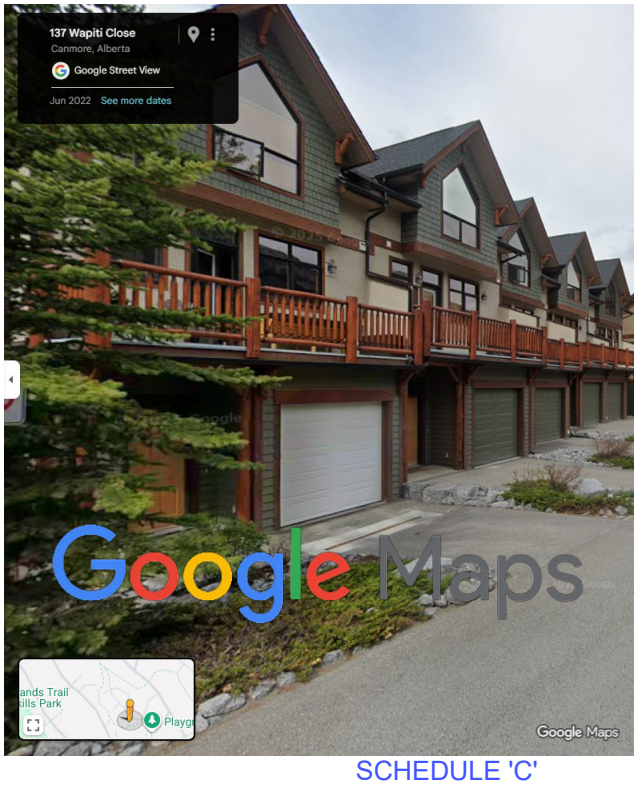
37.31 UPH

Location:	Canmore, Alberta
Total Land Area:	1.34 ha (3.31 acres)
Total of Units:	50
Mix of Dwelling Units:	100% attached townhouses (4-6 units per building).
Density:	37.31 units per hectare (15.11 units per acre)
Year(s) Built:	2003
Zoning	R3 - Residential Comprehensive Multiple Unit District









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

CANMORE, AB

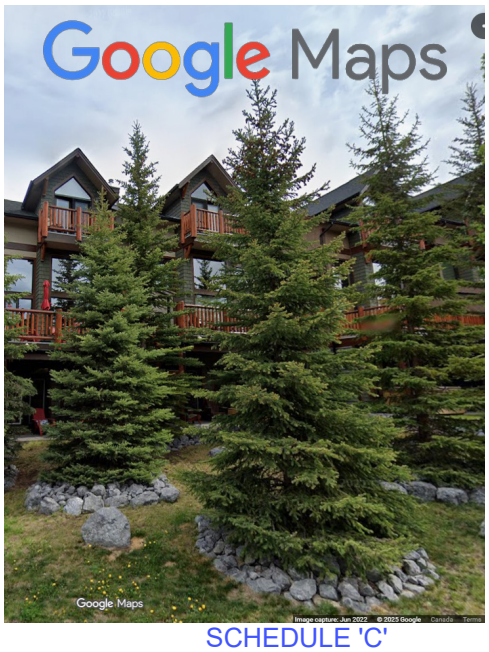
Height:	3 storeys
Building Design:	Attached Townhouses

Lot Dimensions (10 units)**:**	65.21m x 25.12m
Lot Area (10 units)**:**	1,568.55m^2 (16,883.73 sq. ft.)
Building Footprint (10 units)**:**	835.77m^2 (8,996.15 sq. ft.)









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

HIGH RIVER, AB

40.7 UPH

Location:	High River, Alberta
Total Land Area:	1.62 ha (4.0 acres)
Total of Units:	66
Mix of Dwelling Units:	100% attached townhouses with adjacent neighbourhood commercial
Density:	40.74 units per hectare (16.5 units per acre)
Year(s) Built:	2009-2015
Zoning	TND - Traditional Neighbourhood District









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

HIGH RIVER, AB

Height:	3 storeys
Building Design:	Attached Townhouses

Lot Dimensions (10 units)**:**	47m x 18.5m
Lot Area (10 units)**:**	869m^2 (9,359 sq. ft.)
Building Footprint (10 units)**:**	574m^2 (6,178 sq. ft.)





VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

HIGH RIVER, AB

43.7 UPH

Location:	High River, Alberta
Total Land Area:	2.93 ha (7.23 acres)
Total of Units:	128
Mix of Dwelling Units:	100% attached townhouses (7-10 units per building) with adjacent park space and schools
Density:	43.7 units per hectare (17.7 units per acre)
Year(s) Built:	2004-2007
Zoning	TND - Traditional Neighbourhood District









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

HIGH RIVER, AB

Height:	3 storeys
Building Design:	Townhouses
Lot / Condo Unit	5.2m x 10m

Lot Dimensions (10 units)**:**	58.5m x 22m
Lot Area (10 units)**:**	1287 m^2 (13,853 sq. ft.)
Building Footprint (10 units)**:**	583 m^2 (6,275 sq. ft.)









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

HIGH RIVER, AB

47 UPH

Location:	High River, Alberta
Total Land Area:	1.00 ha (2.47 acres)
Total of Units:	47
Mix of Dwelling Units:	57.45% attached townhouses (3-4 units per building), 42.55% single family housing, with adjacent park space.
Density:	47 units per hectare (19.03 units per acre)
Year(s) Built:	2018
Zoning	TND - Traditional Neighbourhood District









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

HIGH RIVER, AB

Height:	2 storeys
Building Design:	Attached Townhouses

Lot Dimensions (10 units)**:**	72.38m x 14.64m
Lot Area (10 units)**:**	1068.06m^2 (11,496.50 sq. ft.)
Building Footprint (10 units)**:**	574m^2 (6,178 sq. ft.)







VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

OKOTOKS, AB

50.52 UPH

Location:	Okotoks, Alberta
Total Land Area:	1.15 ha (2.84 acres)
Total of Units:	58
Mix of Dwelling Units:	100% attached townhouses (4-8 units per building), with street parking.
Density:	50.52 units per hectare (20.43 units per acre)
Year(s) Built:	1992
Zoning	NC - Neighbourhood Core District









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

OKOTOKS, AB

Height:	2 storeys
Building Design:	Attached Row/ Townhouses

Lot Dimensions (10 units)**:**	34.17m x 14.76m
Lot Area (10 units)**:**	774.9m^2 (8,340.95 sq. ft.)
Building Footprint (10 units)**:**	794.32m^2 (8549.99 sq. ft.)









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

OKOTOKS, AB

57.89 UPH

Location:	Okotoks, Alberta
Total Land Area:	2.09 ha (5.16 acres)
Total of Units:	121
Mix of Dwelling Units:	100% attached townhouses (4-5 units per building) with adjacent General Commercial District (GCD)
Density:	57.89 units per hectare (23.45 units per acre)
Year(s) Built:	2007
Zoning	NCD - Neighbourhood Core District









VISUALIZING DENSITY

bluerock planning

SITE: TOWNHOUSES

OKOTOKS, AB

Height:	2 storeys
Building Design:	Attached Townhouses

Lot Dimensions (10 units)**:**	67.03m x 25.07m
Lot Area (10 units)**:**	1,680.09m² (18,084.34 sq. ft.)
Building Footprint (10 units)**:**	797.13m² (8,580,24 sq. ft.)







VISUALIZING DENSITY

bluerock planning

SITE: APARTMENTS/CONDOS

COCHRANE, AB

96 UPH

Location:	Cochrane, Alberta
Total Land Area:	0.75 ha (1.86 acres)
Total of Units:	72
Mix of Dwelling Units:	100% appartments/condos (32-40 units per building) with underground and outdoor parking.
Density:	96 units per hectare (38.7 units per acre)
Year(s) Built:	2009-2013
Zoning	TND - Traditional Neighbourhood District









VISUALIZING DENSITY

bluerock planning

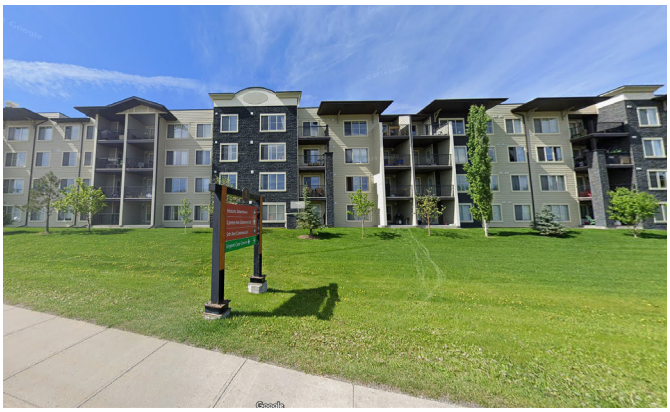
SITE: APARTMENTS/CONDOS

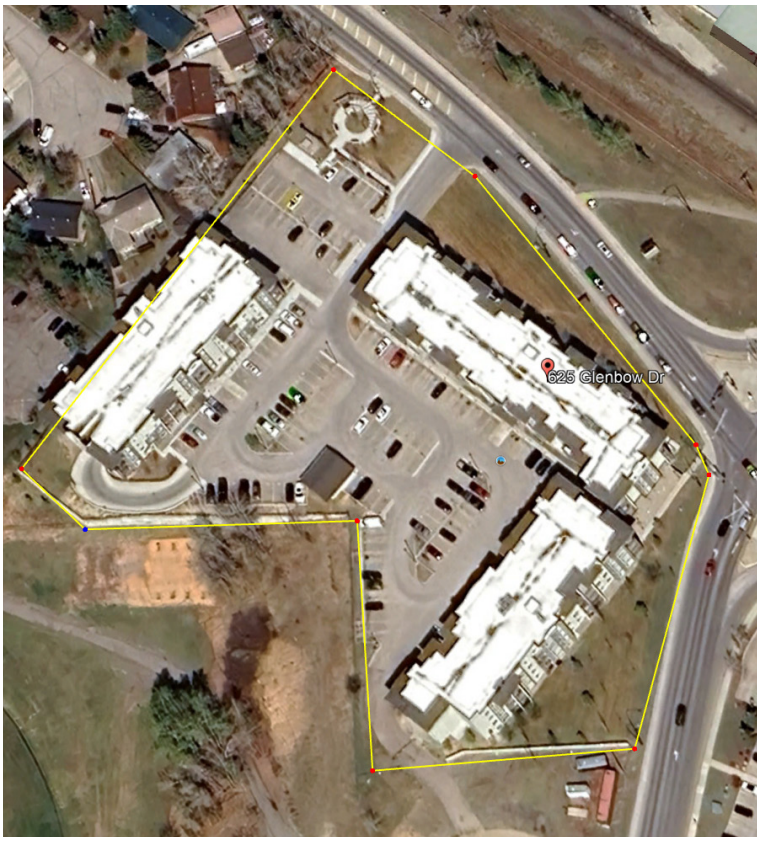
COCHRANE, AB

Height:	4 storeys
Building Design:	Apartments
Lot / Condo Unit	970-1100 sq.ft.

Lot Dimensions (72 units)**:**	58.5m x 22m
Lot Area (72 units)**:**	7520 m^2 (80,943 sq.ft.)
Building Footprint (72 units)**:**	2600 m^2 (27,986 sq.ft.)









VISUALIZING DENSITY

bluerock planning

SITE: APARTMENTS

COCHRANE, AB

120 UPH

Location:	Cochrane, Alberta
Total Land Area:	0.35 ha (0.86 acres)
Total of Units:	42
Mix of Dwelling Units:	100% attached apartment buildings (21 units per building).
Density:	120 units per hectare (48.84 units per acre)
Year(s) Built:	1981
Zoning	R-HD - Residential High Density District









VISUALIZING DENSITY

bluerock planning

SITE: APARTMENTS

COCHRANE, AB

Height:	3 storeys
Building Design:	Apartment Buildings

Lot Dimensions (10 units)**:**	29.16m x 16.72m
Lot Area (10 units)**:**	439.5m^2 (4,730.74 sq. ft.)
Building Footprint (10 units)**:**	441.62m^2 x2 (4,753.56 sq. ft. x2)







REQUEST FOR DECISION

DATE: July 3, 2026

REPORT TITLE: Proposed Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) Request for Second and Third Readings

RECOMMENDATION:

1. That Council provides Second Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) **as amended**; and

FURTHER:

2. That Council provides Third Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) **as amended**.

STRATEGIC PLAN:

Goal A: Enhance our municipality's vibrant and unique communities.

Goal B: Foster healthy, productive relations with MD residents, industries, neighbours and partners.

Goal E: Safely and thoughtfully balance the challenge of being both a popular tourism destination and an area rich in economic opportunities.

LEGISLATIVE REQUIREMENT/AUTHORITY:

Municipal Government Act

Section 216.4(5.1) of the MGA states Unless this Act or another enactment specifies otherwise, a council may hold only one public hearing on each proposed bylaw or resolution, or any part thereof, that considers residential developments or developments with residential and non-residential developments under Part 17.

Section 640 of the MGA states that every municipality must pass a land use bylaw. The same section outlines the purpose of a land use bylaw and what is contained within a land use bylaw.

Section 692 of the MGA states that before giving second reading to a proposed land use bylaw, a council must hold a public hearing with respect to the proposed bylaw in accordance with Section 216.4 after giving notice of it in accordance with Section 606.

Section 692(6) of the MGA states Despite subsection (1), a bylaw referred to in subsection (1) may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance.

Section 640(1): Every council of a municipality must pass a land use bylaw.

Section 640(1.1): A land use bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality, including, without limitation, by

a) imposing design standards,

b) determining population density,

c) regulating the development of buildings,

d) providing for the protection of agricultural land, and

e) providing for any other matter council considers necessary to regulate land use within the municipality.

Section 640(2): A land use bylaw

a) must divide the municipality into districts of the number and area the council considers appropriate;

b) must, unless the district is designated as a direct control district pursuant to section 641, prescribe with respect to each district,

(i) the one or more uses of land or buildings that are permitted in the district, with or without conditions, or

(ii) the one or more uses of land or buildings that may be permitted in the district at the discretion of the development authority, with or without conditions, or both;

c) must establish a method of making decisions on applications for development permits and issuing development permits for any development, including provision for

(i) the types of development permit that may be issued,

(ii) applying for a development permit,

(iii) processing an application for, or issuing, cancelling, suspending or refusing to issue, a development permit,

(iv) the conditions that are to be attached, or that the development authority may attach, to a development permit, either generally or with respect to a specific type of permit,

(v) how long any type of development permit remains in effect,

(vi) the discretion that the development authority may exercise with respect to development permits, and

(vii) any other matters necessary to regulate and control the issue of development permits that to the council appear necessary;

d) must provide for how and to whom notice of the issuance of a development permit is to be given;

e) must establish the number of dwelling units permitted on a parcel of land.

BACKGROUND / DISCUSSION:

The Municipal District of Bighorn (MD) initiated a comprehensive review and update of its Land Use Bylaw (LUB) in early 2025, aimed at modernizing the MD's primary regulatory tool to ensure growth is orderly, economical, and efficient while protecting community character. This project was specifically designed to align with the policy direction of the updated Municipal Development Plan (MDP), Bylaw 13-25, adopted in September 2025. The MDP [Section 2] emphasizes community, housing and economic diversity, recreation and tourism development, environmental protection, and resilience to wildfire and floods.

The development of Bylaw 10-26 has been shaped by four (4) Council workshops and three (3) extensive rounds of public engagement, featuring twelve (12) open houses and three (3) "What We Heard Reports", summarizing feedback from each round of engagement. Following this process, Council provided First Reading to Bylaw 10-26 on April 23, 2026. In accordance with the *Municipal Government Act*, a statutory Public Hearing was held on May 19, 2026.

This Public Hearing utilized a two-session format (afternoon and evening) in one meeting to maximize accessibility and generated significant community input, including thirty-seven (37) written submissions and numerous verbal presentations representing diverse geographic and stakeholder perspectives from across the municipality.

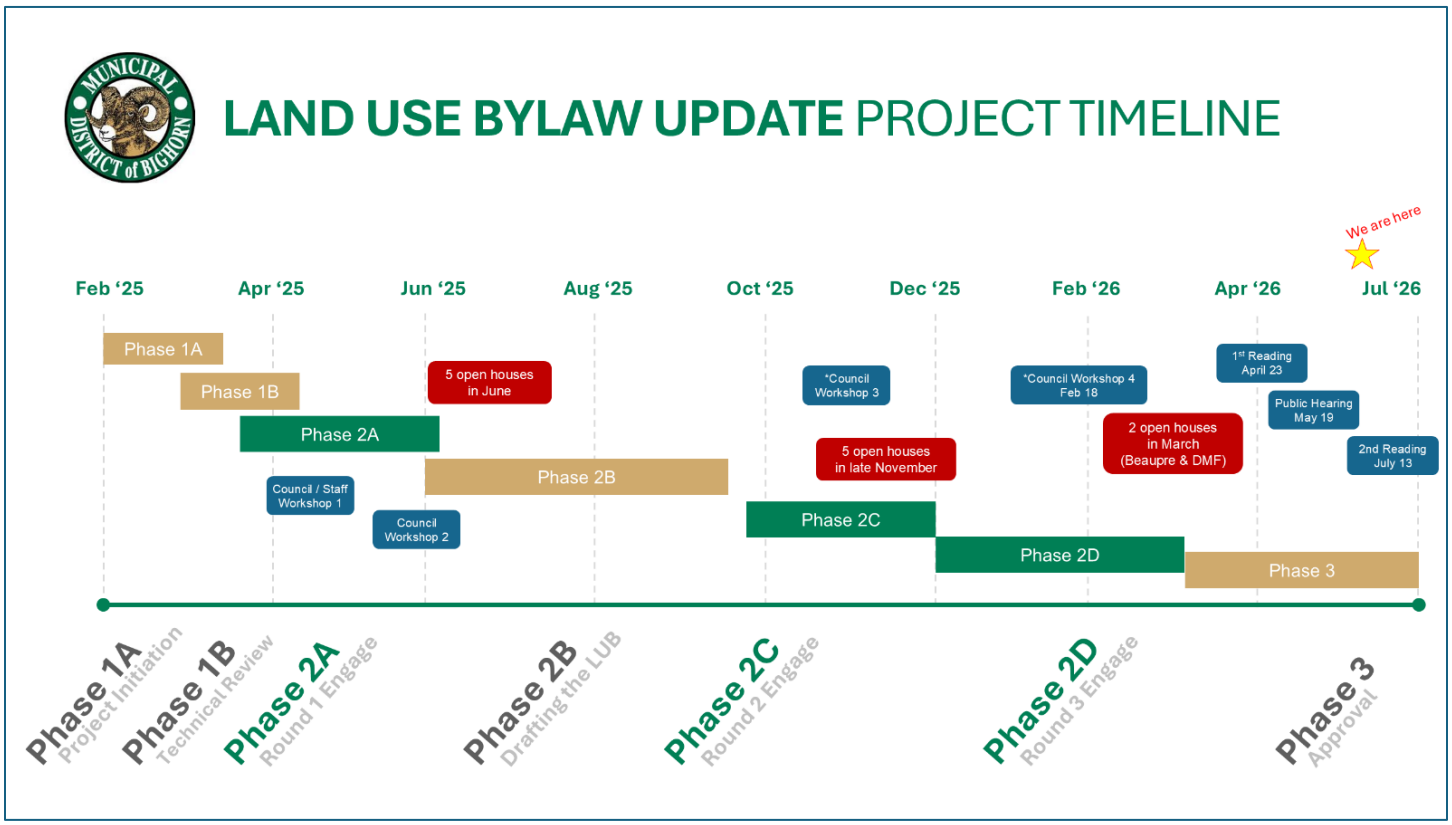
MD OF BIGHORN LAND USE BYLAW PROJECT WHAT WE HEARD REPORTS (WWHR)		
ROUND 1 – WWHR – JUNE 2025	**ROUND 2 – WWHR – NOVEMBER 2025**	**ROUND 3 – WWHR – MARCH 2026**

The cumulative data from all three (3) rounds of engagement and the Public Hearing process is outlined in the table below:

TIMELINE	DATES	EVENTS	IN-PERSON PARTICIPANTS	SURVEYS SUBMITTED	EMAIL SUBMISSIONS RECEIVED
COUNCIL WORKSHOP	April 2025		Councillors; All Planning & Development Services Staff; Planning Consultant Wayne Shanks; CAO; Operational Services Director and Manager; Corporate Services Director; Acting Fire Chief; Enforcement Services Supervisor; Project Consultants; and GIS Coordinator		
COUNCIL WORKSHOP	May 2025		Councillors; All Planning & Development Services Staff; Planning Consultant Wayne Shanks; CAO; and Project Consultants		
ROUND # 1 ENGAGEMENT	June 2025	5x Open Houses & Public Workshops, 1x Coffee Pop-Up Event and 1x Online Survey	**91 Members of Public**	**138**	
STAFF WORKSHOP	July 2025	FireSmart Principles & Emergency Services	All Planning & Development Services Staff; Planning Consultant Wayne Shanks; Protective & Emergency Services Staff		
COUNCIL WORKSHOP	November 2025		Councillors; All Planning & Development Services Staff; Planning Consultant Wayne Shanks; CAO; and Project Consultants		
ROUND # 2 ENGAGEMENT	November 2025	4x Open Houses, 1x Coffee Pop-Up Event and 1x Online Survey	**90 Members of Public**	**120**	**12***
COUNCIL WORKSHOP	February 2026		Councillors; Director and Manager of Planning & Development Services; Planning Consultant Wayne Shanks; CAO; and Project Consultants		
ROUND # 3 ENGAGEMENT	March 2026	2x Open Houses, 1x Coffee Pop-Up Event & 1x Online Survey	**65 Members of Public**	**165**	**26***
PUBLIC HEARING	May 2026	2x Presentations at 1pm & 6pm	**41 Members of Public**		**39***

**Denotes the number of emails addressed to planning@mdbighorn.ca specifically expressing support or opposition to the then-current draft of the Land Use Bylaw*

Administration and the project consulting team have incorporated this feedback alongside continuing internal technical reviews and external agency referral responses. To facilitate Council's review of the request for Second and Third Readings, the proposed amendments are organized into fifteen (15) sections with thirteen (13) "key themes" heard during the Public Hearing and two (2) sections focusing on miscellaneous questions / comments heard during the Public Hearing and Administration's Amendments that were primarily presented at the Public Hearing with a few extras identified since the Public Hearing.



REFERRALS:

Referral responses were summarized and copies of all written responses were provided in Administration's report for Council in the April 23, 2026, Special Council Meeting Agenda package. Administration considered all the referral responses and made several amendments to the version of proposed Bylaw 10-26 that received First Reading by Council on April 23, 2026. The summary of responses can be found on Page 152 of the April 23rd Council Agenda Package and copies of the referral responses are attached as Attachments #3 to #7, see pages 613-665 of the April 23, 2026, RFD Report.

JUSTIFICATION:

For the Land Use Bylaw to be approved and adopted, Bylaw 10-26 must receive three (3) separate Readings from Council. On April 23, 2026, Council provided First Reading to Bylaw 10-26 as amended, and a Statutory Public Hearing was held on May 19, 2026.

Over the last eighteen (18) months, the Land Use Bylaw Project Team (comprised of Administration and external Consultants) has executed a comprehensive review of the MD's Land Use Bylaw including the completion of extensive public and stakeholder engagement. While Administration is aware that the intent and regulations of the new Land Use Bylaw will not satisfy all members of the public nor stakeholders, Administration is supportive of proposed Bylaw 10-26 as amended being put forth today for Second and Third Readings by Council. All amendments included within updated proposed Bylaw 10-26 are a result of in-depth internal review and discussions, and several are in response to feedback or concerns received during the statutory Public Hearing process.

COMMENTS:

Section 216 (5.1) of the *Municipal Government Act*, limits Council to holding one (1) Public Hearing on each proposed bylaw or resolution that considers *"residential developments or developments with residential and non-residential development under Part 17".* While Administration does not believe this limitation under MGA S.216.4(5.1) is applicable to Bylaw 10-26, Administration recommends against holding a second Non-Statutory Public Hearing for proposed Bylaw 10-26, as the MD has a thorough understanding of the land use

issues and concerns based on the extensive level of public engagement conducted as well as the level of public participation we saw during the Statutory Public Hearing. Administration recommends that Council focus on the amendments proposed by Administration as well as the alternative options provided for Council consideration under Attachment #1, which Administration intends to work through with Council during this Special Council meeting.

Further, if Council decides to table Second and/or Third Readings of proposed Bylaw 10-26, and/or schedules a second Non-Statutory Public Hearing, the earliest Administration could bring this bylaw back to Council for further discussion is September 8, 2026. While these are options, the MD needs to ensure that new information / feedback / input from members of the public is not provided to, nor considered, by Council during this time **– as per Section 33 of Procedural Bylaw 02-21, as amended, Council cannot accept further input from the public after the Statutory Public Hearing for proposed Bylaw 10-26 has closed unless we invite further comments from the public during an additional Non-Statutory Public Hearing process.**

It is important to note that Bylaw 10-26, once adopted, can be amended at anytime; the MD can initiate an amendment with an application (as the Applicant) in accordance with the Land Use Bylaw, and a member of the public may also apply for a Land Use Bylaw Amendment. Further, Administration will be monitoring the application of the new Land Use Bylaw, discussing areas of concerns internally, and where appropriate bringing issues before Council as required. Council also has the opportunity to raise concerns regarding the application of the new Land Use Bylaw that they may hear from members of the public; these concerns can be brought forward as an "Inquiry of Administration" during any Regular Council meeting, which may result in a Land Use Bylaw Amendment application led by the MD.

Finally, Administration will complete a thorough review of the entire Land Use Bylaw prior to posting the new bylaw on the MD's website to ensure that all spelling mistakes, section cross-references, table and figure references, acronyms, references to external legislation, etc. are correct. These types of "edits" to the Land Use Bylaw can occur under Section 692(6) of the *Municipal Government Act* without giving notice or holding a Public Hearing if the amendments *"corrects clerical, technical, grammatical, or typographical errors and does materially affect the bylaw in principal or substance."*

While Administration is confident with proposed Bylaw 10-26 as presented today, Administration has provided Council with several options to further amend proposed Bylaw 10-26, should Council see value in further amendments to enhance the implementation of the policies within the MD's Municipal Development Plan – Bylaw 13-25 through the new Land Use Bylaw (Bylaw 10-26).

FINANCIAL IMPLICATIONS:

Under the 2025 Capital Budget, Council approved $140,000.00 [One-Hundred and Forty Thousand Dollars] for the Land Use Bylaw Review Project. On December 9, 2025, Council approved the updated 3-Year Operating Budget and the 5-Year Capital Budget – this included an increase of $20,000.00 [Twenty-Thousand Dollars] allocated to the Land Use Bylaw Review Project to conduct a third and final round of public engagement as recommended by Administration. As of June 1, 2026, the MD has spent $159,000.00 [One-Hundred and Fifty-Nine Thousand Dollars] on this project – this leaves $1,000.00 [One-Thousand Dollars] of the total project budget remaining.

Under Section 6 of Purchasing Policy F-9, with approval from the CAO, Administration can exceed the total project budget for an approved project by a maximum of 5% without receiving Council approval for the increased expenditure. In this case, Administration could exceed the total project budget by a maximum of $8,000 [Eight-Thousand Dollars]. The final invoice from the Project Consultant is anticipated to be approximately $8,000 [Eight-Thousand Dollars] – this includes the Project Consultant attending the Special Council meeting for the requests of Second and Third Readings, a few hours for final Land Use Bylaw edits (if the Land Use Bylaw is adopted as further amended by Council), a project debrief meeting with Administration, and the remaining project management hours. **This will take us to the maximum allowable budget prior to Council being required to review and consider a further project budget increase.**

Depending on the scope of additional amendments and/or additional research requested by Council prior to providing Second and/or Third Readings to Bylaw 10-26, Administration may need to return to Council with a request to further increase the project budget above the $8,000 [Eight-Thousand Dollars] maximum exceedance threshold under Section 6 of Purchasing Policy F-9.

Should the requests for Second or Third Readings of Bylaw 10-26 result in a split vote by Council on July 13, 2026, Bylaw 10-26 will be defeated, and the Land Use Bylaw Review Project would start over again with a new project budget – subject to Council direction and approval.

Please note, significant Planning and Development Services' human resources has been spent on the Land Use Bylaw Review Project, and further human resources [which cannot be quantified at this time] will be spent to finalize this proposed bylaw.

COMMUNICATION (INTERNAL / EXTERNAL):

Internal MD departments; External referral agencies; Brownlee LLP completed a legal review; and the MD's Third-Party Review Engineer provided recommendations on technical aspects of the bylaw.

ALTERNATIVES:

Alternative #1	1. That Council provides Second Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) **as further amended – attached as Schedule 'A' to the meeting minutes**; and **FURTHER:** 2. That Council provides Third Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) **as further amended – attached as Schedule 'A' to the meeting minutes.**
Alternative #2	1. That Council provides Second Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) **as further amended – attached as Schedule 'A' to the meeting minutes**; and **FURTHER:** 2. That Council defers Third Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) until to a future Council meeting pending further information **(define what type of additional information Administration needs to provide).**
Alternative #3	1. That Council provides Second Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) **as amended**; and **FURTHER:** 2. That Council defers Third Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) until to a future Council meeting pending further information **(define what type of additional information Administration needs to provide).**
Alternative #4	That Council defers Second Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) until to a future Council meeting pending further information **(define what type of additional information Administration needs to provide).**
Alternative #5	That Council defers Second Reading of Bylaw 10-26 – MD of Bighorn Land Use Bylaw (LUB) until to a future Council and schedules a Non-Statutory Public Hearing for proposed Bylaw 10-26 on **(date / time / location).**

ATTACHMENTS:

1. Key Themes Identified during the Public Hearing – work through this Attachment with Council — Page 141
2. Bylaw 10-26, Land Use Bylaw with attached Schedule 'A' as amended — Page 205
3. Bylaw 10-26, Land Use Bylaw with attached Schedule 'A' as amended – Red-lined Version — Page 437
4. Summary of Bylaw 10-26, Land Use Bylaw Amendments for 2nd Reading – Red-lined — Page 669

PREPARED BY: Hayley Gavin, Director of Planning and Development Services
REVIEWED BY: Jenny Kasprowicz, Manager of Planning and Development Services
Wayne Shanks, Planning Consultant
Bonnie McWilliam, Planning and Development Administrative Assistant
APPROVED BY: Shaina Kelly, Chief Administrative Officer
SUBMITTED TO: Council
MEETING DATE: July 13, 2026 **APPROVED BY – INITIALS**: SK

Signature:
Email: cao@mdbighorn.ca

ATTACHMENT #1

Key Themes Identified during the Public Hearing:

1. Accessory Dwelling Units (ADU) Page 142
2. Bed & Breakfast (B&B) and Short-Term Rentals (STR) Page 145
    a. Lac des Arcs – Residential Unserviced (R-1)
    b. Dead Man's Flat – Residential Serviced (R-1S)
    c. Jamieson Road Area – Small Holdings (SH)
3. Benchlands – Specific Regulations and Land Use District Map Page 150
4. Commercial Vehicles Page 152
5. Density – Residential Multi Unit Page 154
6. Development Authority Changes Page 156
7. Floor Area, Habitable – Definition & Floor Area, Minimum - Regulations Page 163
8. Home-Based Business (HBB) Page 165
9. Livestock Density Page 168
10. Tourism & Recreation District (TR) – Site Specific LSD 12; SEC 26; TWP 24; RGE 8; W5M Page 171
11. Retreats Page 177
12. Site Specific Amendment for Visitor Accommodation – Minor (NE¼, SW¼ and NW¼-31-26-6-W5M) Page 183
13. Wildfire Protection Regulations Page 187
14. Miscellaneous Amendments Page 189
15. Administration's Amendments (primarily presented at the Public Hearing) Page 196

1. Accessory Dwelling Units (ADU)

What We Heard:

Location	Public Feedback Received	Administration's Response
Hamlet of Lac des Arcs	**In Favour / Support:** View ADUs as essential "mortgage helpers" to offset high housing costs and inflationary pressures; Provides necessary long-term housing options for families, local employees, and renters; Allows local business owners to have employees living on-site; Modernizes the LUB to reflect socioeconomic changes and work patterns; Preferable to Short-Term Rentals (STRs) as long-term tenants become part of the community fabric.	Administration agrees that there are benefits to this proposed change.
	Opposed / Concerns: Concerns regarding incremental densification and the commercialization of residential areas; Potential for significant strain on limited infrastructure, specifically private wells, wastewater management, and septic capacity; Concerns that increased population turnover and traffic will erode the unique, quiet character of the unserviced hamlet; Request for cumulative impact studies before permitting these uses.	Starting with Round 1, the survey results indicated that 58% of all Lac des Arcs (LDA) respondents agreed or strongly agreed that secondary suites and studio suites [Accessory Dwellings Units] (ADU) should be allowed in all areas of the MD, unless prohibited by an ASP or ARP. This was followed by a split in Round 2 when LDA residents were asked whether they agree with adding ADUs as a D-A use in the R1 District for LDA. However, when LDA residents were asked how they felt with the same question in Round 3 the results indicated 21 respondents (53%) agreed to some extent, while 16 (40%) disagreed. It is also noted that at the Public Hearing that 19 submissions from LDA were received, with 7 (36.3%) in support of the proposed changes, and 12 (63.2%) were opposed. With that being said, it appeared from the submissions that not all of those opposed were opposed to ADUs, and many seemed to be against either STR's or HBB's. Despite the opposition, there appears to be more support for ADUs than the two other proposed uses (HBB – Major and STR – Minor) in LDA. Consequently, Administration recommends that this proposed change remains in the LUB for LDA with a % cap.
Hamlet of Benchlands	**In Favour / Support:** Significant community support evidenced by Round 3 survey results; Allows the community to evolve responsibly without fundamental character changes; Opposition to potential 10% caps, which would create immediate scarcity.	Development Permits will contain a condition to require private sewage systems to meet safety code requirements. Permits will be invalid if the requirements are not met. Landowners will be responsible for attaining any applicable permits. While originally there was no cap on the number of ADUs that may be permitted, Administration is now proposing a 30% cap for Benchlands, and any approvals would be required to meet applicable private servicing and safety code requirements.
	Opposed / Concerns:	

	Expressed significant concern that the hamlet's aging septic systems and reliance on hauled water may not support the population increase that could result from ADUs. Noted that a total adoption of ADUs could effectively double the population and fundamentally change community character. **Suggestion:** Implement a phased approach for the maximum number of ADUs permitted in the hamlet to monitor infrastructure strain.	
Ghost River / Country Residential	**Opposed / Concerns:** Specifically opposed to allowing a second dwelling/ADU in the Ghost River area.; Questioned whether D.6.5.3 c) belongs in this section, as it may not belong to signage.	Round 1 WWHR showed that 75% of the survey respondents in the Rural area around Benchlands (which contains Country Residential and other areas) agreed that secondary suites and studio suites (ADUs) should be allowed in all areas of the MD, unless prohibited in an ASP or ARP. This was followed by answers to questions in Round 2 which revealed a 50/50 split for area residents wanting ADUs compared with those opposed to them. Considering that only one (1) letter of opposition has been received for the Public Hearing (and there were no reasons given for that opposition), Administration recommends keeping ADUs in the Country Residential District for Ghost River.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.2.2.1 d) and e) Benchlands	d) Dwelling Unit, Accessory Attached – Benchlands D-A e) Dwelling Unit, Accessory Detached – Benchlands D-A	d) Dwelling Unit, Accessory Attached – Benchlands D-A (30% cap) e) Dwelling Unit, Accessory Detached – Benchlands D-A (30% cap)	1. No edits – retain current uses without a % cap. 2. Retain one use but not the other (e.g. retain ADU – Attached and remove ADU – Detached). 3. Reduce the proposed caps to 10% or 20% 4. Delete both ADU – Attached and ADU – Detached as uses within R-1 for Benchlands.
B.2.2.1 d) and e) Lac des Arcs	d) Dwelling Unit, Accessory Attached – Lac des Arcs D-A e) Dwelling Unit, Accessory Detached – Lac des Arcs D-A	d) Dwelling Unit, Accessory Attached – Lac des Arcs D-A (30% cap) e) Dwelling Unit, Accessory Detached – Lac des Arcs D-A (30% cap)	1. No edits – retain current uses without a % cap. 2. Retain one use but not the other (e.g. retain ADU – Attached and remove ADU – Detached). 3. Reduce the proposed caps to 10% or 20%

			4. Delete both ADU – Attached and ADU – Detached as uses within R-1 for LDA.
B.2.8	Short-Term Rentals	~~Short-Term Rentals~~ Accessory Dwelling Units	None, unless Council declines to cap ADUs as proposed above.
B.2.8.1	In addition to the regulations in Section D.6.5 Bed & Breakfasts and Short-Term Rentals a maximum of 10% of developed Single-Detached Dwellings within the R1 district for the Hamlet of Lac des Arcs may be approved for a Short-Term Rental – Minor.	~~In addition to the regulations in Section D.6.5 Bed & Breakfasts and Short-Term Rentals a maximum of 10% of developed Single-Detached Dwellings within the R1 district for the Hamlet of Lac des Arcs may be approved for a Short-Term Rental – Minor.~~ In addition to the regulations in Section D.6.1 Accessory Dwelling Units – General and D.6.2 Accessory Dwelling Units – Detached, a maximum of 30% of developed Single Detached Dwellings within the R-1 district for the Hamlet of Lac des Arcs and the Hamlet of Benchlands may be approved for an Accessory Dwelling Unit. For clarity, this is a 30% cumulative cap for both Accessory Dwelling Unit – Attached and Accessory Dwelling Unit – Detached.	None, unless Council declines to cap ADUs as proposed above.
B.12.2.1 f) and g) Ghost River	f) Dwelling Unit, Accessory Attached – Ghost River g) Dwelling Unit, Accessory Detached – Ghost River	None.	1. No edits – retain current uses without a cap. 2. Retain one use but not the other (e.g. retain ADU – Attached and remove ADU – Detached). 3. Add caps (i.e. 30% cap). 4. Delete both ADU – Attached and ADU – Detached uses from the Country Residential District – Ghost River.

2. Bed & Breakfasts (B&B) and Short-Term Rentals (STR)

What We Heard:

Location	Public Feedback Received	Administration's Response
Hamlet of Lac des Arcs **B&Bs**	**In Favour / Support:** Would like to have a registered bed and breakfast, as a mortgage helper and help for supporting a family.	Administration recommends amending the definitions of Short-Term Rental – Minor and Major to clarify that Bed & Breakfasts are excluded from this Use.
	Opposed / Concerns: Wants to see change to Definition of Short-Term Rental - Minor, to explicitly exclude Bed & Breakfasts, as the Bed & Breakfast Definition already excludes STR – Minor and STR – Major.	
Hamlet of Dead Man's Flats **B&Bs**	**In Favour / Support:** Support for flexibility to transition between B&B and STR uses if the combined cap is 40%. Support for allowing primary residents (tenants), not just landowners, to operate B&Bs to avoid absentee-owner issues. **Opposed / Concerns:** Opposition to eliminating new B&Bs and opposed to limited renewal options for existing B&Bs, noting that converting a compliant B&B to a suite is expensive and may not be possible in all homes.	Administration maintains that removing Bed & Breakfast as a Use from the R-1S District while allowing existing B&B's to be renewed at the discretion of the Development Authority is the best way to close the "loop-hole" that was previously created (not meeting National Building Code requirements for suites). Further, existing B&Bs are included in the proposed 40% cap for STR – Minor, the intent is to consolidate existing B&Bs with existing Visitor Accommodation Suites (VAS), to encourage physical conversion to "legal" STRs, and to accommodate landowners on the current VAS waitlist. Administration is not in favour of approving new Bed & Breakfasts in R-1S, and existing ones can be renewed on a case-by-case basis at the discretion of the Development Authority.
Hamlet of Lac des Arcs **STRs**	**Support:** View STRs as essential "mortgage helpers" to offset high housing costs. Argue that management through permits and business licenses provides better oversight and enforcement than the current "under the radar" status quo. **Concerns / Opposition:** Concerned about the loss of community uniqueness and quiet "retirement haven" character. Point to infrastructure limitations (no sidewalks/streetlights, narrow roads, unserviced wells/septic) that cannot handle increased turnover and traffic. The 10% cap is criticized as arbitrary and divisive, potentially pitting neighbor against neighbor in a "while quantities last" competition. **Public Submission Suggestions:** 1) Prohibit STRs entirely in LDA R-1 and HT districts. 2) Require rentals to be a minimum of 180 days.	Administration acknowledges that residents are divided on this issue. The proposed 10% cap was intended as a conservative approach to introducing a new use to LDA as part of the comprehensive LUB review and in response to very split community opinion on this topic. The MD must consider all the feedback on this topic received at the Public Hearing, including receiving 19 submissions from Lac des Arcs residents, with 7 (36.8%) in support, and 12 (63.2%) opposed. It is noted that all of those opposed were not in favour of STR's. It is also noted that 2 people spoke at the Public Hearing who did not provide a written submission, and both indicated that they were opposed to STR's in LDA. Further, 2 submissions were received just after the close of Round 3 Public Engagement which were also opposed to this use, listing their reasons why. The following MDP Policies are applicable to this topic:

	3) Amend definition of STR – Minor to explicitly exclude Bed & Breakfasts. 4) Delay any approvals until hamlet-wide cumulative impact studies are conducted.	- MDP Policy 3.3.8. (Hamlets) states "The MD may support proposals for hotels, motels, short-term rentals (STR's) and Bed & Breakfasts, where appropriate in hamlets, within the scope of the Land Use Bylaw." - MDP Policies 3.3.22 and 3.3.31 (DMF and Exshaw) states "Short-term rentals that do not negatively impact the community or the amenities of the area may be allowed in alignment with Land Use Bylaw regulations." - MDP Policy 3.3.52 (LDA) states "Bed and breakfasts may be allowed in alignment with Land Use Bylaw regulations." For LDA, the MDP specifically states "B&Bs" not "STRs". While the MDP is silent on STRs within LDA, Administration believes the intent of Policy 3.3.52 is to allow for potential B&Bs rather than STRs within LDA. The MD could propose to amend the MDP to include an STR Policy for LDA and engage the community on this amendment or choose to interpret the silence within the MDP as non-prohibitive for this type of use within LDA under the LUB. Based on the split opinions relating to this use for engagement Rounds 1 through 3, combined with significant opposition received at the Public Hearing, Administration recommends that Council deletes the Short-Term Rental – Minor use from the R-1 District completely [STR – Minor is not currently proposed for Benchlands nor Harvie Heights]. If STR – Minor is deleted from the R-1 District, landowners within Lac des Arcs could still apply for Accessory Dwelling Units (Attached and Detached), and HBB – Minor, as Administration is further proposing to delete HBB – Major from LDA. Further, Council could replace STR – Minor use within LDA with B&B use in accordance with Policy 3.3.52 of the MDP. Administration agrees with the suggestion to amend the definitions of STR – Minor and Major to explicitly exclude B&Bs to ensure regulatory clarity.
Jamieson Road Area - Small Holdings District (SH) STRs	**Concerns / Opposition:** Disappointed that STRs/Visitor Accommodations were removed from SH after the first Draft Land Use Bylaw. Argue that with home prices over $1M, residents need supplemental income. Note that the area historically absorbed a large military installation without issue, suggesting small-scale glamping or Short-Term Rentals would have zero impact.	Administration does not recommend adding STR – Minor nor Visitor Accommodation – Minor back into the SH district at this stage. A 10% cap for SH was never presented to the public for vetting during the engagement rounds. Applicants for site-specific operations have been advised to apply for separate LUB amendments once the new LUB is adopted. However, Administration has provided Council with these cap options below. The Round 2 public engagement results from the "What We Heard Report" show that the majority of respondents to Question #43 do not

	Concerned that increased density and visitor activity will interfere with agricultural operations and emergency egress on one-way-in, one-way-out roads. **Public Submission Suggestion:** Reinstate Visitor Accommodation – Minor (including glamping) as a Discretionary Use in SH, with a 10% cap consistent with the LDA model.	want Visitor Accommodation – Minor use within the SH District – with 56% (33 people) disagreeing, 25% (15 people) in agreeance with this change, and notably, 19% (11 people) responded as neutral to this proposed change. Further, a slight majority of respondents to Question #42 shows that 51% (30 people) disagreed with the addition of Short-Term Rental – Minor as a use within the SH District, 26% (15 people) were in agreeance with adding this use, and 24% (14 people) were neutral to the proposed addition of Short-Term – Minor as a use within the SH District. The "Neutral" responses could be interpreted as "indifferent" to this proposed change (i.e. neither disagree nor agree).

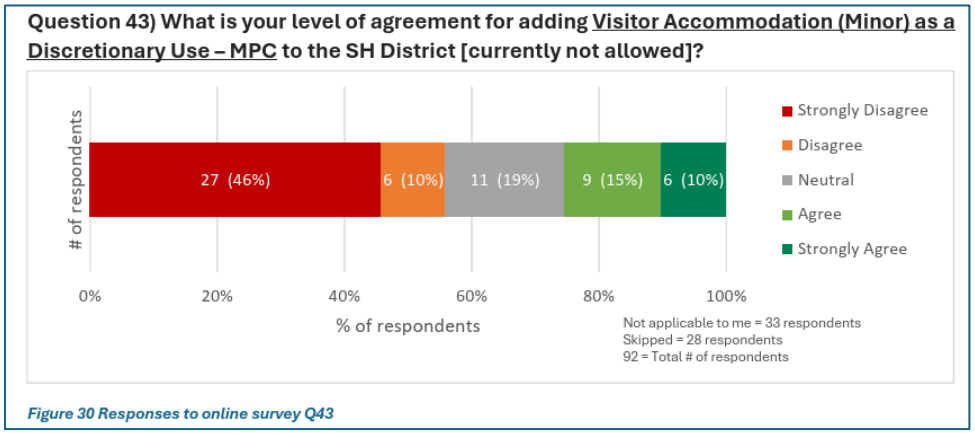


Figure 30 Responses to online survey Q43

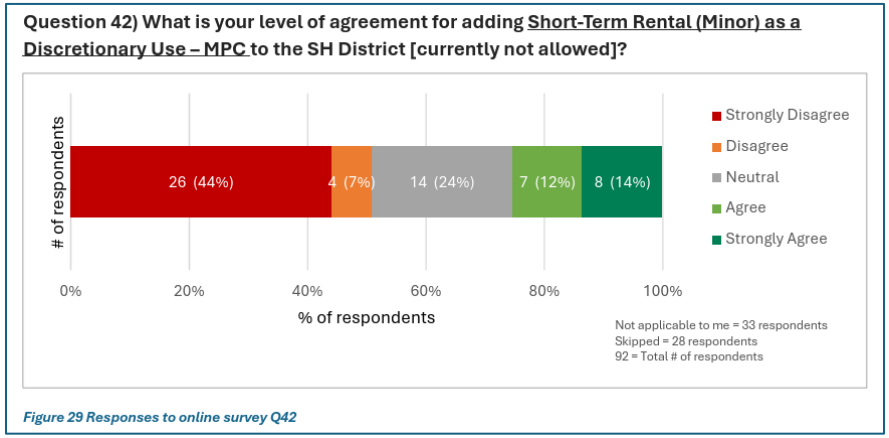


Figure 29 Responses to online survey Q42

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.2.2.1.c)	Bed & Breakfast – Benchlands: D-A Bed & Breakfast – Harvie Heights: X Bed & Breakfast – Lac des Arcs: X	None.	1. Bed & Breakfast – Lac des Arcs: D-A ~~X~~ 2. Bed & Breakfast – Lac des Arcs: D-MPC ~~X~~ 3. Bed & Breakfast – Lac des Arcs: D-A or D-MPC (with a 10% Cap)
B.2.2.1.o)	Short-Term Rental – Minor (Lac des Arcs): D-A (10% Cap)	~~Short-Term Rental – Minor~~	1. Short-Term Rental – Minor (Lac des Arcs): ~~D-A~~ D-MPC (10% Cap) 2. Retain Short-Term Rental – Minor (Lac des Arcs): D-A (10% Cap) 3. Short-Term Rental – Minor (Lac des Arcs): D-A (5% ~~10%~~ Cap)

B.2.8	Short-Term Rentals	~~Short-Term Rentals~~ Accessory Dwelling Units	None, unless Council declines to remove STR – Minor as proposed above.
B.2.8.1	In addition to the regulations in Section D.6.5 Bed & Breakfasts and Short-Term Rentals a maximum of 10% of developed Single-Detached Dwellings within the R1 district for the Hamlet of Lac des Arcs may be approved for a Short-Term Rental – Minor.	~~In addition to the regulations in Section D.6.5 Bed & Breakfasts and Short-Term Rentals a maximum of 10% of developed Single-Detached Dwellings within the R1 district for the Hamlet of Lac des Arcs may be approved for a Short-Term Rental – Minor.~~ In addition to the regulations in Section D.6.1 Accessory Dwelling Units – General and D.6.2 Accessory Dwelling Units – Detached, a maximum of 30% of developed Single Detached Dwellings within the R-1 district for the Hamlet of Lac des Arcs and the Hamlet of Benchlands may be approved for an Accessory Dwelling Unit. For clarity, this is a 30% cumulative cap for both Accessory Dwelling Unit – Attached and Accessory Dwelling Unit – Detached.	None, unless Council declines to remove STR – Minor as proposed above.
B.3.6.3	New Bed & Breakfasts shall not be approved in the R-1S District.	None.	~~New Bed & Breakfasts shall not be approved in the R-1S District.~~ Delete B.3.6.3 and allow new B&B uses to continue within the R-1S District as an alternative to Short-Term Rental – Minor (currently Visitor Accommodation Suite).
B.3.6.4	A Development Permit for a Bed & Breakfast with an existing approved Development Permit at the time of adoption of this Bylaw many be renewed for a period of up to three (3) years at the sole discretion of the Development Authority, having consideration for the following factors: a) Any complaint or enforcement history related to the Bed & Breakfast use; and b) Comments received from adjacent landowners.	Notwithstanding Section B.3.6.3, a Development Permit for a Bed & Breakfast with an existing approved Development Permit at the time of adoption of this Bylaw may be renewed for a period of up to three (3) years at the sole discretion of the Development Authority, having consideration for the following factors: a) Any complaint or enforcement history related to the Bed & Breakfast use; and b) Comments received from adjacent landowners.	None.
Add NEW B.11.2.1.c) Renumber remaining uses	None.	None.	Accommodation, Visitor – Minor (10% Cap)
Add NEW B.11.2.1.aa)	None.	None.	Short-Term Rental – Minor (10% Cap)

Renumber remaining uses			
Revise **D.6.5.1.e) and f)** **Add NEW** **D.6.5.1.g)**	None.	e) Be operated by the permanent residents of the Principal Residence and employ no more than one (1) person in addition to the residents; ~~and~~ f) Not change the residential character or external appearance of the Principal Residence; and g) Not be permitted on the same property with an Accessory Dwelling Unit.	None.
D.6.5.3	An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the Bed & Breakfast shall be located on the property. The sign shall: a) Be weatherproof, visible and reasonable readable from the adjacent roadway; b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2); and c) Bed & Breakfast shall not be permitted on the same property with an Accessory Dwelling Unit.	An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the Bed & Breakfast shall be located on the property. The sign shall: a) Be weatherproof, visible and reasonable readable from the adjacent roadway; b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2);-and c) Limited to a maximum of one (1) sign per Bed & Breakfast. ~~shall not be permitted on the same property with an Accessory Dwelling Unit~~.	None – see rationale regarding restricting to one sign under Item #14 – Miscellaneous Amendments.
F.1	**Short-Term Rental – Major (STR) (STR – Major)** Means a Short-Term Rental that: May include an entire dwelling unit or a portion of a dwelling unit; and May be operated by a person(s) who does not declare the residence as their primary residence.	**Short-Term Rental – Major (STR) (STR – Major)** Means a Short-Term Rental that: ~~May~~ Includes an entire dwelling unit ~~or a portion of a dwelling unit~~; and May be operated by a person(s) who does not declare the residence as their primary residence. For clarity STR – Major does not include Bed & Breakfast.	None.
F.1	**Short-Term Rental – Major (STR) (STR – Minor)** Means a Short-Term Rental is: Incidental and subordinate to the primary use of the dwelling and takes place within an Accessory Dwelling Unit; A permanent residence for the operator(s) of the rental; and The operator(s) declares the residence as their primary residence.	**Short-Term Rental – Minor (STR) (STR – Minor)** Means a Short-Term Rental is: Incidental and subordinate to the primary use of the dwelling and takes place within an Accessory Dwelling Unit; A permanent residence for the operator(s) of the rental; and The operator(s) declares the residence as their primary residence. For clarity STR – Minor does not include Bed & Breakfast.	None.

3. Benchlands – Specific Regulations and Land Use District Map

What We Heard:

Public Submission Feedback		Administration's Response
Specific Regulations	**Minimum Parcel Width (Section B.2.4.1):** Many triangular or odd-shaped parcels in Benchlands cannot meet the proposed 23m minimum width requirement. Since Benchlands is restricted to boundary adjustments only with no further subdivision allowed, they argued this requirement is unnecessary. **Suggestion:** Remove the 23m minimum parcel width requirement for Benchlands.	Site (or parcel) width is defined in the LUB as "Means the horizontal distance between the side parcel lines, calculated at the front yard setback distance measured along the line perpendicular to a line connecting the mid-points of the front and rear parcel lines". Further, there is a diagram illustrating how it is calculated. Triangular or pie-shaped lots are not uncommon, and the above definition shows at what point on the parcel the width is calculated. Even though only boundary adjustments are allowed, if we don't include a minimum parcel width technically one parcel's size could be increased substantially by adjusting the lot line to the detriment of the other (i.e. you could end up with one extra wide parcel and a "sliver" parcel). Administration recommends no change to minimum parcel width for Benchlands.
	Driveway Approaches (Section C.3.2.6): That proposed standards for single and double car garage approach widths are not feasible for many existing parcels and will create difficulties for residents applying for new development permits. **Suggestion:** Revisit and revise minimum driveway approach width standards specifically for Benchlands.	Landowners have the ability to apply for a driveway width variance to increase the maximum width size. Administration has not heard of this issue from any other landowners nor Applicants within Benchlands and recommends no edit here.
	Application Notification (Section E.2.8): Objected to classifying Home-Based Businesses (HBB) as commercial uses, which triggers a requirement to notify every landowner in the hamlet. She argued HBBs are residential uses and should only require adjacent neighbor notification as per previous rules. **Suggestion:** Delete Section E.2.8.1 b) for Benchlands to maintain residential-standard notification requirements.	MDP Policy 3.3.15 states "Commercial Opportunities - Small scale commercial opportunities and services, including home-based businesses may be considered." While Home-Based Businesses are typically more of an accessory use to a residential use and therefore fall within residential land use zoning, Home-Based Business – Major under Bylaw 10-26 could be considered as more of a "commercial" type use given that HBB – Major can generate noise (depending on the business), increased traffic levels, and have up-to 2 on-site employees [who are not the primary resident] and 6 or more customers per day, which is more than a typical residential use. However, Administration has reviewed and recommending several edits here to clean up the language and to remain in accordance with MDP Policy 3.3.15. Administration recalls the feedback received from LUB Open Houses as well as from members of Council on the notification requirements for more

		"commercial type" land uses within Benchlands and believes this section (as amended) reflects that feedback.
Land Use District Map	Map has a mistake in it as parcel #20 Ghost Road as well as the parcel that the Benchlands lagoon sits on were missed to be added to the NPA district.	Administration completed this rezoning in the LUB that received First Reading as amended by Council. No rezoning required.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
Revise **E.2.8.1 e) and f)** **Add NEW** **E.2.8.1.g)**	When a Development Permit application either for a Permitted Use requiring a variance or a Discretionary Use is deemed complete, the Development Authority shall issue a Notice of Complete Application that is sent by regular mail to: a) In the case of an application within Dead Man's Flats and Exshaw all landowners of parcels of land within 50 m (164 ft); b) In the case of an application for a commercial use (including Home-Based Business – Major and Home-Based Business – Minor), within Benchlands or a CR (Country Residential) District all landowners within the Hamlet and the Country Residential subdivision; c) In the case of an application within the Hamlets of Lac Des Arcs and Harvie Heights all landowners of parcels of land within 100 m (328 ft); d) In the case of an application within the Country Residential (CR) Land Use District all landowners of parcels of land within 500 m (1,640 ft); e) In the case of an application for residential use in the Hamlet of Benchlands, all landowners of parcels of land within 300m (984 ft); and in the case of all other applications not stated above, all landowners of parcels of land within 1.0 km (0.6 miles); and f) Any other landowners that in the opinion of the Development Authority may be affected.	When a Development Permit application either for a Permitted Use requiring a variance or a Discretionary Use is deemed complete, the Development Authority shall issue a Notice of Complete Application that is sent by regular mail to: a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw, all landowners of parcels ~~of land~~ within 50 m (164 ft); b) In the case of an application for a ~~commercial use (including~~ Home-Based Business – Major ~~and Home-Based Business – Minor),~~ within the Hamlet of Benchlands or a ~~CR (~~Country Residential~~)~~ Land Use District, all landowners within the Hamlet or ~~and~~ the Country Residential subdivision; c) In the case of an application within the Hamlets of Lac des Arcs and Harvie Heights, all landowners of parcels ~~of land~~ within 100 m (328 ft); d) In the case of an application within ~~the~~ a Country Residential ~~(CR)~~ Land Use District, all landowners of parcels ~~of land~~ within 500 m (1,640 ft); e) In the case of an application for all other applicable ~~residential~~ uses within the Hamlet of Benchlands, all landowners of parcels ~~of land~~ within 300m (984ft); ~~and~~ f) In the case of all other applications not stated above, all landowners of parcels ~~of land~~ within 1.0km (0.6 miles); and g) Any other landowners that in the opinion of the Development Authority may be affected.	None.

4. Commercial Vehicles

What We Heard:

Public Submission Feedback	Administration's Response
Outdated Weight Limits: The proposed 4,500 kg gross vehicle weight (GVW) limit is outdated; modern 1-ton pickup trucks and popular cargo vans (such as Mercedes Sprinters or Ram Promasters) frequently exceed this limit even when used for personal or light business use. **Public Submission Suggestion:** F.1 Definitions: Update the definition to exclude passenger vehicles, pickup trucks, or vans used for business purposes that do not exceed 6,350 kg GVW	Administration is proposing an edit to C.1.2.4 to address this concern – this proposed amendment was presented at the Public Hearing on May 19. Administration does not recommend any further edits to this section. However, an edit option has been provided for Council consideration.
Residential Utility: Vehicles up to 6,350 kg (14,000 lbs) are classified as Class 3 trucks but can be driven with a standard Class 5 license, reflecting their common use by residents for both employment and personal recreation (e.g., camper van conversions) **Public Submission Suggestion:** Increase the permitted GVW for vehicles used for regular employment or an approved Major Home-Based Business to 6,350 kg	C.1.2.3 is very clear on the types of vehicles that the MD does not want to see within Hamlet Residential, Country Residential, Commercial, and Mixed-Use Districts, and C.1.2.4 (as amended below) provides an exemption for approved Home-Based Business – Major uses. Administration does not recommend any edits to this definition. However, an edit option has been provided for Council consideration.
Essential Trailers: The broad prohibition on "trailers" and "equipment" in Section C.1.2.3(b) fails to account for residents who require small trailers for hauling water (due to a lack of productive wells), transporting horses, or moving personal recreational gear like boats and ATVs **Public Submission Suggestion:** Add "Commercial Vehicle" as a Discretionary Use – MPC to allow residents to apply for a permit to park vehicles exceeding the standard weight limit, subject to neighbor notification Replace the general term "trailers" in Section C.1.2.3(b) with "tractor trailers or semi-trailers" to explicitly exempt the smaller utility trailers commonly used by residents	C.1.2.3.b) specifies that no person shall be allowed to park or store "equipment used for industrial or commercial purposes" such as "trailers, loaders, backhoes", except where a Development Permit has been issued. Administration is not understanding the concern here; a utility trailer used by a landowner for residential purposes (hauling water, transporting horses, moving recreational gear) is not restricted by C.1.2.3. Administration does not recommend any edits to these sections. However, an edit option has been provided for Council consideration.
Property Maintenance: Many residents keep small-scale equipment such as bobcats or acreage tractors for landscaping and property maintenance, which should not be regulated the same as heavy industrial machinery. **Public Submission Suggestion:** Adjust the wording to ensure that residential maintenance equipment (like small tractors) can be allowed through a development permit process	Same comment as above. Administration does not recommend any edits to these sections. However, an edit option has been provided for Council consideration.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
C.1.2.4	C.1.2.4 Notwithstanding Section C.1.2.3, a Commercial Vehicle which is used regularly for full/part time employment, or is approved as part	Notwithstanding Section C.1.2.3, a Commercial Vehicle which is used regularly for full/part time employment~~,~~ or is approved as part of a Major	Notwithstanding Section C.1.2.3, a Commercial Vehicle which is used regularly for full/part time employment~~,~~ or is approved

	of a Major Home-Based Business is permitted where it does not exceed a gross vehicle weight (GVW) rating of 4,500 kilograms.	Home-Based Business is permitted. ~~where it does not exceed a gross vehicle weight (GVW) rating of 4,500 kilograms.~~	as part of a Major Home-Based Business is permitted where it does not exceed a gross vehicle weight (GVW) rating of ~~4,500~~ 6,350 kilograms.
F.1	Commercial Vehicle Means any vehicle that is not a pick-up truck with commercial advertising or used for carrying business goods or equipment, or farepaying passengers that exceeds a gross vehicle weight (GVW) rating of 4,500 kilograms. This definition does not include attached trailers.	None.	Commercial Vehicle Means any highway-registered vehicle used for business purposes that is not a passenger vehicle or pick-up truck or van whether with or without commercial advertising ~~or used for carrying goods or equipment or farepaying passengers~~ that exceeds a gross vehicle weight (GVW) rating of 6,350 kilograms. This definition does not include attached trailers.

5. Density – Residential Multi-Unit

What We Heard:

Council Concern	Council Request of Administration
99 Units per Hectare (upha) is too high	Research more relevant comparables, and present Council with an Alternative. One Councillor suggested 60 upha, another 40 upha.

Comparison of Multi-Unit Densities

Location / District	Maximum Density (upha) Units Per Hectare	Maximum Density (upa) Units Per Acre	Description of Development Type	Source
MD of Bighorn (Proposed RM District)	**99.00 upha**	**40.06 upa**	Apartment Density Limits	Bylaw 10-26 and LUB 09-z/18
Canmore (Apartments)	**67 upha** (R3 District) **98 upha** (R4 District) **148 upha** (R5 District)	-	Residential Apartments	Bylaw 2018-22 - Residential Comprehensive Multiple Unit District (R3) Residential Medium Density District (R4) Residential Apartment District (R5)
Cochrane (Apartments)	**96.00 – 120.00 upha**	-	Attached apartment buildings; 4-storey buildings; 32–40 units per building; 3-storey buildings; 21 units per building	Bylaw 01-2022
Foothills County	**~24.7 upha**	-	Maximum gross parcel density for multi-family.	Bylaw 60/2014 - Residential Multi-Family District
High River (Townhouses)	**23.70 – 47.00 upha**	-	Attached bungalows and townhouses	Bylaw 4594/2021 - Neighbourhood Centre District (NCD)
Lacombe County (Basic Density / Barnett Lands)	**2.5 upha / 15.00 upha**	**1.0 upa / 6.0 upa**	Maximum density for all Residential Development	Land Use Bylaw 1237/17 - Higher Density Residential (R-HDR) District **7.1.3.(3).a.** basic allowable Density is 2.5 upha.**7.1.3.(3).b.(i)** for every 1 ha (2.47 ac) provided as publicly accessible open space, 20 additional dwelling units will be allowed. In specific Region "Barnett Lands" density is allowed at 15 upha.

Mackenzie County	Zama City Mixed Use (Z-MU) **At the discretion of the Development Authority** Hamlet Residential 2 (H-R2) **No Maximum Apartment Density**	-	Dwelling Unit - Apartments	Land Use Bylaw 1244-21 - Consolidated August 2025. 12.23 Hamlet Residential 2 (H-R2) 12.33 Zama City Mixed Use (Z-MU)
MD of Willow Creek	**20.00 upha** (Maximum Density for Modular Dwellings Only – No Density provided for Apartments or Townhouses)	-	Maximum density for modular and factory built dwelling units.	Land Use Bylaw No. 2025 sub-section 30.3.(e)
Okotoks (Townhouses)	**50.52 – 57.89 upha**	-	Multi-unit townhouse developments	Bluerock Planning Density Visualization Updated 26-11-2025 and Note: in the Okotoks Land Use Bylaw 17-21 – Consolidated June 10, 2024; does not define density by way of maximum units per Acre, rather than have min. & max. Density per Parcel. Density is otherwise approved in accordance with an approved Area Structure Plan
Rocky View County	**24.71 upha***	**10.0 upa**	Maximum density for Residential Multi-Family District (RMF)	Land Use Bylaw Consolidated March 2026 - Section **13.5.6.2 a**. and **b.** *Maximum 10 gross units per acre (10 gross upa)*; **or *as determined by the Approving Authority in accordance with an approved Area Structure Plan***

*Important to note, this Density applies to Apartments only. Some of the Density Figures above relate specifically to Townhomes. The MD proposes a maximum Building Height of 12.0m (349.4ft) in the R-M District, which equates to three (3) storeys. Therefore, the proposed density of 99 upha has likely been historically available within the RM-2 District to provide flexibility to landowners on a variety of parcels within several areas of the MD (particularly if rezoned under an approved Area Structure Plan). However, in most cases 99 upha is unlikely, or *not possible,* given the maximum height restriction of the current RM-2 District and the proposed new Hamlet Multi-Residential (RM) District.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.4.4.1.a) (Table 6)	a) Apartment Density Limits - Maximum Density: 99 units per hectare (40.1 units per acre)	a) Apartment Density Limits – Maximum Density: 60 ~~99~~ units per hectare (24.3 ~~40.1~~ units per acre), or in accordance with the approved Area Structure Plan.	a) Apartment Density Limits – Maximum Density: XX units per hectare (XX.X units per acre), or in accordance with the approved Area Structure Plan.

6. Development Authority Changes

What We Heard:

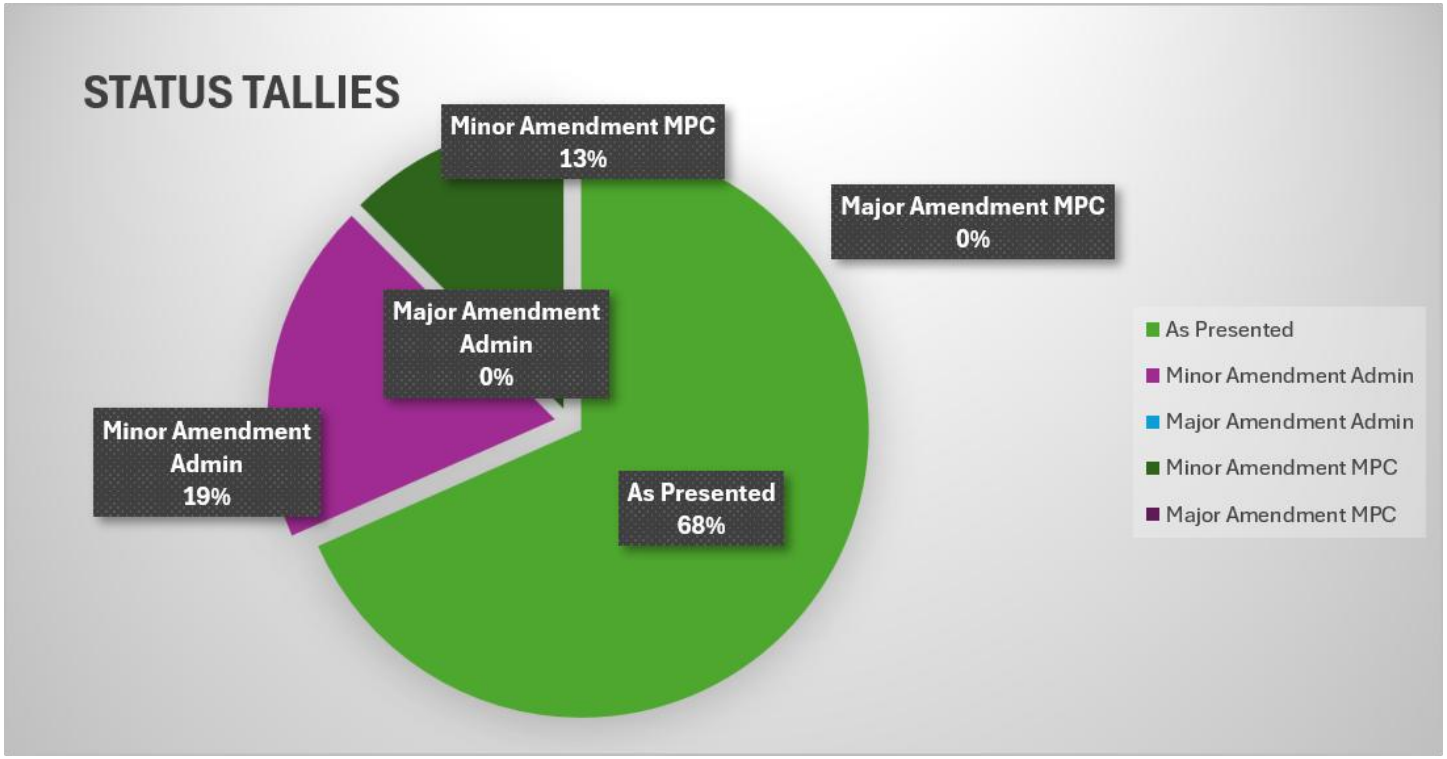
Location	Public Feedback Received	Administration's Response
Hamlet of Lac des Arcs	**In Favour / Support:** Supported the modernization of the LUB and advocated for municipal oversight through the permit process to ensure compliance with servicing and parking.	Public engagement data shows that 57% of respondents support the new three-category use system. Additionally, 41% support directing subdivision authority for boundary adjustments and "first parcels out" to the Planning & Development Officer, and 50% support the proposed increases in variance authority powers. The Planning & Development Services Team is extremely thorough and diligent in their approach to processing all manner of planning and development applications. Administration is accountable and the MPC decisions data paints a very clear picture – MPC has increasingly been making less and less amendments to proposed conditions for P&D Applications considered by it. The primary reason for this is the changes Administration has made within the Planning & Development Services Team, including improved review processes, expanded referrals, peer-review and collaboration, and enhanced due diligence to mitigate planning-related issues and concerns raised by adjacent landowners, and a shift towards working with Applicants on short and long-term compliance with the Land Use Bylaw. **The time savings for Applicants and Administration from this proposed shift in Development Authority to Administration is one positive outcome or benefit of this change and is not the primary reason for this change.** Please see the pie charts and flow-charts below for more information. In addition to the above, specifically regarding the Subdivision Authority changes within proposed Bylaw 10-26: - Administration is capable of and best placed to decide on Boundary Adjustment (Subdivision) Applications, as these applications are relatively straight forward with adjusting existing lot lines, and not the creation of new lots. Additionally, MPC has questioned Administration several times on why we bring Boundary Adjustment Applications to MPC – under the current LUB, yet Administration does not currently have the authority to process these types of Applications. - Administration is capable of and best placed to decide on First Parcel Out Subdivision Applications in accordance with the parameters of the Land Use Bylaw – these Applications are typically relatively simple, and any Application requesting a variance to the requirements of the AC District (that exceeds Administration's authority) would be referred to MPC for a decision.
Hamlet of Exshaw **Jamieson Road Area** **South Jumping Pound Area**	**Opposed / Concerns:** Too much authority is being placed with Administration. Argued the MPC is more aligned with community values and that speed should not come at the expense of accountability. Some Jamieson Road landowners, represented by one resident, strongly request that subdivision applications remain under MPC review to ensure there is appropriate local input, oversight, and thoughtful consideration of community impacts. Others oppose moving rural decisions to administrative approval. They are specifically concerned about "expanded administrative approval" for high-impact rural uses such as logging, log sorting, transportation staging, and accessory dwellings. They argue these uses create dust, noise, and traffic, and should not be treated as "routine administrative approvals" without clear public notice.	

		- Administration is capable of and best placed to decide on up-to Four (4) Parcels within the Jamieson Road Policy Area of the MDP. Prior to submitting a Subdivision Application of this type, Applicants must first go through the comprehensive Redistricting process under the MDP and LUB, including a Statutory Public Hearing. Once lands are redistricted [rezoned] to Small Holdings, the MDP has very clear policies (regulations) on the parameters for up-to Four (4) Parcels within the Jamieson Road Policy Area. Further, Bylaw 10-26 includes the following regulations within the Small Holdings District – maximum number of parcels per quarter section (4), minimum parcel area (4.2 ha / 10.4 ac), and minimum parcel width (90m / 295 ft). Administration is recommending the addition of a new "Parcel Orientation" regulation to try and avoid the "long skinny ribbon parcels" being created within the Rural Conservation Area and Small Holdings District that we have heard negative feedback about.

See below for MPC Decision Data and Permit Application Processing Flow Charts for D-Admin and D-MPC Development Authorities.

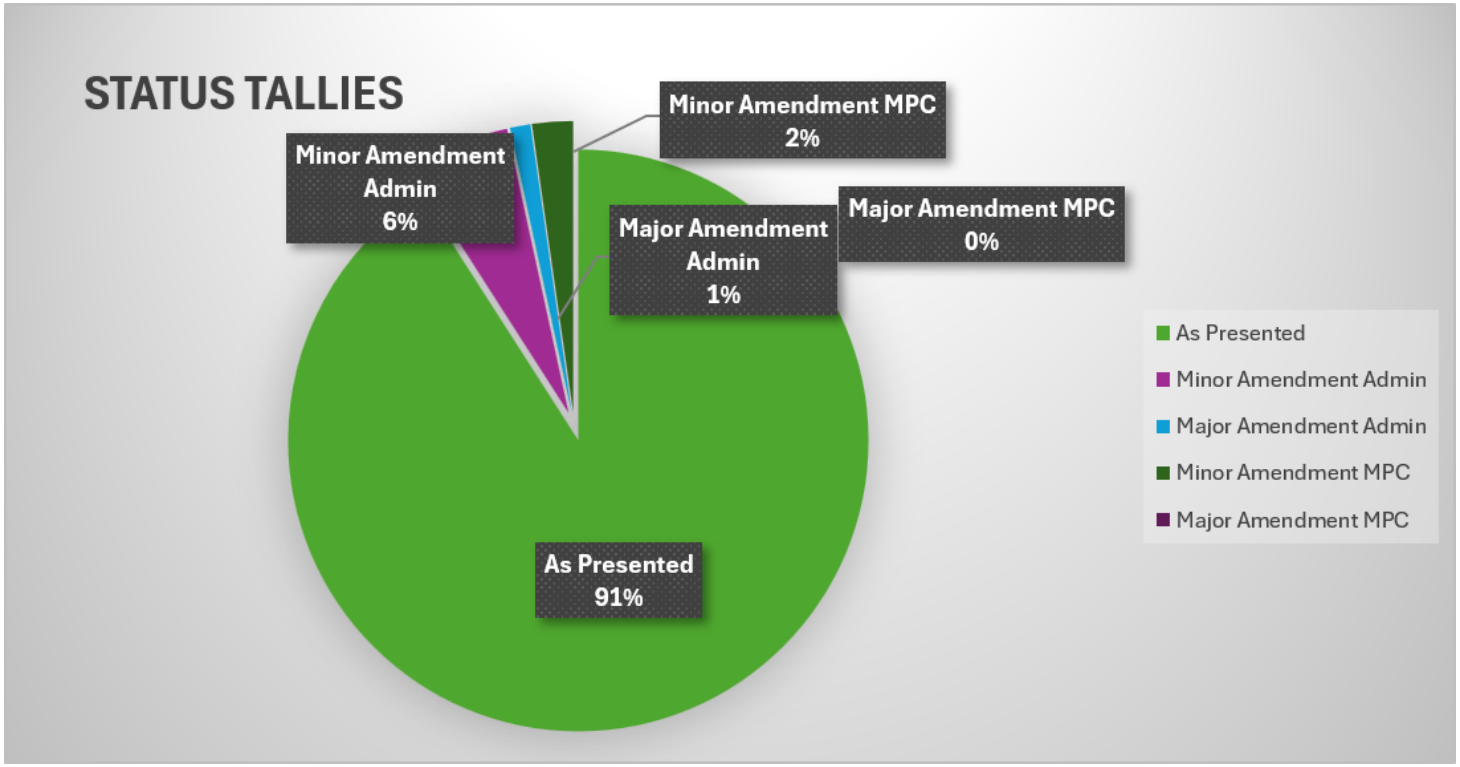
Rationale for Changes in Development Authorities:

MPC DECISIONS SINCE JANUARY 2020 – JANUARY 2024



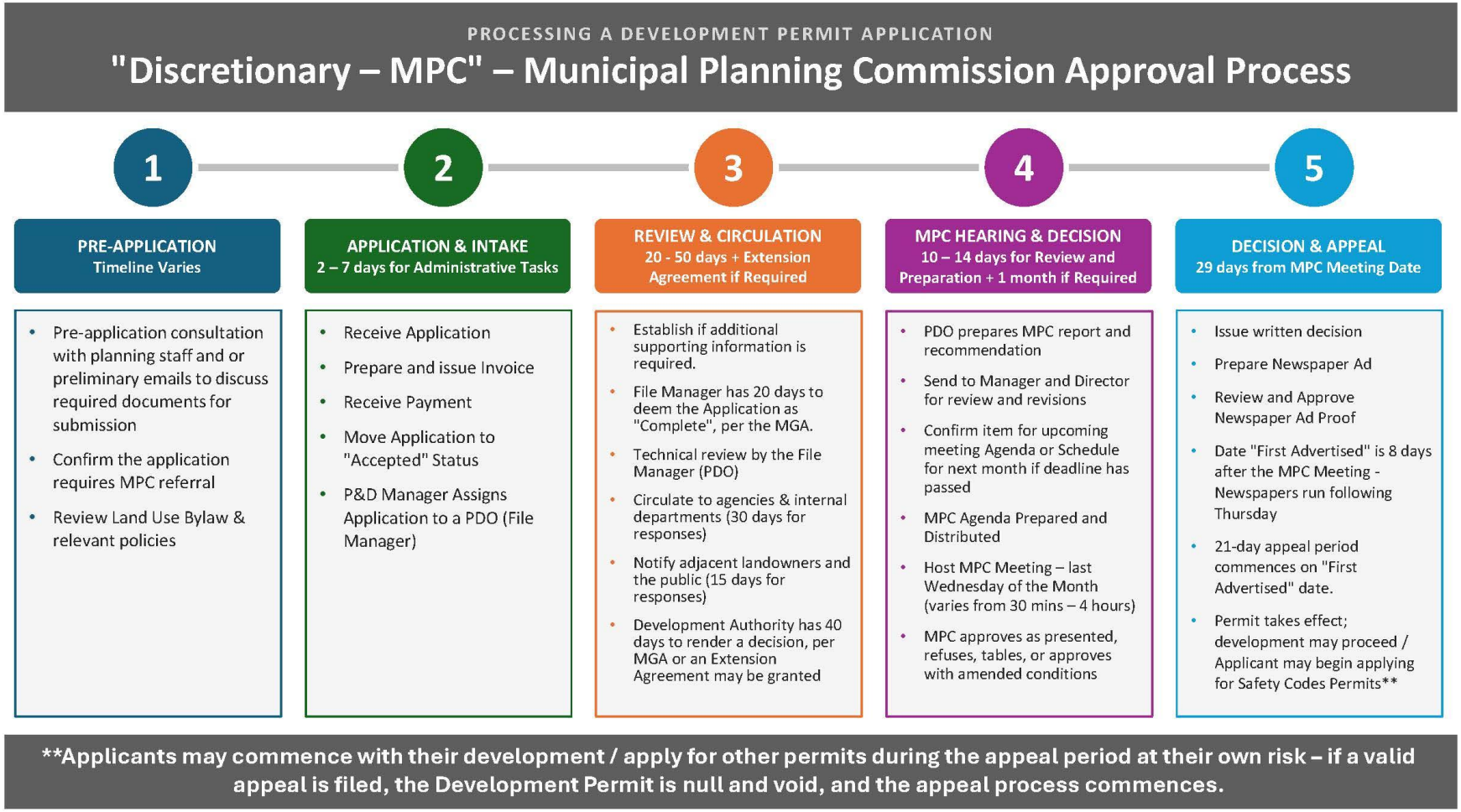
DECISIONS	DECISIONS TALLY	STATUSES	STATUS TALLY
APPROVED	136	As Presented	93
REFUSED	3	Minor Amendment Admin	26
WITHDRAWN	0	Major Amendment Admin	0
		Minor Amendment MPC	17
		Major Amendment MPC	0

MPC DECISIONS SINCE FEBRUARY 2024 – PRESENT

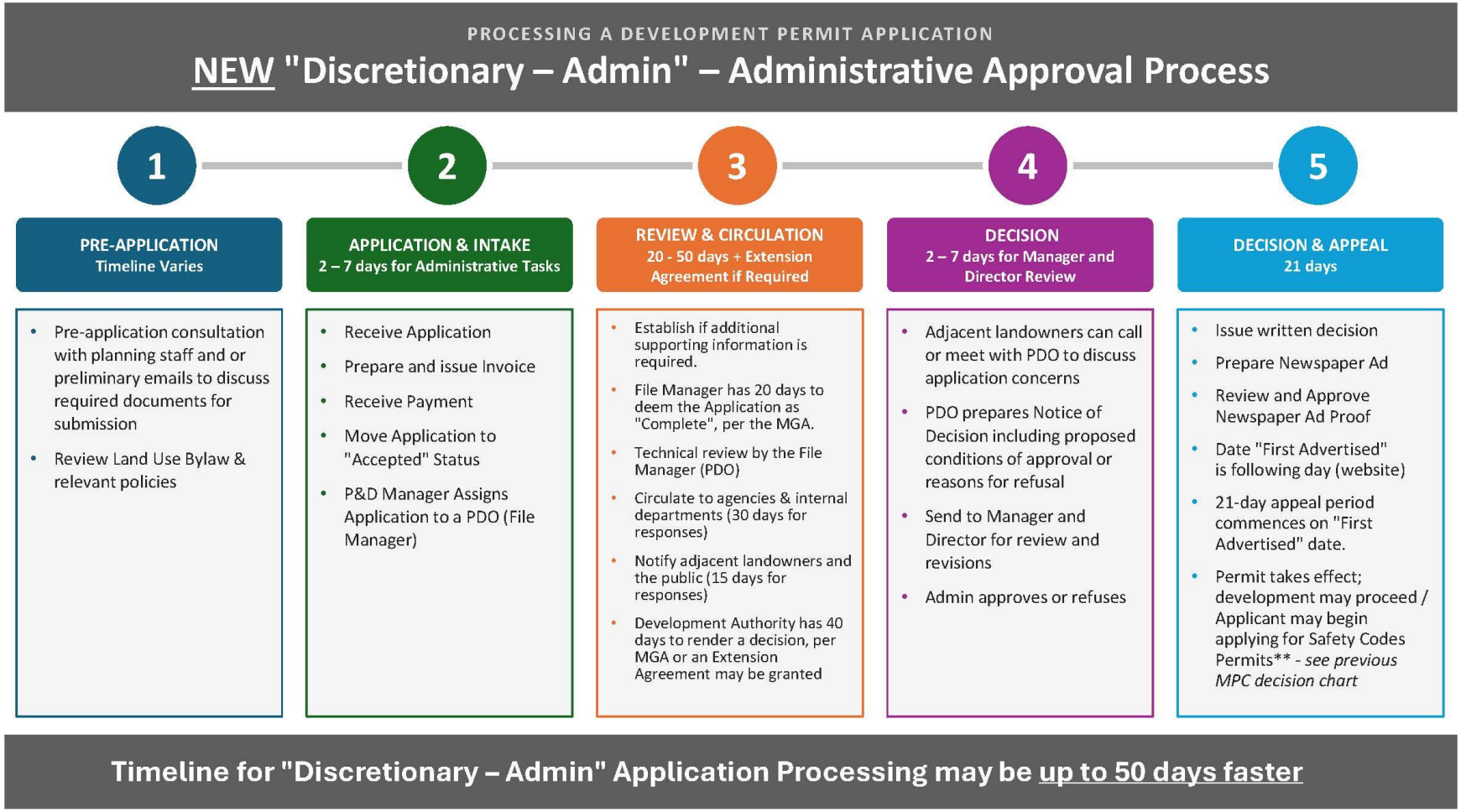


DECISIONS	DECISIONS TALLY	STATUSES	STATUS TALLY
APPROVED	88	As Presented	80
REFUSED	0	Minor Amendment Admin	5
WITHDRAWN	1	Major Amendment Admin	1
		Minor Amendment MPC	2
		Major Amendment MPC	0

Current Discretionary – MPC Application Processing Timeline



Recommended Discretionary – Admin Application Processing Timeline



LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
Add NEW B.11.4.1.e) **Renumber following points**	None.	Parcel Orientation: At the discretion of the Development Authority after consideration of site constraints including but not limited to access, topography, the presence of waterbodies or watercourses, and registered instruments on the Certificate of Title.	1. Another suggestion by Council? 2. None.
E.1.2.1.a) – c)	The Development Officer may consider and decide on Development Permit applications listed as: a) Permitted Uses (P); b) Discretionary Uses – Admin (D-A); and c) Temporary Development Permit applications, as listed in each Land Use District under "Part B Land Use Districts" and Section "D.7.12 Wall Mural Signs" of this Bylaw.	None.	1. Delete the "Discretionary Use – Admin" Development Authority level from the Land Use Bylaw, and all "Discretionary Use – Admin" uses to become "Discretionary Use – MPC" uses. 2. Retain the "Discretionary Uses – Admin" Development Authority level and selectively change "Discretionary Uses – Admin" uses within X Districts to "Discretionary Use – MPC" uses.
E.1.2.2.a) – c)	The Development Officer may consider and decide on the following subdivision applications: a) Boundary Adjustments; b) The first parcel subdivision of a quarter section in the Agricultural Conservation (AC) District; and c) An application proposing up to four (4) new parcels within the Jamieson Road Policy Area of the Municipal Development Plan.	None.	Move the Subdivision Authority for one (1) or more of the following subdivision application types to the Municipal Planning Commission: - "Boundary Adjustments"; - "First Parcel Out" in AC; and/or - "Four (4) new Parcels within the Jamieson Road Policy Area".

7. Floor Area, Habitable Ground (definition) & Floor Area, Minimum (regulations)

What We Heard:

Subject	Public Submission Feedback	Administration's Response
Habitable Ground Floor Area – Definition	The term "Ground Floor" in the definition of Habitable Ground Floor Area (HGFA) is confusing and impractical for modern construction. Requiring a minimum area on the ground floor only forces residents to build larger, more expensive footprints than necessary. Residents prefer building two-storey homes for cost and energy efficiency (smaller foundations and roofs); a home with a small footprint that meets the total square footage on two levels should be permitted. Other municipalities (e.g., Town of Strathmore) define "Habitable Floor Area" as the total finished floor area intended for human occupancy, which is more practical. **Public Submission Suggestion:** 1) Redefine HGFA: Remove "Ground Floor" and define *"Habitable Floor Area"* as the total finished floor area intended for human occupancy on all floors. 2) Increase Flexibility: Allow for "skinny house" designs where the combined area of all floors meets the minimum requirement.	Redefining "Habitable Ground Floor Area" to include all floors would significantly shift density and massing regulations at this late stage of the project. While intended to allow for smaller-footprint designs, this change would make proposed minimum floor area reductions significantly more dramatic (i.e. main floors as small as 350 ft^2). As previous public engagement rounds were based on the "building footprint" standard, adopting this amendment now could alter hamlet character without community engagement. Additionally, minimum area requirements remain essential to differentiate Principal Dwelling Units from Accessory Dwelling Units (ADUs), ensuring ADUs remain subordinate to the Principal Dwelling. Administration's position is that Applicants have the ability to apply for a variance to reduce the Minimum Habitable Floor Area, and changing the measurement method now, would necessitate additional public engagement to determine if residents support these resulting building forms.
Minimum Floor Area – Regulations	**Council Feedback:** One Councillor questioned the necessity of having a minimum floor area requirement at all.	During Council Workshop #4, the Habitable Ground Floor Area definition and the minimum habitable ground floor area sizes for each Land Use District was discussed extensively. After this discussion, Council provided guidance to Administration that significantly reduced the minimum habitable floor area for several Land Use Districts. During the Round 3 Public Engagement, Administration engaged the public and stakeholders with this guidance (new minimums), and the feedback we received was overwhelmingly positive or neutral to the proposed reduced floor areas, while there was some opposition to the reductions notably within Lac des Arcs and the rural area around Benchlands. The general planning-related rationale to maintain a minimum habitable floor area in the Land Use Bylaw, **based on the ground floor alone**, is historically typical in land use planning to ensure building size and form is managed consistently within urban residential and rural residential neighbourhoods, and the density is managed. With larger lots throughout the MD, landowners can apply to subdivide (i.e. Exshaw) and build additional homes and ADUs which could impact existing infrastructure such as roads, water, and wastewater capacities. If we had no minimum habitable floor area or removed the "ground floor" portion of the "Habitable Ground Floor Area" definition, then a larger parcel that could be developed

		with 1x SDD and 1x ADU, could be subdivided and developed with smaller 2x SDD and 2x ADUs. Administration recommends no edits here.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.2.4.1.c) [R-1 District] **B.3.4.1.k) [R-1S District]** **B.4.4.1. Table 8 a) [RM District]** **B.10.4.1.f) [AC District]** **B.11.4.1.h) [SH District]** **B.12.4.1.g) [CR District]** **B.17.3.1.f) [TSD District]**	60m^2 (645ft^2) 65m^2 (700ft^2) 55m^2 (592ft^2) 55m^2 (592ft^2) 55m^2 (592ft^2) 60m^2 (645ft^2) 55m^2 (592ft^2)	None.	Alter the Minimum Habitable Ground Floor Areas for some or all of the Land Use Districts.
D.6.2.2	The maximum floor area for an Accessory Dwelling Unit – Detached that is not located above a garage shall be 50% of the Habitable Ground Floor Area of the principal building.	None.	None.
D.6.3.1.a)	In all districts, a Factory Built Dwelling shall: a) Meet the minimum Habitable Ground Floor Area requirement of the applicable district;	None.	None.
F.1	Habitable Ground Floor Area Means any finished ground floor area intended primarily for human occupancy and meets the Alberta Safety Codes Act and the regulations thereunder and for the avoidance of doubt, includes kitchen, bathroom, hallways, stairways, and closets, but does not include porches.	None.	Redefine "Habitable Ground Floor Area" as "Habitable Floor Area" Means the total finished floor area intended for human occupancy on all floors, supporting smaller-footprint, multi-storey designs.

8. Home-Based Business (HBB)

What We Heard:

Location	Public Submission Feedback	Administration's Response
Hamlet of Lac des Arcs	LDA lacks sidewalks and streetlights; increased traffic from client visits and deliveries is dangerous for children, strollers, and wildlife on narrow roadways **Public Submission Suggestion:** Prohibit HBB Major **and** Minor entirely in the LDA R-1 and HT districts	Policy 3.3.5 of the MDP states "Home-based businesses that do not negatively impact the community or amenities of the area may be allowed". This evaluation is typically completed on a case-by-case basis at the Development Permit Application stage, and impacts to adjacent lands are mitigated through conditions of approval and/or modifications to the proposed development through the application review stage. Administration is proposing an amendment to Home Based Business-Major outlined below. Home based Business-Minor is already a listed use in the district.
	Increased turnover, noise, and business activity will erode the unique, quiet "retirement haven" character of the unserviced hamlet **Public Submission Suggestion:** Keep HBB Minor visits at 5 per week rather than 5 per day	
	The 10% cap is viewed as arbitrary, discriminatory, and potentially litigious; it creates a "while quantities last" competition that pits neighbors against each other **Public Submission Suggestion:** Delay introduction until cumulative impact studies (traffic, septic, water) are completed	The proposed caps were intended as a conservative approach to introducing a new use to LDA as part of the comprehensive LUB review and in response to very split community opinion on this topic. Administration proposes that all uses in areas served by private water and wastewater would be managed through a combination of site-specific conditions (e.g. septic system capacity report and other conditions), as well as compliance monitoring and enforcement action should the need arise. Conducting cumulative impact studies prior to the introduction of this use would be costly for the MD and therefore costly for the collective ratepayers. Whereas this cost is typically [and should be borne] by the Applicant of a Development Permit, not the MD. Based on leaning opposition in LDA, prior to requesting First Reading, Administration reduced the HBB – Major cap from 30% to 10% which equates to approximately a maximum of nine (9) homes that could apply and receive a Development Permit for a HBB – Major. However, the MD must consider all the feedback on this topic received at the Public Hearing, including receiving 19 submissions from Lac des Arcs residents, with 7 (36.8%) in support, and 12 (63.2%) opposed – while not all 12 submissions indicated they were opposed to HBB-Major, most (8 people) indicated they were. It is also noted that 2 people spoke at the Public Hearing who did not provide a written submission, and both indicated that they were opposed to HBB – Major in LDA. Further, 2 submissions were received just after the close of
	Introducing regulations provides a path for "under the radar" businesses to become compliant through safety inspections and MD oversight	
	Reflects socioeconomic changes and new work-from-home patterns	
	Essential "mortgage helpers" to offset inflationary pressures and high housing costs	

		Round 3 Public Engagement which were also opposed to this use, listing their reasons why. While the proposed Home-Based Business – Major use to LDA is in accordance with the MD's Municipal Development Plan, the MD must consider that once this use is introduced, there may be future pressure to increase the cap. This could potentially lead to illegal operations if the cap is not increased and/or possibly mounting pressure to provide costly municipal servicing and infrastructure to the hamlet to accommodate the potential future demand. It is also noted that while individual site assessments for each Development Permit is not a substitute for hamlet-wide cumulative site assessments, the conservative approach (10% cap or 9 homes) to introducing this new use does not warrant the MD completing this assessment, as the MD is not actually aware of any servicing capacity issues at this time. Issues may become known during site-specific analysis through Development Permit applications, and the MD may choose to complete a hamlet-specific servicing assessment in the future. As a proposed Discretionary Use, Applicants are not entitled to a HBB – Major Development Permit; rather, they have the right to apply for one, which may be approved or refused on a case-by-case basis. Notwithstanding the above response, Administration is recommending removing Home-Based Business – Major from the Hamlet of Lac des Arcs and have provided Council with alternative options to consider. The primary reasons for this recommendation include the opposition received from the public to this proposed change and the enhancements that have been made to Home-Based Business – Minor within Bylaw 10-26 compared to the existing Land Use Bylaw 09-z/18, which do allow for increased home-based business activity for businesses classified as "minor".

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.2.2.1 l)	Home-Based Business – Major – Lac des Arcs D-MPC (10% cap)	~~Home-Based Business – Major – Lac des Arcs D-MPC (10% cap)~~	1. Reduce to Home-Based Business – Major D-MPC (5% ~~10%~~ cap) 2. Retain Home-Based Business – Major D-MPC (10% cap)
B.2.5.1	In addition to the regulations in Section "D.6.4 Home-Based Businesses" a maximum of 10% of developed Single-Detached Dwellings within the	~~In addition to the regulations in Section "D.6.4 Home-Based Businesses" a maximum of 10% of developed Single-Detached Dwellings within the R1 district for~~	None, if Council opts to retain HBB-Major with a 10% cap or amend to a 5% cap.

	R1 district for the Hamlet of Lac Des Arcs may be approved for a Home-Based Business - Major.	~~the Hamlet of Lac Des Arcs may be approved for a Home-Based Business - Major.~~	
D.6.4.7.e)	A Home-Based Business – Major shall be determined as any Home-Based Business that meets one (1) or more of the following criteria: a) Operations are within an Accessory Building; b) The business has on-site sales or customer visits that total six (6) or more per day or more than two (2) customers at a time (e.g. group music lessons, yoga classes); c) The business requires parking of a maximum of one (1) commercial vehicle associated with the Home-Based Business; d) The business includes outdoor storage; e) The business requires on-site employees other than the residents of the Dwelling Unit to a maximum of two (2); and f) The business occupies greater than 20% of the Gross Floor Area of the Dwelling Unit, but does not exceed 30% of the Gross Floor Area of the Dwelling Unit.	A Home-Based Business – Major shall be determined as any Home-Based Business that meets one (1) or more of the following criteria: a) Operations are within an Accessory Building; b) The business has on-site sales or customer visits that total six (6) or more per day or more than two (2) customers at a time (e.g. group music lessons, yoga classes); c) The business requires parking of a maximum of one (1) Commercial Vehicle associated with the Home-Based Business; d) The business includes outdoor storage; e) The business requires on-site employees other than the residents of the Dwelling Unit to a maximum of two (2); and/or f) The business occupies greater than 20% of the Gross Floor Area of the Dwelling Unit, but does not exceed 30% of the Gross Floor Area of the Dwelling Unit.	1. Reduce the number of on-site sales or customer visits under D.6.4.7.b) – recognizing that this would impact HBB – Major uses across the MD, not just LDA. 2. If Council opts to retain HBB – Major in LDA, reduce the number of on-site sales or customer visits under D.6.4.7.b) – with a reduced number specifically for HBB – Major uses within LDA.

9. Livestock Density

What We Heard:

Public Submission Feedback	Administration's Response
Public Submission Suggestion: Journeyman Farrier, expressed concern that the proposed livestock limit of one (1) Animal Unit (AU) per three acres would prevent people from establishing a home-based farrier practice. For a 10-acre property, this rule would cap landowners at three (3) AUs, which they argued is insufficient for a business that requires clients to bring horses to the site for treatment and temporary stays.	In the AC and SH Districts, while the lowest density is a Permitted Use, "Livestock for greater than 2.0 Animal Units for 3 acres" is specifically listed as a Discretionary Use – MPC, allowing for neighbor notifications and site-specific review by the Municipal Planning Commission (See Section B.11.2.1(v).). Administration recommends no edits here beyond the edits that were proposed at the Public Hearing by Administration – see below.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.12.2.1.q)	Livestock – equal to or less than 2.0 Animal Units for 3 acres – Ghost River: D–A	Livestock – Ghost River: P, Scott Lake: P, Ghost Reservoir: P, All Other Parcels: P~~– equal to or less than 2.0 Animal Units for 3 acres – Ghost River: D–A~~	None.
B.12.2.1.r) **Renumber remaining uses**	Livestock – for greater than 2.0 Animal Units for 3 acres – Ghost River: D–MPC, Scott Lake: X, Ghost Reservoir: X, All Other Parcels: X	~~Livestock – for greater than 2.0 Animal Units for 3 acres – Ghost River: D–MPC, Scott Lake: X, Ghost Reservoir: X, All Other Parcels: X~~	None.
D.2.1.1	An application for a Development Permit for a Commercial Equestrian Centre shall be referred to the M.D.'s Agricultural Fieldman who will consider and make recommendations to the Development Authority for conditions of approval, which may include: a) The maximum number of livestock permitted to be kept on the site in accordance with this Bylaw; and b) Any other condition that the Development Authority deems necessary.	An application for a Development Permit for a Commercial Equestrian Centre shall be referred to the M.D.'s Agricultural Fieldman who will consider and make recommendations to the Development Authority for conditions of approval, which may include: a) The maximum number of livestock permitted to be kept on the site in accordance with Provincial legislation this Bylaw; and b) Any other condition that the Development Authority deems necessary.	None.
D.2.2.3	Other species not included in Table 36 may be considered at the discretion of the Development Authority.	Other species not included in Table 36 may be considered at the discretion of the Development Authority, who shall determine the applicable Animal	None.

		Unit ratio based on the most comparable category within Table 36.	
D.2.2.7	The keeping of Chickens shall: a) Not be for commercial purposes; b) Have a suitable and secure enclosure to the satisfaction of the Development Authority; c) Not include the keeping of roosters or other poultry; and d) Be located a minimum of 9.1 m (30.0 ft) from any property line, and shall in no case be located within the front yard.	The keeping of Chickens shall: a) Not be for commercial purposes (for clarity, small scale "hobby farm-type" sales or local neigbourhood sales are not considered "commercial purposes"); b) Have a suitable and secure enclosure to the satisfaction of the Development Authority; and ~~c) Not include the keeping of roosters or other poultry;~~ d) Be located a minimum of 9.1 m (30.0 ft) from any property line, and shall in no case be located within the front yard.	None.
D.2.2.11 **Table 36**	See below **– Current**	See below **– Recommended Amendments**	None.
Add NEW **D.2.2.12** **Below Table 36**	None	All offspring dependent on the parent and not yet weaned are not counted towards the Animal Unit.	None.
Add NEW **D.2.2.13** **Below Table 36**	None	Notwithstanding the species identified in Livestock Category C, the Development Authority may: a) Refuse an application for Sheep or Goats; or b) Require the Applicant to install no contact fencing in accordance with the Government of Alberta's fencing program for domestic Sheep and Goats.	None.
Add NEW **D.2.2.14** **Below Table 36**	None	Notwithstanding the Equivalent Animal Units within Table 36, the Development Authority may approve lower Animal Units on any given Parcel in accordance with the feeding, pasture and manure management plan submitted by the Applicant, and/or applicable Provincial legislation.	None.

D.2.2.11 – Table 36: Livestock Regulations – Current

Livestock Category	Equivalent Animal Unit
Category A: One (1) Cow, Bison, Horse, Donkey, Mule, Llama, Alpaca	1.0 Animal Unit

Category B: Six (6) Sheep, Goats, Minatare Horses, Miniature Cattle, Swine			1.0 Animal Unit
Category C: Twenty-Four (24) Chickens, Ducks, Geese, Turkeys, Rabbits, or Similar			1.0 Animal Unit
Applicable Parcels	**Category A:** Cow, Bison, Horse, Donkey, Mule, Llama, Alpaca – Higher Impacts Animals, Heavier, Require More Grazing Area	**Category B:** Sheep, Goats, Minatare Horses, Miniature Cattle, Swine	**Category C:** Chickens, Ducks, Geese, Turkeys, Rabbits, or Similar (Does Not Include Roosters and Peacocks)
a) R1 Parcels in the Hamlet of Benchlands	Maximum of two (2) Horses or Llamas **only**, provided the total number within the Hamlet of Benchlands does not exceed ten (10) Horses or Llamas		Maximum of 10 chickens per parcel
b) CR Parcels	Not permitted		Maximum of 10 chickens per parcel
c) All other applicable parcels where Livestock is permitted in the district as per the below regulations:			
Land Area	**Category A**	**Category B**	**Category C**
i) < 3 acres	At the discretion of the Development Authority	0.5 Animal Units per 3 acres	0.5 Animal Units per 3 acres
ii) 3 – 44.5 acres	1.0 Animal Units per 3 acres		

D.2.2.11 – Table 36: Livestock Regulations – Recommended Amendments

Livestock Category	**Equivalent Animal Unit**
Category A: One (1) Cow, ~~Bison,~~ Horse, Donkey, or Mule~~, Llama, Alpaca~~	1.0 Animal Unit
Category B: Two (2) Feeder Cattle, or ~~Sheep, Goats, Minatare Horses, Miniature Cattle,~~ Swine	1.0 Animal Unit
Category C: Five (5) Sheep, Goats, Alpacas, or Llamas	1.0 Animal Unit
Category D: Ten (10) Geese or Turkeys	1.0 Animal Unit
Category E: Twenty~~-Four~~ (20) Chickens, Ducks,~~ Geese, Turkeys,~~ Rabbits, Roosters, or Peacocks~~ or Similar~~	1.0 Animal Unit

Applicable Parcels	**Category A**	**Category B**	**Category C**	**Category D**	**Category E**
a) R1 Parcels in the Hamlet of Benchlands	Maximum of two (2) Horses or Llamas **only**, provided the total number within the Hamlet of Benchlands does not exceed ten (10) Horses or Llamas			Not permitted	Maximum of ten (10) Chickens **only**
b) CR Parcels	Not permitted				
c) All other applicable parcels where Livestock is permitted in the district as per the below regulations:					
Land Area	**Category A**	**Category B**	**Category C**	**Category D**	**Category E**
i) < 3 acres	At the discretion of the Development Authority			1.0 Animal Unit	1.0 Animal Unit
ii) 3 – 44.5 acres	1.0 Animal Unit per 3 acres or refer to applicable Land Use District tables for increased Livestock density options.				

10. Tourism & Recreation District – Site Specific LSD 12; SEC 26; TWP 24; RGE 8; W5M

What We Heard:

Lands Identified	Public Submission Feedback	Administration's Response
LSD 12; SEC 26; TWP 24; RGE 8; W5M **(Cowley Outfitters)**	**Opposition / Concerns:** Those opposing the Uses allowed on the LSD 12 parcel argue that LSD 12, is only approximately 3 acres, and is too small for the "intensive commercial tourism uses" proposed. Stated it does not meet the TR District's own definition of a "large parcel". They specifically opposed allowing Visitor Accommodation – Major, Eating and Drinking Establishments (especially licensed/alcohol-serving), Staging Areas, and Animal Boarding on a parcel of this size. Concerned that Country Recreational Centre is designed for large land areas, not 3 acres. They identified a regulatory inconsistency where Retreat density (1 person per acre) would limit LSD 12 to 3 participants, yet the same bylaw allows up to 5 Visitor Accommodation units, which could host 20 or more guests simultaneously. The parcel borders the Kananaskis River and is subject to the provincially mandated 30m setback. A floodplain has been identified extending beyond the river setback. The parcel falls within an identified wildlife movement corridor, documented in the 2006 Area Structure Plan. It borders Provincial Parkland within a sensitive eastern slopes ecosystem. Wastewater management in the rocky soils directly adjacent to the river is an unresolved and serious concern for any intensive use.	Administration cannot disagree with these concerns, this is why 29 of the 31 available land uses for LSD 12 are proposed as Discretionary Uses with only 2 Permitted Use (Livestock and Single Detached Dwelling). Eating Establishment – Major and Visitor Accommodation – Major are not allowed on LSD 12 (they are labelled as "X"). Visitor Accommodation – Minor is defined as "…Visitor Accommodation with five (5) or less rooms or dwelling units…" – any application for this use is discretionary and the Applicants would need to meet the requirements of the Land Use Bylaw including minimum setbacks, maximum building height, parking, site servicing, etc. (unless variances are applied). The size of the parcel and its constraints (waterbody setback, proximity to the slope / riverbank, wildlife corridor, impact analyses, etc.) will shape any future development application in accordance with the MDP and LUB. Further, there is no minimum parcel size for the TR District despite the "purpose" of the district stating, "large parcels of land". Retreat density for Bylaw 10-26 that received First Reading is "Tourism & Recreation District 1-10ac. – At the discretion of the Development Authority based on the Development Permit application submission". As written, LSD 12 could have more than 3 people for a Retreat – Day Use or a Retreat – Day Use & Overnight based on the application's merit and review process. Bylaw 10-26 proposes a minimum 30m Rear Yard setback from the Kananaskis River for LSD 12, as does Section C.4.5.1 of Bylaw 10-26.

	Public Submission Suggestion: Require that the intensity of permitted uses on LSD 12 be measurable to the parcel's size and environmental constraints, including animal population limits for equestrian operations as already exists for Livestock uses. Retain setback standards appropriate for commercial tourism uses rather than reducing them to residential levels to accommodate intensive uses on a parcel that is too small for them. Resolve the inconsistency between retreat use density limits and the number of permitted Visitor Accommodation units before the bylaw is finalized. Require an environmental impact assessment before permitting intensive uses on a parcel that overlaps a wildlife corridor, floodplain, and river setback zone. Preserve the existing case-by-case variance mechanism under Section B.13.4.2(c)(i) rather than replacing it with a blanket reduction.	For Livestock Use on LSD 12, under the recommended amendments to D.2.2.11 (Table 36) LSD 12 is limited to: - At the discretionary of the Development Authority for "Category A" Livestock (1 Cow, Horse, Donkey, or Mule), "Category B" Livestock (2 Feeder Cattle or Swine) and "Category C" Livestock (5 Sheep, Goats, Alpacas, or Llama); - 10 Geese or Turkeys ("Category D" Livestock); and - 20 Chickens, Ducks, Rabbits, Roosters or Peacocks (Category "E" Livestock) – all as Permitted Uses if for 3 acres. Under **NEW** D.2.2.14, notwithstanding the Equivalent Animal Units within Table 36, the Development Authority may approve **lower** Animal Units on any given Parcel in accordance with the feeding, pasture and manure management plan submitted by the Applicant, and/or applicable Provincial legislation. Under B.13.2.1.bb) and cc) LSD 12 could apply for more than 1.0 per 3 acres as a D-A use or 2.0 Animal Units per 3 acres as a D-MPC use. Administration does not see a density inconsistency between Retreat and Visitor Accommodation – Minor Uses for LSD 12 as explained above. D.3.2.1 – specific regulations for Visitor Accommodations. E.2.3.2. states that the Development Authority may require any of the following be submitted for a development application, including h) Development Impact Assessment and/or Environmental Site Assessment; j) Floodplain Study; and) Any other such information that may be required at the discretion of the Development Authority. E.2.4.3 – detailed Livestock Application requirements. E.2.4.6 – detailed Retreat Application requirements. Administration recommends one edit here – the mandatory requirement for a "Wildlife Impact Assessment" for any discretionary use application – this is in accordance with the current Rafter Six Area Structure Plan that identified this requirement for LSD 12 before any future development. In addition, Administration has provided Council with some other edit options in response to this submission.
	Support: Those representing LSD 12, this group largely supported the bylaw but requested additional opportunities and specific relaxations for their property. Current prohibitions are too restrictive for lands that have welcomed tourists for over a century.	During the Public Hearing, Administration provided context regarding why these two neighboring TR parcels are treated differently in the draft bylaw. Administration clarified that the difference in permitted intensity is based on parcel size (3 acres vs. 80 acres) and physical site constraints like the proximity to the river on LSD 12. Administration recommended maintaining the proposed amended setbacks from First

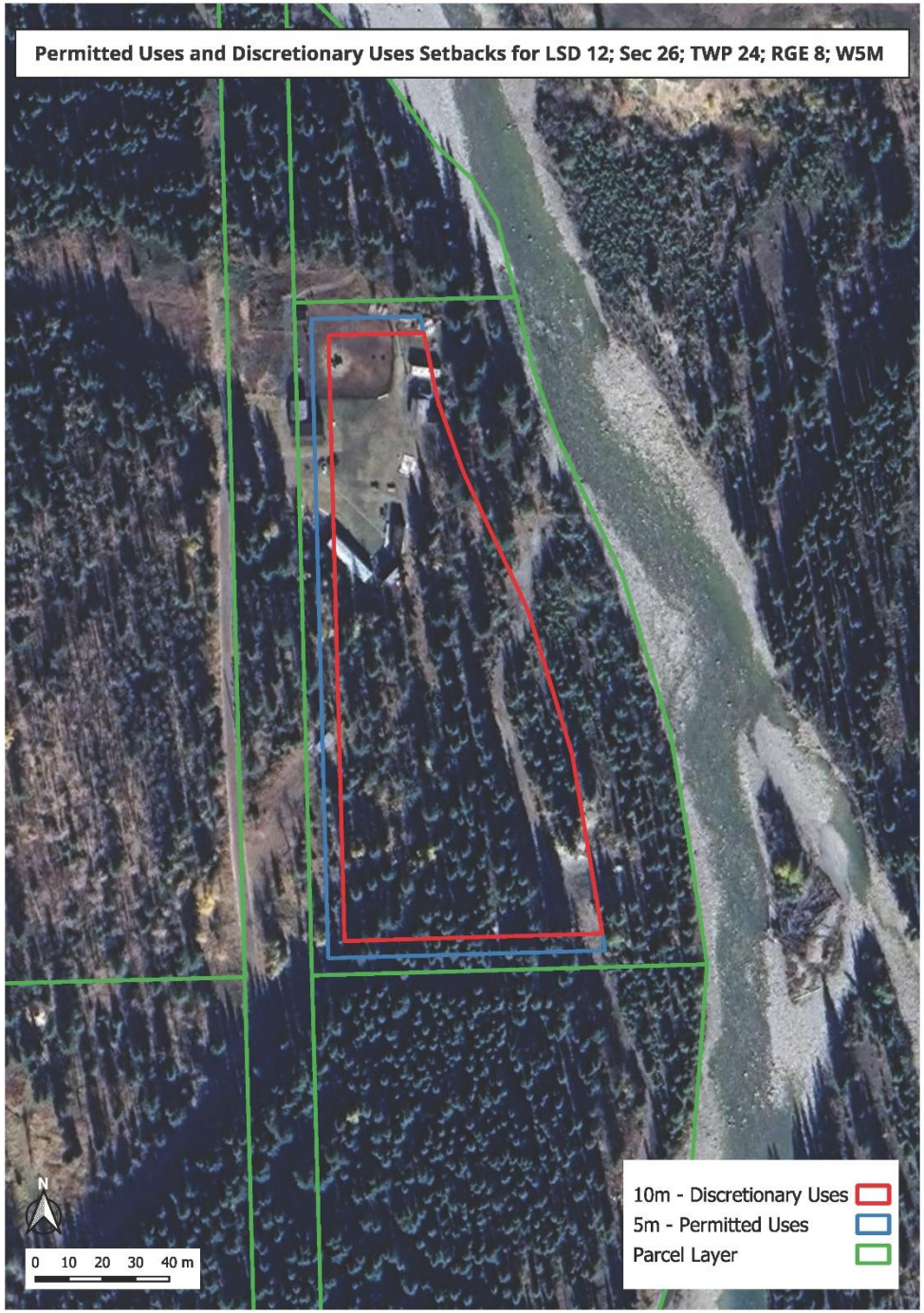
	Raised concerns regarding fairness, stating that certain uses on their property require MPC review while adjacent properties appeared to face fewer restrictions or only administrative review. **Public Submission Suggestion:** Landowners requested that 'Campground' (specifically for glamping units) and 'Places of Religious Assembly' (for weddings or Bible study) be added as approved uses for LSD 12. They strongly urged Council to honor a 5-meter setback for front and side yards, which they stated had been agreed upon during a previous 2023 public hearing. Requested change from D-MPC to D-A for several identified Uses.	Reading of Bylaw 10-26 (rather than reducing to a minimum of 5m for all uses) to manage the impact of any future commercial uses on such a small parcel. Administration suggested that "glamping" on LSD 12 is more appropriately regulated as Visitor Accommodation – Minor use rather than a Campground. Also noted is that Places of Religious Assembly use refers to organizations and that private religious gatherings are already protected as a Charter Right. Administration has provided an option for Council to amend the definition for "Places of Religious Assembly" to exclude Bible study.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.13.2.1.e) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Accommodation, Visitor – Minor: D-A	None.	1. Accommodation, Visitor – Minor: ~~D-A~~ D-MPC 2. Accommodation, Visitor – Minor: ~~D-A~~ X
B.13.2.1.h) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Animal Boarding and Training Services: D-A	None.	1. Animal Boarding and Training Services: ~~D-A~~ D-MPC 2. Animal Boarding and Training Services: ~~D-A~~ X
B.13.2.1.u) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Eating Establishment, Minor: D-MPC	None.	1. Eating Establishment, Minor: ~~D-MPC~~ D-A 2. Eating Establishment, Minor: ~~D-MPC~~ X
B.13.2.1.v) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Environmental Education Facilities: D-MPC	None.	1. Environmental Education Facilities: ~~D-MPC~~ D-A 2. Environmental Education Facilities: ~~D-MPC~~ X
B.13.2.1.w) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Health and Wellness Centre: D-MPC	None.	1. Health and Wellness Centre: ~~D-MPC~~ D-A 2. Health and Wellness Centre: ~~D-MPC~~ X
B.13.2.1.hh) – [LSD 12; SEC 26;	Recreation Staging Area: D-MPC	None.	1. Recreation Staging Area: ~~D-MPC~~ D-A 2. Recreation Staging Area: ~~D-MPC~~ X

TWP 24; RGE 8; W5M]			
B.13.2.1.ll) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Retail Store: D-A	None.	1. Retail Store: ~~D-A~~ D-MPC 2. Retail Store: ~~D-A~~ X
B.13.2.1.mm) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Retreat, Day Use & Overnight: D-MPC	None	1. Retreat, Day Use & Overnight: ~~D-MPC~~ D-A 2. Retreat, Day Use & Overnight: ~~D-MPC~~ X
B.13.2.1.nn) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Retreat, Day Use: D-A	None	1. Retreat, Day Use: ~~D-A~~ D-MPC 2. Retreat, Day Use: ~~D-A~~ X
B.13.4.1.f) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Minimum Front Yard Setback – Principal Building: 5.0 m (16.4 ft)	None. See map below.	Increase minimum front yard setback for the Principal Building
B.13.4.1.g) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Minimum Interior Side Yard Setback – all buildings: 5.0 m (16.4 ft) for Permitted Uses 10.0 m (32.8 ft) for Discretionary Uses	None. See map below.	Increase or reduce minimum interior side yard setbacks for permitted and/or discretionary uses.
B.13.4.1.h) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Minimum Exterior Side Yard Setback – all buildings: 5.0 m (16.4 ft) for Permitted Uses 10.0 m (32.8 ft) for Discretionary Uses	None. See map below.	Increase or reduce minimum exterior side yard setbacks for permitted and/or discretionary uses.
B.13.4.1.i) – [LSD 12; SEC 26; TWP 24; RGE 8; W5M]	Minimum Front Yard Setback – Accessory Buildings: 5.0 m (16.4 ft) for Permitted Uses 10.0 m (32.8 ft) for Discretionary Uses	None. See map below.	Increase or reduce minimum front yard setback for permitted or discretionary Accessory Buildings
Add NEW B.13.4.4	None.	A Wildlife Impact Assessment **shall** be submitted for any application for a Discretionary Use on LSD 12; Sec 26; TWP 24; Rge 8; W5M, unless an exemption has been granted by the Development Authority.	None.
F.1	**Places of Religious Assembly:** Means a development owned by a religious organization used for worship and related religious, philanthropic or social activities including	None.	Means a development owned by a religious organization used for worship and related religious, philanthropic or social activities including

	accessory rectories, manses, classrooms and auditoriums. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. This does not include schools.		accessory rectories, manses, classrooms and auditoriums. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. This does not include schools or Bible study taking place on private property.


Permitted Uses and Discretionary Uses Setbacks for LSD 12; Sec 26; TWP 24; RGE 8; W5M
N
0 10 20 30 40 m
10m - Discretionary Uses
5m - Permitted Uses
Parcel Layer

11. Retreats

What we heard:

Key Points	Public Submission Feedback	Administration's Response
Proposed Density (1 person per acre)	Numerous residents argued that the proposed density of one person per acre was significantly too high for rural Agricultural Conservation (AC) and Small Holdings (SH) districts, representing a significant increase over the current benchmark of 1 person per 10 acres **Public Submission Suggestion:** Replace fixed "one person per acre" limits with site-specific capacity determined through technical servicing plans Establish 3 different categories for Retreats, Day-Use, Overnight Minor and Overnight Major. **1–10 acres:** 1 person per acre **Greater than 10–40 acres:** 0.5 persons per acre **Greater than 40 acres:** 0.25 persons per acre **Retreat – Overnight Minor:** Five (5) or fewer guest rooms, cabins, or accommodation units, and may also include Retreat – Day Use activities. **Retreat – Overnight Major:** More than five (5) guest rooms, cabins, or accommodation units, and may also include Retreat – Day Use activities. Note: Retreat – Overnight Major is not permitted in AC or SH districts. By making these amendments, it creates a clearer distinction between small-scale retreat uses and larger commercial tourism operations. Second, it better reflects the intent of the AC and SH districts, along with the MDP policies that support small-scale tourism with minimal impacts on neighbouring properties and the environment. Third, it helps avoid unintended outcomes that can occur with retreat density being regulated only through a broad "per persons per acre" calculation, particularly when there are no accompanying limits on accommodation units, cabins, or building scale. Proposed retreat density needs to be reduced, as many feel it is too much for their rural community, and goes beyond small-scale tourism uses. Keep retreat density in AC and SH lands aligned with the existing low-density rural tourism benchmark of 1 person per 10 acres unless the MDP supports a different standard. Remove or sharply limit the Development Authority's discretion to increase retreat density limits above stated	It is clear from the submissions that the several members of the public think that the proposed retreat densities may be too high, particularly for the AC and the SH areas. People want retreats in those districts to be small-scale as stated in the MDP. They do not want retreat densities to interfere with agricultural operations and grazing, and some want a limit on the number of overnight accommodations allowed. While the current blanket density of 1 person per 10 acres (0.25 person per ha) is not realistic in terms of the types of applications the MD is receiving or has previously approved, the proposed densities in the current version of Bylaw 10-26 allow for more density, with up to 20 people for a 40-acre parcel and up to 160 people for a quarter section, which some AC and SH residents have said is too much. The question is, what density is appropriate? Administration believes that the key here is to keep density small scale in the AC and SH, so that it is secondary to the agricultural operations of the AC District and the residential operations of the SH District. The following MDP Policies are applicable to this topic: - MDP Policy 3.2.1 states "The MD prioritizes agriculture, forestry, on-site natural resource development, and recreation and tourism development in the Rural Conservation Area, identified in Maps #3 and #4". - MDP Policy 3.2.3 states "The MD may consider non-agricultural uses on lands that are unsuitable for agriculture or where existing agricultural operations, and future opportunities are not compromised by proposed uses". - MDP Policy 3.2.13 The MD may support small-scale tourism uses that have minimal impacts on the environment and adjacent neighbours". - MDP Policy 4.5.3 states "Notwithstanding Policies 4.5.1 and 4.5.2, the MD supports tourism uses across the MD and may be supportive of expanding existing tourism uses in any area of the MD. Further, the MD will evaluate the scale, impact to adjacent land uses, and environmental impact on a site-by-site basis when considering new and the expansion of existing tourism uses and development".

	maximums. Define retreat narrowly so it cannot be uses a substitute for visitor accommodation or STR, or at least state that retreat cannot be uses as a substitute for visitor accommodation or short-term rental.	- MDP Policy 4.5.4 states "The MD shall support the expansion and diversification of tourism while considering adjacent land uses, impacts to the natural environment and wildlife, and potential mitigation strategies." - MDP Policy 4.5.5 states "The MD will encourage new tourism development, and the expansion of existing development, north of the Ghost River". - MDP Policy 4.5.7 states "The MD generally supports small-scale recreation development and tourism uses across the MD that are compatible with the existing rural landscape, on a site-specific basis, provided that: (a) the natural landscape is not significantly altered; (b) the development incorporates natural landscape features found on, and adjacent to, the development site; (c) the development does not require urban-type water distribution or sewage collection systems; (d) the development is limited to relatively low-density site usage; (e) adequate parking is provided on site; (f) potential nuisances such as noise, odour, visual impacts, and congestion are mitigated from existing uses and development; and (g) the development does not require any significant road upgrades due to increased traffic levels. - MDP "Small-Scale Tourism" definition states "means a use or high-quality, local, community-based experience or activity that emphasizes a unique destination, culture, and environment. This approach supports the local economy, while minimizing long-term impact by not requiring permanent facilities or infrastructure to support its operation and embracing the principle of leaving no trace. Examples of small-scale tourism include trapping, guided walking or kayaking tours and organized horseback riding, etc." Sections D.3.4.1.a), D.3.4.1.b) [as amended below], D.3.4.2, and E.2.4.6.a) – g) meet the intent of the MDP Policies provided above. While Administration notes that the examples provided within the MDP "Small Scale Tourism" definition appear limited for development purposes, Administration believes that "Retreat" uses as proposed within Bylaw 10-26 fit the intent of this definition and the relevant MDP Policies above.
	Two Landowners welcome the increased density provisions for retreats under D.3.4.1(a), but they still feel that it limits landowners somewhat and should instead be open to the Development Authority to decide on the density limits. **Public Submission Suggestion:** Development Authority should decide on density limits.	
Livestock and Agricultural Interference	Ranchers expressed concern that high visitor density (e.g., 160 people on a quarter section) would cause noise and commotion, disturb livestock and interfere with grazing. Also concerned that retreat regulations do not limit the number of accommodation units or require clustering or massing of retreat development. Development will be too scattered, sterilizing lands for future agricultural operations. Supports small-scale tourism that remains secondary to agriculture.	
Change the Model for Retreats	There should be 3 categories of Retreats, Day-Use, Overnight Minor and Overnight Major. Has suggested densities for each use. Overnight major would not be permitted in AC or SH. **Public Submission Suggestion:** Suggestion has been included under the density concern column above.	
Studies Required are too restrictive	The mandatory application list (Water/Wastewater plans, Wildlife Impact Mitigation Plans, etc.) is too onerous and intimidating for small-scale or one-off day-use retreats **Public Submission Suggestion:** There should be language that softens the possibility that all of these will apply for every type of retreat. There is a suggestion from one submission, for example, that states that if we require a Wildlife Impact Mitigation Plan, no one will have a retreat.	
Definition	Concern that the proposed retreat definition is broad enough that it may be too similar to visitor accommodation, which is not permitted in the proposed draft.	

		Administration has considered the public feedback and has provided amendments for Council to consider. While public submissions have also indicated that Retreat density should entirely be left up to Development Authority discretion, Administration is of the opinion that we need to indicate at least some metric for density to keep Retreat uses small scale, with the option to increase or decrease density on a case-by-case basis

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
D.3.4.1.a) and b)	Retreat – Day Use and Retreat – Day Use & Overnight shall have: a) A maximum density in accordance with Table 37 below; and b) A 24-hour on site manager (either landowner or on-site staff).	None.	Council to confirm they are satisfied with these regulations for all Retreat – Day Use and Retreat Day Use & Overnight approvals.
D.3.4.1 (Table 37)	See below **– Current**	See below **– Recommended**	1. Other suggestion by Council? 2. None.
D.3.4.2	Notwithstanding the maximum density requirements of Table 37, the maximum density for Retreat – Day Use and Retreat – Day Use & Overnight may be increased or decreased in the sole discretion of the Development Authority based on the scope of and type of Retreat – Day Use or Retreat – Day Use & Overnight within the Development Permit application submission, all feedback received from adjacent landowners during the Development Permit application circulation, and comments received from internal M.D. departments and/or external agencies during the Development Permit application referral process in accordance with this Bylaw.	None.	Council to confirm they are satisfied with this regulation for all Retreat – Day Use and Retreat Day Use & Overnight approvals.
Add NEW D.3.4.3	None.	Overnight accommodations for Retreat – Day Use & Overnight Uses within the Agriculture Conservation District and the Small Holdings District cannot exceed 50% of the approved Retreat – Day Use density, unless otherwise approved in the sole discretion of the Development Authority.	None.

E.2.4.6. a) – g)	In addition to other application requirements specified in this Bylaw, an Application for a Retreat – Day Use or Retreat – Day Use & Overnight shall submit the following. a) Detailed description of the proposed activities, events, and land uses occurring on the site, including the maximum anticipated number of people and employees on the site at one time; b) Water and Wastewater Servicing Plan; c) Solid Waste Disposal Plan; d) Emergency Response Plan; e) Wildfire Risk Reduction Plan; f) Noise Abatement Plan; and g) Wildlife Impact Mitigation Plan.	In addition to other application requirements specified in this Bylaw, an Application for a Retreat – Day Use or Retreat – Day Use & Overnight shall submit the following. a) Detailed description of the proposed activities, events, and land uses occurring on the site, including the maximum anticipated number of people and employees on the site at one time; b) Water and Wastewater Servicing Plan; c) Solid Waste Disposal Plan; d) Emergency Response Plan; e) Wildfire Risk ~~Reduction Plan~~ Assessment; f) Noise Abatement Plan; and g) Wildlife Impact Mitigation Plan.	1. In addition to other application requirements specified in this Bylaw, an Application for a Retreat – Day Use or Retreat – Day Use & Overnight ~~shall~~ may submit the following: a) Detailed description of the proposed activities, events, and land uses occurring on the site, including the maximum anticipated number of people and employees on the site at one time; b) Water and Wastewater Servicing Plan; c) Solid Waste Disposal Plan; d) Emergency Response Plan; e) Wildfire Risk ~~Reduction Plan~~ Assessment; f) Noise Abatement Plan; and g) Wildlife Impact Mitigation Plan. 2. Council may choose to delete any or all of a) through g) and/or add any requirement of their choosing.
F.1	**Retreat – Day Use:** Means a building, group of buildings, or land: a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services, but does not include overnight stays or accommodations.	None.	None.
F.1	**Retreat – Day Use & Overnight:** Means a building, group of buildings, or land: a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services and overnight stays or accommodations.	None.	1. Accept Administration's recommendation (add **NEW** D.3.4.3 and revise to a maximum of 80 people in AC District). 2. Add NEW **Retreat – Day Use & Overnight – Minor:** Means a maximum of five (5) guest rooms, cabins, or

			accommodation units, and may include Retreat – Day Use activities.
F.1	None.	None.	Add **NEW** **Retreat – Day Use & Overnight – Major:** Means more than five (5) guest rooms, cabins, or accommodation units, and may include Retreat – Day Use activities.

D.3.4.1 – Table 37: Maximum Density Per Parcel for Retreat – Day Use and Retreat – Day Use & Overnight – Current		
Land Use District	**Parcel Size**	**Maximum Density Per Parcel for Retreat – Day Use and Retreat – Day Use & Overnight**
Agriculture Conservation and Small Holdings	1 – 10ac.	At the discretion of the Development Authority based on the Development Permit application submission
	11 – 40ac.	0.5 person per acre*
	>40ac.	1 person per acre
Tourism & Recreation	1 – 10ac.	At the discretion of the Development Authority based on the Development Permit application submission
	>10ac.	1 person per acre
Other	Any size	At the discretion of the Development Authority based on the Development Permit application submission

*If a maximum density calculation results in a 0.5 person, the density number shall be rounded up to the next whole number.

D.3.4.1 – Table 37: Maximum Density Per Parcel for Retreat – Day Use and Retreat – Day Use & Overnight – Public Submission Suggestion		
Land Use District	**Parcel Size**	**Maximum Density Per Parcel for Retreat – Day Use and Retreat – Day Use & Overnight**
Agriculture Conservation and Small Holdings	1 – 10ac.	~~At the discretion of the Development Authority based on the Development Permit application submission~~ 1 person per acre
	11 – 40ac.	0.5 person per acre
	>40ac.	0.25 person per acre ~~1 person per acre~~

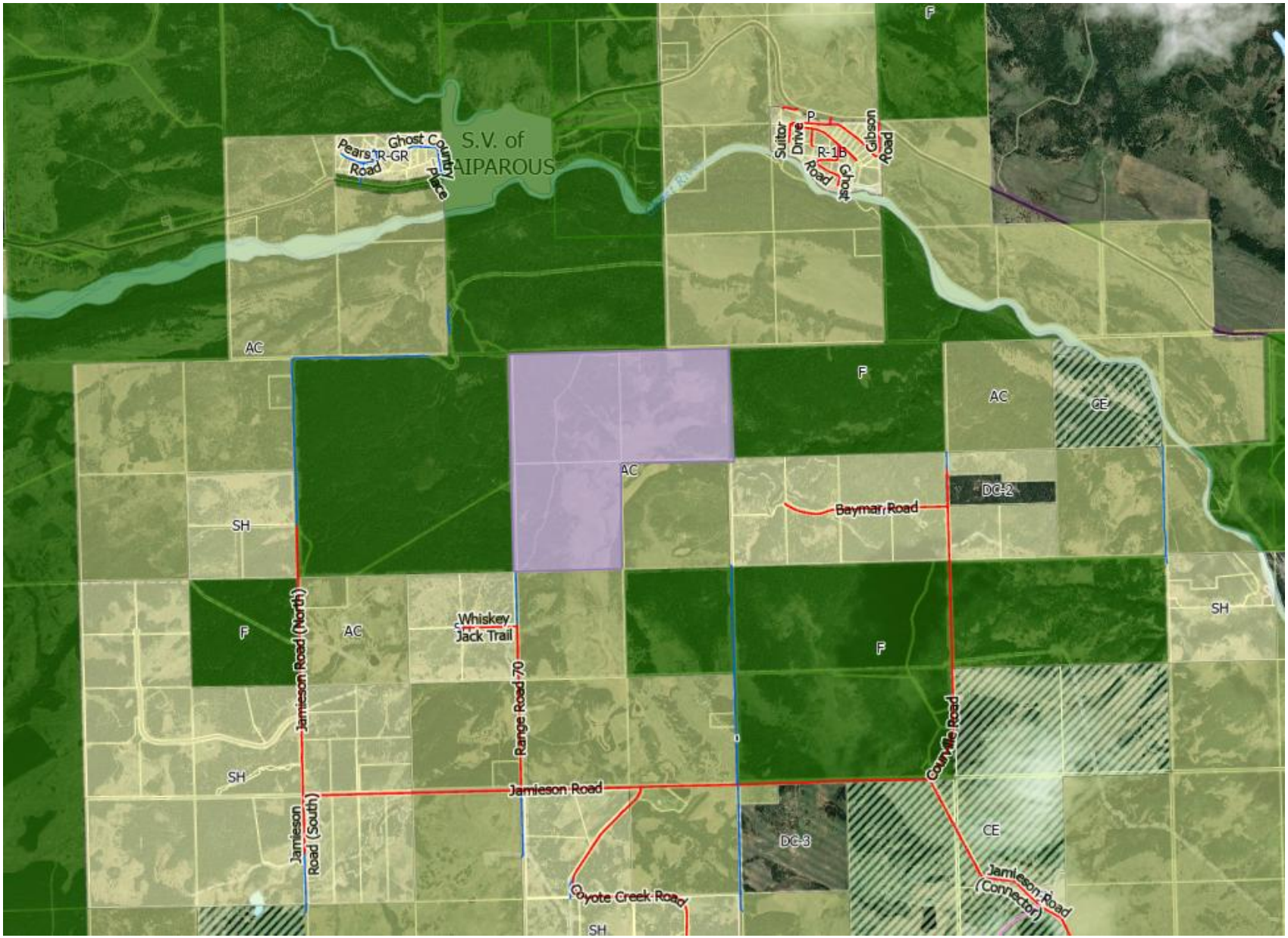
D.3.4.1 – Table 37: Maximum Density Per Parcel for Retreat – Day Use and Retreat – Day Use & Overnight – Recommended		
Land Use District	**Parcel Size**	**Maximum Density Per Parcel for Retreat – Day Use and Retreat – Day Use & Overnight**
Agriculture Conservation and Small Holdings	1 – 10ac.	At the discretion of the Development Authority based on the Development Permit application submission

	11 – 40ac.	0.5 person per acre*
	>40ac.	1 person per acre to a maximum of 80 people
Tourism & Recreation	1 – 10ac.	At the discretion of the Development Authority based on the Development Permit application submission
	>10ac.	1 person per acre
Other	Any size	At the discretion of the Development Authority based on the Development Permit application submission

~~*If a maximum density calculation results in a 0.5 person, the density number shall be rounded up to the next whole number.~~

12. Site Specific Amendment – Visitor Accommodation – Minor (NE¼, SW¼ and NW¼-31-26-6-W5M)

Location Map: NE¼, SW¼ and NW¼-31-26-6-W5M (purple shading)



Public Submission Feedback	Administration's Response
The landowners, Claire Steinmann and Michael Bussoli, requested a site-specific "notwithstanding" clause to allow Visitor Accommodation – Minor to continue on their 480-acre Agriculture Conservation (AC) parcel. They argued that the [latest draft] Land Use Bylaw (LUB) removes "Visitor Accommodation – Minor" from the AC district, leaving their 13-year operation with no legal pathway to continue. They noted that operating as a Bed and Breakfast is impossible due to the home's layout and the fact that it is a part-time residence, not a primary one. The owners emphasized that rental income funds the stewardship of the land, including forest management and the protection of 160 acres under a conservation easement (with plans for the remaining 320 acres). They host approximately 45 stays per year, capped at 12 guests, with strict vetting and a code of conduct to ensure a quiet, respectful environment. They held an open house and neighbor survey, which they claimed showed overwhelming local support and no history of noise or traffic complaints. **Opposition / Concerns:** A written submission from nearby landowners stated they were incorrectly listed as supporters on the owners' map and cited past issues with cattle trespassing and guests using ATVs on their land. Another Landowner in SH, on behalf of 26 neighbors, and another family also expressed concern that introducing such uses in the AC or SH Districts should require a thorough, separate public process. **Public Submission Request:** *"Proposed Clause B.10.2.3 Notwithstanding the provisions of B.10.2.2, SW¼, NE¼ and NW¼ of Section 31-26-6-W5M may be used for a Visitor Accommodation, Minor as* ***a Permitted Use****"* ***or*** *"Proposed Clause B.10.2.3 Notwithstanding the provisions of B.10.2.2, SW¼, NE¼ and NW¼ of Section 31-26-6-W5M may be used for a Visitor Accommodation, Minor as* ***a Discretionary Use, subject to MPC approval.****"*	Administration recommends against this site-specific amendment during the comprehensive LUB rewrite. This specific Visitor Accommodation type use has never been compliant with any previous nor current Land Use Bylaw. The landowners are aware of this non-compliance issue and have been aware of this for several years. Administration recommends that the landowners apply for a separate LUB Amendment application, which would include its own Public Hearing after the new LUB (Bylaw 10-26) has been adopted. The Round 2 public engagement results from the "What We Heard Report" show the feedback on this use within the AC District was split (Question #50) with 42% (29 people) disagreeing, 39% (27 people) in agreeance with this change, and notably, 19% (13 people) responded as neutral to this proposed change. It should be noted however that the detailed breakdown for the Jamieson Road Area shows a majority of respondents are opposed to the addition of this use at 56% (18 people), with 31% (10 people) in agreement, 6% (2 people) as neutral to this proposed use, and 6% (2 people) as "not applicable to me". During the LUB public engagement process, Administration encouraged the landowners to meaningfully participate in the ongoing LUB public engagement with no guarantee that the updated draft and/or final LUB would be written with Visitor Accommodation – Minor in the AC and/or the SH Districts (which they did). In addition, Administration provided the landowners with several LUB Amendment application options (verbally and in writing) for them to consider in the future. Administration were also very clear on what edits we were prepared to take forwards under this LUB review [this did not include a site-specific amendment] and did inform the landowners to engage Council however they felt best during the Public Hearing process – they chose site-specific amendment options, which Administration does not support under this project. Administration has no objection to the landowners applying for a stand-alone site-specific LUB amendment in the future. Council should understand that accepting this site-specific amendment does not legalize a "grandfathered use", it simply allows an existing non-compliant use to be applied for on this specific site under the new LUB. Further, Administration can not comment on the survey / engagement process that was conducted by the landowners for these proposed site-specific amendments, nor can Administration confirm that all landowners who could be affected by this use on this property were engaged appropriately by the landowners for this site-specific request. However, Administration has provided Council with 3 options to consider in response to the request from the landowners and the Round 2 public engagement survey results.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
Add NEW B.10.2.1.c) **Renumber remaining uses**	None.	None.	1. Accommodation, Visitor – Minor: D-MPC
Add NEW B.10.2.2	None.	None.	1. Notwithstanding Section B.10.2.1, the land legally described as NE; Sec. 31; Twp. 26; Rge. 6; W5M may be used for Visitor Accommodation – Minor in accordance with this Bylaw as a Discretionary Use – Admin. 2. Notwithstanding Section B.10.2.1, the land legally described as NE; Sec. 31; Twp. 26; Rge. 6; W5M may be used for Visitor Accommodation – Minor in accordance with this Bylaw as a Discretionary Use – Municipal Planning Commission.

Location Map: NE¼-31-26-6-W5M (purple shading)



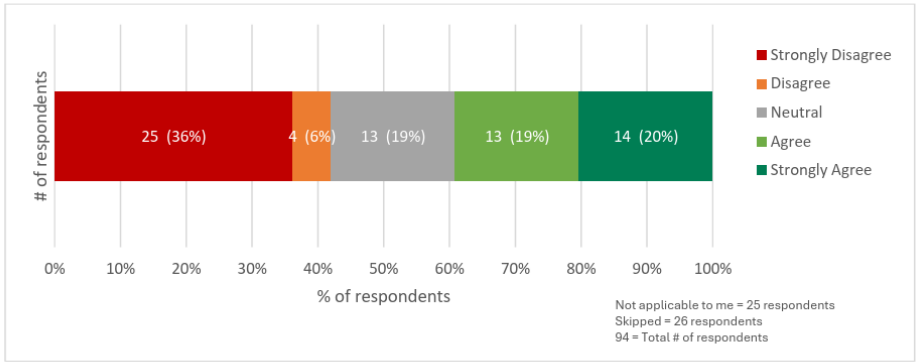


Figure 35 Responses to online survey Q50

Location	Total # of respondents	Q50) FOR ALL PARCELS IN THE R1-S DISTRICT - What is your level of agreement for adding Visitor Accommodation (Minor) as a Discretionary use – MPC to the AC District [currently allows B&B & Retreat]?
Rural Area – North region (Burnt Timber / Hwy 579)	0	N/A
Hamlet of Harvie Heights	5	**40% (2) Agree & Strongly Agree** **40% (2) Disagree & Strongly Disagree** Not applicable to me: 20% (1)
Rural Area – Around Benchlands / Ghost Country Place / Pears Road / Hwy 40/ Hwy 1A	8	**37.5% (3) Agree & Strongly Agree** 25% (2) Disagree & Strongly Disagree Neutral: 37.5% (3)
Hamlet of Benchlands	13	**38% (5) Agree & Strongly Agree** 23% (3) Disagree & Strongly Disagree Neutral: 15% (2) Not applicable to me: 23% (3)
	2	**50% (1) Agree & Strongly Agree**
Rural area – Jumping Pound / South of Scott Lake		**50% (1) Disagree & Strongly Disagree**
Hamlet of Exshaw	9	**11% (1) Agree & Strongly Agree** Neutral: 11% (1) Not applicable to me: 78% (7)
Rural Area – Jamieson Road (Small Holdings Policy Area)	32	**56% (18) Disagree & Strongly Disagree** 31% (10) Agree & Strongly Agree Neutral: 6% (2) Not applicable to me: 6% (2)

13. Wildfire Protection Regulations

Public Submission Feedback / Councillor Concern	Administration's Response
Opposed / Concerns: One Councillor objected to requiring private owners in unserviced areas to provide water for firefighting (Section C.4.8.4), calling it a municipal burden. Resident argued that the mandatory requirement for unserviced private owners to provide a year-round water supply with fire department connections (Section C.4.8.4) is an excessive financial burden. Feedback suggested that "FireSmart Principles" for plant selection (Section C.5.5.5) are principles rather than firm regulations and should not be overly prescriptive. Stakeholders requested clearer guidelines and cited standards (rather than individual officer approvals) to guide the interpretation of FireSmart requirements. One resident noted that the MD should recognize the role ranchers play in stewarding the land, as grazing livestock on public and private lands helps reduce fire load across the landscape. **Public Submission Suggestion:** Allow for flexibility in firefighting water supply, such as seasonal, above-ground sources fed by rainwater. Clarify how FireSmart principles are vetted and what guidance is available for bylaw users. Cite specific standards rather than requiring the satisfaction of a specific officer to reduce subjectivity.	Administration notes that language in Section C.4.8.4 was proposed as an "Administrative Amendment" in the Public Hearing package with language changing from "shall be provided" to "may be required". Further, Administration proposed edits to C.4.8.2 as per below. Regarding FireSmart regulations, within the Public Hearing package Administration proposed amendments to C.4.8.1 to clarify which documentation the Development Authority would review to assess whether a new development would require specific site "treatments" (i.e. alternative structure location, fire resistant materials, landscaping / vegetation management) in order to reduce the risks of wildfire in accordance with best practices and a referral to our internal Fire Services department who employ a full-time Fire Prevention Officer who performs FireSmart Risk Assessments and educates landowners on FireSmart awareness and best practices, and is also one of the MD's Fire Safety Codes Officers.

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
C.4.8.1	The Development Authority may, as a condition of a development permit approval, require the applicant to provide means of reducing the risks of wildfire to developments through: a) The location of buildings and structures and applying setback separations, b) Requiring fire resistant building materials and standards for new construction or when replacing	In accordance with recommendations within the FireSmart Canada – FireSmart Residential Guide (June 2025), the Development Authority may, as a condition of a development permit approval, require the applicant to provide means of reducing the risks of wildfire to developments through: a) The location of buildings and structures and applying setback separations, based on best practices and local site context;	None.

	or retrofitting an existing dwelling unit, building or structure, and c) Requiring the implementation of landscaping and vegetation management, and other minimum standards for risk mitigation of wildfire to a development.	b) Requiring fire resistant building materials and standards for new construction or when replacing or retrofitting an existing dwelling unit, building or structure; and c) Requiring the implementation of landscaping and vegetation management, and other minimum standards for risk mitigation of wildfire to a development, in accordance with the landscaping measure specified within this Bylaw.	
C.4.8.2	To reduce the threat from wildfire, the following measures may be required by the Development authority: a) The submission of a Wildfire Risk Assessment; and b) A requirement for the proposed development or subdivision to comply with the recommendations from the Wildfire Risk Assessment as a condition of approval.	To reduce the threat ~~from~~ of wildfire, the following measures may be required by the Development authority: a) The submission of a Wildfire Risk Assessment from a Qualified Professional for development applications in higher wildfire risk areas as determined by the Development Authority; and b) A requirement for the proposed development or subdivision to comply with the recommendations from the Wildfire Risk Assessment as a condition of approval.	None.
C.4.8.4	Where a Municipal water system is not available, a water supply and fire department connection shall be provided, to the satisfaction of the Development Authority in consultation with the MD's Fire Safety Codes Officer, that: a) Is readily accessible by fire fighting vehicles; b) Is available year-round; and c) Will not be affected by seasonal, climatic, or environmental changes.	Where a Municipal water system is not available, a water supply and fire department connection ~~shall be provided~~ may be required, to the satisfaction of the Development Authority in consultation with the MD's Fire Safety Codes Officer, that: a) Is readily accessible by fire fighting vehicles; b) Is available year-round; and c) Will not be affected by seasonal, climatic, or environmental changes.	Mandate the requirement for a Wildfire Risk Assessment from a Qualified Professional for developments in higher-risk areas as determined by Provincial wildfire risk mapping – this could be a **NEW** Section C.4.8.3 notwithstanding regulation to the amended Section C.4.8.2.

14. Miscellaneous Amendments

Public Submission Feedback / Councillor Concern and Questions	Administration's Response
Water Capacity and Servicing Agreements (Dead Man's Flats) - Section B.6.7.1, which restricts uses with significant water consumption in Dead Man's Flats, was described by stakeholders as "ambiguous" and "misplaced"	Administration clarified that because the MD has a service capacity agreement with the Town of Canmore, the regulation is necessary to prevent a single user from consuming a disproportionate share of the entire Hamlet's supply. Administration is not recommending any changes to B.6.7.1. Further, Administration is actively working with the Town of Canmore on updated water / wastewater agreements for DMF and HH.
Dike Systems - Section C.4.4.5, a suggestion was made to require dikes to be *"certified under seal"* by a qualified professional rather than simply being "approved" by the Development Authority – Section C.4.4.5	Administration is not recommending any edits here. C.4.4.2 and C.4.4.5 are clear that professional involvement is required, which means documents submitted must be provided by a Qualified Professional who would stamp / seal the documents, and Administration refers these documents to our Third-Party Review Engineer to ensure the Development Authority can accept them.
Several residents of Lac des Arcs emphasized their preference for the Hamlet to maintain its existing character with no streetlights, no sidewalks, and no bridge.	The Land Use Bylaw does not contemplate these matters.
A concern was raised regarding whether residents operating home-based businesses would face higher commercial taxation.	The Land Use Bylaw does not regulate Property Tax – P&D does provide notice to the MD's Assessor of Notices of Decisions for approved Developments for the purpose of calculating property taxes where improvements are occurring on the lands. The response to this concern is really a question for Council – the MD does not currently charge HBB owners the "non-residential" property tax rate for the area of their home that is occupied by the HBB – the MD only does this for the area of the home occupied by a VAS (now STR-Minor) use. **Does Council wish to expand the application of "non-residential" property tax rates to the area of the home occupied by a HBB-Minor and/or HBB-Major use?**
Councillors noted a recent increase in numbers of individual signs at dwelling units with approved suites. Reeve Rosvold requested that the bylaw specify only one MD-approved sign design be allowed for these uses.	Administration is proposing to update D.6.5.3, D.6.5.5, and D.6.5.9. to limit this type of signage to one (1) per site. These sections already limit signage to an "MD approved sign".
A member of the public shared concerns regarding "Staff Accommodation / Housing" including: Raised concerns that projected growth in the MD and Bow Valley lacks a clear plan for where the necessary service staff will live. "Staff housing" was defined broadly by some to include residents' children who wish to stay in the valley but are priced out of the current market. Emphasized that secure housing is a right and that diverse housing types, including staff accommodation and rentals, benefit the community fabric.	Administration recommends no changes to the districts currently allowing Staff Accommodation. The LUB definition of Staff Accommodation is tailored to support on-site business operations (such as a ranch or hotel housing its own employees). Broader community needs for attainable or affordable housing for local workers or families are better addressed through the bylaw's "Accessory Dwelling Unit" provisions and reduced building size minimums, which provide flexible options for residents to create secondary dwelling unit(s) for family and staff. If Council wishes to prioritize staff-specific housing further, they may move to add "Accommodation, Staff" as a Discretionary Use in the Hamlet Mixed-Use (HMU) District.

Strong support for reducing minimum habitable floor areas to allow for smaller, more cost-effective home designs. **Public suggestions for this topic included:** Mandate staff housing on MD-owned lands or specific parcels east of Dead Man's Flats currently zoned HI (Industrial), P (Public), and TR (Tourism/Recreation). Use the LUB rewrite to proactively solve regional housing shortages through increased density and smaller unit sizes.	
The LUB currently lacks permitting frameworks for certain green energy categories, specifically geothermal/aquifer heat exchanges and combined wind/solar roof systems. New construction should be mandated to include "solar-ready" features, such as uninterrupted south-facing roofs and conduits to attics for future wiring. **Public Submission Suggestion:** Expand Energy Definitions: Include geothermal energy and ground-source heat pumps alongside wind and solar.	Administration clarified that many of these technical requirements (electrical panel sizes, battery storage, and internal conduits) are governed by the National Building Code – Alberta Edition rather than the Land Use Bylaw. The MD has consulted with other Professional Planners and Legal Counsel and have been advised against implementing LUB requirements that exceed or duplicate the National Building Code. Administration does not recommend any edits to the LUB.
Modern homes require higher electrical standards to support future needs, suggesting a minimum 200-amp main panel and dedicated space for 80–100 KWH battery storage. **Public Submission Suggestion:** Building Design Mandates: Require solar-ready roof designs, electrical conduits, and minimum 200-amp panels for new dwellings.	
All new commercial parking lots and residential parking spaces should be roughed-in for Level 3 EV charging to support the transition to electric vehicles. **Public Submission Suggestion:** EV Infrastructure: Mandate Level 3 EV charging rough-ins for all new parking developments	EV charging is already addressed in Section C.3.7(e) as a permitted although not a mandated use. For geothermal energy, a Development Permit is typically not required, as these systems are managed through the Safety Codes permitting process. Administration does not recommend any edits to the LUB. However, an edit option has been provided for Council consideration.
Temporary RV Occupancy in Hamlets - The current subsection C.3.10.2 prohibits occupancy of a recreational vehicle for more than fourteen (14) days in Rural Districts. Council inquired why this provision was not repeated for the R-1, R-1S, or CR Hamlet districts.	Administration does not advise that Council allow temporary occupancy of a Recreational Vehicle for up to fourteen (14) days in Hamlets and CR Districts as this type of use could get out of control very quickly within the spring, summer, and autumn months with wiring, generators, other nuisances in large numbers within MD streets.
Landscape Separation Islands (Section B.14.9.1.d),(i).) – Council requested the removal of the requirement for landscape "islands" in parking lots, noting they reduce available stalls in areas where parking is already at a premium.	Administration notes this provision is only a requirement in the Highway Commercial District (HWY-C), specifically for Scott Lake Hill and is a subsection that was carried over directly from Bylaw 09-Z/18, as amended (Subsection 22.6.3.a).) Notwithstanding this, Administration proposes to delete B.14.9.1.d).(i).
Council questioned the prohibition of standalone retail liquor stores in the Hamlet Mixed Use District (B.5.8)	This subsection was carried over from Bylaw 09-z/18, as amended (Subsection 24.6.5.a).) Notwithstanding this, Administration proposes to delete B.5.8 and B.5.8.1.
A Council Member suggested adding "where possible" to the requirement for two access points in Dead Man's Flats (Section B.5.5.1, HMU District Requirements - Vehicle Access), noting that one parcel is blocked by a highway.	Administration agrees this is a reasonable amendment and are proposing an amendment to B.5.5.1.

A Council Member asked about shifting decision authority from Council to the MPC or Administration in the Direct Control District (DC-1), previously DC-3. (Subsection B.19.5.1.(a).)	Administration explained this aligns the district with standard processes to speed up application processing time while maintaining MPC involvement for more complex uses on these lands. Administration noted that this district is now the only remaining DC District within the MD, and Administration sees no reason why Council cannot delegate the decision-making authority to Administration and MPC. Administration is proposing an amendment to the language in Section B.19.5.1 for clarity.
A Council Member raised a concern that the lack of height or massing controls in the Agricultural Conservation (AC) district could allow for large commercial-scale developments.	Administration isn't seeing a concern here with most of the uses in the AC District. However, Administration is proposing an edit to B.10.4.1.g) to cap "Retreat – Day Use" and "Retreat – Day Use & Overnight" uses to a maximum of two (2) storeys. This will allow flexibility for landowners on the construction of new structures for these uses or the conversion of existing structures for these uses.
A Council Member suggested exploring managing short-term rentals in rural/AC areas with strict conditions rather than a blanket prohibition.	Administration notes that previous engagement showed strong opposition to this but agreed to provide data on the Small Holdings parcel counts. There are approximately 65 quarter sections within the Jamieson Road Policy Area under the MDP which could be rezoned to Small Holdings and subdivided into up-to 4x 40 ac. parcels per quarter section (on a site-specific basis). Under proposed Bylaw 10-26, these 65 quarter sections are zoned as follows: - 15 are Small Holdings (SH); - 8 are Natural & Protected Areas (formerly Conservation Easement); - 1 is Direct Control 1 (DC-1); - 1 is Forest Area (FA); and - The rest are Agriculture Conservation (AC). As Council can see under Item #2 at the beginning of this RFD, the public engagement survey feedback was **primarily opposed** to STR-Minor use within the SH District, and under Item #12 at the beginning of this RFD, the public engagement survey feedback was **very split** regarding the addition of the following uses within the AC District: 1. Visitor Accommodation – Minor (42% disagree, 19% neutral, 39% agree): - 25 people (36%) strongly disagree - 4 people (6%) somewhat disagree - 13 people (19%) neutral - 13 people (19%) somewhat agree - 14 people (20%) strongly agree 2. Short-Term Rental – Minor (41% disagree, 16% neutral, 43% agree): - 23 people (34%) strongly disagree - 5 people (7%) somewhat disagree - 11 people (16%) neutral - 15 people (22%) somewhat agree - 14 people (21%) strongly agree

	Administration has provided Council with an option to add Visitor Accommodation – Minor back into the AC District under B.10.2.1.c), but did not provide an option to add Short-Term Rental – Minor back into the AC District, however, Council could opt to add this use under B.10.2.1.gg). – and either or both uses could include a % cap.
A Council Member noted that definitions for “Community Buildings” and “Entertainment Facilities” appear to be confusingly similar.	**“Community Buildings and Facilities”** Means buildings and facilities which are available for the use and enjoyment of residents and guests, including clubs, for the purpose of assembly, culture, and recreational activity. “Places of Religious Assembly” are not included in this category. The “Community Buildings and Facilities” use is available within the AC [D-A], SH [D-MPC], and CR [D-A] Districts. The parking requirements for this use is 1 stall per $10m^2$ ($107.6ft^2$). **“Community and Entertainment Facilities”** Means a development for the purpose of entertainment, instruction, or community activity and includes such things as a community hall, homeowners amenity building, museum, art gallery, live performances, theater, concerts and dance festivals. Places of Religious Assembly are not included in this category. The “Community and Entertainment Facilities” use is available within the HMU [D-MPC] and TR [D-MPC] Districts. The parking requirements for this use is 1 stall per $10m^2$ ($107.6ft^2$) of floor area used by patrons plus one parking stall for each employee. The difference between these two uses is the commercial nature of “Community and Entertainment Facilities” intended for larger scale uses and events with employees. Administration sees the overlap and has proposed minor edits to these definitions – the edit to these definitions necessitates amendments for these uses within the TR District, specifically for Plan 241 0890 and Plan 191 0540 located at Brewsters Ranch Estates and Kananaskis Guest Ranch, and the addition of “Community Buildings and Facilities” within the TR District that would not be allowed on LSD 12; SEC 26; TWP 24; RGE 8; W5M: nor LSD 7,8,9; SEC 27; TWP 24; RGE 8; W5M.
A Council Member suggested changing the wording in Section D.5.1.3 (Wildlife Fencing) for community garden fences from "prevents" to "deters" wildlife.	Administration agrees with the suggested amendment.
A Council Member noted confusing language in the Bed and Breakfast regulations, regarding "two bed units per bedroom." (Subsection D.6.5.1.(b).)	A bed unit is defined as: **"Bed Unit”** means a single bed-width space intended to be used by an individual. – Therefore, Administration notes that a one (1) bedroom Bed and Breakfast could have a maximum of two (2) Bed Units, which is equal to two (2) single/twin beds or one (1) queen/king size bed. With the maximum occupancy of that bedroom being two (2) persons. Administration recommends no changes to Subsection D.6.5.1.(b), nor the definition of “Bed Unit” within the proposed Bylaw. Standard conditions of approval for a VAS (now STR) and B&Bs includes maximum number of occupants allowed for each permit based on the scope of the DP (i.e. 1-bedroom vs. 2 bedrooms).

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.5.5.1	In Dead Man's Flats each parcel should have two vehicle access points: one from Second Avenue and one from First Avenue in addition to any other requirements for access in this bylaw (see *Section "C.3 Vehicle Access, Parking and Storage"*).	In Dead Man's Flats each parcel should have two (2) vehicle access points, where possible: one (1) from Second Avenue and one (1) from First Avenue in addition to any other requirements for access in this bylaw (see *Section "C.3 Vehicle Access, Parking and Storage"*).	None.
Delete **B.5.8** **Renumber remaining points**	B.5.8 RETAIL, LIQUOR STORE B.5.8.1 Liquor Stores shall not be a standalone building, but may be allowed within a space or unit within a larger commercial development.	~~B.5.8 RETAIL, LIQUOR STORE~~ ~~B.5.8.1 Liquor Stores shall not be a standalone building,but may be allowed within a space or unit within a larger commercial development.~~	None.
B.13.2.1.m)	**Community and Entertainment Facilities:** **All Parcels Unless Identified:** D-MPC **Plan 241 0890 and Plan 241 0875:** D-MPC on Plan 241 0890; Block 2; Lot 2 only **Plan 191 0540:** D-MPC **LSD 12; SEC 26; TWP 24; RGE 8; W5M:** X **LSD 7,8,9; SEC 27; TWP 24; RGE 8; W5M:** D-MPC	**Community and Entertainment Facilities:** **All Parcels Unless Identified:** D-MPC **Plan 241 0890 and Plan 241 0875:** ~~D-MPC on Plan 241 0890; Block 2; Lot 2 only~~ X **Plan 191 0540:** ~~D-MPC~~ X **LSD 12; SEC 26; TWP 24; RGE 8; W5M:** X **LSD 7,8,9; SEC 27; TWP 24; RGE 8; W5M:** D-MPC	None.
Add NEW **B.13.2.1.n)** **Renumber following uses**	None.	**Community Buildings and Facilities:** **All Parcels Unless Identified:** D-MPC **Plan 241 0890 and Plan 241 0875:** D-A on Plan 241 0890; Block 2; Lot 2 only **Plan 191 0540:** D-A **LSD 12; SEC 26; TWP 24; RGE 8; W5M:** X **LSD 7,8,9; SEC 27; TWP 24; RGE 8; W5M:** X	None.
B.14.9.1.d)(i) **Renumber following points**	A minimum of a 1.8 m (5.9 ft) wide landscaped separation or island shall be used to break up groups of 12 surface parking stalls or more.	~~A minimum of a 1.8 m (5.9 ft) wide landscaped separation or island shall be used to break up groups of 12 surface parking stalls or more.~~	None.
B.19.5.1	Council delegates decision-making authority to the Development Authority and Municipal Planning Commission for decisions in this district in accordance with this Bylaw.	Council delegates decision-making authority to the Development Authority ~~and Municipal Planning Commission~~ for decisions in this district in accordance with this Bylaw.	None.

	a) Permitted Uses (P), Discretionary Uses – Admin (D-A), and Discretionary Uses – MPC (D-MPC) shall be decided in accordance with this Bylaw in ***Part E***.	a) Permitted Uses (P), Discretionary Uses – Admin (D-A), and Discretionary Uses – MPC (D-MPC) shall be decided in accordance with this Bylaw in ***Part E***.	
C.3.10.2	In all rural districts, occupancy of a Recreational Vehicle shall not exceed a total of fourteen consecutive (14) days within a three (3) month period, unless a valid Development Permit has been issued from the Development Authority.	None.	1. In all ~~rural~~ districts, occupancy of a Recreational Vehicle shall not exceed a total of fourteen consecutive (14) days within a three (3) month period, unless a valid Development Permit has been issued from the Development Authority.
D.5.1.3	A wildlife fence at least 2.4 m (7.8 ft) in height and designed to the satisfaction of the Development Authority in consideration of FireSmart Principles shall be erected around a Community Garden site which prevents wildlife including, but not limited to bear, elk, deer, and rabbits, from accessing the garden site.	A wildlife fence at least 2.4 m (7.8 ft) in height and designed to the satisfaction of the Development Authority in consideration of FireSmart Principles shall be erected around a Community Garden site which ~~prevents~~ deters wildlife including, but not limited to bear, elk, deer, and rabbits~~,~~ from accessing the garden site.	None.
D.6.5.5	An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the STR - Minor shall be located on the property. The sign shall: a) Be weatherproof, visible and reasonable readable from the adjacent roadway; and b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2).	An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the STR - Minor shall be located on the property. The sign shall: a) Be weatherproof, visible and reasonable readable from the adjacent roadway;~~ and~~ b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2)~~.~~;~~ and~~ c) Limited to a maximum of one (1) sign per Short-Term Rental – Minor.	None.
Revise D.6.5.8 to D.6.5.9	Where the maximum limit of Short-Term Rentals set forth in the District regulations has been approved in a Hamlet, no additional approvals shall be granted unless a Development Permit for a Short-Term Rental: a) Is cancelled by the M.D.; or b) Is cancelled by the landowner in writing.	Where the maximum limit of Short-Term Rentals set forth in the District regulations has been approved in a Hamlet, no additional approvals shall be granted unless a Development Permit for a Short-Term Rental: a) Is cancelled by the M.D.; or b) Is cancelled by the landowner in writing.	None.
Revise D.6.5.9 to D.6.5.8	An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the STR - Minor shall be located on the property. The sign shall:	An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the STR - Minor shall be located on the property. The sign shall:	None.

	a) Be weatherproof, visible and reasonable readable from the adjacent roadway; and b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2).	a) Be weatherproof, visible and reasonable readable from the adjacent roadway; ~~and~~ b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2)~~.~~; ~~and~~ c) Limited to a maximum of one (1) sign per Short-Term Rental – Major.	
E.2.2.1	A Development Permit is not required for the following developments provided that the proposed development complies with all applicable regulations (such as height, setbacks, density) of this Bylaw:	None.	A Development Permit is not required for the following developments provided that the proposed development complies with all applicable regulations (such as height, setbacks, density) of this Bylaw: bb) Geothermal Energy – provided it meets Safety Codes standards and setbacks requirements.
F.1	**Community and Entertainment Facilities** Means a development for the purpose of entertainment, instruction, or community activity and includes such things as a community hall, homeowners amenity building, museum, art gallery, live performances, theater, concerts and dance festivals. Places of Religious Assembly are not included in this category.	**Community and Entertainment Facilities** Means a development for the purpose of entertainment, instruction, or community activity and includes such things as a community hall for events, ~~homeowners amenity building,~~ museum, art gallery, live performances, theater, concerts and dance festivals. Places of Religious Assembly are not included in this category.	None.
F.1	**Community Buildings and Facilities** Means buildings and facilities which are available for the use and enjoyment of residents and guests, including clubs, for the purpose of assembly, culture, and recreational activity. “Places of Religious Assembly” are not included in this category.	**Community Buildings and Facilities** Means buildings and facilities which are available for the use and enjoyment of residents and guests, including homeowner’s amenity building, clubs, for the purpose of assembly, culture, and recreational activity. “Places of Religious Assembly” are not included in this category.	None.

15. Administration's Amendments

LUB Bylaw 10-26 Amendments:

Section #	Current Bylaw 10-26 Language (1st Reading)	Recommended Amended Bylaw 10-26 Language (for 2nd Reading)	Options for Council (if any)
B.2.2.1.f)	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business – Major – Lac des Arcs – D-MPC	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business – Major – Lac des Arcs ~~D-MPC~~ X	None.
B.2.2.1.m)	Home-Based Business - Major on a parcel with an approved Dwelling Unit, Accessory – Lac des Arcs – D-MPC	Home-Based Business - Major on a parcel with an approved Dwelling Unit, Accessory – Lac des Arcs ~~D-MPC~~ X	None.
Delete B.3.8 Renumber remaining points	B.3.8 FRONT GARAGE DESIGN REQUIREMENTS B.3.8.1 The following additional requirements apply to all Dwelling Units in this District: a) An attached garage facing the road should not dominate the dwelling façade and shall not protrude greater than 3 m (9.84 ft) from the main façade of the dwelling	~~B.3.8 FRONT GARAGE DESIGN REQUIREMENTS~~ ~~B.3.8.1 The following additional requirements apply to all Dwelling Units in this District:~~ ~~a) An attached garage facing the road should not dominate the dwelling façade and shall not protrude greater than 3 m (9.84 ft) from the main façade of the dwelling~~	None.
B.5.2.1.l)	**Eating Establishment, Minor** – Dead Man's Flats:	**Eating Establishment, Minor** – Dead Man's Flats: D–A	None.
B.9.4.1	None.	*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.	None.
B.13.2.1.b)	**Accessory Use to an approved Use** – Plan 241 0890 & Plan 241 0875 – D–A	**Accessory Use to an approved Use** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	None.
B.13.2.1.c)	**Accommodation, Staff** – Plan 241 0890 & Plan 241 0875 – D–A	**Accommodation, Staff** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0890; Block 2; Lot 2 only	None.
B.13.2.1.n)	**Drinking Establishment** – All Parcels Unless Identified: D-MPC, D-MPC on Plan 241 0890; Block 2; Lot 2 only: D-MPC, Plan 191 0540: D-MPC, LSD 12; SEC 26; TWP 24; RGE 8; W5M: X, LSD 7, 8, 9; SEC 27; TWP 24; RGE 8; W5M: D-MPC	~~**Drinking Establishment** – All Parcels Unless Identified: D-MPC, D-MPC on Plan 241 0890; Block 2; Lot 2 only: D-MPC, Plan 191 0540: D-MPC, LSD 12; SEC 26; TWP 24; RGE 8; W5M: X, LSD 7, 8, 9; SEC 27; TWP 24; RGE 8; W5M: D-MPC~~	None.

B.13.2.1.p)	**Dwelling Unit, Accessory Attached** – Plan 241 0890 & Plan 241 0875 – D–A	**Dwelling Unit, Accessory Attached** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	None.
B.13.2.1.q)	**Dwelling, Factory Built** – Plan 241 0890 & Plan 241 0875 – D–A	**Dwelling, Factory Built** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	None.
B.13.2.1.r)	**Dwelling, Moved-On** – Plan 241 0890 & Plan 241 0875 – D–MPC	**Dwelling, Moved-On** – Plan 241 0890 & Plan 241 0875 – D–MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	None.
B.13.2.1.s)	**Dwelling, Single Detached** – Plan 241 0890 & Plan 241 0875 – P	**Dwelling, Single Detached** – Plan 241 0890 & Plan 241 0875 – P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	None.
B.13.2.1.x)	**Home-Based Business – Minor** – Plan 241 0890 & Plan 241 0875 – P	**Home-Based Business – Minor** – Plan 241 0890 & Plan 241 0875 – P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	None.
B.13.2.1.y)	**Home-Based Business – Major** – Plan 241 0890 & Plan 241 0875 – D–MPC	**Home-Based Business – Major** – Plan 241 0890 & Plan 241 0875 – D–MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	None.
B.13.2.1.oo)	**Shipping Container** – Plan 241 0890 & Plan 241 0875 – D-A	**Shipping Container** – Plan 241 0890 & Plan 241 0875 – ~~D-A~~ **"X"**	None.
B.13.2.1.pp)	**Short-Term Rental – Major** – Plan 241 0890 & Plan 241 0875 – P	**Short-Term Rental – Major** – Plan 241 0890 & Plan 241 0875 – P on Plan 241 0875 only	None.
B.13.2.1.qq)	**Short-Term Rental – Minor** – Plan 241 0890 & Plan 241 0875 – P	**Short-Term Rental – Minor** – Plan 241 0890 & Plan 241 0875 – P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	None.
B.13.2.1.tt)	**Utility, Public** – Plan 241 0890 & Plan 241 0875 – D–A	**Utility, Public** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 only	None.
B.13.2.1.uu)	**Utility, Private** – Plan 241 0890 & Plan 241 0875 – D–A	**Utility, Private** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 only	None.
B.13.4.1 (Table 19)	None.	*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.	None.

Add NEW B.13.4.2.b).i) **Renumber remaining points**	None.	For Plan 241 0875: i) The minimum yard requirements shall be in accordance with Figure 10 ii) Notwithstanding the minimum yard requirements within Figure 10, the minimum rear yard may be relaxed to a minimum recommended by a Qualified professional that supports the request for a Variance to the minimum required yard along the Bow River.	None.
Add NEW B.13.4.2.c).i) **Renumber remaining points**	None.	For Plan 241 0890: i) The minimum yard requirements shall be in accordance with Figure 10. ii) Notwithstanding the minimum yard requirements within Figure 10, the minimum side and rear yards may be relaxed to a minimum recommended by a Qualified professional that supports the request for a Variance to the minimum required yard along the Bow River.	None.
Add NEW (Figure 10)	None.	**New – Plan 241 0890 & Plan 241 0875 Legal Land Locations Map**	None.
Add NEW (Figure 11)	None.	**New – Tourism Recreation (TR) District Legal Land Locations Map**	None.
Revise B.13.4.2.f).ii) **Renumber remaining points**	None.	To a minimum of 5m (16.4ft.) for front, rear, and side yards with an approved Variance where there is an obvious advantage obtained from such relaxation in terms of recognizing existing development or site constraints at the discretion of the Development Authority; and	None.
Revise B.13.4. 2.f).iii) **Renumber remaining points**	None.	To the minimum ~~6.0m setback from the bed and shore of the Kananaskis River, and an additional 30m setback of a Rear Yard from the river with potential variance from a~~ recommended by a Qualified Professional that supports the request for a Variance to the minimum required side yard along the Kananaskis River.	None.
B.16.4.1	*Note: Above setbacks are calculated to the property line, not to the lease boundary	*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority	None.

C.3.2.6.b)	b) Additional driveway approaches shall: be at the discretion of the Development Authority. A second approach shall: i) Not located within a Sight Line Triangle as per Section C.2.3;	b) Additional driveway approaches shall: i) require a Development Permit and be a Discretionary Use – Administration; and ~~at the discretion of the Development Authority. A second approach shall:~~ i) Not be located within a Sight Line Triangle as per Section C.2.3;	None.
C.3.7.8.b)	Contractor Services, Manufacturing and Distribution, General Industrial Building – 1 stall / 50m^2 (528.2ft^2)	~~Contractor Services,~~ Manufacturing and Distribution, General Industrial Building – ~~1 stall / 50m^2 (528.2ft^2)~~ 1.5 stalls per employee on shift at one time plus 3 stalls for visitor parking	None.
C.3.7.8.c)	General Industrial Building – 1 stall / 50m^2 (528.2ft^2)	~~General Industrial Building – 1 stall / 50m^2 (528.2ft^2)~~ Individual Industrial Bays – 2 stalls per bay with 3 stalls for visitor parking stalls for per complex	None.
Replace (Figure 22) **Renumber to Figure 24**	Previous (current) map from Land Use Bylaw 09-z/18	**New – Logging on Private Land Requiring a Development Permit**	None.
C.6.4.2. b)	That, in the case of an addition to an existing building, the applicant provides either a permit referenced in (a) above or a statement signed and sealed from a Qualified Professional that the existing wastewater system operates properly and is capable of handling the additional wastewater expected to be generated as a result of the addition, prior to the commencement of any construction; and	That, in the case of an addition to an existing building that results in an increase in the number of bedrooms or an intensification of use (resulting in increased water consumption or wastewater generation), the ~~a~~Applicant shall provide~~s~~ either a permit referenced in (a) above or a statement signed and sealed from a Qualified Professional that the existing wastewater system operates properly and is capable of handling the ~~additional~~ increased wastewater load, ~~expected to be generated as a result of the addition,~~ prior to the commencement of any construction; and	That, in the case of an addition to an existing building that results in an increase in the number of bedrooms, the Applicant shall provide~~s~~ either a permit referenced in (a) above or a statement signed and sealed from a Qualified Professional that the existing wastewater system operates properly and is capable of handling ~~the~~ any additional wastewater expected to be generated as a result of the addition, prior to the commencement of any construction;
C.6.4.3	In addition to C.6.4.2 above, the Development Authority may require that an applicant provide evidence that an inspection a Safety Codes Permit has been obtained for any installed private wastewater system.	In addition to C.6.4.2 above, the Development Authority may require that an A~~a~~pplicant provide evidence that an inspection by a Safety Codes Officer ~~Permit~~ has been ~~obtained~~ completed for any installed private wast~~e~~water system.	None.

D.6.5.4	A Short-Term Rental - Minor shall: a) Only be allowed within a Single Detached Dwelling that is occupied and operated by the primary resident(s); b) Have no more than six (6) Guests are permitted at one time per Short-Term Rental, where no more than two (2) bed units are permitted per bedroom and/or living room area; and c) Shall not be permitted in conjunction with a Home-Based Business – Major when located in a Hamlet.	A Short-Term Rental - Minor shall: a) Only be allowed ~~within a~~ on a parcel where a Single Detached Dwelling is already an approved use, and where the Single Detached Dwelling is occupied by the primary resident(s); b) Have no more than six (6) Guests ~~are permitted~~ at any one time per Short-Term Rental, where no more than two (2) bed units are permitted per bedroom and/or living room area; and c) Shall not be permitted in conjunction with a Home-Based Business – Major when located in a Hamlet.	None.
E.2.2.1.d.ii)	A Development Permit is not required…. d) Construction, completion, alteration or maintenance of a roadway, lane, driveway, walkway, or utility, including a well or private wastewater or water supply system… ii) Private land; or	A Development Permit is not required…. d) Construction, completion, alteration or maintenance of a roadway, lane, driveway, walkway, or utility, including a well or private wastewater or water supply system… ii) Private land except second driveway approaches in accordance with Section C.3.2.6.b); or	None.
E.6.3.1.a)	a) A reasonable notice; and	a) A reasonable notice shall be 48 hours; and	None.
E.6.3.1.b)	b) During reasonable hours shall.	b) During reasonable hours shall be between the hours of 08:00 to 18:00 hours.	None.
E.2.9.2	When an application for a Development Permit is approved for a Discretionary Use, or for a Permitted Use with a variance, the Development Authority shall: a) Issue the Development Permit by email to the Applicant: b) Publish the Development Permit on the M.D. website and at least one (1) newspaper within the Municipality stating at minimum: i) The legal description and civic address (if applicable) of the subject property; ii) A description of the development, including any variances being approved; and iii) State the procedure for making an appeal and that am appeal may be filed within 21	When an application for a Development Permit is approved for a Discretionary Use, or for a Permitted Use with a variance, the Development Authority shall: a) Issue the Development Permit by email to the Applicant: b) Publish the Development Permit on the M.D. website and at least one (1) newspaper within the Municipality stating at minimum: i) The legal description and civic address (if applicable) of the subject property; ii) A description of the development, including any variances being approved; and iii) State the procedure for making an appeal and that am appeal may be filed within 21 days after the	None.

	days after the date on which the notice of issuance of the permit was given in accordance with the Land Use Bylaw.	date on which the notice of issuance of the permit is published on the M.D. website. ~~was given in accordance with the Land Use Bylaw.~~	
E.2.9.3.a) – h)	Notwithstanding E.2.9.2 above, at the discretion of the Development Authority a notice of issuance of a Development Permit may be sent by regular mail to: a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw all landowners of parcels of land within 50 m (164 ft); b) In the case of an application for a commercial use, within the Hamlet of Benchlands or a CR (Country Residential) District all landowners within the Hamlet and the Country Residential subdivision; c) In the case of an application within the Hamlets of Lac Des Arcs and Harvie Heights all landowners of parcels of land within 100 m (328 ft); d) In the case of an application within the Country Residential (CR) Land Use District all landowners of parcels of land within 500 m (1,640 ft); e) In the case of an application for residential use in the Hamlet of Benchlands, all landowners of parcels of land within 300m (984 ft); f) In the case of all other applications not stated above, all landowners of parcels of land within 1.0 km (0.6 miles); g) Government departments or agencies; and h) Any other landowners that in the opinion of the Development Authority may be affected.	Notwithstanding E.2.9.2 above, at the discretion of the Development Authority a notice of issuance of a Development Permit may be sent by regular mail to: a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw, all landowners of parcels ~~of land~~ within 50 m (164 ft); b) In the case of an application for a ~~commercial use (including~~ Home-Based Business – Major ~~and Home-Based Business – Minor),~~ within the Hamlet of Benchlands or a ~~CR (~~Country Residential~~)~~ Land Use District, all landowners within the Hamlet or ~~and~~ the Country Residential subdivision; c) In the case of an application within the Hamlets of Lac des Arcs and Harvie Heights, all landowners of parcels ~~of land~~ within 100 m (328 ft); d) In the case of an application within ~~the~~ a Country Residential ~~(CR)~~ Land Use District, all landowners of parcels ~~of land~~ within 500 m (1,640 ft); e) In the case of an application for all other applicable ~~residential~~ uses within the Hamlet of Benchlands, all landowners of parcels ~~of land~~ within 300m (984ft); ~~and~~ f) In the case of all other applications not stated above, all landowners of parcels of land within 1.0km (0.6 miles); g) Government departments or agencies; and h) Any other landowners that in the opinion of the development Authority may be affected.	None, if these edits are accepted under E.2.8.1 as proposed earlier in this RFD.
E.2.9.4	When an application for a Development Permit is approved the Development Permit shall not come into effect until the 21-day appeal period has expired, which is determined as follows:	When an application for a Development Permit is approved, the Development Permit shall not come into effect until the 21-day appeal period has expired, which is determined as follows:	None.

	a) Pursuant to Section 686 of the MGA, the appeal period for any affected party is 21 days from the date notice is sent by regular mail; and b) For the Applicant, 21 days from the date notice is given as per the Act.	a) Pursuant to Section 686 of the ***Act*** ~~MGA~~, the appeal period for any affected party is 21 days from the date notice is published on the M.D. website ~~sent by regular mail~~; and b) For the Applicant, 21 days from the date notice is given by email in accordance with ~~as per~~ the ***Act***.	
F.1	None.	**Abutting** Means immediately contiguous to or physically touching, and when used with respect to a Lot or Site, means that the Lot or Site physically touches upon another Lot, Site, or piece of land, and shares a property line or boundary line with it. Lots or Sites which touch at corners only shall be deemed abutting.	None.
F.1	None.	**Excavation** Means targeted removal of earth (soil, rock, muck) beyond topsoil for construction elements such as foundations, trenches, or basements.	None.
F.1	**Forestry** Means the use of land for the purpose of management, development, logging and cultivation of timber resources, including associated reforestation and reclamation activities. It does not include wood processing or off-site, standalone "Log Sorting and Transportation Staging Areas.	~~**Forestry** Means the use of land for the purpose of management, development, logging and cultivation of timber resources, including associated reforestation and reclamation activities. It does not include wood processing or off-site, standalone "Log Sorting and Transportation Staging Areas.~~	None.
F.1	None.	**Grading** Means cutting, filling, and leveling land to achieve specific elevations and slopes.	None.
F.1	**Restaurant** See Eating and Drinking Establishment	**Restaurant** See Eating ~~and Drinking~~ Establishment – Major	None.
F.1	**Retail Store** 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 items sufficient only to service such stores. This specifically does not include "Retail, Liquor".	**Retail Store** 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 items sufficient only to service such stores. This specifically does not include "Retail, Liquor" or "Retail, Cannabis".	None.
F.1	None.	**Retail, Cannabis Store** Means an establishment licensed in the Province of Alberta for the retail sale	None.

		to the public of cannabis in addition to a limited range of associated convenience products, for consumption off the licensed premises.	
F.1	**Retail, Small Store** Means a "Retail Store" which does not exceed 250 m2 (2,691 ft2) in Gross Floor Area. This does not include "Retail, Liquor".	~~**Retail, Small Store** Means a "Retail Store" which does not exceed 250 m2 (2,691 ft2) in Gross Floor Area. This does not include "Retail, Liquor".~~	None.
F.1	None.	**Retaining Wall** Means a structure or series of structures constructed to withstand lateral pressure to hold back earth, soil, loose rock, or similar materials but does not include walls that form part of a building.	None.
F.1	None.	**Stockpiling** Means the exterior storage of soil or other similar materials from Excavation activities either on or off site.	None.
F.1	None.	**Stripping** Means the removal of topsoil, vegetation, and organic material from a site.	None.
G.	**See Attachment 4 for Attached Schedule "F" for all Land Use District Map Redistricting**		None.

MUNICIPAL DISTRICT OF BIGHORN NO. 8

BYLAW 10-26

A BYLAW OF THE MUNICIPAL DISTRICT OF BIGHORN NO. 8, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING A NEW LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, RSA 2000 AS AMENDED.

WHEREAS Section 640 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000 as amended, requires that every municipality must pass a land use bylaw to prohibit or regulate and control the use and development of land and buildings within its municipal boundaries;

WHEREAS the Municipal District of Bighorn No. 8 intends to adopt a new Land Use Bylaw to replace Land Use Bylaw No. 09-Z/18, as amended; and

WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw, believes that the adoption of Land Use Bylaw No. 10-26 will achieve the orderly, economical and beneficial use of land in the Municipal District.

NOW THEREFORE the Municipal Council of the Municipal District of Bighorn No. 8 in the Province of Alberta, duly assembled in Council, hereby enacts as follows:

(a) The attached Schedule "A" containing Land Use Bylaw 10-26 is hereby adopted;

(b) The Land Use Bylaw No. 09-Z/18 and all amendments thereto are rescinded; and

(c) Bylaw 10-26 shall come into force and take effect upon the date of final reading thereof.

READ A FIRST TIME THIS 23rd DAY OF APRIL, 2026

PUBLIC HEARING HELD THIS 19th DAY OF MAY, 2026.

READ A SECOND TIME THIS ____ DAY OF _____, 2026.

READ A THIRD TIME THIS ____ DAY OF _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

DRAFT

Schedule "A"

M.D. OF BIGHORN

LAND USE BYLAW



BYLAW NO. 10-26

Land Use Bylaw Amendments

BYLAW #	DESCRIPTION	ADOPTED

LAND ACKNOWLEDGMENT

The land we are on and surrounds us is a part of who we are; it reflects our histories. We honour the history and people of this Treaty 7 region. It is the homeland of the Îyârhe Nakoda, Tsuu T'ina, Piikani, Siksika and Kanai as well as the Métis and Cree hunters. A Land acknowledgment is only one small step on the path to reconciliation. It is our hope that we inspire those around us to gain knowledge and build relationships. As a ***Municipality*** we commit to listening, learning and strengthening partnerships with our neighbours the Chiniki, Bearspaw and Goodstoney Nations.

ACKNOWLEDGMENTS

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PART A: PURPOSE & INTERPRETATION



A.1 TITLE

A.1.0.1 This Bylaw shall be referred to as the Municipal District of Bighorn No.8 Land Use Bylaw (LUB).

A.2 PURPOSE

A.2.0.1 The purpose of this Bylaw is to:

a) Regulate the use and development of land and buildings within the municipality to achieve orderly, economical, and efficient development of land, while maintaining or improving the quality of the physical environment;

b) Implement the objectives and policy direction of the Municipal Development Plan, Area Structure Plans, and other applicable statutory plans;

c) Divide the municipality into land use districts;

d) Prescribe and regulate for each district uses of land or buildings;

e) Outline roles and duties of the Subdivision Authority and Development Authority;

f) Outline the process for deciding and issuing Development Permits;

g) Provide criteria and guidance to applicants on the application process for Subdivision and Development Permits; and

h) Provide for how and to whom notice of the issuance of a development permit given.

A.3 SCOPE AND APPLICATION

A.3.0.1 No person shall commence development within the M.D. except in compliance with this Bylaw. Failure to comply may result in enforcement as outlined in ***Section "E.6 Enforcement and Penalties"***.

A.3.0.2 Nothing in this Bylaw exempts a person from fully complying with:

a) All other statutory plans, bylaws and policies of the M.D.;

b) The requirements of other applicable federal or provincial legislation, including but not limited to the:

i) *Environment Protection and Enhancement Act*;

ii) *National Building Code – Alberta Edition*;

iii) *National Fire Code – Alberta Edition*;

iv) *Natural Resources Conservation Board Act*;

v) *Public Development Act*;

vi) *Safety Codes Act*;

vii) *Water Act*; and

viii) Any amendments thereto;

c) Any easements, covenants, agreements or contracts registered at the Alberta Land Titles Office, or otherwise affecting the land or development.

A.4 TRANSITIONAL PROVISIONS

A.4.0.1 An application for a Development Permit that is deemed to be a complete application by the Development Authority prior to the effective date of this Bylaw shall be processed in accordance with Land Use Bylaw No. 09-z/18 and all amendments thereto.

A.4.0.2 An application for a Development Permit that is deemed to be a complete application by the Development Authority on or after the effective date of this Bylaw, shall be processed in accordance with this Bylaw.

A.5 NON-CONFORMING BUILDINGS AND USES

A.5.1 NON-CONFORMING BUILDINGS, STRUCTURES AND USES

A.5.1.1 The regulation and enforcement of non-conforming buildings and structures, and non-conforming uses shall be undertaken in accordance with the ***Act***.

A.5.2 NON-CONFORMING PARCELS

A.5.2.1 A Parcel is deemed conforming to this Bylaw where the Subdivision Authority has previously issued a variance(s) to the requirements for parcel length, width and/or area as part of a subdivision approval.

A.6 INTERPRETATION

A.6.1 BYLAW FORMATTING

A.6.1.1 For ease of reference:

a) Words that are italicized and bold (i.e. ***'bold'***) denote ***terms*** defined in ***"Part F. Definitions"***; and

b) Words that are italicized reference federal or provincial legislation or regulations thereunder.

A.6.2 RULES OF INTERPRETATION

A.6.2.1 The words 'shall', 'will', or 'must' require mandatory compliance.

A.6.2.2 The word 'may' means a choice is available and the application of the regulation is discretionary, meaning the regulation in question can be implemented if the Development Authority chooses to do so, which is typically dependent on context and individual circumstances.

A.6.2.3 The word 'should' means compliance with the regulation is expected unless it can be clearly demonstrated that compliance is not reasonable, practical, or feasible.

A.6.2.4 Where a regulation involves two or more conditions or provisions connected by the conjunction "and" means all the connected items shall apply in combination; "or" indicates that the connected items may apply singly; and "and/or" indicates the items may apply singly or in combination.

A.6.2.5 Where a text box provides a "Tip" or "Note", the content is provided for reader convenience only and if there is a conflict or inconsistency with the Bylaw and the Tip, the Bylaw will prevail.

A.6.3 SIMILAR USES

A.6.3.1 If the use is not listed as either a Permitted Use, Discretionary Use – Admin (D-A), or Discretionary Use – MPC (D-MPC) in a District then it is a prohibited use, unless the Development Authority deems it to be a Similar Use to one listed in the District. A similar use shall be determined by evaluating whether the proposed use is similar to a listed use in the district in its development features, including: size, scale, massing, intended use, servicing, traffic, and potential off-site impacts.

A.6.4 DEFINITIONS

A.6.4.1 Words, phrases, and terms not defined in ***"Part F. Definitions"*** of this Bylaw shall have the same meaning as given to them in the ***Act***, the *Alberta Interpretation Act* or the *Safety Codes Act*. Where no definition is provided in this Bylaw, the ***Act***, *Alberta Interpretation Act*, or the *Safety Codes Act*, words shall be defined as per the Canadian Oxford Dictionary.

A.6.5 HIERARCHY OF LAND USE BYLAW REQUIREMENTS

A.6.5.1 The written regulations take precedence over any diagram or graphic, if there is a conflict.

A.6.5.2 The land ***use*** district map takes precedence over any diagram in the district regulations if there is a conflict.

A.6.6 UNITS OF MEASURE AND LIST OF ABBREVIATIONS

A.6.6.1 All units of measure contained within this Bylaw are metric International System of Units (SI) standards. Approximate imperial measures are provided for the convenience of the user only. ***Table 1*** provides an interpretation of commonly used units or measurements and abbreviations found in this Bylaw:

TABLE 1: UNITS OF MEASURE AND ABBREVIATIONS

UNIT OR ABBREVIATION	MEANING	UNIT OR ABBREVIATION	MEANING
ac	acre	***Min.***	Minimum
cm	centimetre	***m^2***	square metre
du	Dwelling Unit	***mm***	millimetre
ft	feet	***No.***	number
ft^2	square feet	***GFA***	Gross Floor Area
km	kilometre	***ha***	hectare
l	litre	***NA***	Not Applicable
m	metre	***UPA***	Units per acre
Max.	Maximum	***UPHA***	Units per hectare

A.6.6.2 When interpreting dimensional measurements for compliance with this Bylaw, all units shall be rounded to the nearest tenth decimal place.

A.6.6.3 When interpreting metrics for compliance with density or parking requirements in this Bylaw, units

shall be rounded up to the nearest whole number.

A.6.7 MAPPING – DISTRICT AND OVERLAY BOUNDARIES

A.6.7.1 The boundaries of the districts and overlays listed in this Bylaw are as delineated in the maps contained in ***"Part G. Maps"***, and shall be interpreted as follows:

a) Where a boundary follows a public road, lane, railway or utility right-of-way, it follows the centre line unless otherwise clearly indicated on the map;

b) Where a boundary is shown as approximately following the municipal boundary, it follows the municipal boundary;

c) Where a boundary is shown as approximately following a hamlet boundary, it follows the hamlet boundary;

d) Where a boundary is shown as approximately following the edge or shoreline of a river or other water body, it follows that line, and in the event of change, it moves with the edge or shoreline;

e) Where a boundary is shown as approximately following a property line, it follows the property line;

f) Where a boundary is shown as approximately following a topographic contour line or a top- of-bank line, it follows that line, and in the event of change of the topographic line, it shall move with that line;

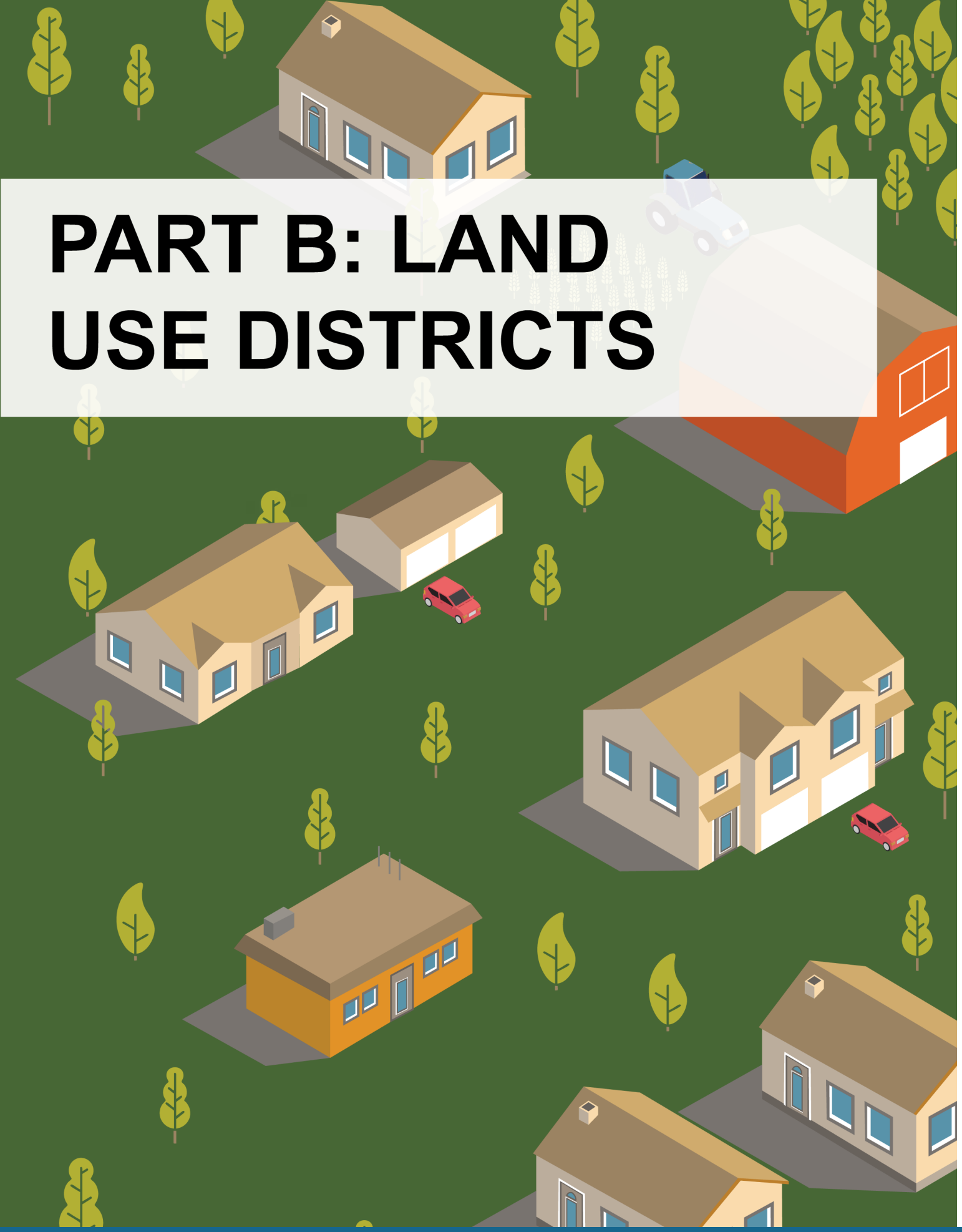
g) Where a boundary is shown as being parallel to or as an extension of any of the features listed above, it shall be so; and

h) In circumstances not covered above, the boundary shall be determined by the Development Authority or Subdivision Authority, who may consult with an Alberta Land Surveyor prior to rendering a decision.

A.6.7.2 When any public road is closed, the road lands have the same district as the abutting land. When abutting lands are governed by different districts, the centre of road is the district boundary unless:

a) The district boundary is shown clearly following the edge of the road; or

b) If the road is consolidated with an adjoining parcel, the district designation of the parcel applies to affected portions of the road.



PART B: LAND USE DISTRICTS

PART B. LAND USE DISTRICTS

B.1 ESTABLISHMENT OF DISTRICTS

B.1.1 PERMITTED AND DISCRETIONARY USES

B.1.1.1 Within each District the uses are listed as:

a) Permitted Use (P);

b) Discretionary Use – Administration (D-A); and

c) Discretionary Use – Municipal Planning Commission (D-MPC).

B.1.1.2 Where a use is not listed as a Permitted Use (P), Discretionary Use – Administration (D-A), or Discretionary Use – Municipal Planning Commission (D-MPC) it is prohibited.

B.1.1.3 Within the tables provided within the land use districts prohibited uses are noted with an "X" for the convenience of the reader.

B.1.1.4 For the purposes of this Bylaw, the land within the boundaries of the Municipality shall be divided into one or more districts, as established below in ***Table 2***:

TABLE 2: LIST OF LAND USE DISTRICTS

SHORT TITLE	DISTRICT NAME	APPLICABLE GEOGRAPHIC AREA
R-1	Hamlet Residential – Unserviced	• Benchlands, Harvie Heights, Lac Des Arcs
R-1S	Hamlet Residential – Serviced	• Dead Man's Flats, Exshaw
RM	Hamlet Residential – Multi-Unit	• Dead Man's Flats, Exshaw
HMU	Hamlet Mixed-Use	• Dead Man's Flats, Exshaw
H-ID	Hamlet Industrial	• Dead Man's Flats, Exshaw
HT	Hamlet Transition	• Exshaw, Lac Des Arcs
P	Public Service	• Various
FA	Forest Area	• Various
AC	Agriculture Conservation	• Various
SH	Small Holdings	• Jamieson Road Area
CR	Country Residential	• Various
TR	Tourism & Recreation	• Various
HWY-C	Highway Commercial	• Dead Man's Flats, Harvie Heights, Scott Lake
R-ID	Rural Industrial	• Various
NR	Natural Resource Extraction	• Various
TSD	Transfer of Subdivision Density	• Jamieson Road Area
NPA	Natural & Protected Areas	• Various
DC-1	Direct Control	• NW 20-26-6 W5M

B.2 HAMLET RESIDENTIAL - UNSERVICED (R-1) DISTRICT

B.2.1 PURPOSE

B.2.1.1 The purpose of this district is to provide land for single detached dwellings on larger Parcels with private water and wastewater systems that allow for compatible home-based businesses.

B.2.2 USES

B.2.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	BENCHLANDS	HARVIE HEIGHTS	LAC DES ARCS	SPECIFIC RULES
A	Accessory Building	P	P	P	*D.1*
B	Accessory Use to an approved Use	D-A	D-A	D-A	*D.1*
C	Bed & Breakfast	D-A	***X***	***X***	*D.6.5*
D	Dwelling Unit, Accessory Attached	D-A (30% cap)	***X***	D-A (30% cap)	*D.6.1*
E	Dwelling Unit, Accessory Detached	D-A (30% cap)	***X***	D-A (30% cap)	*D.6.2*
F	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business - Major	D-MPC	***X***	*X*	
G	Dwelling, Factory Built	D-A	D-A	D-A	*D.6.3*
H	Dwelling, Single Detached	P	P	P	--
I	Dwelling, Moved-On	D-A	D-A	D-A	*D.6.6*
J	Utility, Public	D-A	D-A	D-A	
K	Home-Based Business - Minor	P	P	P	*D.6.4*
L	Home-Based Business - Major	D-A	D-MPC (10% cap)	*X*	*D.6.4* *B.2.5*
M	Home-Based Business - Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	D-MPC	*X*	
N	Livestock	D-A	***X***	***X***	*D.2.2*
O	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	*D.4.9*

B.2.3 SIGNAGE REGULATIONS

B.2.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.2.4 DISTRICT REQUIREMENTS

B.2.4.1 The requirements listed in ***Table 3*** and ***Table 4*** and shown in ***Figure 1*** apply to all parcels in this District:

TABLE 3: R-1 DISTRICT REQUIREMENTS

#	REQUIREMENT	BENCHLANDS	HARVIE HEIGHTS	LAC DES ARCS
A	Max. Principal Dwelling Units Per Parcel	1	1	1
B	Max. Number of Accessory Dwelling Units	1	N/A	1
C	Min. Habitable Ground Floor Area	60.0 m^2 (645.0 ft^2)	60.0 m^2 (645.0 ft^2)	60.0 m^2 (645.0 ft^2)
D	Min. Parcel Width	23.0 m (75.5 ft.)	23.0 m (75.5 ft.)	23.0 m (75.5 ft.)
E	Min. Parcel Area	Existing, no further subdivision	990.0 m^2 (10,656.3 ft^2)	990.0 m^2 (10,656.3 ft^2)
F	Max. Site Coverage	25%	25%	25%
G	Is Subdivision Allowed?	Boundary adjustment only	Boundary adjustment only	Boundary adjustment only

TABLE 4: R-1 DISTRICT BUILDING SETBACKS AND HEIGHTS

#	***Requirement***	***Benchlands, Harvie Heights, Lac Des Arcs***
A	Max. Building Height – Principal Building	10.0 m (33.0 ft)
B	Max. Building Height – Accessory Building	6.0 m (19.7 ft)
C	Max. Building Height – Accessory Dwelling Unit – Detached where it is not above a garage	6.0 m (19.7 ft)
D	Max. Building Height – Accessory Dwelling Unit – Detached where it is located above a garage	8.0 m (26.2 ft)
E	Min. Rear Yard Setback – Principal Building	8.0 m (26.2 ft)
F	Min. Front Yard Setback – All Buildings	7.5 m (24.6 ft)
G	Min. Interior Side Yard Setback – All buildings	1.5 m (4.9 ft)
H	Min. Exterior Side Yard Setback (Corner Parcels) – All buildings	3.0 m (9.8 ft)
I	Min. Rear Yard Setback – Accessory Buildings	1.5 m (4.9ft)

Note to reader: Building setbacks from Private Sewage Disposal Systems (PSDS) under the *Alberta Private Sewage Systems Standard of Practice* (latest edition) shall be met.

B.2.5 HOME-BASED BUSINESS - MAJOR

B.2.5.1 In addition to the regulations in ***Section "D.6.4 Home-Based Businesses"*** a maximum of 10% of developed Single-Detached Dwellings within the R-1 district for the Hamlet of Harvie Heights may be approved for a Home-Based Business - Major.

B.2.6 ILLUSTRATIONS

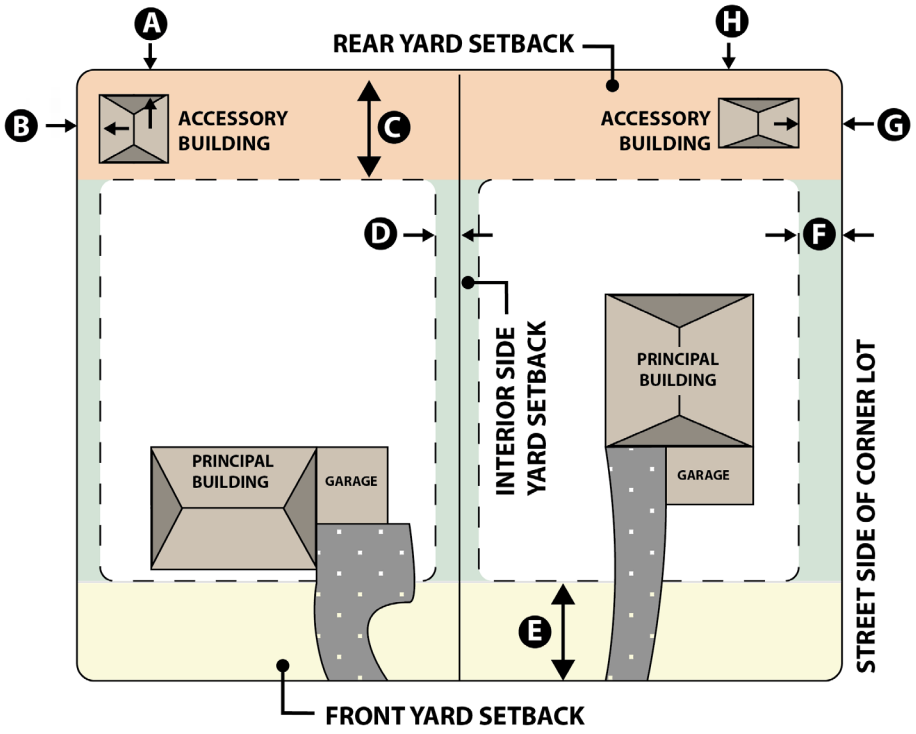


FIGURE 1: R-1 SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Accessory Building Rear Setback	D	Principal Building Interior Side Yard Setback	G	Exterior Side Parcel Line
B	All Buildings Interior Side Yard Setback	E	All Buildings Front Yard Setback	H	Rear Parcel Line
C	Principal Building Rear Yard Setback	F	All Buildings Exterior Side Yard Setback		

B.2.7 HARVIE HEIGHTS PARCEL ORIENTATION

B.2.7.1 Notwithstanding the normal determination of Parcel orientation in this Bylaw, the orientation of the following Lots on Plan 6402 HX in Harvie Heights shall be considered to have the rear Parcel line adjacent to Bow River Drive or Bow Crescent:

a) Block 1, Lots 1 to 13;

b) Block 5, Lots 1 to 8; and

c) Block 9, Lots 1 to Z.

B.2.8 ACCESSORY DWELLING UNITS

B.2.8.1 In addition to the regulations in ***Section "D.6.1 Accessory Dwelling Units – General"*** and ***Section "D.6.2 Accessory Dwelling Units – Detached"*** a maximum of 30% of developed Single Detached Dwellings within the R-1 district for the Hamlet of Lac des Arcs and the Hamlet of Benchlands may be approved for an Accessory Dwelling Unit. For clarity, this is a 30% cumulative cap for both Accessory Dwelling Unit – Attached and Accessory Dwelling Unit – Detached.

B.3 HAMLET RESIDENTIAL - SERVICED (R-1S) DISTRICT

B.3.1 PURPOSE

B.3.1.1 The purpose of this district is to provide for the development of low-density dwellings on hamlet Parcels serviced by municipal water and wastewater systems. While these lots are considered low-density it allows for compatible home-based businesses ranging from minor to major scale and Accessory Dwelling Units in the form of short-term or long-term rentals.

B.3.2 USES

B.3.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in the R-1S are listed in the chart below:

#	USE	DEAD MAN'S FLATS / EXSHAW	SPECIFIC RULES
A	Accessory Building	P	*D.1*
B	Accessory Use to an Approved Use	D-A	*D.1*
C	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business – Major	D-MPC	
D	Bed & Breakfast with an existing approved Development Permit at the time of adoption of this bylaw	D-A	
E	Dwelling Unit, Accessory Attached	D-A	*D.6.1*
F	Dwelling Unit, Accessory Detached	D-A	*D.6.2*
G	Dwelling, Factory Built	D-A	*D.6.3*
H	Dwelling, Single Detached	P	
I	Dwelling, Moved-On	D-A	*D.6.6*
J	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	
K	Home-Based Business - Major	D-A	*D.6.4*
L	Home-Based Business - Minor	P	*D.6.4*
M	Short-Term Rental - Minor	D-A (see cap details in B.3.6)	*B.3.6 & D.6.5*

B.3.3 SIGNAGE REGULATIONS

B.3.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.3.4 DISTRICT REQUIREMENTS

B.3.4.1 The requirements listed in ***Table 5*** and shown in ***Figure 2*** apply to all parcels in this District:

TABLE 5: R-1S DISTRICT REQUIREMENTS

#	REQUIREMENT	DEAD MAN'S FLATS / EXSHAW
DENSITY MAXIMUM		
A	Max. Dwelling Units Per Parcel	No Parcel shall exceed a maximum of 2 dwelling units, which is only permitted in the following form: Single-detached dwelling unit plus one accessory dwelling unit whether attached or detached.
PARCEL SIZE REQUIREMENTS		
C	Min. Parcel Width – Internal Parcels	12.8 m (42.0 ft)
D	Min. Parcel Width – Corner Parcels	14.6 m (47.8 ft)
E	Min. Parcel Area	429.0 m^2 (4,617.9 ft^2)
BUILDING REQUIREMENTS		
F	Max. Building Height – Principal Building	10.0 m (33.0 ft)
G	Max. Building Height – Accessory Building	6.0 m (19.7 ft)
H	Max. Building Height – Accessory Dwelling Unit – Detached where it is not above a garage	6.0 m (19.7 ft)
I	Max. Building Height – Accessory Dwelling Unit – Detached where it is above a garage	8.0 m (26.2 ft)
J	Max. Site Coverage	45% or 370.0 m^2 (3,982.8 ft^2)
K	Min. Habitable Ground Floor Area for dwellings	65.0 m^2 (700 ft^2)
SETBACK REQUIREMENTS		
L	Min. Front Yard Setback – All Buildings	5.0 m (16.4 ft), but in no case shall a parking stall in a front yard be less than 6.0 m (19.7 ft) in length
M	Min. Rear Yard Setback – Principal Building	8.0 m (26.2 ft)
N	Min. Interior Side Yard Setback – All Buildings	1.5 m (4.9 ft)
O	Min. Exterior Side Yard Setback (Corner Parcels) – All Buildings	3.0m (9.8ft)
P	Min. Rear Yard Setback – Accessory Buildings	1.5 m (4.9 ft)
SUBDIVISION REGULATIONS		
O	Is Subdivision Allowed?	Yes

B.3.5 ILLUSTRATIONS

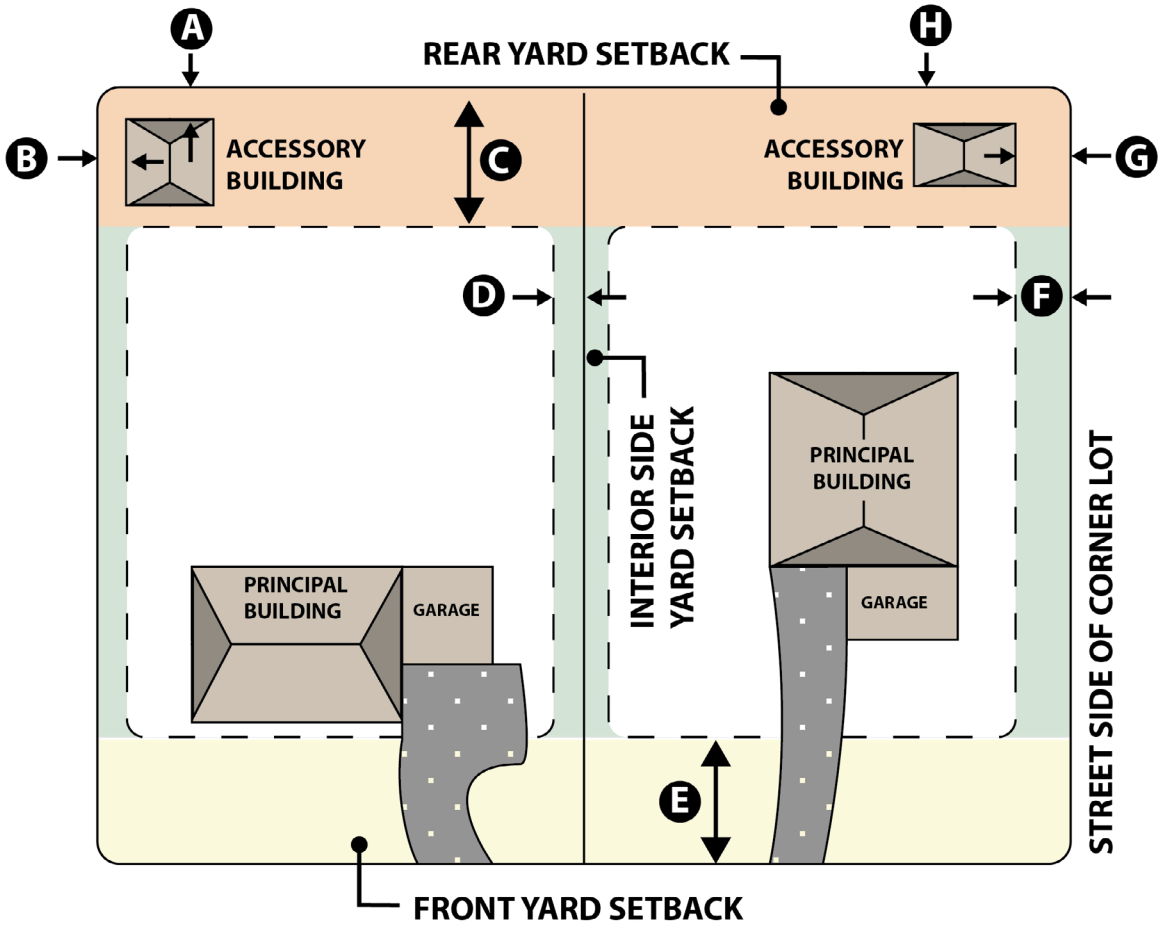


FIGURE 2: R-1S SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Accessory Building Rear Setback	D	Principal Building Interior Side Yard Setback	G	Exterior Side Parcel Line
B	Accessory Building Interior Side Yard Setback	E	All Buildings Front Yard Setback	H	Rear Parcel Line
C	Principal Building Rear Yard Setback	F	All Buildings Exterior Side Yard Setback		

B.3.6 SHORT-TERM RENTALS & BED AND BREAKFASTS

In addition to the regulations in ***Section*** ***"D.6.5 Bed & Breakfasts and Short-Term Rentals"*** the following requirements apply to all Short-Term Rentals in this District.

B.3.6.1 The maximum number of Short-Term Rental - Minor development permits shall be calculated as follows:

a) No more than 30% of the R-1S parcels in Exshaw that have an approved single-detached dwelling

B.3.6.2 The maximum number of Short-Term Rental - Minor or a Bed & Breakfast approved at the time of the adoption of this bylaw development permits shall be calculated as follows:

a) No more than 40% of R-1S parcels in Dead Man's Flats that have an approved Single-Detached Dwelling.

B.3.6.3 New Bed & Breakfasts shall not be approved in the R-1S.

B.3.6.4 Notwithstanding ***Section B.3.6.3***, a Development Permit for a Bed & Breakfast with an existing approved Development Permit at the time of adoption of this Bylaw may be renewed for a period of up to three (3) years at the sole discretion of the Development Authority, having consideration for the following factors:

a) Any complaint or enforcement history related to the Bed & Breakfast use; and

b) Comments received from adjacent landowners.

B.3.7 SOUTH EXSHAW IRREGULAR PARCELS

B.3.7.1 Notwithstanding the regulations listed in ***Table 5*** and ***Figure 2*** above, the minimum setbacks for any development proposed on the irregular parcels located in South Exshaw, adjacent to Loder Mountain Drive or Mount Laurie Road and described below shall be determined at the discretion of the Development Authority, provided that any studies, if required by the Development Authority, are submitted to support the proposed setback(s), to the satisfaction of the Development Authority:

a) Plan 861 0463; Block 1; Lots 1-3; and

b) Plan 755HV; Block 1; Lots 1 -2.

B.3.8 DEAD MAN'S FLATS R-1S OVERLAY FOR GAS MONITORING

Methane Gas Monitoring

B.3.8.1 The Lands subject to the additional requirements in this Section are the twelve (12) residential Parcels identified in ***"Figure 3: R-1S Parcels Requiring Methane Monitoring in Dead Man's Flats"***, below.

B.3.8.2 In addition to the Development Permit application requirements outlined in ***Section E.2***, an Applicant proposing to construct a dwelling on any of the twelve Parcels shall submit the following prepared and stamped by a Qualified Engineer:

a) Information for the design and installation of building liners and ventilation incorporated into the building foundation of the dwelling for the purpose of methane gas mitigation; and

b) Cost estimates for the design and installation of the mitigation measures for the purpose of calculating a refundable security deposit in accordance with ***Section "E.2.14 Commencement and Completion of Development"***.

B.3.8.3 Securities will be returned to the Applicant upon receipt of written confirmation, prepared by a Qualified Professional, that the design, installation and inspection of the engineering control measures (building liners and ventilation) incorporated into the building foundation have been completed, to the satisfaction of the Development Authority.

B.3.8.4 Prior to release of the building permit, the Applicant shall submit the following prepared by a Qualified Engineer:

a) Written confirmation that a methane monitoring program for the subject Parcel is properly installed and operating for a minimum duration of two (2) years.

B.3.8.5 At the end of the monitoring period, a report detailing the results of the monitoring program including a recommendation that:

a) The methane gas has been mitigated, and the dwelling can be safely occupied; or

b) Further monitoring is required for a specified duration; and/or

c) Additional mitigation measures are required that must be implemented by the Applicant at their own cost, prior to occupancy.

B.3.8.6 If methane reporting shows that further monitoring and/or mitigation measures are required, the Applicant shall implement the recommendations, at their own cost.

B.3.8.7 Notwithstanding ***B.3.8.5*** above, the MD may retain a Qualified Professional to review the mitigation recommendations and monitoring report recommendations submitted by the Applicant.



LAND USE DISTRICTS

R1-S OVERLAY - DEAD MAN'S FLATS

Overlay Areas

Land Use

- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HI - Hamlet Industrial District
- P - Public District

NORTH

1:1,500

0 10 20 30 40 50 m

Projection: NAD83 / UTM zone 11N

FIGURE 3: R-1S PARCELS REQUIRING METHANE MONITORING IN DEAD MAN'S FLATS

B.4 HAMLET MULTI-RESIDENTIAL (RM) DISTRICT

B.4.1 PURPOSE

B.4.1.1 The purpose of this district is to provide a variety of low to medium density, multi-unit residential developments on Parcels serviced by municipal water and wastewater systems.

B.4.2 USES

B.4.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in the RM District are listed in the chart below:

#	USE	DEAD MAN'S FLATS / EXSHAW	SPECIFIC RULES
A	Accessory Building	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Dwelling Unit, Accessory Attached	D-A	*D.6.1*
D	Dwelling Unit, Accessory Detached	D-A	*D.6.2*
E	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business - Major	D-MPC	
F	Apartment	D-A	
G	Dwelling, Attached	P	
H	Group Home - Minor	D-MPC	
I	Dwelling, Side-by-Side Duplex	P	
J	Dwelling, Up-Down Duplex	P	
K	Home-Based Business - Major	D-A	*D.6.4*
L	Home-Based Business - Minor	P	*D.6.4*
M	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	
N	Recreation Facilities	D-MPC	
O	Utility, Public	D-A	

B.4.3 SIGNAGE REGULATIONS

B.4.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.4.4 DISTRICT REQUIREMENTS

B.4.4.1 The requirements listed in ***Table 6***, ***Table 7***, ***Table 8***, ***Table 9***, and ***Table 10*** and shown in ***Figure 4*** apply to all parcels in this District:

TABLE 6: RM DISTRICT DENSITY REQUIREMENTS		
a)	Apartment Density Limits	Maximum Density: 60 units per hectare (24.3 units per acre), or in accordance with the approved Area Structure Plan.
b)	Accessory Dwelling Unit Limits	i. Accessory Dwelling Units are only discretionary uses to duplex building . Accessory Dwelling Units are not a permitted or discretionary use for other land uses. ii. One dwelling unit of a duplex shall not exceed a maximum of one (1) accessory dwelling unit

TABLE 7: RM DISTRICT REQUIREMENTS GROUND-ORIENTED RESIDENTIAL: PARCEL DIMENSIONS				
DISTRICT REQUIREMENT	**ATTACHED**	**SIDE-BY-SIDE DUPLEX**	**UP-DOWN DUPLEX**	**GROUP HOME - MINOR**
a) Min. Private Amenity Area per Unit	i. At or below grade Unit: 7.4 m^2 (78.7 ft^2) ii. Above Grade Unit: 5.6 m^2 (60.3 ft^2)			
PARCEL DIMENSIONS				
b) Min. Parcel Width: Interior Parcel	9.0 m (29.5 ft) per Unit		12.8 m (42.0 ft) per Building	24.5 m (80.4 ft)
c) Min. Parcel Width: Exterior Parcel	10.5 m (34.4 ft) per Unit		14.6m (47.9 ft) per Building	24.5 m (80.4 ft)
d) Min. Parcel Area	240.0 m^2 (2,583.3 ft^2)		410.0 m^2 (4,413.2 ft^2)	820.0 m^2 (8,264 ft^2)

TABLE 8: RM DISTRICT REQUIREMENTS GROUND-ORIENTED RESIDENTIAL: BUILDING & SETBACKS

DISTRICT REQUIREMENT	DWELLING TYPES: SINGLE DETACHED, ATTACHED, SIDE-BY-SIDE DUPLEX, UP-DOWN DUPLEX, GROUP HOME - MINOR
BUILDING REQUIREMENTS	
a) Min. Habitable Ground Floor Area per unit	55.0 m^2 (592 ft^2)
b) Max. Height Principal Building	12.0 m (39.4 ft)
c) Max. Height Accessory Buildings and Structures	5.5 m (18.0 ft)
d) Max. Site Coverage	45% Combined - All Buildings and Structures
e) Min. Landscaped Area	30%
MINIMUM SETBACKS	
f) Front Yard – All Buildings	i. 6.0 m (19.7 ft) for parcels with parking in the front yard. ii. 5.0 m (16.4 ft) for parcels with parking in rear or side yards.
g) Rear Yard – Principal Building	8.0 m (26.2 ft)
h) Rear Yard – Accessory Buildings	1.5 m (4.9 ft)
i) Interior Side Yard – All Buildings	1.5 m (4.9 ft); or 0m if a common fire wall is provided between units.
j) Exterior Side Yard (Corner Parcels) – All Buildings	3.0 m (9.8 ft)
AMENITY AREAS AND PARKING	
k) Common Amenity Area	For a site that contains more than 6 Dwelling Units on a parcel, a minimum of 10% of the landscaped area shall be provided and developed for recreational purposes.

TABLE 9: RM DISTRICT REQUIREMENTS APARTMENTS	
DISTRICT REQUIREMENT	**APARTMENT**
a) Max. Height Principal Building	13.0 m (42.7 ft); and limited to 3 storeys
b) Max. Height – Accessory Buildings & Structures	5.5 m (18.0 ft)
c) Min. Roof Pitch	3:12
d) Min. Private Amenity Area per Unit	i. At or below grade Unit: 7.4 m2 (78.7 ft^2) ii. Above Grade Unit: 5.6 m2 (60.3 ft^2)
e) Max. Site Coverage – Buildings & Structures	45%
f) Min. Landscaped Area	30%
MINIMUM SETBACKS & PARCEL DIMENSIONS	
a) Front Yard	i. 6.0 m (19.7 ft) for parcels with parking in the front yard. ii. For parcels with parking in rear or side yards at the discretion of the Development Authority
b) Rear Yard – Principal Building	At the discretion of the Development Authority
c) Rear Yard – Accessory Buildings	1.5 m (4.9 ft)
d) Interior Side Yard – Principal Building	At the discretion of the Development Authority
e) Interior Side Yard – Accessory Building	1.5 m (4.9 ft)
f) Exterior Side Yard (Corner Parcels)	3.0 m (9.8 ft)
g) Min. Building Separation	Separation distances between residential dwellings where multiple buildings are located on a single parcel shall be at the discretion of the Development Authority, who shall consider the general aesthetics, amenities and privacy within the proposed development.
h) Min. Parcel Width	30.0 m (98.4 ft)
i) Min. Parcel Area	925.0 m^2 (9,956.9 ft^2)
AMENITY AREAS AND PARKING	
j) Common Amenity Area	For a site that contains more than 12 Dwelling Units on a parcel, a minimum of 10% of the landscaped area shall be provided and developed for recreational purposes, to the satisfaction of the Development Authority.

TABLE 10: RM DISTRICT REQUIREMENTS INSTITUTIONAL & RECREATIONAL USES

		DWELLING UNIT TYPE
DISTRICT REQUIREMENT		**INSTITUTIONAL & RECREATIONAL USES**
a)	Max. Height Principal Building	10.0 m (32.8 ft)
b)	Max. Height - Accessory Buildings & Structures	5.5 m (18.0 ft)
c)	Min. Roof Pitch	3:12
d)	Max. Site Coverage - Buildings & Structures	45%
e)	Min. Landscaped Area	30%
f)	Min. Parcel Area	925.0 m^2 (9,956.9 ft^2)
MINIMUM SETBACKS		
g)	Front Yard – All Buildings	5.0 m (16.4 ft)
h)	Rear Yard – Principal Building	5.0 m (16.4 ft)
i)	Rear Yard – Accessory Buildings	1.5 m (4.9 ft)
j)	Interior Side Yard - Principal Building	4.5 m (14.8 ft)
k)	Interior Side Yard - Accessory Building	1.5 m (4.9 ft)
l)	Exterior Side Yard (Corner Parcels) – All Buildings	3.0 m (9.8 ft)

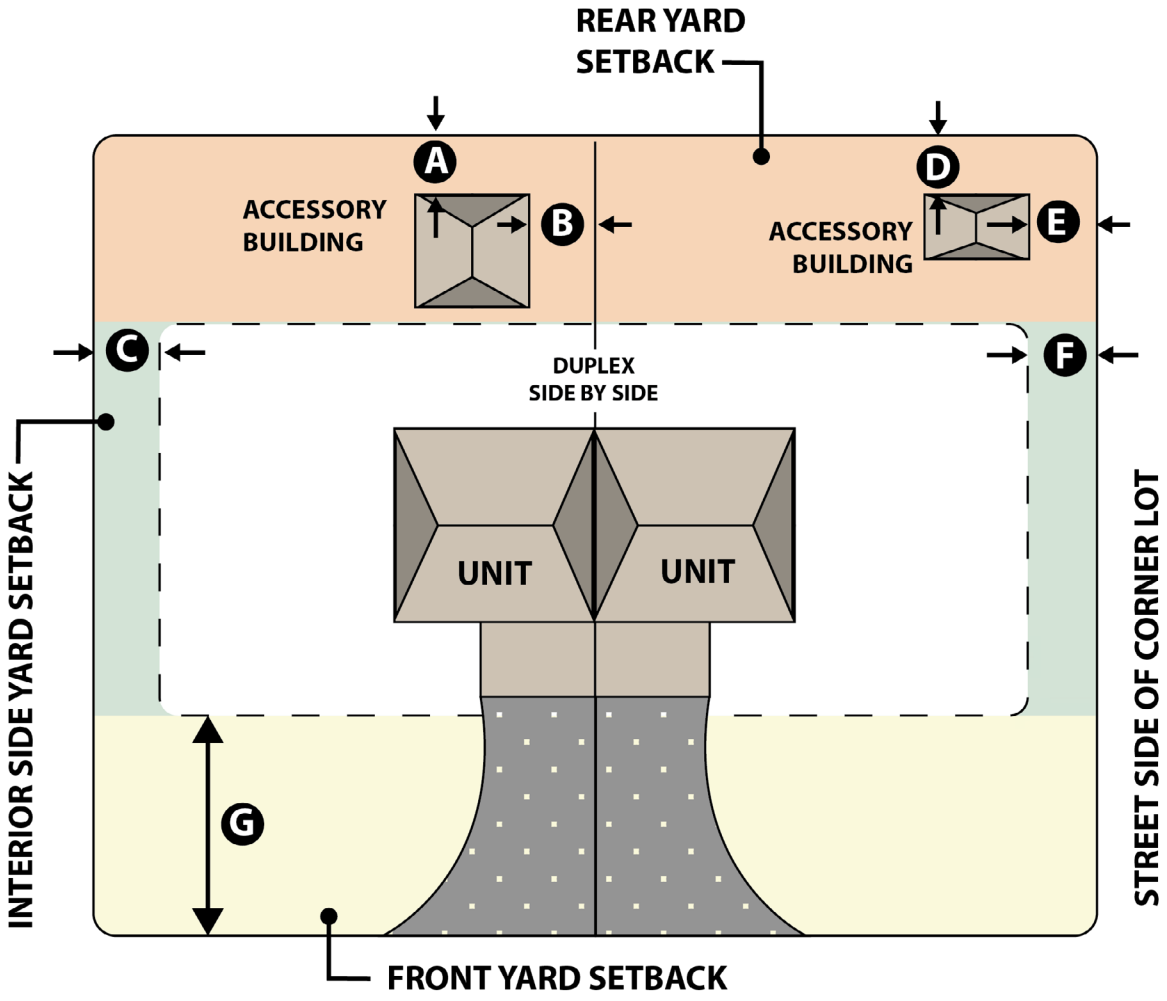


FIGURE 4: RM SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Accessory Building Rear Setback	D	Accessory Building Rear Yard Setback	G	Principal Building Front Yard Setback
B	Accessory Building Interior Side Yard Setback	E	Accessory Building Exterior Side Yard Setback		
C	Principal Building Interior Side Yard Setback	F	Principal Building Exterior Side Yard Setback		

B.5 HAMLET MIXED-USE (HMU) DISTRICT

B.5.1 PURPOSE

B.5.1.1 The purpose of this district is to allow for and encourage a mix of commercial, residential, office, and other uses that serve residents and the traveling public. Development in this district is intended to be compact with a focus on street-oriented design and a high-quality pedestrian environment.

B.5.2 USES

B.5.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in the HMU District are listed in the chart below:

#	USE	EXSHAW	DEAD MAN'S FLATS	SPECIFIC RULES
A	Accessory Building	D-A	D-A	*D.1*
B	Accessory Use to an approved Use	D-A	D-A	*D.1*
C	Accommodation, Flex	D-A	D-A	
D	Accommodation, Visitor - Major	D-MPC	D-MPC	*D.3.2*
E	Accommodation, Visitor - Minor	D-A	D-A	*D.3.2*
F	Artisan Shop	P	P	
G	Community and Entertainment Facilities	D-MPC	D-MPC	
H	Day Care	D-A	D-A	
I	Dwelling Unit, Accessory Attached	D-A	D-A	*D.6.1*
J	Eating Establishment, Major	D-A	D-A	
K	Eating Establishment, Minor	D-A	D-A	
L	Government Services	D-A	D-A	
M	Medical Services	P	D-A	
N	Office	P	P	
O	Personal Service Business	P	D-A	
P	Pet Services	D-A	D-A	
Q	Places of Religious Assembly	D-A	D-A	
R	Recreation Facilities	D-A	D-A	
S	Retail Store	P	P	
T	Retail, Cannabis	D-MPC	D-MPC	
U	Retail, Liquor Store	D-MPC	D-MPC	
V	Tourist Information Centre	D-A	D-A	
W	Utility, Public	D-A	D-A	
X	Vehicle - Service Station	D-MPC	D-MPC	*D.8.1*

B.5.3 SIGNAGE REGULATIONS

B.5.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.5.4 DISTRICT REQUIREMENTS

B.5.4.1 The requirements listed in ***Table 11*** apply to all parcels in this District:

TABLE 11: HMU DISTRICT REQUIREMENTS

	REQUIREMENT	IN ALL HAMLETS
A	Min. Parcel Area	232.0 m^2 (2,497.2 ft^2)
B	Max. Site Coverage	90%
C	Max. Building Height	13.5 m (44.3 ft)
D	Min. Front Yard Setback	0 m
E	Max. Front Yard Setback	3.0 m (9.8ft)
F	Min. Rear Yard Setback	3.0 m (9.8ft)
G	Min. Side Yard Setback	0 m
H	Min. Landscaping	See Section ***C.5.5 Landscaping***
I	Is Subdivision Allowed?	Yes

B.5.5 VEHICLE ACCESS

B.5.5.1 In Dead Man's Flats each parcel should have two (2) vehicle access points, where possible: one (1) from Second Avenue and one (1) from First Avenue in addition to any other requirements for access in this bylaw (see ***Section "C.3 Vehicle Access, Parking and Storage"***).

B.5.5.2 In all other Hamlets vehicle access shall comply with ***Section "C.3 Vehicle Access, Parking and Storage".***

B.5.6 FLEX ACCOMMODATION

B.5.6.1 Flex Accommodation shall be located above a commercial use.

B.5.7 ACCESSORY DWELLING UNITS

B.5.7.1 Accessory Dwelling Units shall have an access at grade which is separate from the principal commercial use.

B.5.7.2 Accessory Dwelling Units shall be located above the principal commercial use.

B.5.8 OFFICES

B.5.8.1 Offices shall occupy a maximum of 35% of the main floor area of any development.

B.6 HAMLET INDUSTRIAL (H-ID) DISTRICT

B.6.1 PURPOSE

B.6.1.1 The purpose of this district is to provide land within a hamlet for industrial uses, including activities such as manufacturing, processing, servicing, warehousing, distribution, and storage.

B.6.2 USES

B.6.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings greater than 100.0 m2 (1,076.4 ft^2)	D-A	*D.1*
B	Accessory Buildings less than 100.0 m2 (1,076.4 ft^2)	P	*D.1*
C	Accessory Uses to an approved Use	D-A	*D.1*
D	Animal Boarding and Training Services	D-A	
E	Artisan Shop	P	
F	Bulk Fuel Storage and Sales	D-MPC	
G	Business Support Services	D-A	
H	Contractor Services	P	
I	Data Centre	D-MPC	*D.4.3*
J	Horticultural, General	D-A	
K	Household Equipment Repair Services	P	
L	Industrial, Heavy	D-MPC	
M	Industrial, Light	D-A	
N	Industrial, Medium	D-A	
O	Kennel, Commercial	D-MPC	*D.2.4*
P	Office	P	
Q	Pet Services	D-A	
R	Recreation Facilities	D-A	
S	Shipping Container	P	
T	Solar Energy System - Microgeneration Stand Alone	D-A	*D.4.9*
U	Storage, Indoor	P	
V	Storage, Outdoor	P	
W	Storage, Recreational Vehicles	D-A	*D.3.1*
X	Utility, Public	D-A	
Y	Vehicle - Auto Rentals, Repair Services and Sales	D-A	
Z	Veterinary Clinic	D-A	

B.6.3 SIGNAGE REGULATIONS

B.6.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and ***Discretionary Uses*** within this District.

B.6.4 DISTRICT REQUIREMENTS

B.6.4.1 The requirements listed in ***Table 12*** and shown in ***Figure 5*** apply to all parcels in this District:

TABLE 12: H-ID DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Min. Parcel Area	1,393.5 m^2 (15,000.0 ft^2)
B	Max. Site Coverage	60%
C	Max. Building Height	13.5 m (44.3 ft)
D	Min. Front Yard Setback	6.0m (19.7 ft)
E	Min. Rear Yard Setback	1.5 m (4.9 ft)
F	Min. Side Yard Setback	1.5 m (4.9 ft)
G	Min. Exterior Side Yard Setback (Corner Parcels)	4.0 m (13.1 ft)
H	Landscaping	See ***"C.5.5 Landscaping"***
I	Is Subdivision Allowed?	Yes
J	Vehicle Access	See ***Section "C.3 Vehicle Access, Parking and Storage"***
K	Screening	The property line of a ***site*** which abuts a residential district shall be screened in accordance with ***Section C.2.6***

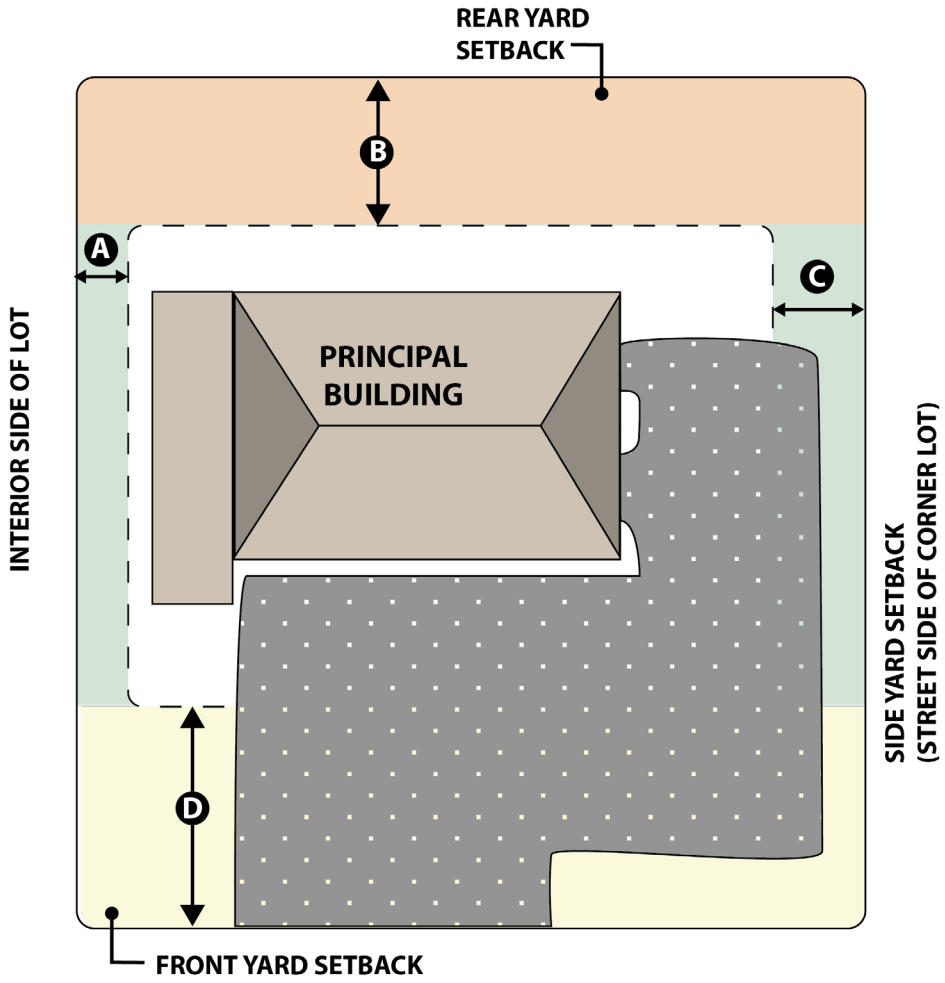


FIGURE 5: H-ID SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND	
A	Interior Side Yard Building Setback
B	Rear Yard Setback
C	Exterior Side Yard Setback
D	Front Yard Setback

B.6.6 OUTDOOR STORAGE

B.6.6.1 The maximum height of stored materials, excluding vehicles and equipment, shall not exceed 3.5 m (11.5 ft) in height, and materials stored within the setback areas are not to exceed the height of the screening fence [maximum of 2.0 m (6.6 ft)].

B.6.6.2 Shipping Containers shall not be stacked, unless:

a) All setbacks in this district are met;

b) Information is provided to ascertain the stacking of shipping containers will not pose a safety risk, to the satisfaction of the Development Authority; and

c) The stacking of Shipping Containers is in accordance with the *National Building Code – Alberta Edition*.

B.6.6.3 Uses which involve the outside storage of goods, machinery, derelict vehicles, building materials, waste materials and other similar objects that could be deemed unsightly in the opinion of the Development Authority shall be screened from adjacent sites and roads, through the use of fences, berms, landscaping, or a combination thereof, to the satisfaction of the Development Authority.

B.6.7 WATER RESTRICTIONS IN DEAD MAN'S FLATS

B.6.7.1 Any use that, in the sole discretion of the Development Authority, has the potential to consume a significant amount of water shall not be approved in Dead Man's Flats in accordance with the approved maximum capacities for the Hamlet set out in the applicable Water and Wastewater Agreement with the Town of Canmore.

B.7 HAMLET TRANSITION (HT) DISTRICT

B.7.1 PURPOSE

B.7.1.1 The purpose of this district is to preserve areas of land within hamlet boundaries from premature subdivision and development until the land is re-designated for development purposes, in accordance with policies within the Municipal Development Plan and any applicable Area Structure Plan. Re-designation of lands in the Hamlet Transition District to another hamlet land use district shall be required prior to approval of a plan of subdivision.

B.7.2 USES

B.7.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	D-A	
B	Accessory Use to an approved Use	D-A	
C	Dwelling, Factory Built	D-A	***D.6.3***
D	Dwelling, Single Detached	D-A	
E	Dwelling, Moved-On	D-A	***D.6.6***
F	Home-Based Business - Major	D-A	***D.6.4***
G	Home-Based Business - Minor	D-A	***D.6.4***
H	Utility, Public	D-A	

B.7.3 SIGNAGE REGULATIONS

B.7.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.7.4 DISTRICT REQUIREMENTS

B.7.4.1 The requirements listed in ***Table 13*** apply to all parcels in this District:

TABLE 13: HT DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL HAMLETS
A	Density	1 Dwelling Unit per Parcel
B	Min. Parcel Area	Existing Parcels
C	Max. Building Height	10.0 m (33.0 ft)
D	Min. Front Yard Setback	10.0 m (33.0 ft)
E	Min. Rear Yard Setback	10.0 m (33.0 ft)
F	Min. Side Yard Setback	10.0 m (33.0 ft)
G	Min. Landscaping	See ***Section "C.5.5 Landscaping"***
H	Is Subdivision Allowed?	No
I	Vehicle Access	See ***Section "C.3 Vehicle Access, Parking and Storage"***

B.8 PUBLIC SERVICE (P) DISTRICT

B.8.1 PURPOSE

B.8.1.1 The purpose of this district is to provide land for public and community developments for cultural, educational, institutional, recreational and utility uses, as well as to protect and enhance existing lands owned by the Municipality which are in a natural or largely undisturbed condition and may be used for non-intensive park and recreational uses.

B.8.2 USES

B.8.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Campground	D-MPC	
D	Cemetery and/or Crematorium	D-MPC	
E	Community Garden	P	
F	Day Care	D-A	
G	Government Services	P	
H	Group Home - Major	D-MPC	
I	Group Home - Minor	D-MPC	
J	Medical Services	D-MPC	
K	Medical Services, Extended	D-MPC	
L	Park	P	
M	Places of Religious Assembly	D-MPC	
N	Recreation Facilities	D-A	
O	School	D-MPC	
P	Shipping Container	D-A	
Q	Solar Energy System – Commercial	D-MPC	*D.4.8*
R	Solar Energy System – Microgeneration Stand Alone	D-A	*D.4.9*
S	Utility, Public	D-A	
T	Wind Energy Conversion System (WECS), Commercial	D-MPC	*D.4.5*
U	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	*D.4.6*

B.8.3 SIGNAGE REGULATIONS

B.8.3.1 Refer to ***Section "D.7 Signage"*** for Sign Regulations within this District.

B.8.4 DISTRICT REQUIREMENTS

B.8.4.1 The requirements listed in ***Table 14*** apply to all parcels in this District:

TABLE 14: P DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Max. Building Height – All Buildings	12.0 m (39.4 ft)
B	Min. Front Yard Setback – All Buildings	6.0 m (19.7 ft)
C	Min. Rear Yard Setback – All Buildings	6.0 m (19.7 ft)
D	Min. Side Yard Setback – All Buildings	2.0 m (6.6 ft)
E	Min. Landscaping	See ***Section "C.5.5 Landscaping"***
F	Is Subdivision Allowed?	Yes
G	Vehicle Access	See ***Section "C.3 Vehicle Access, Parking and Storage"***

B.8.5 ILLUSTRATIONS

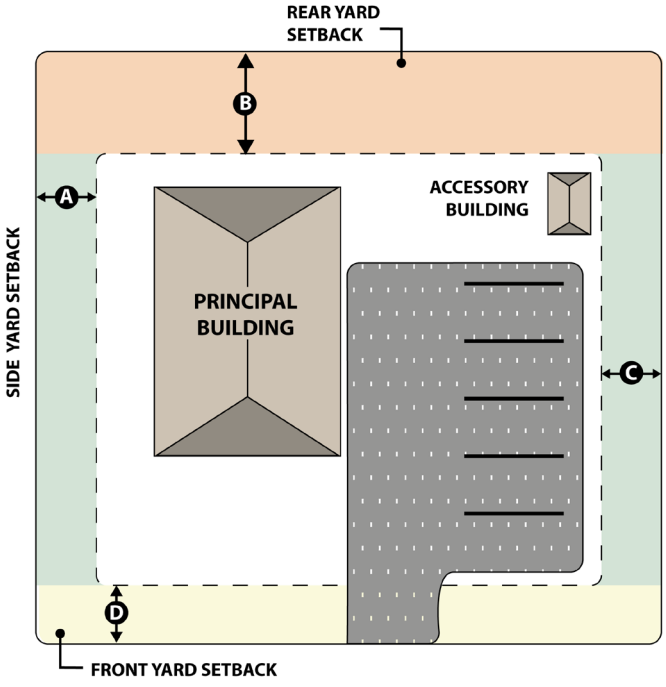


FIGURE 6: P SETBACK REQUIREMENTS

B.9 FOREST AREA (FA) DISTRICT

B.9.1 PURPOSE

B.9.1.1 The purpose of this district is to provide for the conservation of extensive areas of land which are primarily owned by the Crown, where development is limited due to factors of topography, soil, vegetation, wildlife, inaccessibility, isolation, environmental sensitivity, or watershed conservation. Logging, and Extensive and Intensive Agriculture and park uses are in keeping with the intent of this district.

B.9.2 USES

B.9.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Agriculture, General	P	
D	Agriculture, Intensive	P	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	*D.6.5*
G	Campground	D-A	
H	Cemetery	D-A	
I	Commercial Equestrian Centre	D-MPC	
J	Commercial Outfitting and Guiding	D-A	
K	Community Garden	P	
L	Dwelling, Factory Built	D-A	*D.6.3*
M	Dwelling, Single Detached	P	
N	Dwelling, Moved-On	D-A	*D.6.6*
O	Dwelling Unit, Accessory on a Parcel with an approved Home-Based Business – Major	D-MPC	
P	Farm Structure	P	
Q	Group Home - Major	D-A	
R	Group Home - Minor	D-A	
S	Home-Based Business - Major	D-A	*D.6.4*
T	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	
U	Home-Based Business - Minor	P	*D.6.4*
V	Horticultural, General	D-A	

W	Industrial Work Camp	D-MPC	***D.4.7***
X	Kennel, Commercial	D-MPC	***D.2.4***
Y	Livestock *for equal to or less than 2.0 Animal Unit for 3 acres*	D-A	***D.2.2***
Z	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC	***D.2.2***
AA	Kennel, Private	D-MPC	***D.2.4***
BB	Log Sorting and Transportation Staging Area	D-A	
CC	Logging	P	
DD	Manufacturing and Distribution, Agriculture	D-A	
EE	Natural Resource Extraction	D-A	***D.4.1***
FF	Natural Resource Extraction and Processing	D-A	***D.4.1***
GG	Park	P	
HH	Recreation Outdoor, Nature Based	P	
II	Recreation Staging Area	D-A	
JJ	Recreation, Outdoor High Impact	D-MPC	
KK	Sawmill	D-A	
LL	School	D-MPC	
MM	Shipping Container	P	
NN	Solar Energy System – Microgeneration Stand Alone	D-A	***D.4.9***
OO	Storage, Outdoor	D-A	
PP	Utility, Public	D-A	
QQ	Waste Transfer Site	D-MPC	
RR	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	***D.4.6***

B.9.3 SIGN REGULATIONS

B.9.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.9.4 DISTRICT REQUIREMENTS

B.9.4.1 The requirements listed in ***Table 15*** apply to all parcels in this District:

TABLE 15: FA DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Max. Density	1 ***Dwelling Unit***
B	Max. Building Height – All Buildings	10.0 m (32.8ft)
C	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
D	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)
E	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)
F	Is Subdivision Allowed?	Yes

Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.

B.9.4.2 For parcels existing prior to the adoption of this Bylaw that cannot meet the setbacks listed in subsection a) due to parcel size, the Development Authority may reduce any setback in subsection a) to a minimum distance of 10.0 m (33.0 ft).

B.10 AGRICULTURE CONSERVATION DISTRICT (AC) DISTRICT

B.10.1 PURPOSE

B.10.1.1 The purpose of this district is to provide for the continuing use of land for agricultural and related activities while limiting fragmentation of agricultural land and encouraging land conservation practices

B.10.2 USES

B.10.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Agriculture, General	P	
D	Agriculture, Intensive	P	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	*D.6.5*
G	Commercial Equestrian Centre	D-MPC	
H	Community Buildings and Facilities	D-A	
I	Dwelling Unit, Accessory Attached	D-A	*D.6.1*
J	Dwelling Unit, Accessory Detached	D-A	*D.6.2*
K	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business – Major	D-MPC	
L	Dwelling, Factory Built	D-A	*D.6.3*
M	Dwelling, Single Detached	P	
N	Dwelling, Moved-On	D-A	*D.6.6*
O	Farm Structure	P	
P	Group Home - Minor	D-A	
Q	Group Home - Major	D-MPC	
R	Home-Based Business - Major	D-A	*D.6.4*
S	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	
T	Home-Based Business - Minor	P	*D.6.4*
U	Horticultural, General	P	
V	Kennel, Commercial	D-MPC	*D.2.4*

W	Kennel, Private	D-MPC	*D.2.4*
X	Livestock *for equal to or less than 1.0 Animal Unit for 3 acres*	P	*D.2.2*
Y	Livestock *for greater than 1.0 Animal Unit for 3 acres and equal to or less than 2.0 Animal Units for 3 acres*	D-A	*D.2.2*
Z	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC	*D.2.2*
AA	Log Sorting and Transportation Staging Area	D-A	
BB	Logging	D-A	
CC	Manufacturing and Distribution, Agriculture	D-A	
DD	Natural Resource Extraction	D-MPC	*D.4.1*
EE	Retreat, Day Use & Overnight	D-MPC	
FF	Retreat, Day-Use	D-A	
GG	Sawmill	D-MPC	
HH	Shipping Container	P	
II	Solar Energy System - Microgeneration Stand Alone	D-A	*D.4.9*
JJ	Storage, Outdoor	D-A	
KK	Utility, Public	D-A	
LL	Veterinary Clinic	D-A	
MM	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	

B.10.3 SIGN REGULATION

B.10.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.10.4 DISTRICT REQUIREMENTS

B.10.4.1 The requirements listed in ***Table 16*** and shown in ***Figure 7*** apply to all parcels in this District:

TABLE 16: AC DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL LANDS
A	Max. number of Parcels per quarter section	2
B	Min. Parcel Area (Residential Use Only)	1.2 ha (3.0 ac)
C	Max. Parcel Area (Residential Use Only)	4.05 ha (10.0 ac)
D	Residential Max. Density – Parcels less than 32 ha (79.1ac)	1 Single Detached Dwelling Unit and no more than 1 Accessory Dwelling Unit (Attached or Detached)
E	Residential Max. Density – Parcels 32 ha (79.1 ac) or greater	2 Single Detached Dwelling Units and no more than 2 Accessory Dwelling Units (Attached or Detached)
F	Min. Habitable Ground Floor Area per Dwelling Unit	55.0 m^2 (592.0 ft^2)
G	Max. Building Height	No Maximum for all Uses, except for the following Uses: Retreat, Day Use & Overnight; Retreat, Day-Use – Maximum Two (2) Storeys
H	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
I	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)
J	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)

B.10.5 SUBDIVISION OF AN EXISTING RESIDENTIAL DWELLING ("FARMSTEAD SEPARATION")

B.10.5.1 A single residential Parcel may be subdivided from an unsubdivided quarter section provided that:

a) An existing dwelling is located on that quarter section, either within the new Parcel to be created or on the remainder of the quarter section;

b) The dwelling is connected to an approved wastewater system; and

c) The parcel size shall be determined in accordance with ***Section B.10.4***, with consideration of the location of the existing dwelling, accessory structures, uses, topographic features and environmental considerations.

B.10.5.2 Notwithstanding ***Section B.10.4*** above, where an unsubdivided quarter section is severed or separated by a public road, railway, river, creek, or lake from the balance of the titled land, a larger Parcel than the maximum 4.2 ha (10.4 ac) may be considered for subdivision at the sole discretion of the Development Authority.

B.10.6 ILLUSTRATIONS

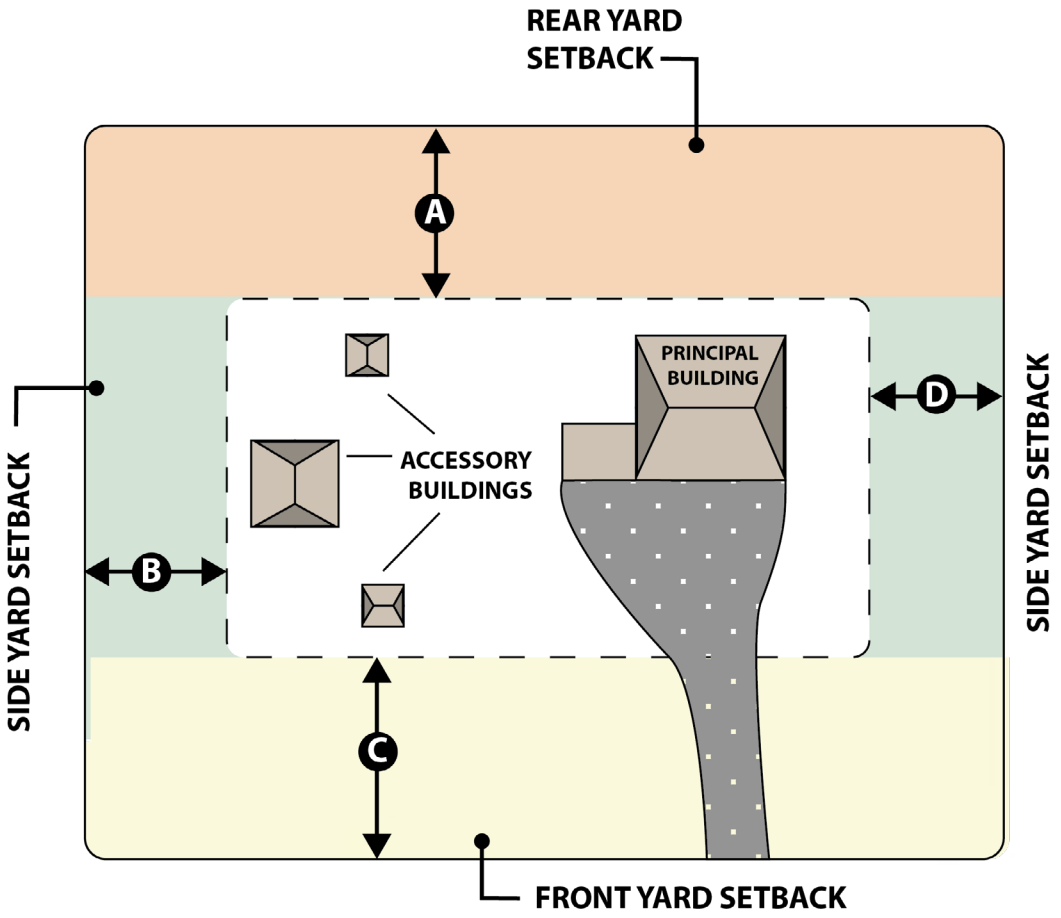


FIGURE 7: AC SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND	
A	Rear Yard Setback
B	Side Yard Setback
C	Front Yard Setback
D	Side Yard Setback

B.11 SMALL HOLDINGS (SH) DISTRICT

B.11.1 PURPOSE

B.11.1.1 The purpose of this district is to provide for the limited subdivision and development of residential uses and businesses that are compatible with the surrounding agricultural lands.

B.11.2 USES

B.11.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Agriculture, General	P	
D	Agriculture, Intensive	D-A	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	*D.6.5*
G	Community Buildings and Facilities	D-MPC	
H	Day Care	D-MPC	
I	Dwelling Unit, Accessory Attached	D-A	*D.6.1*
J	Dwelling Unit, Accessory Detached	D-A	*D.6.2*
K	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business – Major	D-MPC	
L	Dwelling, Factory Built	D-A	*D.6.3*
M	Dwelling, Single Detached	P	
N	Dwelling, Moved-On	D-A	*D.6.6*
O	Farm Structures	D-A	
P	Group Home - Major	D-MPC	
Q	Group Home - Minor	D-MPC	
R	Home-Based Business - Major	D-A	*D.6.4*
S	Home-Based Business - Minor	P	*D.6.4*
T	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	
U	Horticultural, General	P	
V	Kennel, Private	D-MPC	
W	Livestock *for equal to or less than 2.0 Animal Unit for 3 acres*	D-A	*D.2.2*
X	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC	*D.2.2*

Y	Manufacturing and Processing, Agriculture	D-MPC	
Z	Retreat – Day Use	D-A	
AA	Retreat – Day Use & Overnight	D-MPC	
BB	Shipping Container	P	
CC	Solar Energy System - Microgeneration Stand Alone	D-A	*D.4.9*
DD	Storage, Commercial Recreational Vehicles	D-MPC	*D.3.1*
EE	Storage, Outdoor	D-MPC	
FF	Utility, Public	D-A	
GG	Veterinary Clinic	D-MPC	
HH	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	*D.4.9*

B.11.3 SIGNAGE REGULATIONS

B.11.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.11.4 DISTRICT REQUIREMENTS

B.11.4.1 The requirements listed in ***Table 17*** and shown in ***Figure 8*** apply to all parcels in this District:

TABLE 17: SH DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Max. number of Parcels per quarter section	4
B	Min. Parcel Area	4.2 ha (10.4 ac)
C	Max. Residential Density	1 Single Detached Dwelling Unit; and 1 Accessory Dwelling Unit
D	Min. Parcel Width	90.0 m (295.3 ft)
E	Parcel Orientation	At the discretion of the Development Authority after consideration of site constraints including but not limited to access, topography, the presence of waterbodies or watercourses, and registered instruments on the Certificate of Title.
F	Max. Building Height – Principal Building	12.0 m (39.4 ft)
G	Max. Building Height – Accessory Buildings	7.0 m (23.0 ft)
H	Max. Building Height – Attached Accessory Dwelling Unit	8.0 m (26.2 ft)
I	Min. Habitable Ground Floor Area per Dwelling Unit	55.0 m^2 (592.0 ft^2)
J	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
K	Min. Rear Yard Setback – Principal Building	30.0 m (98.4 ft)
L	Min. Interior Side Yard Setback – Principal Building	30.0 m (98.4 ft)

M	Min. Exterior Side Yard Setback – Principal Building (Corner Parcel)	40.0 m (131.2 ft)
N	Min. Rear Yard Setback – Accessory Building	15.0 m (49.2 ft)
O	Min. Side Yard Setback – Accessory Building	15.0 m (49.2 ft)

B.11.5 SUBDIVISION

B.11.5.1 Subdivision shall be in accordance with the Municipal Development Plan.

B.11.5.2 Notwithstanding the Minimum Parcel Size and Minimum Parcel Width listed in ***Section B.11.4*** above, where lands proposed to be subdivided have unique characteristics the Development Authority may approve alternative metrics with consideration of:

a) The natural environmental features and the physical characteristics of the land;

b) Maintaining lands appropriate for agricultural purposes in larger, unfragmented parcels; and

c) Minimizing land area requirements for roads and utility servicing.

B.11.6 ILLUSTRATIONS

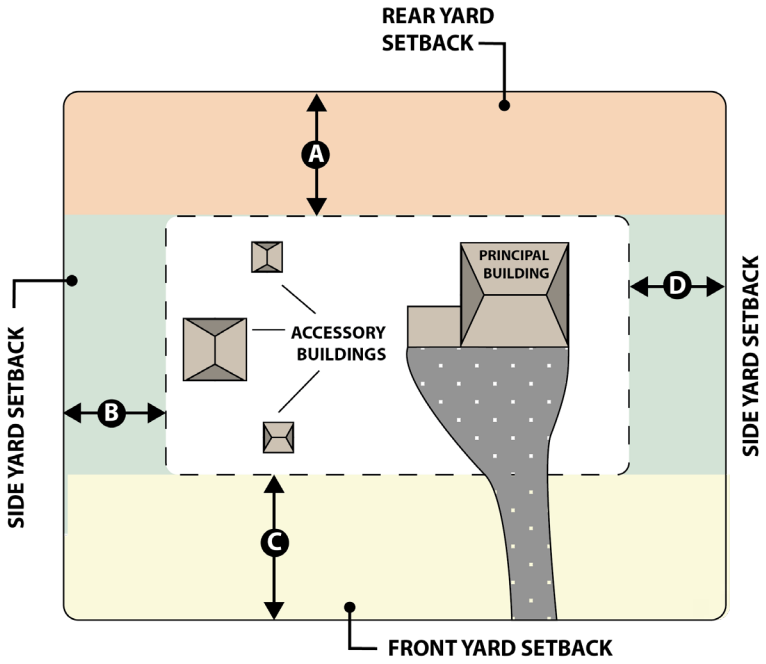


FIGURE 8: SH SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	***Rear Yard Setback*** ***Principal Building***	C	***Front Yard Setback***	E	Rear ***Yard Setback*** ***Accessory Building***
B	***Side Yard Setback*** Interior ***Principal Building***	D	***Side Yard Setback*** Exterior ***Principal Building***	F	***Side Yard Setback*** ***Accessory Building***

B.12 COUNTRY RESIDENTIAL (CR) DISTRICT

B.12.1 PURPOSE

B.12.1.1 The purpose of this district to provide smaller parcels of land for country residential development, in accordance with policies in the Municipal Development Plan and an adopted Area Structure Plan.

B.12.2 USES

B.12.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	GHOST RIVER	SCOTT LAKE	GHOST RESERVOIR	ALL OTHER PARCELS	SPECIFIC RULES
A	Accessory Building	P	P	P	P	*D.1*
B	Accessory Use to an approved Use	D-A	D-A	D-A	D-A	*D.1*
C	Accommodation, Staff	X	X	D-MPC	X	
D	Bed & Breakfast	D-A	D-A	D-A	D-A	*D.6.5*
E	Community Buildings and Facilities	D-A	D-A	D-A	D-A	
F	Dwelling Unit, Accessory Attached	P	P	P	P	*D.6.1*
G	Dwelling Unit, Accessory Detached	D-A	D-A	D-A	D-A	*D.6.2*
H	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business Major	D-MPC	D-MPC	D-MPC	D-MPC	*D.6.1*
I	Dwelling, Factory Built	D-A	D-A	D-A	D-A	*D.6.3*
J	Dwelling, Single Detached	P	P	P	P	
K	Dwelling, Moved-On	D-A	D-A	D-A	D-A	*D.6.6*
L	Farm Structure	X	X	D-A	D-A	
M	Government Services	D-A	D-A	D-A	D-A	
N	Home-Based Business - Minor	P	P	P	P	*D.6.4*
O	Home-Based Business - Major on a parcel with an approved Accessory Dwelling Unit	D-MPC	D-MPC	D-MPC	D-MPC	
P	Home-Based Business - Major	D-A	D-A	D-A	D-A	*D.6.4*
Q	Livestock - *for greater than 2.0 Animal Units for 3 acres*	P	P	P	P	*D.2.2*

R	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	D-A	*D.4.9*
S	Utility, Private	D-MPC	D-MPC	D-MPC	D-MPC	
T	Utility, Public	D-A	D-A	D-A	D-A	
U	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	D-MPC	D-MPC	D-MPC	*D.4.6*

B.12.3 SIGN REGULATIONS

B.12.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.12.4 DISTRICT REQUIREMENTS

B.12.4.1 The requirements listed in *Table 18* apply to all parcels in this District:

TABLE 18: CR DISTRICT REQUIREMENTS

#	REQUIREMENT	GHOST RIVER	SCOTT LAKE	GHOST RESEVOIR	ALL OTHER PARCELS
A	Min. Parcel Area	0.4 ha (1.0ac)	0.6 ha (1.5 ac).	See *B.12.4.2* and *B.12.4.3*	0.4 ha (1.0 ac)
B	Max. Parcel Area	N/A	1.6 ha (4.0 ac)		1.2 ha (3.0 ac)
C	Max. Residential Density	1 Single Detached Dwelling Unit; and one Accessory Dwelling Unit	1 Single Detached Dwelling Unit and one accessory dwelling unit	In accordance with special rules below and within the McDermid Area Structure Plan.	1 Single Detached Dwelling Unit; and one Accessory Dwelling Unit
D	Max. Building Height – Principal Building	11.0 m (36.1 ft)	11.0 m (36.1 ft)	12.0 m (39.4 ft)	11.0 m (36.1 ft)
E	Max. Building Height – Accessory Buildings	5.5 m (18.0 ft)	5.5 m (18.0 ft)	8.0 m (26.2 ft)	5.5 m (18.0 ft)
F	Max. Building Height – all other buildings	6.0 m (19.7 ft)	N/A	N/A	6.0 m (19.7 ft)
G	Min. Habitable Ground Floor Area per Dwelling Unit	60.0 m^2 (645 ft^2)	60.0 m^2 (645 ft^2)	60.0 m^2 (645 ft^2)	60.0 m^2 (645 ft^2)
H	Min. Front Yard Setback from service road	7.5 m (24.6 ft)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	7.5 m (24.6 ft)
I	Site Coverage	X	X	55%	X
J	Min. Rear Yard Setback – Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	7.5 m (24.6 ft)

K	Min. Rear Yard Setback – Accessory Building	1.5m (4.9 ft)	1.5m (4.9 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)
L	Min. Side Yard Setback – Principal Building	2.0 m (6.6 ft)	6.0 m (19.7 ft) or 10% of the lot width, whichever is the lesser	3.0 m (9.8 ft)	2.0 m (6.6 ft)
M	Min. Side Yard Setback – Accessory Building	1.5 m (4.9 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)
N	Subdivision	In accordance with the Ghost River Country Residential ASP	In accordance with the Scott Lake Area Structure Plan	In accordance with the McDermid Area Structure Plan.	Yes, Area Structure Plan required.

B.12.5 SUBDIVISION REGULATIONS FOR GHOST RESERVOIR

B.12.5.1 Subdivision of land within Ghost Reservoir shall be in accordance with the McDermid Area Structure Plan.

B.12.5.2 The 26.02 hectare (64.29 acres) site may be subdivided to create 2 lots where the minimum parcel area shall be 10 hectares (25 acres).

B.12.5.3 A maximum of eight (8) Bareland Condominium units where: The minimum Bareland Condominium unit size shall be 1.0 hectare (2.47 acres) across the entirety of the site.

a) The minimum Bareland Condominium unit size shall be 1.0 hectare (2.47 acres).

b) Where lands proposed to be subdivided through a Bareland Condominium, the subdivision layout shall be designed to:

i) Be sensitive to the natural environmental features and the physical characteristics of the land;

ii) Provide private roadways to increase efficiency of roads and provide individual utility servicing.

iii) Provide common property accessible by all country residential parcels for the enjoyment of the entire property

B.12.6 DENSITY REGULATIONS FOR GHOST RESERVOIR

#	REQUIREMENT	ALL PARCELS
A	Maximum Bareland Condominium Units Density	8 units per ASP area
B	Maximum Single Detached Dwelling Density	1 per parcel
C	Maximum Accessory Dwelling Unit Density	1 per single-detached dwelling
D	Maximum Staff Accommodation Density	1 unit with up to 2 bedrooms and a maximum of 2 bed units per bedroom

B.12.7 STAFF ACCOMMODATION

B.12.7.1 Staff accommodation where permitted in this district may also be used for housing employees associated with the maintenance of the grounds and common property operating on site.

B.12.8 ILLUSTRATIONS

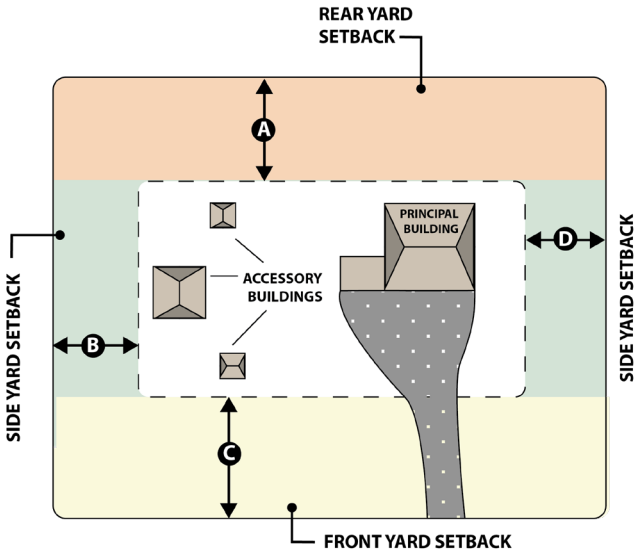


FIGURE 9: CR SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Rear Yard Setback Principal Building	C	Front Yard Setback	E	Rear Yard Setback Accessory Building
B	Side Yard Setback Interior Principal Building	D	Side Yard Setback Exterior Principal Building	F	Side Yard Setback Accessory Building

B.13 TOURISM & RECREATION (TR) DISTRICT

B.13.1 PURPOSE

B.13.1.1 The purpose of this district is to provide large parcels of land in rural areas that are suitable for tourism and recreational uses which have low-impact on the natural environment and are compatible with the surrounding area and land uses.

B.13.2 USES

B.13.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
A	Accessory Building	D-A	D-A	D-A	D-A	D-A
B	Accessory Use to an approved Use	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
C	Accommodation, Staff	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-A	D-A
D	Accommodation, Visitor - Major	D-A	X	D-A	X	D-A
E	Accommodation, Visitor - Minor	D-A	X	D-A	D-A	D-A
F	Agriculture, General	P	X	P	X	P
G	Agriculture, Intensive	D-A	X	X	D-A	D-A
H	Animal Boarding and Training Services	D-A	X	D-A	D-A	D-A
I	Artisan Shop	D-A	X	X	D-A	D-A
J	Campground	D-A	X	D-A	X	D-A
K	Commercial Equestrian Centre	D-A	X	D-A	D-MPC	D-A
L	Commercial Guiding and Outfitting	D-A	X	D-A	D-MPC	D-A
M	Community and Entertainment Facilities	D-MPC	X	X	X	D-MPC

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
N	Community Buildings and Facilities	D-MPC	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	X
O	Dwelling Unit, Accessory Detached	D-A	X	D-A	D-A	D-A
P	Dwelling Unit, Accessory Attached	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
Q	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business – Major	D-MPC	D-MPC	D--MPC	D-MPC	D-MPC
R	Dwelling, Factory Built	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
S	Dwelling, Moved-On	D-MPC	D-MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-MPC	D-MPC	D-MPC
T	Dwelling, Single Detached	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	P	D-A
U	Eating Establishment, Major	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	D-A
V	Eating Establishment, Minor	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-MPC	D-A
W	Environmental Education Facilities	D-A	X	X	D-MPC	D-A
X	Health and Wellness Centre	D-A	X	D-A	D-MPC	D-A

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
Y	Home-Based Business - Minor	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	X
Z	Home-Based Business - Major	D-MPC	D-MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	X	X	X
AA	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	D-MPC	D-MPC	D-MPC	D-MPC
BB	Horticulture, General	D-A	X	X	D-A	D-A
CC	Livestock *for equal to or less than 1.0 Animal Unit for 3 acres*	P	X	P	P	P
DD	Livestock *for greater than 1.0 Animal Unit for 3 acres and equal to or less than 2.0 Animal Units for 3 acres*	D-A	X	D-A	D-A	D-A
EE	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC	X	D-MPC	D-MPC	D-MPC
FF	Main Amenities Lodge	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	D-A
GG	Marina	D-A	D-A	X	X	X
HH	Park	D-A	X	X	X	X
II	Personal Service Business	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	X
JJ	Places of Religious Assembly	D-A	X	X	X	D-A
KK	Recreation Staging Area	D-A	X	D-A	D-MPC	D-A
LL	Recreation, Country Centre	D-A	X	D-A	X	D-A
MM	Recreation, Outdoor High Impact	D-MPC	X	X	X	X

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
NN	Recreation, Outdoor Nature-Based	D-A	X	D-A	D-A	D-A
OO	Retail Store	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-A	D-A
PP	Retreat, Day Use & Overnight	D-A	X	D-A	D-MPC	D-A
QQ	Retreat, Day-Use	D-A	X	D-A	D-A	D-A
RR	Shipping Container	D-A	X	D-A	D-A	D-A
SS	Short-Term Rental - Major	D-A	P on Plan 241 0875 only	D-A	X	D-A
TT	Short-Term Rental - Minor	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
UU	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	D-A	D-A
VV	Tourist Information Centre	D-A	X	D-A	X	D-A
WW	Utility, Public	D-A	D-A on Plan 241 0875 only	D-A	D-A	D-A
XX	Utility, Private	D-A	D-A on Plan 241 0875 only	D-A	D-A	D-A

B.13.3 SIGN REGULATIONS

B.13.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.13.4 DISTRICT REQUIREMENTS

B.13.4.1 The requirements listed in ***Table 19*** apply to all parcels in this District:

TABLE 19: TR DISTRICT REQUIREMENTS

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
A	Max. Dwelling Units Per Parcel	1 Dwelling Unit + 1 Accessory Dwelling Unit	1 per parcel for Plan 241 0875 and Plan 241 0890; Block 2; Lot 1, and 0 per parcel for Plan 241 0890; Block 2; Lot 2	1	1	1
B	Max. Building Height – Principal Building	12.0 m (39.4ft)	13.0 m (42.7 ft)	-	12.0 m (39.4 ft) or 4 storeys	12.0 m (39.4 ft) or 4 storeys
C	Max. Building Height – Accessory Building	10.0m (32.8ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	10.0 m (32.8 ft)	12.0 m (39.4 ft) or 4 storeys
D	Max. Building Height - Amenity Buildings	10.0 m (32.8ft)	9.0 m (29.5) ft	9.0 m (29.5) ft	--	12.0 m (39.4 ft) or 4 storeys
E	Min. Rear Yard Setback – Principal Building	30.0 m (98.4 ft)	See Special Setbacks below	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
F	Min. Front Yard Setback – Principal Building	40.0 m (131.2 ft)	See Special Setbacks below	40.0 m (131.2 ft)	5.0 m (16.4 ft)	30.0 m
G	Min. Interior Side Yard Setback – All buildings	30.0 m (98.4 ft)	See Special Setbacks below	30.0 m (98.4 ft)	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	30.0 m (98.4 ft)

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0875 & PLAN 241 0890	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
H	Min. Exterior Side Yard Setback (Corner Parcels) – All buildings	30.0 m (98.4 ft)	See Special Setbacks below	--	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	30.0 m (98.4 ft)
I	Min. Front Yard Setback – Accessory Building	--	See Special Setbacks below	--	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	--
J	Min. Rear Yard Setback – Accessory Buildings	--	See Special Setbacks below	--	30.0 m (98.4 ft)	--
K	Is Subdivision Allowed?	Yes, ASP may be required.	In accordance with Concept Plan and boundary adjustment only	ASP Required	No	New ASP Required

*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.

B.13.4.2 Notwithstanding ***Table 19*** above, the following specialized setbacks shall be required for the following types of Development:

a) On all parcels unless otherwise identified:

i) The minimum Front Yard Setback for paintball facilities shall be 100m (330ft.);

b) For Plan 241 0875:

i) The minimum yard requirements shall be in accordance with ***Figure 10***.

ii) Notwithstanding the minimum yard requirements within ***Figure 10***, the minimum rear yard may be relaxed to a minimum recommended by a Qualified professional that supports the request for a Variance to the minimum required yard along the Bow River.

c) For Plan 241 0890:

i) The minimum yard requirements shall be in accordance with ***Figure 10***.

ii) Notwithstanding the minimum yard requirements within ***Figure 10***, the minimum side and rear yards may be relaxed to a minimum recommended by a Qualified

professional that supports the request for a Variance to the minimum required yard along the Bow River.



SETBACKS
PLAN 241 0890 & PLAN 241 0875

Parcels & Setbacks
- Parcel
- Front
- Side
- Rear
- 10m
- Buildable Lands

- Dispositions
- Paved Highway
- Major Waterbodies

NORTH

1:1,500

0 10 20 30 40 50 m

Projection: NAD83 / UTM zone 11N

FIGURE 10: PLAN 241 0890 & PLAN 241 0875 LEGAL LAND LOCATIONS MAP

d) For Plan 191 0540:

i) The minimum Setbacks from the existing water and wastewater treatment plants that service Plan 241 0875 shall be established by the Government of Alberta.

e) For LSD 12; Sec 26; TWP 24; RGE 8; W5M, the minimum yard requirements for Discretionary Uses may be relaxed as follows:

i) To a minimum of 5m (16.4ft.) for front yard and side yards with an approved Variance where there is an obvious advantage obtained from such relaxation in terms of recognizing existing development or site constraints at the discretion of the Development Authority;

ii) To the minimum recommended by a Qualified Professional that supports the request for a Variance to the minimum required rear yard along the Kananaskis River;

f) For LSD 7, 8, 9; Sec 27; TWP 24; RGE 8; W5M, the minimum yard requirements may be relaxed as follows:

i) To a minimum of 1.5m (4.9ft.) with an approved Variance where there is a need to accommodate existing development or its expansion along a common boundary of two (2) private (titled) properties which have the same landowner ;

ii) To a minimum of 5m (16.4ft.) for front, rear, and side yards with an approved Variance where there is an obvious advantage obtained from such relaxation in terms of recognizing existing development or site constraints at the discretion of the Development Authority; and

iii) To the minimum recommended by a Qualified Professional that supports the request for a Variance to the minimum required side yard along the Kananaskis River.

B.13.4.3 Notwithstanding the definition for Short-Term Rental, there shall be no time limits on stays for Short-Term Rental - Major and Short-Term Rental - Minor uses on all parcels within Plan 241 0875.

B.13.4.4 A Wildlife Impact Assessment shall be submitted for any application for a Discretionary Use on LSD 12; Sec 26; TWP 24; Rge 8; W5M, unless an exemption has been granted by the Development Authority.

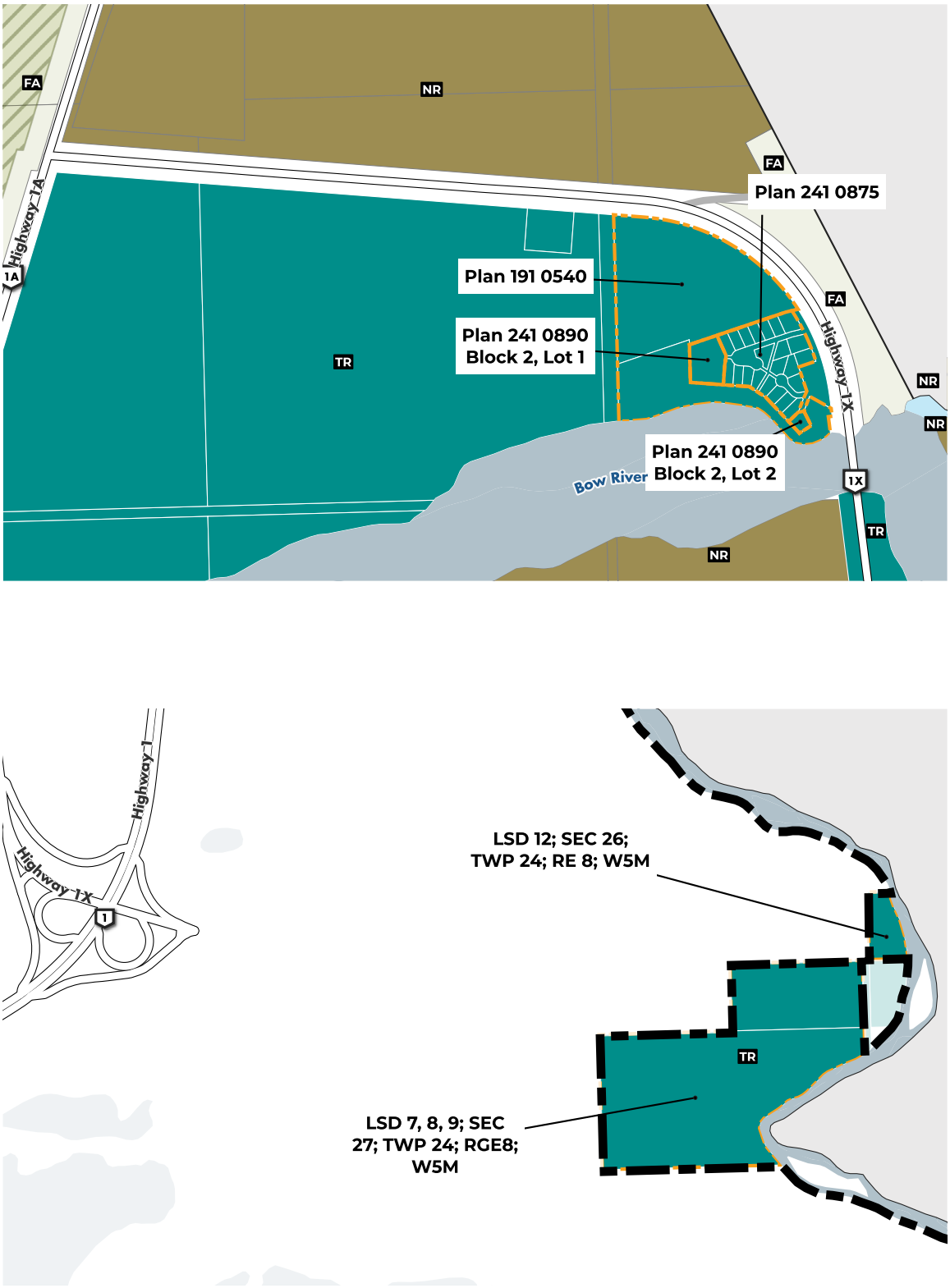
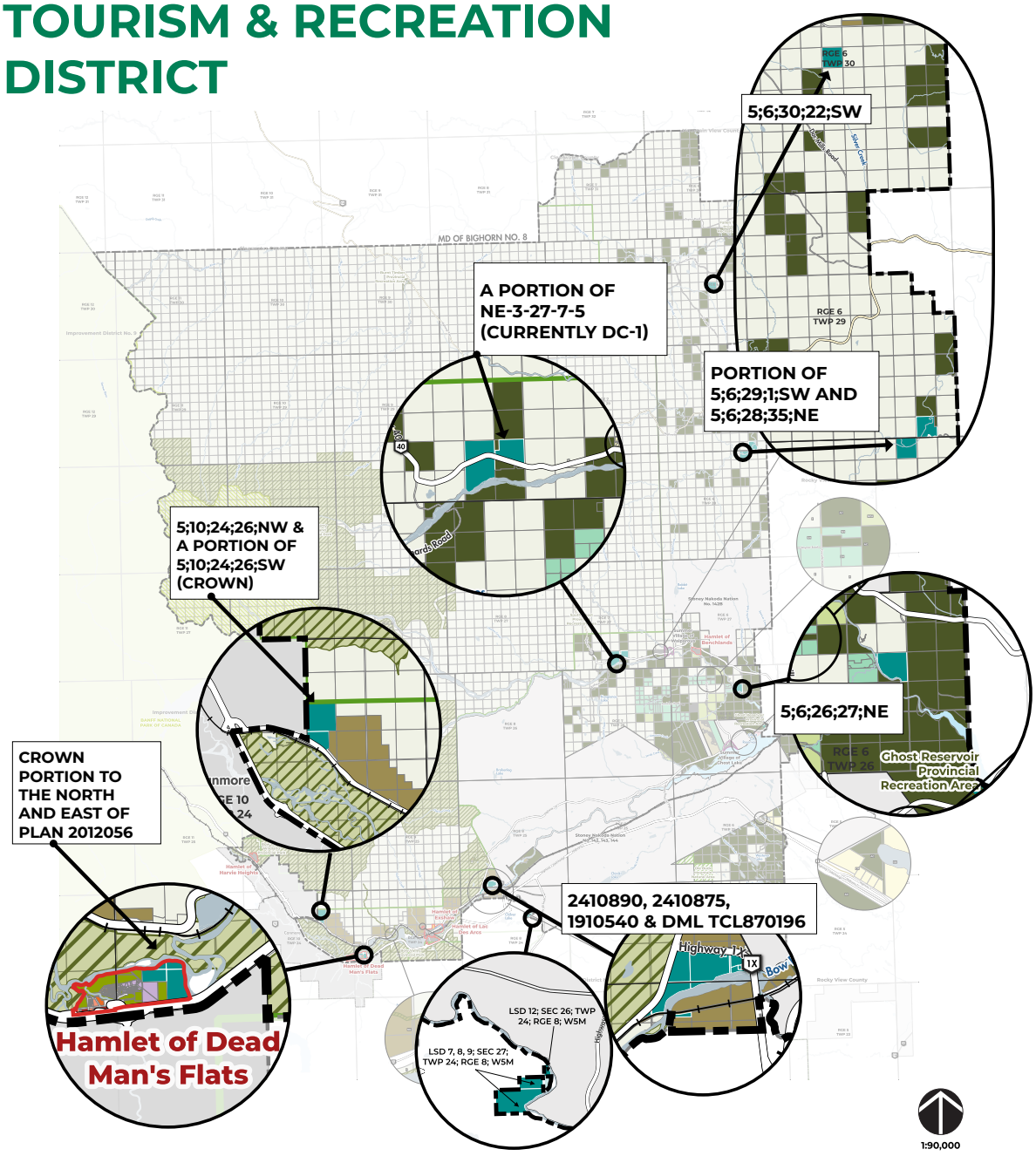


FIGURE 11: TOURISM RECREATION (TR) DISTRICT LEGAL LAND LOCATIONS MAP

B.13.5 CONCEPT PLANS & AREA STRUCTURE PLANS

B.13.5.1 All development must be in conformance with any and all approved Concept Plans and Area Structure Plans.

TOURISM & RECREATION DISTRICT



Legend

- MD of Bighorn No. 8

Land Use

- AC - Agriculture Conservation District
- SH - Small Holdings District
- CR - Country Residential District
- CR-G - Country Residential - Ghost Reservoir District
- R1 - Hamlet Residential - Unserviced District
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HMU - Hamlet Mixed Use District
- HWY-C - Highway Commercial District
- TR - Tourism & Recreation District
- HT - Hamlet Transition District
- TSD - Transfer of Subdivision Density District
- F - Forestry District
- HI - Hamlet Industrial District
- RI - Rural Industrial District
- NR - Natural Resource Extraction District
- P - Public District
- NPA - Natural & Protected Areas District
- DC-1 - Direct Control 1
- Hamlet
- Summer Village
- Railway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Town
- Rocky Mountains Forest Reserve
- National Park
- Natural Area
- Provincial Park
- Provincial Recreation Area
- Wilderness Area

B.14 HIGHWAY COMMERCIAL (HWY-C) DISTRICT

B.14.1 PURPOSE

B.14.1.1 The purpose of this district is to allow for a range of commercial uses that provide services to the traveling public and to the local residents.

B.14.2 USES

B.14.2.1 In accordance with ***"Part E. Authorities and Procedures"*** uses that may be approved in this District are listed in the chart below:

#	USE	DEAD MAN'S FLATS	HARVIE HEIGHTS	SCOTT LAKE	ALL OTHER PARCELS
A	Accessory Building	D-A	P	D-A	D-A
B	Accessory Use to an approved Use	D-A	D-A	D-A	D-A
C	Accommodation, Flex	D-MPC	X	X	X
D	Accommodation, Staff	D-MPC	D-MPC	D-MPC	D-MPC
E	Accommodations, Visitor - Major	D-A	D-A	X	D-A
F	Accommodations, Visitor - Minor	D-A	D-A	D-A	D-A
G	Artisan Shop	P	P	P	P
H	Dwelling Unit, Accessory Attached	D-A	X	D-A	D-A
I	Dwelling Unit, Accessory Detached	D-A	X	D-A	D-A
J	Eating Establishment, Drive-Through	X	X	D-A	D-A
K	Eating Establishment, Major	P	P	P	P
L	Eating Establishment, Minor	P	P	P	P
M	Government Services	P	D-A	D-A	D-A
N	Medical Services	D-A	D-A	X	D-A
O	Office	P	D-A	X	P
P	Personal Service Business	P	P	X	P
Q	Recreation Facilities	X	D-A	X	P
R	Retail Store	P	P	P	P
S	Retail, Cannabis	D-MPC	X	X	X
T	Retail, Liquor Store	D-MPC	X	X	X
U	Solar Energy System - Microgeneration Stand Alone	X	X	D-A	D-A
V	Tourist Information Centre	P	X	P	P
W	Utility, Public	D-A	D-A	D-A	D-A
X	Vehicle - Service Station	P	X	P	P
Y	Vehicle - Truck Service Centre	X	X	D-MPC	D-MPC

Z	Wind Energy Conversion System (WECS), Microgeneration	X	X	D-MPC	D-MPC

B.14.3 SIGNAGE REGULATIONS

B.14.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.14.4 DISTRICT REQUIREMENTS

B.14.4.1 The requirements listed in ***Table 20*** apply to all parcels in this District:

TABLE 20: HWY-C DISTRICT REQUIREMENTS

#	REQUIREMENT	DEAD MAN'S FLATS	HARVIE HEIGHTS	SCOTT LAKE
A	Min. Parcel Area	0.3 ha (0.7 ac)	0.7 ha (1.7 ac).	0.8 ha (2.0 ac).
B	Min. Parcel Width	40.0 m (131.2 ft)	50.0 m (164.0 ft).	60.0 m (196.9 ft).
C	Max. Density	2 Accessory Dwelling Units per Parcel	N/A	N/A
D	Max. Building Height	13.5 m (44.3 ft)	Four (4) storeys	9.0 m (29.5 ft)
E	Min. Front Yard Setback – All Buildings	3.0 m (9.8 ft)	5.0 m (16.4 ft)	8.0 m (26.2 ft)
F	Min. Rear Yard Setback – All Buildings	3.0 m (9.8 ft)	See ***Table 22*** and ***Figure 12*** below	10.0 m (32.8 ft)
G	Min. Side Yard Setback – All Buildings	3.5 m (11.5 ft), except one side adjacent to a commercial lot may be reduced to a zero-yard setback	3.0 m (9.8 ft)	3.5 m (11.5 ft)
H	Min. Yard Setback – Primary Building from primary highway	40.0m (131.2 ft)	N/A	N/A

B.14.5 WATER RESTRICTIONS

B.14.5.1 Any use that, in the sole discretion of the Development Authority, has the potential to consume a significant amount of water shall not be approved in Harvie Heights in accordance with the approved maximum capacities for the Hamlet set out in the applicable Water and Wastewater Agreement with the Town of Canmore.

TABLE 21: HWY-C DISTRICT HARVIE HEIGHTS SETBACKS				
#	PLAN	BLOCK	LOT	MINIMUM REAR YARD SETBACK
A	793 JK	23	1	10.0 m (32.8 ft)
B	793 JK	23	2	10.0 m (32.8 ft)
C	793 JK	23	3	10.0 m (32.8 ft)
D	793 JK	23	4	6.0 m (19.7 ft)
E	793 JK	23	5	10.0 m (32.8 ft)
F	170 JK	24	1	18.0 m (59.1 ft)
G	891 0713	24	6	18.0 m (59.1 ft)
H	891 0713	24	7	18.0 m (59.1 ft)
I	170 JK	24	3	18.0 m (59.1 ft)

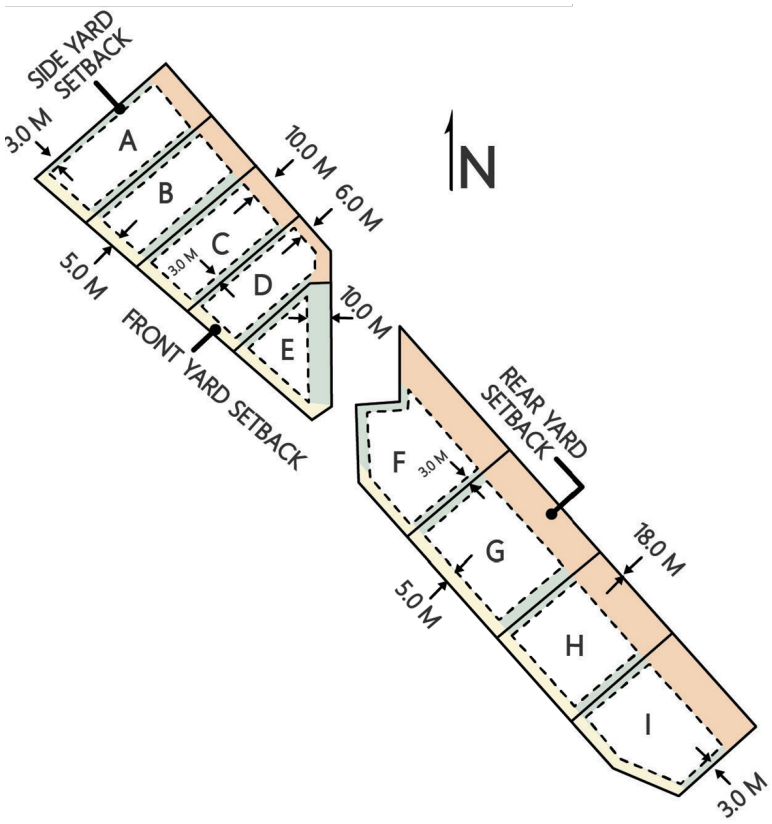


FIGURE 12: HARVIE HEIGHTS YARD SETBACKS FOR IRREGULAR HWY-C PARCELS

B.14.6 ADDITIONAL SETBACK AREA IN HARVIE HEIGHTS

B.14.6.1 No development, except fencing and landscaping, shall be permitted in the shaded setback area as indicated in ***Figure 13*** on Plan 170 JK; Block 24; Lot 1.

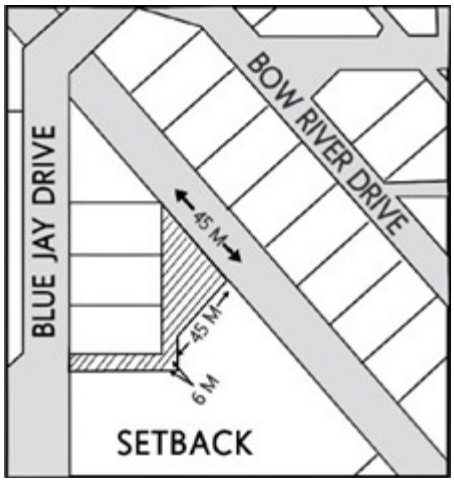


FIGURE 13: ADDITIONAL SETBACK AREA IN HARVIE HEIGHTS

B.14.7 ADDITIONAL REQUIREMENTS – DEAD MAN'S FLATS

B.14.7.1 The following apply to all HWY-C parcels located in the Hamlet of Dead Man's Flats:

a) ***Screening***

i) All sites abutting a residential district shall be screened to the satisfaction of the Development Authority.

ii) Uses which involve the outside storage of goods, machinery, vehicles, building materials, waste materials and other similar objects shall be screened from adjacent sites and roads, through the use of fences, berms, landscaping, or a combination thereof, to the satisfaction of the Development Authority.

iii) All mechanical equipment shall be adequately screened from adjacent sites and roads, and shall be sited in a location to not cause a nuisance to adjacent residential uses.

b) ***Landscaping***

i) A minimum of ten percent (10%) of the total site area shall be landscaped, excepting Visitor Accommodation uses shall landscape a minimum of 20% of the total site area in accordance with an approved landscaping plan.

ii) Landscaping shall be primarily located within the front yard.

iii) Outdoor amenity space, including but not limited to plazas, patios and pedestrian gathering spaces that blend with the natural environment may be included in the total landscaped area.

c) ***Parking***

i) Up to 30% of the required parking may be dedicated for bus parking provided that adequate maneuvering space is incorporated into the site design.

d) *Accessory Dwelling Units*

i) Accessory dwelling units shall have a separate access at grade from the principal commercial use and may be located to the rear or above the principal commercial use.

e) *Liquor store*

i) Liquor stores shall not be a standalone building but may be allowed in a space or unit within a larger commercial development.

B.14.8 ADDITIONAL REQUIREMENTS – HARVIE HEIGHTS

B.14.8.1 The following apply to all HWY-C parcels located in the Hamlet of Harvie Heights:

a) *Building Height*

i) A maximum height relaxation of 2.7 m (8.9 ft) may be allowed over 30% of the total development footprint if, in the opinion of the Development Authority, the architectural presentation of the development will be appreciably enhanced.

b) *Landscaping*

i) Landscaping shall be completed according to an approved landscaping plan stamped by an accredited landscape architect.

ii) Outdoor amenity space, including but not limited to plazas, patios and pedestrian gathering spaces that blend with the natural environment may be included in the total landscaped area.

c) *Fencing and Retaining Walls*

i) An opaque fence with a minimum height of 1.8 m (5.9 ft) shall be erected on the rear property line or any property line adjacent to a residential lot. Where the location of the fence would be, in the opinion of the Development Authority, inappropriate due to slope, the removal of existing vegetation or similar factors, the Development Authority shall define the required fence alignment.

ii) Fences and retaining walls shall be designed and constructed of durable natural materials such as rock or wood.

d) *Staff Accommodation*

i) The provision of Staff Accommodation units as an Accessory Use to the principal Visitor Accommodation use shall be limited to a maximum density of one (1) Bed Unit per twelve (12) Guest units

ii) A single manager suite may be approved at the discretion of the Development Authority, in addition to other Staff Accommodation units.

B.14.9 ADDITIONAL REQUIREMENTS – SCOTT LAKE

B.14.9.1 The following apply to all HWY-C parcels located in the Scott Lake Area Structure Plan:

a) *Visitor Accommodations*

i) Notwithstanding ***Section B.14.8***, a building for visitor accommodations may be allowed to be up to a maximum of 12.0 m (39.4 ft) in height (3 storeys), provided that:

(1) At least 80% of the required parking is located within a parking structure; and

(2) At least 30% of the site is landscaped.

b) *Screening*

i) All sites abutting a residential district shall be screened to the satisfaction of the Development Authority.

ii) All areas used for outdoor storage shall be screened from adjacent sites and roadways to the satisfaction of the Development Authority.

iii) All mechanical equipment shall be adequately screened from adjacent sites and roads, and shall be sited in a location to not cause a nuisance to adjacent residential uses.

c) *Landscaping*

i) A minimum of 25% of the total site area shall be landscaped in accordance with an approved landscaping plan.

ii) Landscaping shall be primarily located within the front yard.

iii) Outdoor amenity space, including but not limited to plazas, patios and pedestrian gathering spaces that blend with the natural environment may be included in the total landscaped area.

d) *Parking*

i) At the discretion of the Development Authority, up to ten percent (10%) of the required parking may be dedicated for bus, Recreational Vehicle or truck parking provided that adequate maneuvering space is incorporated into the site design.

B.15 RURAL INDUSTRIAL (R-ID) DISTRICT

B.15.1 PURPOSE

B.15.1.1 The purpose of this district is to provide land for development of a variety of industries which are not compatible in a hamlet and typically require larger sites or larger buildings, while considering adjacent land uses and the natural environment. Such industries may carry out a portion of their operation outdoors or require outdoor storage areas, do not require municipal services, and are located on sites close to primary transportation corridors.

B.15.2 USES

B.15.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Bulk Fuel Storage and Sales	D-MPC	
D	Contractor Services	P	
E	Construction Materials Recycling	D-MPC	
F	Data Centre	D-MPC	*D.4.3*
G	Data Centre and Power Generation Facility	D-MPC	*D.4.3*
H	Horticultural, General	D-A	
I	Industrial Work Camp	D-MPC	*D.4.7*
J	Industrial, Heavy	D-MPC	
K	Industrial, Light	D-A	
L	Industrial, Medium	D-A	
M	Logging	D-A	
N	Office	P	
O	Portable Batch Plant	D-MPC	
P	Sawmill	D-MPC	
Q	Shipping Container	P	
R	Solar Energy System - Microgeneration Stand Alone	D-A	*D.4.9*
S	Storage, Commercial Recreational Vehicles	D-A	*D.3.1*
T	Storage, Indoor	P	
U	Storage, Outdoor	D-A	
V	Utility, Public	D-A	
W	Vehicle - Auto Body Services	D-MPC	

X	Vehicle - Auto Rentals, Repair Services and Sales	D-A	
Y	Vehicle - Service Station	D-A	*D.8.1*
Z	Vehicle - Truck Service Centre	D-A	
AA	Waste and Recycling Facility	D-MPC	Construction Recycling Only
BB	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	

B.15.3 SIGNAGE REGULATIONS

B.15.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.15.4 DISTRICT REQUIREMENTS

B.15.4.1 The requirements listed in *Table 22* apply to all parcels in this District:

TABLE 22: R-ID DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Min. Parcel Area	1.0 ha (2.5 ac).
B	Max. Building Height	18 .0 m (59.0 ft)
C	Min. Front Yard Setback	10.0 m (32.8 ft)
D	Min. Rear Yard Setback	8.0 m (26.2 ft)
E	Min. Side Yard Setback	6.0 m (19.7 ft)
F	Min. Yard Setback adjacent to residential district	23.0 m (75.5 ft)
G	Is Subdivision Allowed?	Yes

B.15.5 SCREENING REQUIREMENTS

B.15.5.1 Uses which involve the outside storage of goods, machinery, vehicles, building materials, waste materials and other similar objects shall be screened from adjacent sites and roadways, through the use of fences, berms, landscaping, or a combination thereof, to the satisfaction of the Development Authority.

B.15.6 FENCING REQUIREMENTS

B.15.6.1 The maximum height of fencing in the Rural Industrial (R-ID) District is 2.4m (8.0 ft).

B.15.7 ILLUSTRATIONS

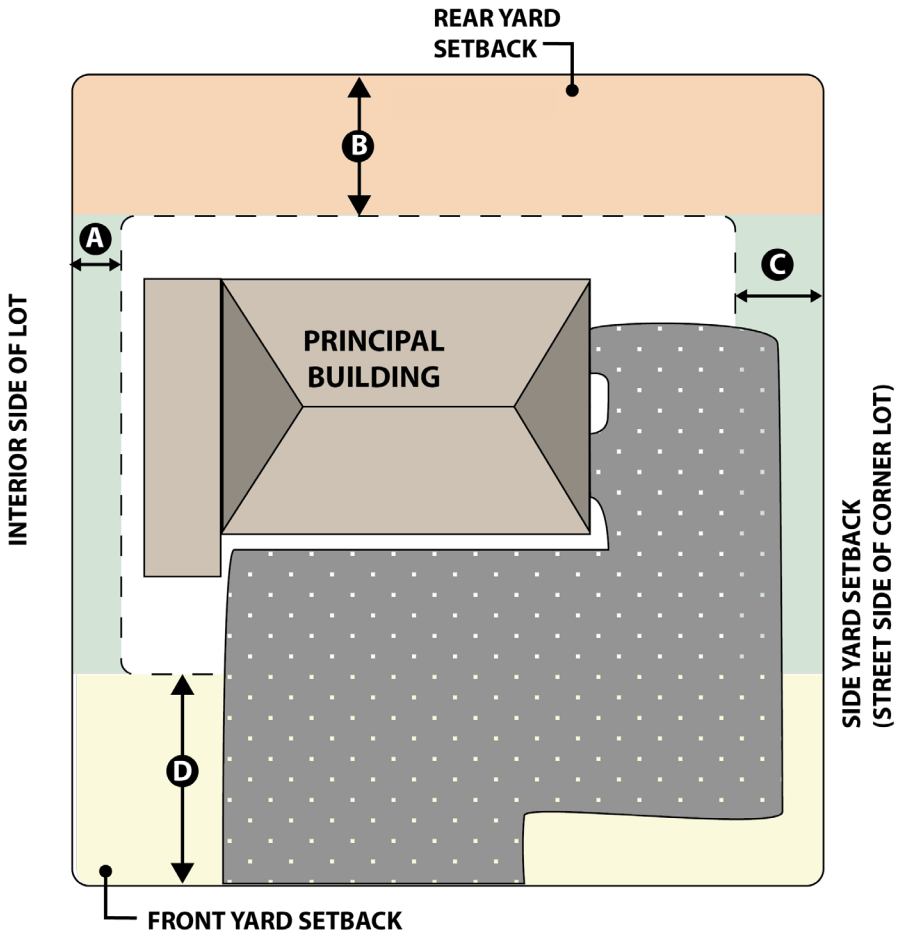


FIGURE 14: R-ID SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Rear Yard Setback Principal Building	C	Front Yard Setback	E	Rear Yard Setback Accessory Building
B	Side Yard Setback Interior Principal Building	D	Side Yard Setback Exterior Principal Building	F	Side Yard Setback Accessory Building

B.16 NATURAL RESOURCE (NR) DISTRICT

B.16.1 PURPOSE

B.16.1.1 The purpose of this district is to provide for the development and diversification of natural resource extractive and related processing industries, while considering adjacent land uses and the natural environment.

B.16.2 USES

B.16.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Aquaculture	D-MPC	
D	Construction Materials Recycling	D-MPC	
E	Composting Facility	D-MPC	
F	Dwelling, Factory Built (accessory to an approved Natural Resource Extraction use)	D-A	Accessory to Resource Extraction Use Only
G	Dwelling, Single Detached (accessory to an approved Natural Resource Extraction use)	D-A	Accessory to Resource Extraction Use Only
H	Horticultural, General	D-A	
I	Kennel, Commercial	D-MPC	*D.2.4*
J	Log Sorting and Transportation Staging Area	D-MPC	
K	Logging	P	
L	Natural Resource Extraction	D-MPC	*D.4.1*
M	Natural Resource Extraction and Processing	D-MPC	
N	Natural Resource Extraction Facility Addition	D-A	
O	Portable Batch Plant	D-MPC	
P	Shipping Container	P	
Q	Solar Energy System - Microgeneration Stand Alone	D-A	*D.4.9*
R	Storage, Industrial	D-A	
S	Storage, Outdoor	D-A	
T	Utility, Public	D-A	
U	Recycling Facility	D-MPC	
V	Wind Energy Conversion System (WECS), Commercial	D-MPC	*D.4.5*
W	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	

B.16.3 SIGNAGE REGULATIONS

B.16.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.16.4 DISTRICT REQUIREMENTS

B.16.4.1 The requirements listed in ***Table 23*** apply to all parcels in this District:

TABLE 23: NR DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)*
B	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)*
C	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)*
*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.		
D	Subdivision of Land	Not Permitted

B.16.5 SCREENING REQUIREMENTS

B.16.5.1 Uses which involve the outside storage of goods, machinery, vehicles, building materials, waste materials and other similar objects shall be screened from adjacent sites and roadways, through the use of fences, berms, landscaping, or a combination thereof, to the satisfaction of the Development Authority.

B.17 TRANSFER OF SUBDIVISION DENSITY (TSD) DISTRICT

B.17.1 PURPOSE

B.17.1.1 The purpose of this district is to allow for residential and supporting land uses on a Receiving Parcel in the Jamieson Road Policy Area under the Municipal Development Plan that has been subject to a Transfer of Subdivision Density program. Land uses, subdivision and development standards will be in accordance with the Municipal Development Plan and approved Area Structure Plan policies regarding the district.

B.17.2 USES

B.17.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Agriculture, General	P	
D	Community Garden	P	
E	Dwelling, Factory Built	D-A	*D.6.3*
F	Dwelling, Single Detached	P	
G	Dwelling, Moved-On	D-A	*D.6.6*
H	Home-Based Business - Major	D-A	*D.6.4*
I	Home-Based Business - Minor	P	*D.6.4*
J	Livestock	D-A	
K	Recreation Facilities	D-A	
L	Recreation, Outdoor Nature Based	D-A	
M	Shipping Container	D-A	
N	Solar Energy Conversion System – Microgeneration	D-A	
O	Storage, Indoor	D-A	
P	Storage, Outdoor	D-A	
Q	Wind Energy Conversion System (WECS) – Microgeneration	D-A	
R	Utility, Private	D-A	
S	Utility, Public	D-A	

B.17.3 DISTRICT REQUIREMENTS

B.17.3.1 The requirements listed in ***Table 24*** apply to all parcels in this District:

TABLE 24: TSD DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Entire receiving parcel	In accordance with Municipal Development Plan and Area Structure Plan policies
B	Individual Lots	1 Dwelling Unit / lot
BUILDING REQUIREMENTS		
C	Max. Building Height – Principal Buildings	12.0 m (39.4 ft)
D	Max. Building Height – Accessory buildings associated with a dwelling	6.0 m (19.7 ft)
E	Max. Building Height – Other accessory buildings	14.0 m (45.9 ft)
F	Min. Habitable Ground Floor Area	55.0 m^2 (592.0 ft^2)
G	Min. Front Yard Setback – Principal Building	6.0 m (19.7 ft)
H	Min. Rear Yard Setback – Principal Building	6.0 m (19.7 ft)
I	Min. Side Yard Setback – Principal Building	6.0 m (19.7 ft)
J	Min. Setbacks – Accessory Buildings	3.0 m (9.8 ft)
K	Min. Setbacks from ASP Boundary – All Buildings	30.0 m (98.4 ft)

B.17.4 SUBDIVISION REGULATIONS

B.17.4.1 The maximum number of lots per quarter section shall be in accordance with the Municipal Development Plan and any applicable area structure plan.

B.17.4.2 The minimum area of the entire Receiving Parcel shall be 16.0 ha (39.5 ac).

B.17.4.3 The minimum area of individual lots or Bareland Condominium units shall be 0.4 ha (1.0 ac).

B.17.4.4 The district permits the creation of Bareland Condominium units under the *Condominium Property Act*, but not individual units situated within a building. Freehold lots may also be created.

B.17.5 ADDITIONAL REGULATIONS

B.17.5.1 Design Guidelines: The design of the units/lots and structures in the district shall be in accordance with an Area Structure Plan and Municipal Development Plan policies regarding the district.

B.17.5.2 Driveway Approach: Driveway approaches to individual units/lots shall in all cases be by internal roads and driveways constructed for the subdivision in accordance with the requirements of an Area Structure Plan.

B.17.5.3 Road rights-of-way required as part of the subdivision/condominium process must be designed in accordance with the Area Structure Plan for the subject lands.

B.17.5.4 Transfer of Subdivision Density Requirements: Sending and Receiving Parcels shall be located within the Jamieson Road Policy area as defined within the Municipal Development Plan.

B.17.5.5 Subdivision that would create new residential lots on a Receiving Parcel exceeding 4 lots per quarter section shall not be approved unless and until the Applicant has registered a Conservation Easement against the title of one or more Sending Parcels in the NPA District.

B.17.6 SIGNAGE REGULATIONS

B.17.6.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.18 NATURAL & PROTECTED AREAS (NPA) DISTRICT

B.18.1 PURPOSE

B.18.1.1 The purpose of the Natural & Protected Areas District is to conserve important natural areas, and/or allow for limited land uses and development on parcels with a Conservation Easement which may be part of a Transfer of Subdivision Density program.

B.18.2 USES

B.18.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS
A	Agriculture, General	P
B	Accessory Buildings and Structures	D-A
C	Livestock *for equal to or less than 2.0 Animal Unit for 3 acres* (unless permitted in a Conservation Easement)	D-A
D	Livestock *for greater than 2.0 Animal Units for 3 acres* (unless permitted in a Conservation Easement)	D-MPC
E	Uses in accordance with a Conservation Easement registered on the Land Title	D-A

B.18.3 DISTRICT REQUIREMENTS

B.18.3.1 The requirements listed in apply to all parcels in this District:

TABLE 25: NPA DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS WITHIN A TSD PROGRAM	ALL PARCELS NOT WITHIN A TSD PROGRAM
A	Density – Min. Sending Parcel Area	32.0 ha (79.1 ac).	N/A
B	Max. Building Height	10.0 m (32.8 ft)	10.0 m (32.8 ft)
C	Min. Front Yard Setback	40.0 m (131.2 ft)	6.0 m (19.6 ft)
D	Min. Rear Yard Setback	30.0 m (98.5 ft)	6.0 m (19.6 ft)
E	Min. Side Yard Setback	30.0 m (98.5 ft)	3.0 m (9.8 ft)

B.18.4 ADDITIONAL REQUIREMENTS

B.18.4.1 Where a parcel is part of a Transfer of Subdivision Density program:

a) The Applicant shall enter into a Conservation Easement, which shall be registered on the Sending Parcels by a qualified organization in accordance with provincial legislation;

b) Any subdivision and development that is not in accordance with the terms of a registered Conservation Easement on the Sending Parcels, shall be prohibited in perpetuity; and

c) The Applicant shall provide a fund to cover the costs of preparation of the Conservation Easement and to ensure the on-going management of the land pursuant to the Conservation Easement.

B.19 DISTRICT CONTROL (DC-1) DISTRICT

B.19.1 PURPOSE

B.19.1.1 The purpose of this district is to allow for a Group Home - Major, extensive agriculture and associated uses on a 60.7 ha (150.0 ac) portion (the remainder) of NW-20-26-6-W5M, located adjacent to Jamieson Road.

B.19.2 USES

B.19.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS
A	Accessory Building	D-A
B	Accessory Use to an approved use	D-A
C	Accommodation, Staff	D-MPC
D	Agriculture, Intensive	D-A
E	Agriculture, General	P
F	Dwelling, Factory Built	P
G	Dwelling, Single-Detached	P
H	Farm Structures	P
I	Group Home - Minor	D-MPC
J	Group Home - Major	D-MPC
K	Home-Based Business - Minor	P
L	Livestock *for equal to or less than 1.0 Animal Unit for 3 acres*	P
M	Livestock *for greater than 1.0 Animal Unit for 3 acres and equal to or less than 2.0 Animal Units for 3 acres*	D-A
N	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC
O	Logging	D-A
P	Utility, Public	D-A
Q	Shipping Container	D-A
R	Signs (Fence, Freestanding)	P
S	Solar Energy System – Microgeneration Stand Alone	D-A
T	Value-Added Agricultural Industry	D-MPC
U	Wind Energy Conversion Systems (WECS), Microgeneration	D-MPC

B.19.3 SUBDIVISION REGULATIONS

B.19.3.1 There shall be no further subdivision of lots within this district.

B.19.4 DISTRICT REQUIREMENTS

B.19.4.1 The requirements listed in apply to all parcels in this District:

TABLE 26: DC-1 DISTRICT REQUIREMENTS

#	REQUIREMENT	
A	Density – Group Home - Major	Maximum 5 units
B	Density – Staff Accommodation	Maximum 5 units
SETBACKS		
C	Minimum Front Yard Setback	40.0 m (131.2 ft.)
D	Minimum Rear Yard Setback	30.0 m (98.4 ft.)
E	Minimum Side Yard Setback	30.0 m (98.4 ft.)
BUILDING HEIGHT		
F	Maximum Height - Principal Building	12.0 m (39.4 ft.)
G	Maximum Height – Accessory Buildings	10.0 m (32.8 ft.)
FLOOR AREA		
H	Minimum Habitable Ground Floor	55.0 m^2 (592.0 ft^2)

B.19.5 DECISION AUTHORITY

B.19.5.1 ***Council*** delegates decision-making authority to the Development Authority for decisions in this district in accordance with this Bylaw.

a) Permitted Uses (P), Discretionary Uses – Admin (D-A), and Discretionary Uses – MPC (D-MPC) shall be decided in accordance with this Byla***w*** in ***Part E***.

B.19.6 ADDITIONAL REGULATIONS

B.19.6.1 Group Home - Major and Staff Accommodations

a) The units associated with the group care facility and staff accommodation may be contained within individual buildings or within a Factory Built Dwelling.

b) A maximum of 6 Principal Buildings shall be used in association with the Group Home - Major and staff accommodation.

c) Staff accommodation shall only be allowed as a use when it is associated with a Group Home - Major.

PART C: GENERAL DEVELOPMENT REGULATIONS



C.1 GENERAL REGULATIONS

C.1.1 APPLICABILITY

C.1.1.1 The following general regulations shall apply to all developments within the M.D., unless otherwise exempted in this part.

C.1.1.2 Where there is a conflict between regulations in this part and those in a district under Part B, the district regulations shall take precedence.

C.1.2 OBJECTS PROHIBITED OR RESTRICTED

C.1.2.1 The onsite management, processing or disposal of waste produced off-site, including but not limited to solid waste, biosolids, agricultural and industrial waste, and recycling materials shall be prohibited, unless a valid Development Permit has been issued by the Development Authority.

C.1.2.2 In all Hamlet Residential, Country Residential, Commercial, and Mixed-Use Districts, no person shall be allowed to maintain in public view:

a) Any excavation, storage or piling up of materials required during a construction stage that remains longer than necessary in the opinion of the Development Authority; or

b) Any unsightly object which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district.

C.1.2.3 In all Hamlet Residential, Country Residential, Commercial, and Mixed-Use Districts , no person shall be allowed to park or store:

a) An Industrial Vehicle or Commercial Vehicle, including but not limited to tractor trailers, semi- trailers, vehicles for 11 passengers or more, dump trucks or cube vans for longer than is necessary to load or unload the vehicle as determined by the Development Authority; and

b) Equipment used for industrial or commercial purposes, such as trailers, loaders, backhoes and other related equipment, except when such vehicle is required pursuant to a Development Permit for that site.

C.1.2.4 Notwithstanding ***Section C.1.2.3***, a Commercial Vehicle which is used regularly for full/part time employment or is approved as part of a Major Home-Based Business is permitted.

C.1.3 RELOCATION OF BUILDINGS

Note: Moved-on Dwelling regulations are found in Section D.6.6

C.1.3.1 Approval of a Development Permit for the relocation of a building shall require that:

a) The building and the proposed location of the building meet the requirements of the land use district in which the building is to be relocated; and

b) The building meets the requirements of the *National Building Code – Alberta Edition*.

C.1.3.2 The Development Authority may issue a Development Permit for the proposed relocated building with or without conditions as deemed necessary to ensure that the building is renovated to a satisfactory condition.

C.1.3.3 The Development Authority may require the applicant to:

a) Renovate the relocated building to a satisfactory condition, as a condition of the Development Permit;

b) Provide a security deposit for 125% of the estimated cost of the renovations to:

i) Guarantee the satisfactory and timely completion of the work as outlined in the Development Permit application and the conditions of the permit; and/or

ii) Indemnify the Municipality against any damages that may occur to public utilities, roads or sidewalks as a result of relocating a building; and

c) Enter into an agreement, particularly in regard to the completion of the proposed renovations within a specified time period.

C.2 SITE ORIENTATION AND DESIGN

C.2.1 CORNER LOTS

C.2.1.1 The front yard of a corner lot shall be on the same road as the front yard of the abutting properties, having regard to the orientation of lots on the same block face (***Figure 15***).

C.2.1.2 The Development Authority may require secondary frontage on a corner lot based on access to the development. (***Figure 15***).

C.2.1.3 The Development Authority shall determine the front yard, rear yard, and side yards on irregularly shaped lots in accordance with this Bylaw. (***Figure 15***)

C.2.1.4 For lots other than corner lots with a secondary frontage, the Development Authority shall determine which lot line is the front yard setback and which is the rear yard setback, which would be based on the building orientation, traffic flow, primary access to the site, or historical approvals and have consideration for the available building envelope.

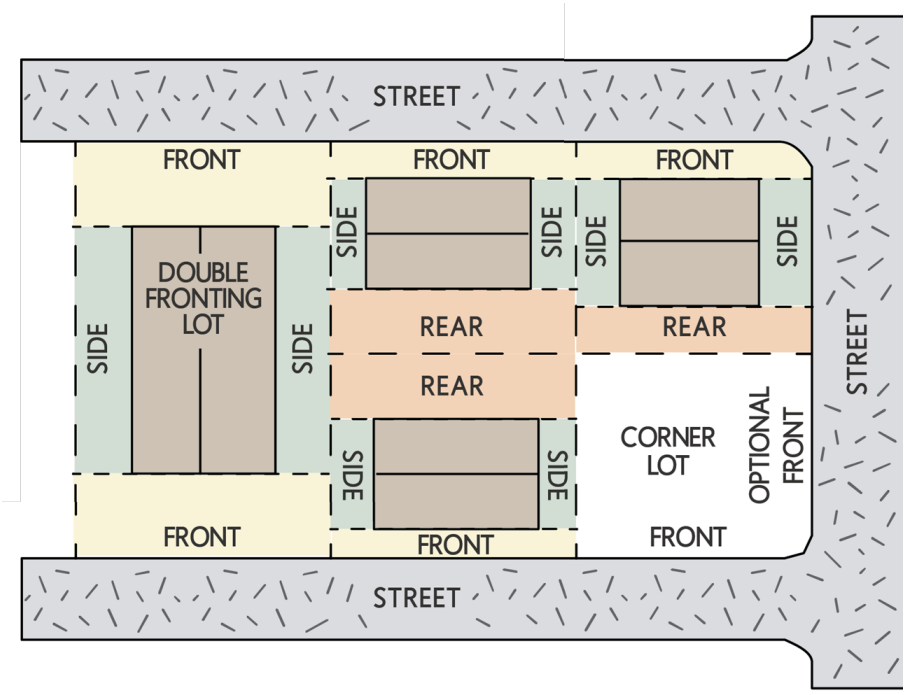


FIGURE 15: LOT ORIENTATION

C.2.2 DESIGN, CHARACTER AND APPEARANCE

C.2.2.1 All sides of a building that face a highway or public road shall be treated as a principal façade and be finished to the satisfaction of the Development Authority.

C.2.2.2 Architectural Controls for developments will be developed and administered by the developer or landowners.

C.2.2.3 The following additional requirements apply to all Dwelling Units in Hamlets:

a) An attached garage facing the road should not dominate the Dwelling Unit front façade and should not protrude from the main façade more than 3.0m (9.84 ft).

C.2.3 INTERSECTION SIGHT LINE TRIANGLES

C.2.3.1 No person shall place or maintain any structure, fence, sign, landscaping or similar object that is higher than 1.0 m (3.3 ft) in height measured from grade, which may restrict visibility from a public ***road*** and therefore create a safety hazard within any Intersection Sight Line Triangles on corner sites as per ***Sections C.2.3.2*** and ***C.2.3.3*** (see ***Figure 16*** and ***Figure 17***).

C.2.3.2 For sites located outside a Hamlet, Intersection Sight Line Triangles are measured by drawing a 30.0m (98.4 ft) straight line from the corner point along the exterior boundary of each road frontage, and the exterior boundaries of the site by 30.0 m (98.4 ft) from the point where they intersect (see ***"Figure 16: Intersection Sight Line Triangles in Non-Hamlet Districts"***).

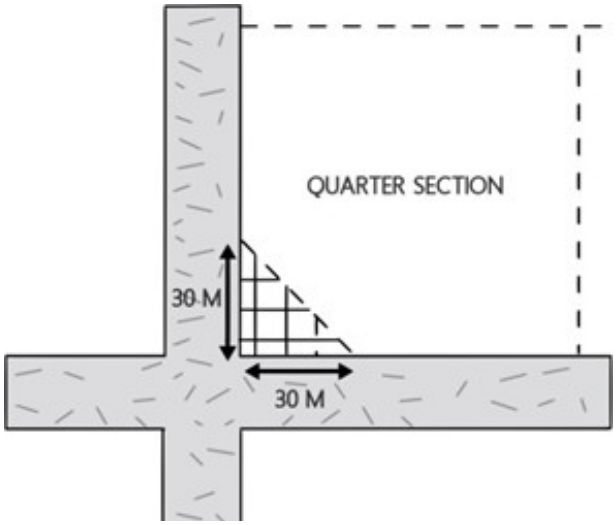


FIGURE 16: INTERSECTION SIGHT LINE TRIANGLES IN NON-HAMLET DISTRICTS

C.2.3.3 For sites located in hamlets, Intersection Sight Line Triangles are measured by drawing a 7.5m (24.61 ft) straight line from the corner point along the exterior boundary of each road frontage, and the exterior boundaries of the site by 7.5m (24.61 ft) from the point where they intersect (see ***"Figure 17: Intersection Sight Line Triangles in Hamlet Districts"***).

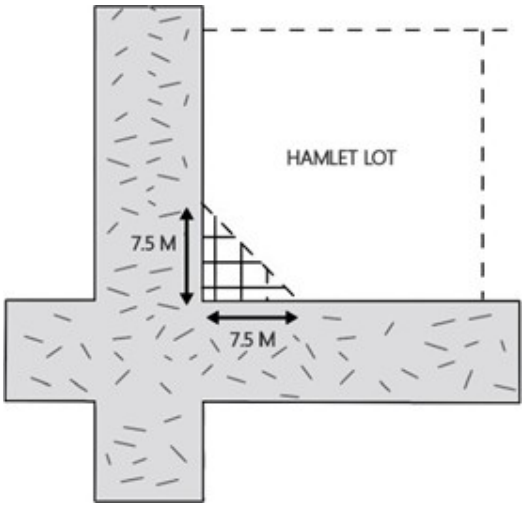


FIGURE 17: INTERSECTION SIGHT LINE TRIANGLES IN HAMLET DISTRICTS

C.2.4 PERMITTED PROJECTIONS INTO YARD SETBACKS

C.2.4.1 In all districts, the minimum yard setbacks do not apply to:

a) Construction wholly beneath the surface of the ground;

b) Patios and sidewalks;

c) Fences and retaining walls; and

d) Farm dugouts.

C.2.4.2 In Hamlet Districts, portions of buildings located above ground may project over or into a required yard setback, without a variance, as shown in ***"Figure 18: Visualization of Permitted Projections into Yard Setbacks"*** and ***"Table 27: Permitted Projections In Yard Setbacks"***, and where applicable, in accordance with the *National Building Code – Alberta Edition*.

TABLE 27: PERMITTED PROJECTIONS IN YARD SETBACKS

#	STRUCTURE	MAXIMUM PERMITTED PROJECTION		
		FRONT YARD	REAR YARD	SIDE YARD
A	***Balcony***, Cantilevered Wall	0.6 m (2.0 ft)	0.6 m (2.0 ft)	None
B	Bay Window	1.0 m (3.3 ft)	1.0 m (3.3 ft)	0.6 m (2.0 ft), but in no case shall be closer than 1.2 m (4.0 ft) to a property line
C	Chimney	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft), but in no case shall be closer than 1.2 m (4.0 ft) to a property line
D	***Deck***, Unenclosed ***Porch***	1 m (3.3 ft)	2.0 m (6.6 ft)	None
E	Exterior Steps, Stairway or Landing	2.0 m (6.6 ft)	2.0 m (6.6 ft)	No structures 0.6 m (2.0 ft) or greater in height above grade
F	Sills, Eaves, Gutters	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)
G	Air Conditioning / HVAC Units	None	None	0.6 m (2.0 ft), but in no case shall be closer than 0.5 m (1.6 ft) to a property line
H	***Hot Tubs***	None	Shall be no closer than 1.2 m (4.0 ft) of a property line	

C.2.4.3 Wheelchair ramps may be permitted to encroach into any required yard setback, at the discretion of the Development Authority, provided the ramp does not impede fire access to or around the building.

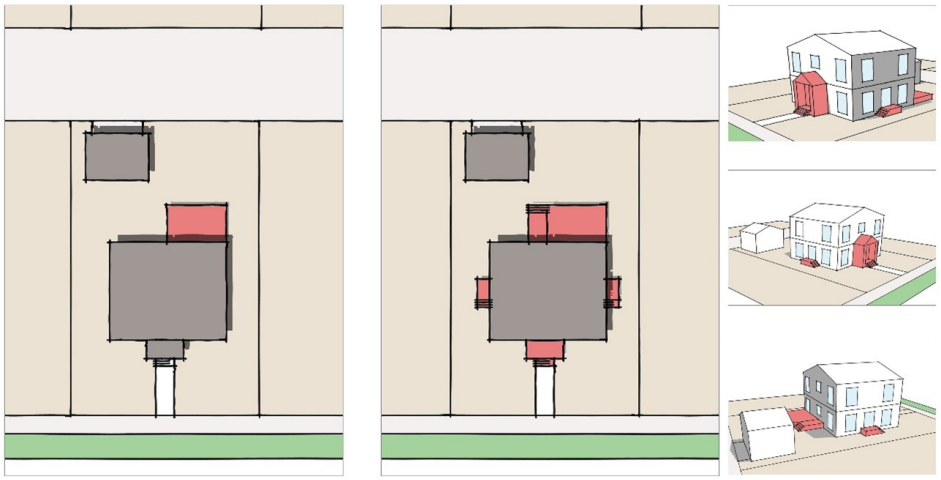


FIGURE 18: VISUALIZATION OF PERMITTED PROJECTIONS INTO YARD SETBACKS

C.2.5 GARBAGE AND RECYCLING

C.2.5.1 Every development shall contain all garbage and recycling material in:

a) Animal proof and weatherproof containers; and

b) Designed and located for easy pick up for offsite disposal.

C.2.6 SCREENING

C.2.6.1 The following shall be screened from the public roads, pedestrian pathways and residential properties, and sited in a location to not cause a nuisance to adjacent residential uses:

a) Garbage and recycling enclosures on private property;

b) Outdoor storage areas; and

c) Roof top mechanical equipment.

C.2.6.2 Notwithstanding ***Section C.2.6.1*** above, additional screening may be required at the discretion of the Development Authority to mitigate impacts between:

a) Commercial parking and loading areas and residential properties;

b) Non-residential properties adjacent to residential properties; and

c) Adjacent residential properties in Hamlets where structures are located less than 2.0m (6.6 ft) from the side property line and overlook directly into private areas of the neighbouring property.

C.2.6.3 Screening required under ***Section C.2.6*** or any other section of this Bylaw may be achieved by implementing one or more of the following, to the satisfaction of the Development Authority:

a) Opaque fences built to a minimum height of 1.8 m (5.9 ft) (***See "Figure 19: Screening"***);

b) Landscaping, where it is compliant with wildfire mitigation design best practices; and/or

c) Berms.

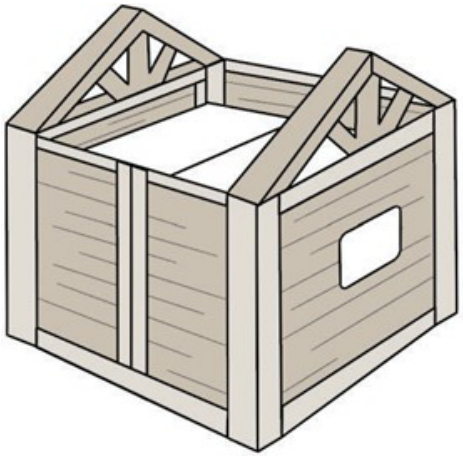


FIGURE 19: SCREENING

C.3 VEHICLE ACCESS, PARKING AND STORAGE

C.3.1 VEHICLE ACCESS AND CIRCULATION

C.3.1.1 Sites shall be designed to provide for adequate vehicular access/egress and safe on-site maneuvering, which may include an on-site turning area that allows vehicles to exit the site facing the roadway.

C.3.2 DRIVEWAY APPROACHES

Approving Authorities

C.3.2.1 All driveway approaches onto a highway shall be approved by the Provincial highway authority.

C.3.2.2 The location and number of driveway approaches onto a road controlled by the M.D., shall be at the discretion of the Development Authority.

C.3.2.3 In all districts, the driveway approach shall conform to the M.D.'s policies and regulations, as applicable, and an approved driveway approach permit is required.

General Design Standards

C.3.2.4 All driveway approaches shall:

a) Be located a minimum distance of 2.0m (6.66 ft) from all above ground infrastructure such as hydrants, power poles, utility installations, and other road furnishings;

b) Not be located within a Sight Line Triangle (see ***Section C.2.3***); and

c) Meet the minimum standards outlined in the M.D's policies and regulations.

C.3.2.5 Where allowed at the discretion of the Development Authority, shared driveway approaches shall require a Shared Access Agreement be registered on both property titles, where applicable.

Hamlet Residential Parcels

C.3.2.6 For all residential parcels in Hamlets, all driveway approaches shall be subject to the following regulations:

a) The number of driveway approaches shall not exceed:

i) One driveway approach from the lane, if applicable; and

ii) One driveway approach from a street abutting the side or front property line in accordance with subsection b).

b) Additional driveway approaches shall:

i) require a Development Permit and be a Discretionary Use – Administration; and

ii) Not be located within a Sight Line Triangle as per ***Section C.2.3***;

c) Not be approved on lots with a parcel width 15 m (50 ft);

d) The dimensional standards shall be in accordance with ***"Table 28: Driveway Approach Standards for Hamlet Residential Properties"*** below and as illustrated in ***"Figure 20: Driveway Approaches in Hamlets for Residential Uses"***:

TABLE 28: DRIVEWAY APPROACH STANDARDS FOR HAMLET RESIDENTIAL PROPERTIES

APPROACH TYPE	MIN. APPROACH WIDTH	MAX. APPROACH WIDTH	MIN. SETBACK FROM LANE OR ADJACENT PARCEL	MIN. LENGTH FROM PARCEL LINE SHARED WITH A STREET
Single Car	3.2m	5.3m	1.0m	6.0m
Double Car	5.0m	6.7m	1.0m	6.0m

*The surface material of a driveway approach and adjacent roadway or lane does not exempt the approach from complying with minimum driveway width, location, and drainage requirements.

e) Notwithstanding subsection a) above, additional driveway approaches may be approved at the discretion of the Development Authority, given the nature and size of the development, anticipated traffic generation, and the design of the adjacent road.

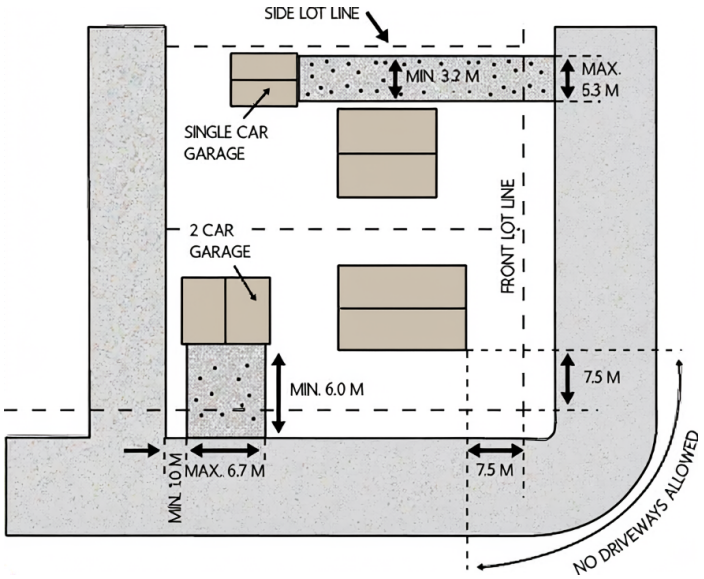


FIGURE 20: DRIVEWAY APPROACHES IN HAMLETS FOR RESIDENTIAL USES

Non-Residential Hamlet Parcels

C.3.2.7 For all non-residential uses in Hamlets, driveway approaches shall be subject to the following regulations:

a) A development shall normally be permitted a maximum of one (1) two-way driveway approach per road frontage or lane that meets the following criteria:

i) The driveway approach connects to the public road at a 90 degree angle;

ii) The driveway approach is not located within an Intersection Sight Triangle as per ***Section C.2.3***; and

iii) The dimensional standards are in accordance with the following ***Table 29*** and shown in ***Figure 21***:

TABLE 29: DRIVEWAY APPROACH STANDARDS FOR NON-RESIDENTIAL HAMLET PROPERTIES

MIN. APPROACH WIDTH	MAX. APPROACH WIDTH	MIN. SEPARATION DISTANCE BETWEEN TWO APPROACHES	MIN. SETBACK OF APPROACH FROM LANE OR ADJACENT PARCEL
7.5m	10.6m	6.0 m (19.7 ft)	1.0m

b) Notwithstanding subsection a) above, additional driveway approaches maybe approved at the discretion of the Development Authority, given the nature and size of the development, anticipated traffic generation, and the design of the adjacent road.

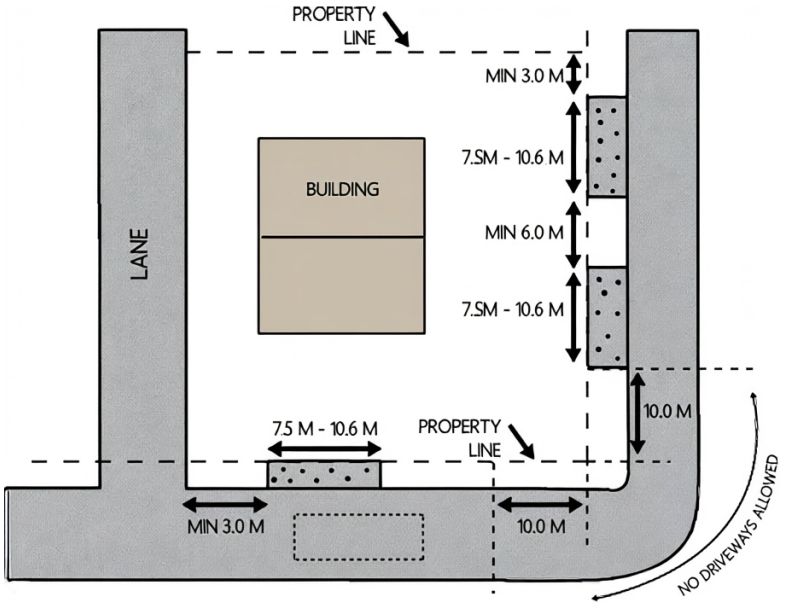


FIGURE 21: DRIVEWAY APPROACHES IN HAMLETS FOR USES OTHER THAN RESIDENTIAL

C.3.3 EMERGENCY ACCESS AND CIRCULATION

C.3.3.1 In addition to fire prevention measures under ***Section "C.4.8 Wildfire Protection Regulations"***, to provide adequate emergency access to a development that is located in a remote area removed from existing Municipal emergency services, the following emergency access measures may be required by the Development Authority:

a) The provision of a secondary vehicular emergency access to the site, pursuant to ***Section "C.3.2 Driveway Approaches"***; and/or

b) Sites shall be designed so that, in the opinion of the ***Development Authority***, appropriate access for fire fighting vehicles and equipment is provided to all buildings.

C.3.3.2 The Development Authority may request any of the following requirements:

a) Fire access lanes shall be:

i) A minimum of 6.0 m (19.7 ft) in width;

ii) Located between 3.0 m (9.8 ft) and 15.0 m (49.2 ft) from all buildings; and

iii) Shall be designed to support fire fighting vehicles.

b) All onsite vehicle access and circulation lanes that can accommodate a minimum centre-line turning radius, to the satisfaction of the MD, for firefighting vehicles.

c) Appropriate measures, including signs, brush and snow removal are utilized to ensure unobstructed access to and within the site for firefighting vehicles.

d) The inclusion of lock boxes in accordance with M.D. bylaws, including the Fire Services Bylaw and the *National Fire Code – Alberta Edition*.

e) The number and placement of fire hydrants or fire department connections shall be to the satisfaction of the Development Authority in consultation with the Fire Safety Codes Officer.

C.3.4 PARKING AND LOADING

C.3.4.1 Standard Parking Stalls shall be designed and constructed in accordance with ***"Figure 22: Minimum Standard Parking Stall and Drive Aisle Dimensions"*** and ***"Table 30: Minimum Standard Parking Stall and Drive Aisle Dimensions"***.

TABLE 30: MINIMUM STANDARD PARKING STALL AND DRIVE AISLE DIMENSIONS

(A)	(B)	(C)	(D)	
Parking Angle	***Min. Width of Stall***	***Min. Depth of Stall***	***Min. Width of Drive Aisle***	
			One-way	Two-way
30°	2.75 m (9.0 ft)	5.3 m (17.5 ft)	3.5 m (11.5 ft)	N/A
45°	2.75 m (9.0 ft)	6.0 m (19.7 ft)	3.5 m (11.5 ft)	N/A
60°	2.75 m (9.0 ft)	6.4 m (21.0 ft)	5.6 m (18.5 ft)	N/A
90° (perpendicular)	2.75 m (9.0 ft)	6.0 m (19.7 ft)	NA	7.3 m (24.0 ft)

0° (parallel)	2.75 m (9.0 ft)	6.7 m (22.0 ft)	3.7 m (12.1 ft)	6.0 m (19.7 ft)

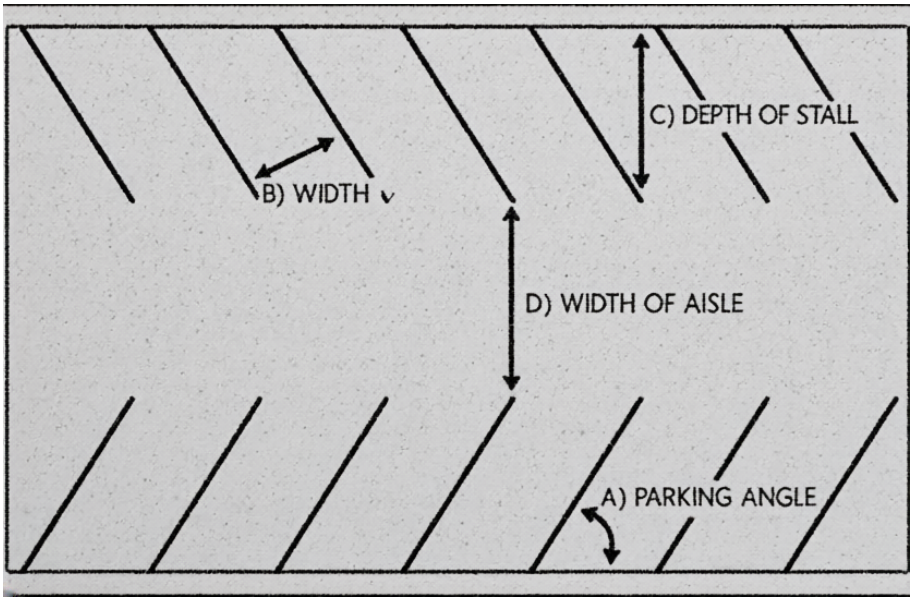


FIGURE 22: MINIMUM STANDARD PARKING STALL AND DRIVE AISLE DIMENSIONS

C.3.4.2 Notwithstanding ***"Figure 22: Minimum Standard Parking Stall and Drive Aisle Dimensions"***, in Hamlet Residential Districts, parking stalls may be located in the front yard provided that:

a) The minimum depth is 6.0 m (19.7 ft);

b) The maximum width is 7.0 m (23.0 ft), unless otherwise allowed by the Development Authority;

c) The maximum slope of the parking stalls does not exceed five percent (5%) and the maximum slope of the driveway does not exceed ten percent (10%);

d) The design and orientation of the parking area is to the satisfaction of the Development Authority; and

e) Where the parking area connects to a municipal road or lane it shall meet the driveway approach requirements specified in this Bylaw.

C.3.4.3 Loading Stall and Non-standard Parking ***stalls*** shall be designed and constructed in accordance with ***"Table 31: Loading and Non-Standard Parking Stalls"***:

TABLE 31: LOADING AND NON-STANDARD PARKING STALLS

STALL TYPE	MIN. WIDTH OF STALL	MIN. DEPTH OF STALL	MIN. OVERHEARD CLEARANCE	MIN. WIDTH OF DRIVE AISLE	
				One-way	Two-way
Loading	3.5m (11.5 ft)	8.0 m (26.0 ft)	4.3 m (14.0 ft)	8.0m (26.0 ft)	
Buses	2.75 m (9.0 ft)	12.0 m (32.0 ft)	NA	8.0 m (26.0 ft)	
Recreational Vehicles	2.75 m (9.0 ft)	12.0 m (32.0 ft)	NA	8.0 m (26.0 ft)	
Semi-trailers	2.75 m (9.0 ft)	16.0 m (52.5 ft)	NA	8.0 m (26.0 ft)	

Barrier Free	In accordance with *National Building Code - Alberta Edition*

C.3.4.4 In Hamlet Districts, parking and loading areas shall be appropriately finished with a hard-surfacing of asphalt or concrete for a minimum of 4.0 m (13.1 ft) where connected to a Municipal ***road*** or laneway of similar materials.

C.3.5 ABOVE OR BELOW GRADE PARKING STRUCTURES

C.3.5.1 Parking structures which provide parking stalls above or below grade shall be designed and constructed in accordance with the standards in ***Section C.3.4.1*** and the following:

a) Maximum vehicle ramp slope shall be twelve percent (12%) if unheated and fifteen percent (15%) if heated. The minimum transition length at the top and bottom of the vehicle ramp shall be 3.5 m (11.5 ft) with a maximum change in slope of ten percent (10%).

b) A minimum of one (1) queuing space shall be provided on-site before any control device (e.g. entrance or exit gate, stop sign) is reached. Designs that require queuing on a slope should be avoided.

c) Directional and informational signs consistent in color, symbols and graphics shall be provided to clearly identify the location of pedestrian and vehicle exits.

d) Sharp or blind corners shall be eliminated where possible, otherwise security mirrors or other devices shall be utilized.

e) An oil-grit separator shall be installed to remove contaminants that may otherwise enter the ground water or Municipal storm water drainage system.

C.3.6 AT-GRADE PARKING AND LOADING AREAS

C.3.6.1 Parking stalls and loading spaces shall be designed and constructed in accordance with the standards in ***Section C.3.4.1*** and the following, to the satisfaction of the Development Authority:

a) To clearly demarcate stalls and spaces, and be regularly maintained;

b) To be contained entirely on the site and not cause interference with pedestrian or vehicular movement on adjacent sites, roads or sidewalks;

c) To be graded to ensure that drainage is confined to the site and disposed of in a satisfactory manner; and where deemed necessary by the Development Authority, an oil-grit separator shall be installed to remove contaminants that may otherwise enter the ground water or Municipal storm water drainage system; and

d) With the appropriate curbs, curb cuts or concrete bumpers where required;

C.3.6.2 Where a parking lot at grade abuts a road, park or residential district, a landscaped strip of at least 2.0 m (6.6 ft) shall be provided around that portion of the parking lot perimeter. The landscaped strip shall include, but is not limited to a combination of trees, shrubs, grass and other hard and soft landscaping materials.

C.3.7 PARKING STALL AND LOADING STALL QUANTITIES

C.3.7.1 The minimum on-site parking and loading requirements of this Bylaw shall be met for all developments, whether a new building, an enlargement or addition to an existing building, or a change in use.

C.3.7.2 Parking stalls shall be provided in accordance with ***"Table 32: Minimum Parking & Loading Requirements"***, and:

a) Shall be calculated on the basis of Gross Floor Area, or where the term "seats" is used shall be calculated based upon fire occupancy ratings, or where the term "employees" is used shall be calculated based on the maximum number of on -site employees on a shift;

b) Where a fractional number of stalls is required, it shall be rounded to the next higher figure;

c) Where a development contains more than one use, the required number of stalls shall be the sum of the requirements for each of those land uses; and

d) Where the parking requirements of a development are not specified in this Bylaw, the Development Authority shall be guided by the standards for similar uses.

e) Electric vehicle (EV) parking stalls shall be included in the calculation of minimum parking requirements and shall:

i) Be signed as available to all users; and

ii) Exclusive EV parking may only be permitted where the total number of parking stalls exceeds the minimum requirement in ***Table 32***.

C.3.7.3 Parking spaces that are being counted towards the required stalls in ***Table 32***, shall be available at all times for vehicle parking only, and shall not be utilized for storage or other purposes if it hinders the ability to park a vehicle.

C.3.7.4 Where the future use of a development is uncertain, such as commercial or industrial bays, the minimum number of parking and loading spaces required for a development shall be at the discretion of the Development Authority based on typical uses for the district in which it is located.

Barrier Free Parking Requirements

C.3.7.5 Barrier Free Parking stalls shall:

a) Meet the *National Building Code – Alberta Edition*;

b) Be clearly demarcated and appropriately signed;

c) Be located as close as possible to building entrances, elevators and ramps designed for ease of accessibility; and

d) Be designed so users are not required to pass behind parked cars to access building entrances.

C.3.7.6 Designated barrier free parking stalls shall be provided in accordance with the *National Building Code – Alberta Edition* as amended, and shall be included as part of, and not in addition to, the applicable minimum parking requirements. Barrier-free parking stall requirements apply to all developments except residential uses where the development occurs on an individual lot and not a condominium.

TABLE 32: MINIMUM PARKING & LOADING REQUIREMENTS

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES
	Residential Uses	Parking
A	Single-Detached Dwelling or Duplex	2 stalls per principal dwelling unit
B	Accessory Dwelling Units (Attached or Detached)	1 stall per Bedroom
C	Residential Buildings greater than two principal dwelling units (e.g. apartments, townhouses, triplexes, four-plexes) including residential units in a mixed-use building.	i. 1 stall per Studio or 1-bedroom Unit; ii. 1.5 stalls per 2- bedroom Units; iii. 2 stalls per 3-bedroom Units; iv. plus visitor stalls as follows: a) 0-5 dwelling units = 1 visitor stall b) 6-10 dwelling units = 2 visitor stalls c) >10 dwellings units = 1 visitor stall per 5 dwelling units.
D	Group Home - Minor Group Home - Major	0.5 stall per bed unit plus 1 stall per on-site employee
E	Home-Based Business - Minor	0 stall
F	Home-Based Business - Major	1 stall
G	Short-Term Rental	1 stall/Bedroom plus 1 stall/ employee (if applicable)
H	Bed and Breakfast	1 stall/Bedroom plus 1 stall/ employee (if applicable)

C.3.7.7 ***Commercial*** Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	Commercial Uses	***Parking***	***Loading***
A	Convenience Store, Liquor Store, Artisan Shop, Eating Establishment – Minor (Café), Retail Store, Personal Service Business, Offices, Medical Services, Health and Wellness Center	1 stall per 50.0 m^2 (538.2 ft^2) plus 1 stall/employee	
B	Eating & Drinking Establishment, Eating Establishment - Major	1 stall per 4 seats	1 space
C	Visitor Accommodation – Minor Visitor Accommodation – Major	i. 1 stall per studio or 1-bedroom Units; ii. 1.5 stalls per 2- bedroom Units; iii. 2 stalls per 3-bedroom Units; iv. 2.5 stalls per 4-bedroom Units; v. 3 stalls per 5-bedroom (or larger) Units; vi. Plus an additional 0.5 stalls/employee (if applicable) is required; and vii. Where two or more adjacent accommodation units may be combined using a dual-direction door locking system (a lock-off), each accommodation unit shall be considered separately when determining parking requirements.	1 space
D	Retail Store, Personal Service Business, Offices, Medical Services, Health and Wellness Center, Service Station, Car Wash, Gas Bar	1 stall/37.0 m^2 (398.3 ft^2) Plus 1 stall/employee	
E	Staff Accommodation	1.0 stall per Bed Unit	
F	Community and Entertainment Facilities	1 stall per 10 m^2 of floor area used by patrons, plus one parking stall for each employee	

C.3.7.8 Industrial Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	Industrial Uses	***Parking***	***Loading***
A	Auto Body Services, Automotive Rental, Repair Services and Sales, Household Equipment Repair Services	1 stall/50 m^2 (538.2 ft^2) but shall not be less than 3 stalls	1 space/1,858.0 m^2 (20,000 ft^2), minimum of 1 space or at the discretion of the Development Authority for existing structures.
B	Manufacturing and Distribution, General Industrial Building	1.5 stalls per employee on shift at one time plus 3 stalls for visitor parking	
C	Individual Industrial Bays	2 stalls per bay with 3 stalls for visitor parking stalls for per complex	
D	Horticultural, General, Industrial Equipment Service, Rentals and Sales	1 stall/50 m^2 (538.2 ft^2)	
E	Natural Resource Extraction and Processing	1 stall per number of employees on shift at one time plus 5 stalls visitor parking	
F	Storage, Outdoor or Mini-Storage	1 stall/5 storage units plus 1 stall/ employee (if applicable)	
G	Storage, Indoor and Warehousing	1 stall per 50 m^2 (538.2 ft^2)	

C.3.7.9 Institutional & Recreational Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	Institutional Uses	***Parking***	***Loading***
A	Community Buildings and Facilities	1 stall per 10 m^2 (107.6 ft^2)	1 space
B	Day Care	1 stall per 50 m^2 (538.2 ft^2) plus 1 stall per employee	N/A
C	Extended Medical Services	1 stall per 2 beds	1 space
D	Government Services	1 stall per 50 m^2 (538.2 ft^2), except 1 stall per employee on shift for protective and emergency services	N/A
E	Places of Religious Assembly	1 stall per 5 seats	N/A
F	Recreation Facilities	1 stall per 5 seats or 1 stall per 10 m^2 (107.6 ft^2)	N/A
G	Elementary or Junior High School	2 stalls/classroom	N/A
H	Senior High School	5 stalls/classroom	N/A
I	Campground	1 per camping space, plus 1 visitor stall/10 camping spaces	N/A

C.3.8 *TANDEM PARKING*

C.3.8.1 In Hamlet Residential Districts, Tandem Parking is allowed where a maximum of one stall may be located within a garage and remains available for parking at all times.

C.3.9 CRITERIA FOR REDUCING PARKING STALL QUANTITIES

C.3.9.1 The Development Authority, when deciding on a proposed development that is deficient in parking or loading spaces, may, at its discretion, vary the number of parking stalls required.

a) In granting a variance for the required minimum parking stalls, the Development Authority may request the applicant to provide a Parking Study prepared by a Qualified Professional that supports the request for a variance to the parking standards.

C.3.9.2 Notwithstanding ***Section C.3.9.1*** above The Development Authority may approve a developer of non-residential sites to share parking stalls in order to fulfill parking requirements where:

a) In the opinion of the Development Authority, the parking requirements of users on the sites vary in a consistent manner according to time of day or days of the week so that the needs of each development can be met at any given time; and

b) The shared parking stalls are within 120.0 m (393.7 ft) of each site.

C.3.9.3 The Development Authority may require that a registrable and binding agreement securing the shared use of the parking lot be executed between the landowner of the site on which the parking is provided and the landowner of the site on which the parking is required.

C.3.10 RECREATIONAL VEHICLES

C.3.10.1 For this section, "occupancy" means the utilization of a Recreational Vehicle for overnight accommodation.

C.3.10.2 In all rural districts, occupancy of a Recreational Vehicle shall not exceed a total of fourteen consecutive (14) days within a three (3) month period, unless a valid Development Permit has been issued from the Development Authority.

C.3.10.3 Storage of recreational vehicles shall comply with this Bylaw, including ***Section D.3.1*** Commercial Recreational Vehicle Storage.

C.3.10.4 Recreational Vehicles shall not be used as a Primary Residence or offered for occupancy, except in accordance with this Bylaw.

C.3.10.5 The Development Authority may issue a temporary Development Permit for the full-time occupancy of a Recreational Vehicle for up to one (1) year, provided that a Development Permit has also been issued for the construction of a permanent dwelling on the same parcel.

C.3.10.6 A temporary Development Permit issued under ***Section C.3.10.5***, may be extended subject to the submission of a Development Permit amendment or extension application outlining rationale to support such an application at the discretion of the Development Authority.

Recreational Vehicles in Hamlets

C.3.10.7 In all Hamlets no Recreational Vehicle shall be stored on a residential parcel except in accordance with the following:

a) An occupied habitable dwelling exists on site;

b) No more than one (1) Recreational Vehicle is stored per parcel; and

c) The Recreational Vehicle must be fully accommodated on a driveway or parking area contained within the property boundary and shall not encroach upon the landscaped portion of the site; and

d) A valid Development Permit is obtained to allow the storage of additional Recreational Vehicles as an Accessory Use on site.

Recreational Vehicles in Rural Areas

C.3.10.8 Recreational vehicle storage in rural districts shall be in compliance with ***Section D.3.1*** of this Bylaw.

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C.4 ENVIRONMENTAL PROTECTION AND HAZARD MANAGEMENT

Development Hazards and Constraints in the M.D.

C.4.1 DEVELOPMENT ADJACENT TO RAILWAYS

C.4.1.1 The purpose of this section is to provide regulations and recommendations for proposed and existing developments to ensure safety in the case of railway derailment, spills or environmental contamination, and to provide a higher quality of life through noise and vibration attenuation measures.

Subdivision

C.4.1.2 Subdivision of land located adjacent to a railway shall not be allowed unless the Applicant can demonstrate, to the satisfaction of the Development Authority, that adequate development setbacks as outlined in ***"Table 33: Minimum Building Setbacks from Railway"*** can be achieved.

Building Setbacks

C.4.1.3 The following building setbacks shall apply to buildings in proximity to a railway right-of-way. Buildings shall be the minimum distance specified below from the closest edge of the building to the railway right-of-way.

TABLE 33: MINIMUM BUILDING SETBACKS FROM RAILWAY

TYPE OF BUILDING	MINIMUM DISTANCE SEPARATION FROM BUILDING TO RAILWAY RIGHT-OF-WAY
a) All of the following buildings: • Residential buildings, • Buildings used for overnight accommodation, • Commercial buildings containing offices, • Institutional buildings, or • Buildings for other similar uses	30.0 m (98.4 ft)
b) All other buildings	15.0 m (49.2 ft)

C.4.1.4 Notwithstanding the above, the required setback distance specified in ***"Table 33: Minimum Building Setbacks from Railway"*** may be reduced by the Development Authority where the reduced setback is supported by the submission of a report by a Qualified Professional that specifies the impacts from the reduced setback (noise, vibration, visual intrusion, etc. from the railway) will be mitigated through measures such as fencing, berming, or building construction techniques.

TABLE 34: MINIMUM FENCE AND BERM CONSTRUCTION STANDARDS				
#	MITIGATION MEASURE		RESIDENTIAL, OVERNIGHT ACCOMMODATION, OFFICE AND INSTITUTIONAL USES	OTHER COMMERCIAL AND INDUSTRIAL USES
A	Berm	Height	2.5 m (8.2 ft)	2.5 m (8.2 ft)
B		Width	13.0 m (42.7 ft)	13.0 m (42.7 ft)
C		Maximum Slope	3:1	3:1
D	Fence	Height	3.0 m (9.8 ft)	2.0 m (6.6 ft)
E		Type	Acoustic	Chain Link

C.4.2 DEVELOPMENT ADJACENT TO STEEP SLOPES

C.4.2.1 A minimum building setback of 20.0 m (65.6 ft) is required from the crest or toe of an escarpment.

C.4.2.2 At the discretion of the Development Authority, a reduced setback may be considered where it is supported by a Slope Stability Assessment prepared and stamped by a Qualified Professional engineer stating that a lesser setback is warranted. The reduced setback is not subject to the maximum variances allowed by the Development Authority in ***Part E***. Any recommended mitigation measures for construction stated in the Slope Stability Assessment shall be followed.

C.4.3 DEVELOPMENT IN A FLOODWAY

See ***"Part F. Definitions"*** for all definitions related to flooding, including Design Flood, Flood Hazard Map, Floodway, Flood Fringe, High Hazard Flood Fringe, Protected Flood Fringe.

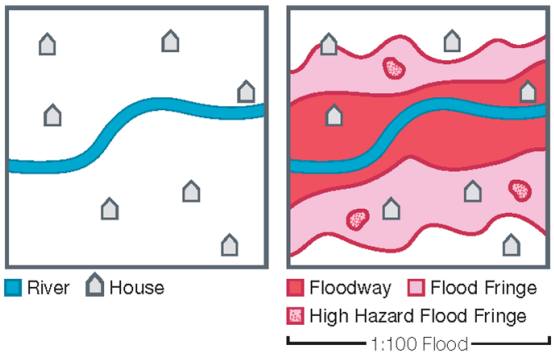


FIGURE 23: R-1S SETBACK REQUIREMENTS

C.4.3.1 Mapping of flood hazard areas shall be determined as follows:

a) Where Provincial Flood Hazard Mapping is available it shall be used; and

b) Where Provincial Flood Hazard Mapping is not available the Development Authority may request the applicant to complete a Flood Plain Study by a Qualified Professional to determine flood hazard areas.

C.4.3.2 The following shall not be allowed in a floodway:

a) New buildings, replacement of existing buildings, external alterations or additions to existing buildings;

b) Grading, filling or removal of material of any kind without prior approval from the Development Authority;

c) Outdoor storage; and

d) Storage of hazardous waste materials such as chemicals, explosives, flammable liquids or gases, toxic or waste materials.

C.4.3.3 Notwithstanding ***Section C.4.3.2*** the following may be allowed in a floodway, where applicable permits are obtained:

a) Structures intended for flood or erosion control; and

b) Buildings and structures associated with an approved hydro-electric generation facility, boat ramps, docks, and similar water-related activities.

C.4.3.4 A Hydraulic Assessment may be required if any buildings and/or structures are placed in the floodway, to prove that the structures do not impede flood passage or raise the flood elevation level.

C.4.4 DEVELOPMENT IN A FLOOD FRINGE

C.4.4.1 Redevelopment and new buildings in a Flood Fringe shall not be allowed except when:

a) The Applicant provides a report from a Qualified Professional that demonstrates to the satisfaction of the Development Authority preventative engineering and construction measures can be used to mitigate flood risk and make the site suitable for the intended use in accordance with ***Section C.4.4.2 below***.

C.4.4.2 Any Development authorized in the Flood Fringe shall be designed and constructed in accordance with the following minimum standards:

a) All building openings shall be a minimum 1m above the 1:100-year flood elevation; or

b) Other flood proofing measures and/or freeboard elevations can be considered if adequate level of safety is demonstrated by design drawings and documentation and/or certified by a Qualified Professional.

C.4.4.3 All developments in the Flood Fringe shall be designed and constructed in accordance with the following standards:

a) The bottom joists of the first floor or the top surface of the slab on grade shall be located above the required Flood Construction Level;

b) All electrical, heating, air conditioning and mechanical equipment shall be located above the Flood Construction Level; and

c) Backflow prevention valves shall be used.

C.4.4.4 Basements shall not be allowed in new buildings unless the flood risk to the space can be mitigated to the standards in ***Section C.4.4.2 above***.

C.4.4.5 Developments which are located behind an approved dike system that is sealed by a Qualified Professional and are below the 1:100 flood year elevation shall be adequately flood-proofed to the standards in ***Section C.4.4.2 above*** to the satisfaction of the Development Authority.

C.4.4.6 Indoor or outdoor storage of hazardous materials such as chemicals, explosives, flammable liquids or gases, toxic or waste materials shall not be allowed in the Flood Fringe with the exception of personal residential use in accordance with provincial regulations.

C.4.5 DEVELOPMENT SETBACKS FROM A WATER BODY OR WATER COURSE

C.4.5.1 Development adjacent to water bodies or watercourses shall have a minimum setback of 30 m (98.4 ft) from the ecological boundary or normal highwater mark, from the edge of wetlands as determined by an Alberta Legal Surveyor and biologist and will consider impacts to waterbody, wetlands, and catchment areas, where additional setbacks may be required.

C.4.5.2 A reduction to the setback required in ***Section C.4.5.1 above*** may be considered subject to the following:

a) Provincial approval and compliance, where applicable, and

b) That the applicant submit a Biophysical Impact Assessment, Wetland Assessment and Impact Report (WAIR), or Development Impact Assessment prepared by a Qualified Professional that states, to the satisfaction of the Development Authority, the proposed development would not significantly impact the water body, watercourse, or wetland.

C.4.5.3 The Development Authority may require the submission of a report, prepared by Qualified Professional, which delineates the ecological boundary of a wetland, and/or the high-water mark of a water body, or watercourse.

C.4.6 ENVIRONMENTAL PROTECTION STANDARDS

C.4.6.1 No activity may be undertaken in any district, which in the opinion of the Development Authority creates a nuisance, including but not limited to the generation of noise, dust, odour, smoke, vibration, heat, humidity or glare.

C.4.6.2 An Environmental Site Assessment may be requested by the Development Authority and one will be required for development of all brownfield/pre-developed/disturbed sites.

C.4.6.3 No development shall emit contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the *Environmental Protection and Enhancement Act* and regulations pertaining thereto.

C.4.6.4 No development shall discharge toxic or noxious materials:

a) Across the boundaries of a site;

b) Into a water body or watercourse;

c) Into groundwater / aquifers;

d) Through infiltration into the subsoil; or

e) Through infiltration from stockpiling of dirt/fill.

C.4.6.5 No development shall discharge toxic or noxious materials into the wastewater system, watercourse, water body or wetland.

C.4.6.6 When reviewing a Development Permit application on lands which may be considered to be environmentally sensitive (e.g. lake shorelands, rivers, wetlands, critical wildlife habitat, natural areas, reserves or parks) the Development Authority may require the following:

a) A Biophysical Assessment and/or Development Impact Assessment prepared by a Qualified Professional; and/or

b) Comments and recommendations from the applicable Provincial agencies.

C.4.7 LOGGING

C.4.7.1 A Development Permit is required when a person wishes to:

a) Log more than 10% of a privately owned parcel; or

b) Log a minimum of 6.0 ha (14.8 ac);

c) On privately owned lands that are identified on ***"Figure 24: Logging on Private Lands Requiring a Development Permit"***.

C.4.7.2 An applicant subject to ***Figure 24***, shall submit the additional application requirements identified under ***Section E.2.4.5 – Logging on Private Lands***.

C.4.7.3 The Development Authority may restrict the hours of logging operations involving hauling on public roads as follows:

a) March to November, effective the first day of Daylight Savings Time in March and ending on the day proceeding the end of Daylight Savings Time in November:

i) Hauling on public roads is limited to the hours between 7:00 a.m. to 10:00 p.m. on Monday through Saturday and between 12:00 p.m. to 8:00 p.m. on Sunday.

b) From November to March, effective the day ending Daylight Savings Time in November to the day proceeding the first day of Daylight Savings Time in March:

i) Hauling on public roads is limited to daylight hours only on Monday through Saturday and between 12:00 p.m. to sunset on Sunday.

c) Restricted hours of ***logging*** operations involving hauling on public roads to do not apply to sorting and loading of trees on private land.

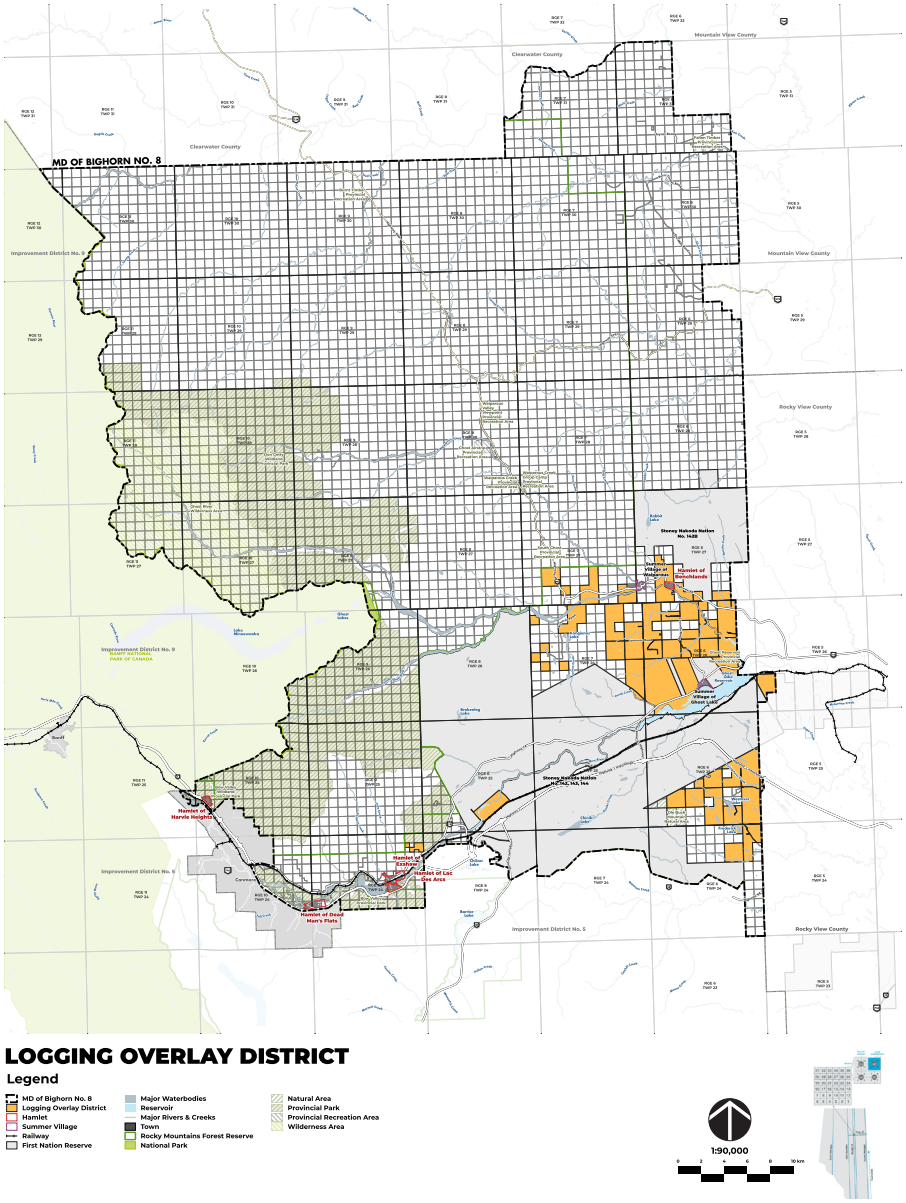


FIGURE 24: LOGGING ON PRIVATE LANDS REQUIRING A DEVELOPMENT PERMIT

C.4.8 WILDFIRE PROTECTION REGULATIONS



FIGURE 25: WILDFIRE PROTECTION HOME IGNITION ZONES

C.4.8.1 In accordance with recommendations within the FireSmart Canada – FireSmart Residential Guide (June, 2025), the Development Authority may, as a condition of a development permit approval, require the applicant to provide means of reducing the risks of wildfire to developments through:

a) The location of buildings and structures and applying setback separations, based on best practices and local site context;

b) Requiring fire resistant building materials and standards for new construction or when replacing or retrofitting an existing dwelling unit, building or structure, and

c) Requiring the implementation of landscaping and vegetation management, and other minimum standards for risk mitigation of wildfire to a development., in accordance with the landscaping measure specified within this Bylaw.

C.4.8.2 To reduce the threat of wildfire, the following measures may be required by the Development authority:

a) The submission of a Wildfire Risk Assessment from a Qualified Professional for development applications in higher wildfire risk areas as determined by the Development Authority; and

b) A requirement for the proposed development or subdivision to comply with the recommendations from the Wildfire Risk Assessment as a condition of approval.

C.4.8.3 In Commercial, Industrial, Multi-Residential Districts, the Development Authority may request the inclusion of lock boxes in accordance with the MD's bylaws and the National Fire Code – Alberta Edition.

C.4.8.4 Where a Municipal water system is not available, a water supply and fire department connection may be required, to the satisfaction of the Development Authority in consultation with the MD's Fire Safety Codes Officer, that:

a) Is readily accessible by fire fighting vehicles;

b) Is available year-round; and

c) Will not be affected by seasonal, climatic, or environmental changes.

C.4.9 HAZARDOUS MATERIAL STORAGE

C.4.9.1 In Hamlet Residential Districts, no person shall store or permit to be stored a container for the storage of flammable liquids as defined in the *National Fire Code – Alberta Edition*, except where the container:

a) Contains no more than 46.0 Litres;

b) Meets the specifications of the *National Fire Code – Alberta Edition*; and

c) Is stored outside or within an Accessory Building.

C.4.9.2 All above-ground storage vessels for liquefied petroleum gases and flammable liquids shall:

a) Only be considered by the Development Authority as an Accessory Use to a development with a Hamlet Mixed-Use, Hamlet Industrial, Highway Commercial, Rural Industrial, and Natural Resource districts

b) Be registered with the Petroleum Tank Management Association of Alberta (PTMAA); and

c) Be a minimum of 3.0 m (9.8 ft) from all side and rear parcel lines.

C.4.9.3 The Development Authority may require an above-ground storage vessels for liquefied petroleum gases and flammable liquids to be screened from view of adjacent properties in accordance with ***Section "C.2.6 Screening"***.

C.5 EXTERIOR LIGHTING, LANDSCAPING, AND FENCING

C.5.1 EXTERIOR LIGHTING

C.5.1.1 Exterior lighting shall be designed and installed to:

a) Preserve the low ambient brightness in the area,

b) Minimize light trespass onto adjacent properties;

c) Shall not be flashing, strobing, or revolving; and

d) All spotlights or flood lamps shall be directed downward at a maximum angle of 45 degrees from vertical; and

e) Any lighting fixture with an output exceeding 2,000 lumens shall be fully shielded to prevent glare and light spills above the horizontal plane.

C.5.1.2 Permanent lighting shall adhere to the following Dark Sky Compliant approach to lighting:

a) For all developments light fixtures must be fully shielded and not produce direct glare visible to an observer or at ground level at the Property Line of any property within 100 m (328 ft) of the Site.

C.5.1.3 Exterior lighting shall be designed and installed to preserve the low ambient brightness in the area and minimize light trespass onto adjacent properties:

a) All spotlights or flood lamps shall be directed downward at a maximum angle of 45 degrees from vertical.

b) Any lighting fixture with an output exceeding 2,000 lumens shall be fully shielded to prevent glare and light spills above the horizontal plane.

C.5.1.4 No lighting shall be allowed on the rear of buildings backing onto wildlife fencing. Low cut light fixtures are required at side door entrances.

C.5.1.5 The following lighting fixtures, uses, or buildings are exempt from the exterior lighting regulations:

a) Lighting fixtures with a lumen output of 2,000 lumens or less;

b) All lighting required by provincial or federal agencies, or installed by the Municipality on a public roadway;

c) Lighting used for security purposes controlled by a sensor, or as required for emergency lighting within the *National Building Code – Alberta Edition*;

d) Temporary lighting used during construction, agricultural activities, civic activities, holiday displays, or an emergency; and

e) Lighting placed underwater to illuminate outdoor swimming pools or water features.

C.5.1.6 Exterior lighting shall not interfere with the effectiveness of traffic control devices or the vision of motorists, while maintaining a safe and secure on-site illumination level, and shall not be flashing, strobing, or revolving.

C.5.1.7 Where an Exterior Lighting Plan is required, subject to ***Section "E.2.3 Submission Requirements for All Applications"***, it shall contain the following information:

a) A description of the type, luminous output and number of each light fixture to be used;

b) A description of the method of mounting and height of each fixture at mounting; and

c) A site plan showing the location of all light fixtures.

C.5.2 FENCING

a) Any fence or retaining wall must be located on or within the property line of the parcel.

Hamlet Districts

C.5.2.1 For ***Hamlet*** residential districts, except within an Intersection Sight Line Triangle as outlined in ***Section "C.2.3 Intersection Sight Line Triangles"***: fencing shall be regulated as follows:

#	FENCING REGULATIONS	R-1 DISTRICT IN THE HAMLET OF BENCHLANDS	ALL OTHER HAMLET RESIDENTIAL DISTRICTS	ALL OTHER HAMLET NON-RESIDENTIAL DISTRICTS
A	Max. Height of Fencing in a Front Yard	2.0 m (6.6 ft.)	1.2 m (3.9 ft.)	1.2 m (3.9 ft.) unless Screening is required per ***Section C.2.6*** – Screening.
B	Max. Height of Fencing in a Side Yard and Rear Yard	2.0 m (6.6 ft.)	2.0 m (6.6 ft.)	2.0 m (6.6 ft.)

C	Barbed Wire Fencing	Allowed, where necessary for fencing livestock animals	Prohibited	Prohibited
D	Illustration Reference	None	See Figure 26	See Figure 27 & Figure 28

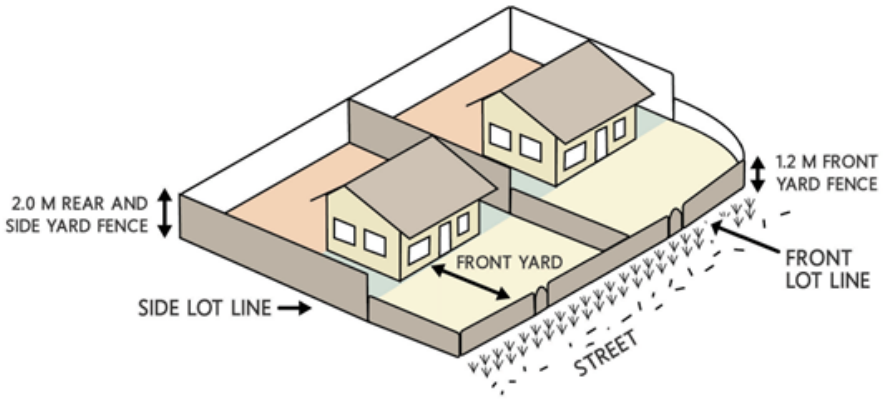


FIGURE 26: HEIGHT OF FENCING IN HAMLET RESIDENTIAL DISTRICTS EXCEPT BENCHLANDS

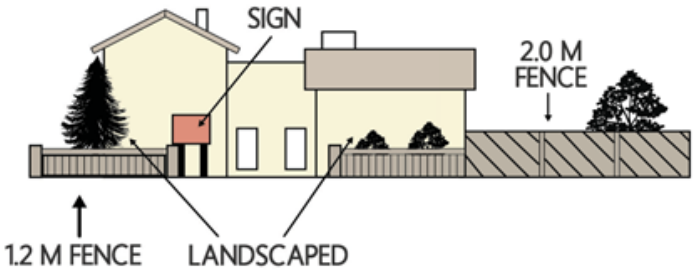


FIGURE 27: HAMLET NON-RESIDENTIAL DISTRICTS LANDSCAPING AND FENCING (ELEVATION)

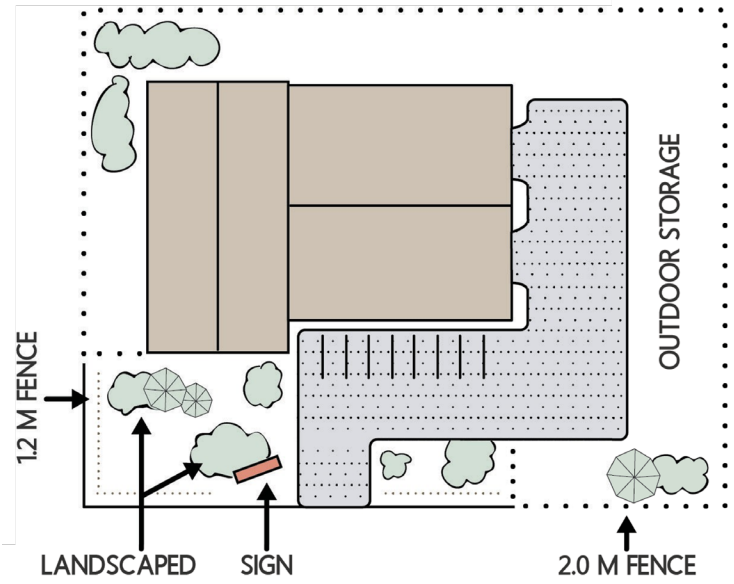


FIGURE 28: HAMLET NON-RESIDENTIAL DISTRICT LANDSCAPING AND FENCING (PLAN)

C.5.3 RETAINING WALLS

C.5.3.1 Retaining walls which are not part of or connected to a building foundation shall be designed and constructed to:

a) Not exceed 0.9 m (3.0 ft) in a rise, or where there is more than 1 rise, not exceed a maximum ***slope*** of 45 degrees as measured from the top of each rise of the ***retaining wall*** (***"Figure 29: Retaining Walls"***);

b) Maintain a positive overland drainage on all portions of the site to prevent water retention; and

c) Not divert overland drainage onto adjacent sites.

C.5.3.2 Where a retaining wall is located over two parcels of land, the ownership and maintenance of the retaining wall must be outlined in a legal agreement between the two landowners.

C.5.3.3 A retaining wall that is greater than 0.9 m (3.0 ft) in total height shall be designed and constructed in accordance with approved engineering and construction measures as determined by a professional engineer.

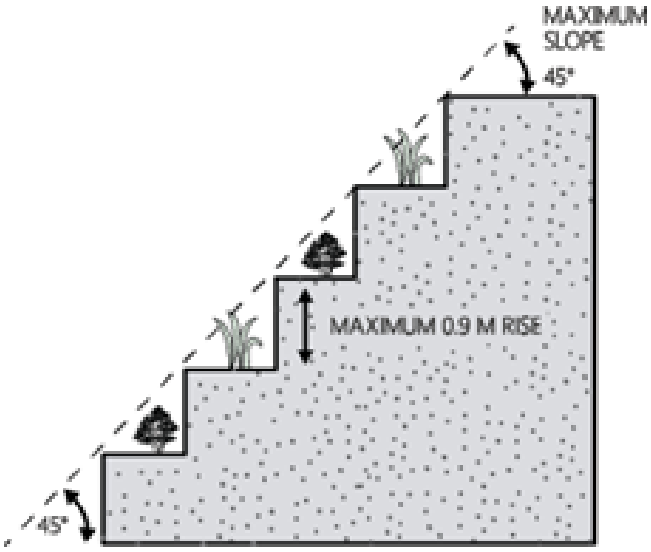


FIGURE 29: RETAINING WALLS

C.5.4 EXCAVATION, FILLING AND STRIPPING

C.5.4.1 This section shall apply to all activities except those carried out for agricultural purposes.

C.5.4.2 Excavation, filling, and stripping of land shall include, but are not limited to, topsoil stripping with site clearing including significant tree removal, and/or the construction of artificial water bodies or berms.

C.5.4.3 Any proposed excavation, filling or stripping of land shall require a Development Permit application.

C.5.4.4 Where any significant excavation (eg. 2m (6.56 ft.) or more fill is being moved), filling or stripping activities are proposed, the Development Authority may require that the activities be conducted in accordance with a Development Agreement or approved engineering plans created by a professional engineer.

C.5.4.5 The Development Authority may require that any area affected by excavation, filling or stripping activities be satisfactorily landscaped upon completion of the activities.

C.5.4.6 Notwithstanding ***Section C.5.4.2*** above, tree clearing activities on private land alone, not including Logging on Private Lands, does not require approval from the Development Authority, nor a Development Permit.

C.5.5 LANDSCAPING

Municipal Property

C.5.5.1 On Municipal property:

C.5.5.2 No person shall undertake any landscaping activities on Municipal property without the prior written consent of the Development Authority.

C.5.5.3 Trees on Municipal property that are damaged or removed due to development activities without consent shall be replaced at the cost of the person acting without consent.

C.5.5.4 At the discretion of the Development Authority, replacement of trees on Municipal property may be required, where possible in compliance with best practices in wildfire mitigation, at a ratio

of up to 3:1 of a similar species for each tree damaged or removed. A reduced ratio may be allowed where there are concerns regarding wildfire risk and protection.

All Property

C.5.5.5 The Development Authority shall require that landscaping be provided, which may include provision of a Landscaping Plan as part of any new or redeveloped parcel in accordance with the following:

a) The landowner shall be responsible for landscaping and proper maintenance for the life of the development. In the event that planting materials in an approved landscaping plan fails to survive, the Development Authority may require or approve alternate planting materials.

b) Noxious and prohibited weeds or invasive plants as described by provincial legislation or municipal bylaws shall not be used for landscaping purposes.

c) Plant materials shall:

i) Be hardy to the climatic region of the M.D.;

ii) Appropriate for the micro-climate of the proposed location in which they are to be planted; and

iii) Align with FireSmart principles for plant selection to the satisfaction of the Development Authority.

d) Water efficient landscaping techniques shall be used, including the use of drought-tolerant indigenous vegetation in combination with permeable or previous surface materials.

e) Existing trees and large shrubs on a site shall be preserved, protected or replaced where possible except where required to be removed as part of wildfire risk reduction strategies.

f) Any area required to be landscaped may, at the discretion of the Development Authority, be left in its natural state or be landscaped with a combination of hard and soft landscaping materials to enhance and complement the appearance of the development.

g) All approved landscaping shall be completed within one (1) year of the issuance of the Development Permit unless otherwise stated.

Wildlife Attractant Vegetation

C.5.5.6 For all new landscaping or replacement of existing vegetation in all Hamlet Districts and Country Residential Districts Wildlife Attractant Vegetation shall not be used for ***landscaping*** purposes.

C.5.5.7 Notwithstanding ***Section C.5.5.6*** above, vegetable gardens are permitted.

Landscaping Requirements for Multi-Residential, Commercial and Industrial Districts

C.5.5.8 Landscaping shall be provided in accordance with the following ***Table 35*** for the applicable districts.

C.5.5.9 Where a Minimum Landscaped Area is required in ***Table 35*** it shall be calculated dividing the total landscaped area by totaling the gross site area excluding structures and paved areas.

C.5.5.10 To accommodate mitigations for reducing wildfire risk, the Development Authority may, at its discretion:

a) Reduce the minimum landscape area requirement;

b) Specify the species of trees, plants or shrubs; and/or

c) Reduce the required number of trees, plants, or shrubs.

TABLE 35: COMMERCIAL & INDUSTRIAL LANDSCAPING REQUIREMENTS

#	LANDSCAPING REQUIREMENTS	APPLICABLE DISTRICTS		
		HAMLET MULTI-RESIDENTIAL (RM)	HAMLET MIXED-USE (HMU) HIGHWAY COMMERCIAL (HWY-C)	HAMLET INDUSTRIAL (H-ID)
A	Min. Landscaping Area (% of site coverage)	30% or 10% for more than 12 dwelling units	15%	10% of parcel area and 20% of front yard setback area.
B	Min. Landscaped Area: Parking Lots	For a parking and loading area requiring 30 or more parking spaces, a minimum landscaped area of: 1.0 m^2 (10.76 ft^2) per on-site parking space shall be provided.		N/A
C	Min. Number of Trees	One tree for every 30.0m2 (322.9 ft^2) of landscaped area.		One tree for every 30.0m2 (322.9 ft^2) of landscaped area.
D	Min. number of Shrubs	One shrub for every 60.0 m^2 (645.83 ft^2) of landscaped area		One shrub for every 80.0 m^2 (861.11 ft^2) of landscaped area; or a minimum of six shrubs; whichever is greater.
E	Min. Height at time of planting	Trees: 1.2 m (3.9 ft) Shrubs: 0.5 m (1.6 ft)		Trees: 1.2 m (3.9 ft) Shrubs: 0.5 m (1.6 ft)

C.6 SITE GRADING, UTILITIES AND SERVICES

C.6.1 SITE GRADING, DRAINAGE AND STORM WATER MANAGEMENT

C.6.1.1 All developments shall be adequately serviced for stormwater management.

C.6.1.2 Storm water run-off shall be contained on-site or disposed of in a manner acceptable to the Municipality and provincial or federal agencies.

C.6.1.3 Site grades shall be established to prevent drainage from one site to the next except where

drainage conforms to an approved local or subdivision drainage plan.

C.6.1.4 Grading shall be completed to provide effective site drainage.

C.6.1.5 The Development Authority may require the applicant to provide a security deposit to ensure that site grading is completed according to an approved plan, which is refundable upon submission of a survey, prepared by a qualified Alberta Land Surveyor, confirming such as-built grades.

C.6.1.6 The landowner of a site shall be responsible for ensuring that grading is maintained over time to provide effective drainage. Where maintenance of a common drainage swale or path at a property line is required, the responsibility of maintenance lies with the landowners of both sites. Where a drainage swale or path is established within an easement or right-of-way on a site, swale grades shall be maintained, and the swale shall be kept free of any obstructions.

C.6.1.7 The installation of an oil-grit separator is required where stormwater is drained from large parking areas or underground parkades, or where, in the opinion of the Development Authority, there is a potential hazard of contamination due to the nature of the land use.

C.6.2 WATER, SANITARY AND UTILITY SERVICES

C.6.2.1 All development shall be adequately serviced for water, sanitary and utility services in accordance with any relevant MD policy or provincial legislation pertaining to water, sanitary, and utility services, to the satisfaction of the Development Authority.

C.6.2.2 No excavation for a foundation or commencement of development shall occur until adequate provision has been made for all required utility services or facilities to the satisfaction of the Development Authority.

C.6.3 CONNECTION TO MUNICIPAL SERVICING INFRASTRUCTURE

C.6.3.1 New development shall be required to connect to municipal utilities when municipal servicing infrastructure has been installed to the edge of the property or within 25 metres of the property line.

C.6.3.2 The Development Authority may require that the applicant provide provisions for connection to future municipal water and sewer services, which may be accomplished by the registration of an agreement on title.

C.6.3.3 Except for a condominium development or as approved by the Development Authority, each unit of a side-by-side duplex, or attached dwelling shall be individually and directly connected to the water and sanitary lines located in the public right-of-way.

C.6.3.4 Until municipal water and sewer services become available, all new development shall include on-site or temporary water and sewer services suitable to the development, adequately serviced in compliance with *National Building Code – Alberta Edition* and relevant provincial regulations for private water and wastewater systems and to the satisfaction of the Development Authority.

C.6.3.5 A utility connection to municipal infrastructure must meet M.D. standards and must be inspected and approved by the Municipality. The applicant shall notify the Municipality of the installation date for inspection purposes.

C.6.4 PRIVATE (ON-SITE) SERVICES

C.6.4.1 Where on-site servicing is proposed, the applicant shall submit a report prepared by a Qualified Professional, confirming that the proposed systems have sufficient capacity, will meet all provincial

requirements, and will not adversely affect adjacent or downstream users or infrastructure.

C.6.4.2 Where a building is not connected to a municipal wastewater system, the Development Authority shall require, as a condition of issuing a Development Permit:

a) That, in the case of a new building, the applicant provides the Municipality with evidence that a Safety Code Permit has been obtained by the applicant for the installation of a private wastewater system in accordance with current provincial legislation and standards, prior to commencement of any construction; or

b) That, in the case of an addition to an existing building that results in an increase in the number of bedrooms or an intensification of use (resulting in increased water consumption or wastewater generation), the Applicant shall provide either a permit referenced in (a) above or a statement signed and sealed from a Qualified Professional that the existing wastewater system operates properly and is capable of handling the increased wastewater load prior to the commencement of any construction; and

c) That, in the case of the construction of a new building or the addition to an existing building, proof that the building or addition is not located over top of any existing or proposed wastewater systems.

C.6.4.3 In addition to ***Section C.6.4.2*** above, the Development Authority may require that an Applicant provide evidence that an inspection by a Safety Codes Officer has been completed for any installed private wastewater system.

C.6.4.4 No groundwater from wells situated within 300 m (984.3 ft) from a working wastewater lagoon or treatment facility shall be considered potable.

C.6.4.5 Notwithstanding ***Section C.6.4.4***, where a wastewater lagoon or treatment facility setback reduction has been granted by the Government of Alberta, groundwater from wells located within the reduced setback area may be considered potable at the sole discretion of the Development Authority.

C.6.5 UTILITY LOTS AND EASEMENTS

C.6.5.1 No building, structure, or part amenities shall be constructed on a utility easement unless:

a) Written consent has been provided by the Development Authority, confirming the building does not restrict access to the utility easement for the purpose of installation and maintenance of the public utility; and

b) Written consent has been obtained from the public utility company to which the easement has been granted.

C.6.5.2 Public utility facilities and equipment on a site shall be placed in locations and with yard setbacks that are satisfactory to the Development Authority.

C.6.5.3 Public utility lots may be permitted in any district except as specifically regulated in this Bylaw and are not required to conform to minimum site width or area requirements of those districts.

C.6.6 SHALLOW UTILITIES

C.6.6.1 The Development Authority may require confirmation from the relevant utility providers that alignments are within existing or new utility right-of-ways and sufficient service capacity exists to accommodate the proposed development prior to issuance of a Development Permit.

C.7 MEZZANINES

C.7.1 MEZZANINES

C.7.1.1 A mezzanine shall be deemed a full storey if it covers more than one-third of the area of the storey directly underneath such mezzanine storey.

C.7.1.2 A mezzanine shall be included in the calculation of gross floor area of a building for the purposes of this Bylaw.

C.7.1.3 A mezzanine shall not be used as an entire dwelling unit.

C.7.1.4 A mezzanine in a commercial or industrial building shall not be used as a dwelling unit.

PART D: SPECIFIC USE REGULATIONS



D.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

D.1.1 ACCESSORY BUILDINGS, STRUCTURES AND USES - GENERAL REGULATIONS

D.1.1.1 Unless otherwise authorized in this Bylaw, an Accessory Building or use may only be developed or approved after a Development Permit has been issued for the Principal Use, Structure, or Building on the site.

D.1.1.2 Accessory buildings must be secondary and subordinate to the Principal Building, Structure, or use on the same site.

D.1.1.3 The determination of whether a use, building or structure is considered accessory shall be at the discretion of the Development Authority.

D.1.1.4 When an Accessory Building is attached to a Principal Building by a structural element such as a common foundation, roof, wall or breezeway, it shall be deemed to be part of the Principal Building and shall be subject to all yard setback and site coverage regulations of the district in which it is located, at the discretion of the Development Authority.

D.1.1.5 An Accessory Building shall not be used as a dwelling, except where approved by the Development Authority.

D.1.1.6 All fabric covered structures shall:

- **a)** Be properly maintained and anchored;
- **b)** Meet the minimum required setbacks for Accessory Buildings; and
- **c)** Not exceed the maximum site coverage as specified in the district regulations.

D.1.1.7 In ***Hamlet*** Residential and Country Residential Districts (R-1, R-1S, CR):

- **a)** Accessory Buildings should be similar and complementary to the Principal Building as it relates to exterior materials, color and appearance;
- **b)** The required minimum side and rear yard setbacks for an Accessory Building may be reduced, provided that:
  - **i)** No part of the Accessory Building, including eaves or footings or foundation will encroach into the adjacent site; and
  - **ii)** All roof drainage is directed by eaves troughs and downspouts onto the site where the Accessory Building is located.

D.1.2 ACCESSORY BUILDINGS - SHIPPING CONTAINERS

D.1.2.1 A Shipping Container shall not require a Development Permit where:

- **a)** It is used for the temporary purpose of moving a dwelling unit or a business for a duration not exceeding 30 days; and
- **b)** It is fully contained on a parcel.

D.1.2.2 A Shipping Container that does not meet the requirements of ***Section D.1.2.1*** shall be considered an Accessory Building for the purposes of measurable standards within this Bylaw.

D.1.2.3 A Shipping Container shall be properly maintained and screened from public view to the satisfaction of the Development Authority.

D.1.2.4 A Shipping Container shall not be used as a structure for installing or displaying a Sign.

D.1.2.5 Where a Shipping Container(s) are proposed to be used as a building material and modified and attached to other materials as part of the construction of a larger building or structure the development shall be considered a Discretionary Use –Admin.

D.1.3 BREEZEWAYS

D.1.3.1 A breezeway that connects two (2) or more buildings and is completely enclosed shall not exceed 3.0 m (9.8 ft) in length. At the discretion of the Development Authority, a longer breezeway may be allowed due to unique topographical features on the site.

D.1.4 ROOFTOP DECKS

D.1.4.1 Rooftop Decks in Hamlet Districts shall be:

a) Setback a minimum of 1.5 m (4.9 ft) from the building façade; and

b) No less than 2.5 m (8.2 ft) from any property line.

D.1.4.2 Rooftop Decks may require privacy screening to the satisfaction of the Development Authority.

D.1.5 SATELLITE DISHES AND ANTENNAS

D.1.5.1 Satellite dishes, antennas and all structural supports shall be located on the same site as the intended signal user.

D.1.5.2 Guy wires and other similar structural supports shall not be located closer than 2.0 m (6.6 ft) from any property line.

D.1.5.3 Satellite Dishes and Antennas shall not be illuminated and shall not display any advertising signage.

D.1.5.4 A satellite dish that is larger than 0.9 m (3.0 ft) in diameter shall not be located on a roof except for Apartment buildings and non-residential buildings, subject to the discretion of the Development Authority.

D.1.5.5 In Hamlet Districts, an amateur satellite or antenna and any structural supports shall not be erected to exceed 15.0 m (49.2 ft) in height above grade at the site of installation.

D.1.5.6 In Hamlet Districts, antennas shall not be erected in a front yard.

D.1.5.7 In Hamlet Residential Districts not more than one (1) freestanding or two (2) roof top antennas, and two (2) satellite dishes may be erected on a Parcel.

D.1.6 SWIMMING POOLS

D.1.6.1 Swimming pools shall be considered an Accessory Building for the purposes of measurable standards and regulations within this Bylaw.

D.2 AGRICULTURAL AND ANIMAL USES

D.2.1 COMMERCIAL EQUESTRIAN CENTRES

D.2.1.1 An application for a Development Permit for a commercial equestrian centre shall be referred to the M.D.'s Agricultural Fieldman who will consider and make recommendations to the Development Authority for conditions of approval, which may include:

a) The maximum number of livestock permitted to be kept on the site in accordance with Provincial legislation and this Bylaw; and

b) Any other condition that the Development Authority deems necessary.

D.2.1.2 Approval of overnight camping or facilities to accommodate overnight camping for equestrian centre participants shall be at the discretion of the Development Authority.

D.2.2 LIVESTOCK

D.2.2.1 In all land use districts within a Hamlet or Country Residential Subdivision, livestock is prohibited, except in accordance with "***Table 36: Livestock Regulations***".

D.2.2.2 Animal Units for each Livestock Category within ***Table 36*** will be used to determine livestock on sites less than 18 hectares (44.5 acres).

D.2.2.3 Other species not included in ***Table 36*** may be considered at the discretion of the Development Authority , who shall determine the applicable Animal Unit ratio based on the most comparable category within ***Table 36***.

D.2.2.4 The maximum number of Animal Units shall be calculated proportionally based on the parcel size in accordance with ***Table 36***, and fractional Animal Units shall be allowed.

D.2.2.5 Livestock operations that exceed 2.0 Animal Units per acre shall be considered an intensive livestock operation and shall comply with all applicable Provincial regulations, including the *Agricultural Operation Practices Act (AOPA)*.

D.2.2.6 On any parcel of land in which livestock are kept, pasture management shall be maintained to ensure that there is no overgrazing, and manure management shall ensure that runoff does not enter adjacent lands, a water course or water body and that odours are reduced to the satisfaction of the Development Authority.

D.2.2.7 The keeping of Chickens shall:

a) Not be for commercial purposes (for clarity, small scale “hobby farm-type” sales or local neigbourhood sales are not considered “commercial purposes”);

b) Have a suitable and secure enclosure to the satisfaction of the Development Authority; and

c) Be located a minimum of 9.1 m (30.0 ft) from any property line, and shall in no case be located within the front yard.

D.2.2.8 Notwithstanding ***Section D.2.2.7 d)***, chickens may temporarily graze within a front yard, so long as the chickens are secured within a temporary chicken pen or enclosure at all times while grazing with a front yard.

D.2.2.9 Any applicable regulations and policies related to the keeping of chickens as outlined by the Province shall be adhered to.

D.2.2.10 The operator shall exercise best practice strategies in order to ensure a healthy, secure and safe operations, to the satisfaction of the Development Authority.

D.2.2.11 An application for a Development Permit for all Livestock uses shall be referred to the Agricultural Fieldman who will consider and make recommendations to the Development Authority for conditions of approval.

TABLE 36: LIVESTOCK REGULATIONS

Livestock Category and Density	Equivalent Animal Unit
Category A: One (1) Cow, Horse, Donkey, or Mule	1.0 Animal Unit
Category B: Two (2) Feeder Cattle, or Swine	1.0 Animal Unit
Category C: Five (5) Sheep, Goats, Alpacas, or Llamas	1.0 Animal Unit
Category D: Ten (10) Geese or Turkeys	1.0 Animal Unit
Category E: Twenty-Four (20) Chickens, Ducks, Geese, Turkeys, Rabbits, Roosters, or Peacocks	1.0 Animal Unit

APPLICABLE PARCELS	CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY D	CATEGORY E
a) R-1 Parcels in the Hamlet of Benchlands	Maximum of 2 horses or llamas per parcel only, provided the total number of horses or llamas within the entire Hamlet of Benchlands does not exceed 10 horses or llamas			Not Permitted	Maximum of ten (10) chickens **only**
b) CR Parcels	Not Permitted			Not Permitted	Maximum of ten (10) chickens **only**
c) All other applicable parcels where Livestock is permitted in the district as per the below regulations:					
Land Area	***Category A***	***Category B***	***Category C***	***Category D***	***Category E***
ii. < 3 acres	At the discretion of the Development Authority			1.0 Animal Unit	1.0 Animal Unit
iii. 3 – 44.5 acres	1.0 Animal Unit per 3 acres or refer to applicable Land Use District tables for increased Livestock density options.				

D.2.2.12 All offspring dependent on the parent and not yet weaned are not counted towards the Animal Unit.

D.2.2.13 Notwithstanding the species identified in Livestock Category C, the Development Authority may:

a) Refuse an application for Sheep or Goats; or

b) Require the Applicant to install no contact fencing in accordance with the Government of Alberta's fencing program for domestic Sheep and Goats.

D.2.2.14 Notwithstanding the Equivalent Animal Units within Table 36, the Development Authority may approve lower Animal Units on any given Parcel in accordance with the feeding, pasture and manure management plan submitted by the Applicant, and/or applicable Provincial legislation.

D.2.3 KEEPING OF PETS

D.2.3.1 Keeping of pets shall be regulated as per the M.D.'s Responsible Animal Ownership Bylaw.

D.2.4 KENNELS

D.2.4.1 The Development Authority shall, when issuing a Development Permit for a Kennel, Commercial determine the maximum number of dogs that may be kept at any one time by the operator of a commercial kennel. In determining the maximum number of dogs, the Development Authority shall take into account:

- **a)** The size of the property;
- **b)** The use of adjacent properties;
- **c)** The setback distances to any property line or residential dwelling on an adjacent property; and
- **d)** Noise attenuation measures.

D.2.4.2 In determining the number of dogs, pups less than 6 months of age shall not be included.

D.2.4.3 The setback distances specified in the district in which a Kennel, Commercial or Kennel, Private is located shall apply to all structures or facilities used in the kenneling operation, regardless of size or function of the structure or facility.

D.2.4.4 No buildings, pens, rooms, exercise runs or holding stalls used to accommodate the dogs shall be allowed within 300 m (984.3 ft) of an existing dwelling located on an adjacent or nearby Parcel.

D.2.4.5 All dog facilities, including buildings and exterior exercise areas, shall be located to the rear of the Principal Building and visually separated from the reception area of a Kennel, Commercial , unless otherwise approved by the Development Authority.

D.2.4.6 Kennel, Commercial or Kennel, Private facilities shall be screened by both a visual and sound barrier (fences and/or landscaping) from existing dwellings on adjacent Parcels to the satisfaction of the Development Authority.

D.2.4.7 Pens, rooms, exercise runs, and holding stalls of a Kennel, Commercial or Kennel, Private shall be adequately soundproofed to the satisfaction of the Development Authority, which shall consider the following:

- **a)** The recommendations of any noise study;
- **b)** The number of animals to be kept at the kennel;
- **c)** The proximity of the kennel to other uses or other kennels, and
- **d)** The potential for noise from the kennel to adversely affect residential ***use*** of the area.

D.2.4.8 The Development Authority may require dogs to be kept indoors between the hours of 7:00 p.m. to 8:00 a.m. inclusive, except when on leashed walks.

D.2.4.9 Where a Kennel, Commercial or Kennel, Private is to be located near known wildlife corridors or habitat areas, there shall be strict measures incorporated into the design of the development and operating procedures to ensure that dogs are securely restrained at all times.

D.2.4.10 A Kennel, Commercial or Kennel, Private shall be operated in accordance with provincial health regulations and, in particular, feces and similar wastes shall be disposed of in a manner

acceptable to the public health authority. In no case shall such waste be disposed of in the M.D.'s waste collection system without the written consent of the Municipality.

D.2.4.11 The Development Authority may require the applicant of a Kennel, Commercial to:

a) Obtain and submit an inspection report by a Doctor of Veterinary Medicine for either a new kennel application or the renewal of a permit;

b) Provide a detailed description of how the facility will meet the ***Canadian Veterinary Medical Association Code of Practice for Canadian Kennel Operations – Edition 2018***, and any subsequent editions or amendments thereto.

D.3 COMMERCIAL USES

D.3.1 COMMERCIAL RECREATIONAL VEHICLE STORAGE

D.3.1.1 In all rural districts, a development permit shall be required for Commercial Recreational Vehicle – Storage where the vehicles are not owned by the primary resident(s) or landowner(s) and:

a) More than three (3) recreational vehicles are stored; or

b) There is a combination of more than five (5) recreational vehicles, boats, ATVs/OHVs stored.

D.3.1.2 Commercial Recreational Vehicle Storage and associated buildings and equipment (e.g. propane refill) must meet the minimum building setbacks in the applicable district.

D.3.1.3 Commercial Recreational Vehicle Storage site access, internal roads, parking and loading areas must be:

a) Designed to provide a safe and clearly defined circulation pattern;

b) Be constructed of a durable hard surface of asphalt, gravel or similar material; and

c) Be drained and graded to the satisfaction of the Development Authority.

D.3.1.4 Commercial Recreational Vehicle Storage must not allow for the following to be located on-site:

a) Storage of hazardous materials, except for the sale of propane where granted the necessary approvals;

b) Day use or overnight accommodation or occupancy of recreational vehicles; and

c) Salvage or storage of derelict vehicles.

D.3.1.5 The Development Authority may require as a condition of approval that the storage site be fenced to mitigate concerns for noise, lighting, and visual impacts.

D.3.2 VISITOR ACCOMMODATIONS

D.3.2.1 Visitor Accommodations shall:

a) Maintain an open buffer space of sufficient size and composition adjacent to property boundaries to act as a visual and noise barrier from potential incompatible uses with surrounding properties; and

b) Not provide any form of permanent habitation, except when approved for staff accommodation or as a dwelling unit for the landowner or manager.

D.3.2.2 Visitor Accommodations shall not interfere with the rights of other residents to quiet enjoyment of their neighbourhood.

D.3.3 FLEX ACCOMMODATIONS

D.3.3.1 Flexible accommodation units in a mixed-use building shall:

a) Have an access at grade which is separate from the principal commercial use;

b) Grade access may be direct unit access or access via a communal entrance that serves multiple units;

c) Be located above the principal commercial use; and

d) Each flexible accommodation unit which has a separate entrance or an entrance to a

common hallway shall be considered an individual flexible accommodation unit for calculating minimum parking stall requirements.

D.3.4 RETREATS

D.3.4.1 Retreat – Day Use and Retreat – Day Use & Overnight shall have:

a) A maximum density in accordance with ***Table 37*** below; and

b) A 24-hour on-***site*** manager (either landowner or on-***site*** staff).

TABLE 37: MAXIMUM DENSITY PER PARCEL FOR RETREAT - DAY USE AND RETREAT - DAY USE & OVERNIGHT

LAND USE DISTRICT	PARCEL SIZE	MAXIMUM DENSITY PER PARCEL FOR RETREAT – DAY USE AND RETREAT – DAY USE & OVERNIGHT
Agriculture Conservation and Small Holdings	1-10 ac	At the discretion of the Development Authority based on the Development Permit application submission
	11-40 ac	0.5 person per acre
	>40 ac	1 person per acre to a maximum of 80 people
Tourism & Recreation	1-10 ac	At the discretion of the Development Authority based on the Development Permit application submission
	>10 ac	1 person per acre
Other	Any size	At the discretion of the Development Authority based on the Development Permit application submission

D.3.4.2 Notwithstanding the maximum density requirements of ***Table 37***, the maximum density for Retreat – Day Use and Retreat – Overnight Use may be increased or decreased in the sole discretion of the Development Authority based on the scope of and type of Retreat – Day Use or Retreat – Day Use & Overnight within the Development Permit application submission, all feedback received from adjacent landowners during the Development Permit application circulation, and comments received from internal M.D. departments and/or external agencies during the Development Permit application referral process in accordance with this Bylaw.

D.3.4.3 Overnight accommodations for Retreat – Day Use & Overnight Uses within the Agriculture Conservation District and the Small Holdings District cannot exceed 50% of the approved Retreat – Day Use density, unless otherwise approved in the sole discretion of the Development Authority.

D.4 INDUSTRIAL AND ENERGY USES

D.4.1 NATURAL RESOURCE EXTRACTION PROCESSING

D.4.1.1 Where a reclamation plan for Natural Resource Extraction is not required by the Province, the Development Authority may:

a) Require submission of a reclamation plan prepared by a Qualified Professional prior to commencement of excavation;

b) Require a refundable security deposit to ensure that reclamation is completed as per the approved reclamation plan, the amount of which shall be as recommended by the third party engaged in the preparation of the reclamation plan; and

c) Require previous testing results.

D.4.1.2 A Development Permit for Natural Resource Extraction on Crown lands shall not be issued for a period exceeding the public land lease.

D.4.1.3 Natural Resource Extraction operations shall not excavate:

a) A distance of less than 150 m (492.1 ft) from the nearest part of a dwelling or building used for overnight accommodation purposes; or

b) Slopes that are steeper than 33.3% (1 rise:3 run) where adjacent to existing roads, a proposed road widening, or service road, except where it can be demonstrated that a steeper slope can be safely achieved.

D.4.1.4 The minimum distance that any sorting, screening, crushing, loading machinery or operations may be located from a dwelling or building used for overnight accommodation purposes shall not be less than 300 m (984.3 ft). This distance may be reduced where noise and visual mitigation measures, such as berming and screening, are provided to the satisfaction of the Development Authority.

D.4.1.5 Where feasible, Natural Resource Extraction operations adjacent to Municipal roads or highways shall be screened from view:

a) Where existing trees and vegetative screening exists, by a 30 m (98.4 ft) wide buffer; or

b) By berms using the topsoil and overburden material, combined with the planting of trees.

D.4.1.6 If upon removal of any natural resource, the operator encounters the water table at a level other than set out in the Development Permit application or which was not disclosed in the application, the operator shall cease operations and submit a revised plan complete with a Qualified Professional's report which shall outline any mitigative measures for approval by the Development Authority and/or the appropriate provincial authority.

D.4.1.7 All haul roads located on the site which are within 0.8 km (0.5 miles) of a Residential or Recreation District, and all entrances onto a public road shall be dust proofed with water, or other treatment acceptable to the Development Authority.

D.4.1.8 Any Municipal roadway used as a haul road that is within 150 m (492.1 ft) of an existing dwelling or recreational development, shall be dust proofed for a minimum distance of 300 m (984.3 ft) on either side of the development.

D.4.1.9 For any Natural Resource Extraction use which is not located within an NR District, the following provisions shall apply:

a) The operation shall not include extensive associated development such as accessory buildings or fuel storage tanks; and

b) The excavation area or associated operations shall not be located within any yard setback as specified in the district regulations in which the site is located.

D.4.1.10 A new Development Permit shall not be issued on a site to the same or different Applicant or landowner, unless or until any conditions of a previous Development Permit for Natural Resource Extraction have been fulfilled to the satisfaction of the Development Authority, or it has been determined by the Development Authority that the conditions are no longer required to be fulfilled.

D.4.1.11 A separate off-site storage area may be used for stockpiling of material such as surface soil, coal, reject material (i.e., crushed rock or gravel), and finished product. Contaminated or potentially acid generating material must not be included in a storage area. Lands used for offsite storage must be located within the Natural Resource (NR) District

a) Material stockpiles setbacks from a waterbody or watercourse shall be a minimum of 100m or at the discretion of a Qualified Professional based on site conditions, such that they will not be a source of contamination to watercourses, and at a sufficient distance to minimize impacts to watercourses, including allowing sufficient response time to mitigate potential impacts;

b) Stockpiled material must be managed to minimize impacts (e.g., erosion, seepage) to the surrounding area. Where necessary, stockpiles must be stabilized and ditched to prevent migration of material. Fine solids are to be disposed of in an area not subject to erosion;

c) An Erosion and Sediment Control Plan prepared by a Qualified Professional shall be required to the satisfaction of the Development Authority to prevent runoff into waterbodies and watercourses and assist with dust control. The plan shall address mitigation measures throughout the site and on associated roadways, as necessary;

d) All roads to and from the storage area must be maintained and adequately dust-proofed by the holder of the Development Permit; and

e) Water that comes into contact with stockpiles must not be released into the environment unless it complies with wastewater limits as specified by the Alberta Energy Regulator (AER).

D.4.1.12 Material stockpiles shall be positioned to be screened from view as much as possible from Highway 1, Highway 1A, and Highway 1X. Screening measures may be required by the Development Authority.

D.4.2 COMMUNICATION TOWERS AND FACILITIES

D.4.2.1 Federally regulated telecommunication antenna structures shall follow the MD's siting protocols. All other telecommunication antenna structures shall comply with this Land Use Bylaw.

D.4.3 DATA CENTRES

D.4.3.1 The following regulations apply to a Data Centre:

a) Setbacks are measured from the Development Area to the title Parcel boundary. The Development Area shall be determined by the Development Authority and includes the

area of all buildings, parking areas, internal roads, and storage areas.

b) Setbacks must adhere to the following:

i) Setbacks from any provincial highway shall be as per Alberta Transportation and Economic Corridors;

ii) Setbacks from any municipal road allowance shall be a minimum of 30.48m (100 ft.); and

iii) Any additional applicable setbacks in the land use district.

D.4.4 DATA CENTRES WITH POWER GENERATION FACILITIES

D.4.4.1 The following regulations apply to a Data Centre and Power Generation Facility:

a) Setbacks are measured from the outer edge of the Development Area to the nearest Residential Dwelling. The Development Area shall be determined by the Development Authority and includes the area of all buildings, parking areas, internal roads, and storage areas.

b) Setbacks must adhere to the following:

i) Setbacks from any provincial highway shall be as per Alberta Transportation and Economic Corridors;

ii) Setbacks from any municipal road allowance shall be a minimum of 30.48m (100 ft.);

iii) Setbacks from Residential Uses are at the discretion of the Development Authority in consultation with the Alberta Utilities Commission (AUC); and

iv) Any applicable building setbacks in the land use district.

D.4.4.2 The Development Authority may require the use of screening and/or landscaping to mitigate impacts to adjacent properties from the development.

NOTES

If the capacity of the plant is less than 10 MW, municipal approval is required, while 10 MW or greater AUC approval is also required in conjunction with a municipal approval.

D.4.5 WIND ENERGY CONVERSION SYSTEMS (WECS) COMMERCIAL

D.4.5.1 An application for a new Wind Energy Conversion System (WECS), Commercial or an application for an expansion to an existing Wind Energy Conversion System (WECS), Commercial use shall adhere to the following:

a) The maximum height of a Wind Energy Conversion System (WECS), Commercial shall be at the discretion of the Development Authority, which shall take into consideration the Site area and dimensions, system location, system specifications, and potential impact on neighbouring properties.

b) All power lines connecting the Wind Energy Conversion System (WECS), Commercial to a substation, grid or other facility to which power is provided shall be underground, unless an overhead installation is approved by the Development Authority.

c) The exterior of any Wind Energy Conversion System (WECS), Commercial shall be finished in a non-reflective matte colour which minimizes the visual impact of the system.

d) To ensure public safety, the Development Authority may require that a security fence not less

than 2.4 m (7.8 ft) in height be erected, or safety mechanism or procedures be employed to prevent access to the Wind Energy Conversion System (WECS), Commercial.

e) No signage, advertising or accessory installations shall be placed on the exterior of any part of a Wind Energy Conversion System (WECS), Commercial unless required by law.

f) When a Wind Energy Conversion System (WECS), Commercial becomes obsolete, it shall be immediately removed and the development site reclaimed to the satisfaction of the Development Authority.

D.4.5.2 An application for a new Wind Energy Conversion System (WECS), Commercial shall adhere to the following:

i) Minimum setback requirements for Wind Energy Conversion System (WECS), Commercial towers shall adhere to the following:

(1) Setbacks from any provincial highway shall be as per the Government of Alberta or its equivalent;

(2) Setbacks from any municipal road allowance shall be 30.48 m (100.0 ft) from the outside of the rotor arc;

(3) Where no road allowance is located between property lines and where both Parcels are included within the same WECS – Commercial development boundary – 7.62 m (25.0 ft) from the outside of the rotor arc; and

(4) Where the adjacent Parcel is located outside of the Site area the minimum setback shall be the greater of 550 m (1,804.5 ft) or the modeled sound level not exceeding 45 dBA to the adjacent property line.

D.4.6 WIND ENERGY CONVERSION SYSTEMS (WECS) MICROGENERATION

D.4.6.1 A WECS – Microgeneration shall be considered in accordance with the following requirements:

A) MAXIMUM TOWER HEIGHT	
i)	For ***Parcels*** 0.2 – 0.4 ha (0.5 – 1.0 ac) shall be 30.48 m (100.0 ft).
ii)	For ***Parcels*** greater than 0.4 ha (1.0 ac) shall be 40.0 m (131.0 ft).
iii)	Tower height shall be in accordance with the manufacturer requirements and shall conform to the ***setback*** requirements below.
B) SETBACKS	
i)	The WECS – Microgeneration tower base shall be no closer to the property line than the total height of the WECS – Microgeneration, and no part of the tower structure, including guy wire anchors, may extend closer than 3.05 m (10 ft) to the property boundaries of the site.
ii)	The WECS – Microgeneration tower base shall be no closer to a dwelling unit on an adjacent property than the total height of the WECS – Microgeneration. No variance or relaxation of this requirement is permitted. This distance may be greater if it is determined that shadow flicker is a factor on adjacent properties. (Note: shadow may be up to 3.6 times the distance of tower height in winter months).

D.4.6.2 A satisfactory report from a sound engineering professional may be required to ensure noise levels are not above that of normal ambient background noise on adjacent properties. This determination shall be measured at the at the property line of the Parcel in a direct line between the WECS – Microgeneration and the dwelling.

D.4.6.3 A WECS – Microgeneration shall be finished in a non-reflective matte and in a colour that minimizes any obtrusive impact to the satisfaction of the Development Authority.

D.4.6.4 Except for the manufacturer logo, no advertising shall appear on the tower, blades, or turbine.

D.4.6.5 If the active production of electricity from a WECS – Microgeneration is discontinued for two (2) years or more, then the WECS – Microgeneration shall be removed entirely, and the ***site*** shall be restored to pre-construction condition.

D.4.7 INDUSTRIAL WORK CAMPS

D.4.7.1 Industrial work camps shall be an accessory development to an approved development or use, or for a development which is exempt from Municipal approval.

D.4.7.2 Industrial work camps shall be considered Temporary Developments, and shall be limited to a maximum approval for a 1-year period, unless otherwise allowed by the Development Authority.

D.4.7.3 All required transportation access provisions (e.g. driveways, internal roads, entrances/exits, vehicular circulation, parking areas) for an industrial work camp shall be provided to the satisfaction of the Development Authority at the sole cost to the Applicant.

D.4.7.4 The Development Authority may place a maximum limit on the number of persons to occupy the camp in a period of time (i.e. maximum day shift and night shift personnel).

D.4.7.5 The Development Authority may require as a condition of a Development Permit that the Applicant provide a refundable security deposit to ensure that the work camp will be removed and the subject site returned to an acceptable state to the satisfaction of the Development Authority.

D.4.7.6 All buildings in work camps shall be located a sufficient distance from each other and sufficient precautions are taken to clear the site as required for fire protection purposes as determined by a Safety Codes Officer in consultation with the Development Authority.

D.4.7.7 Screening and fencing may be required to the satisfaction of the Development Authority.

D.4.8 SOLAR ENERGY SYSTEMS – COMMERCIAL

D.4.8.1 A Solar Energy System – Commercial development application shall be considered in accordance with the following requirements:

Minimum Setback Requirements:

a) The minimum distance between a ***building*** or ***structure*** associated with a ***Solar Energy System – Commercial*** and a property line shall be as follows:

(i) From any Provincial ***Highway***:	As per the Government of Alberta
(ii) From any municipal ***road*** allowance:	30.48 m (100.0 ft)
(iii) Where no ***road*** allowance is located between property lines and where both Parcels are included within the ***Solar Energy System – Commercial*** project area.	7.62 m (25.0 ft) or No ***setback*** required where: (i) both Parcels contain solar infrastructure, and (ii) both landowners have provided written agreement to the location of the placement of the solar infrastructure.
(iv) Where no ***road*** allowance is located between property lines and where one ***Parcel*** is not included within the ***Solar Energy System – Commercial*** project area	7.62 m (25 ft)

D.4.9 SOLAR ENERGY SYSTEM – MICROGENERATION

D.4.9.1 Development of Solar Energy System- Microgeneration – Attached shall follow the requirements for that principal building and use (i.e., solar panels on a roof).

D.4.9.2 Development of Solar Energy System- Microgeneration – Stand Alone shall follow the minimum requirements for Accessory Building and Uses in the applicable land use district.

D.5 COMMUNITY USES

D.5.1 COMMUNITY GARDEN

D.5.1.1 There shall be no composting of any off-site materials within the Community Garden.

D.5.1.2 Berry producing shrubs shall not be permitted.

D.5.1.3 A wildlife fence at least 2.4 m (7.8 ft) in height and designed to the satisfaction of the Development Authority in consideration of FireSmart Principles shall be erected around a Community Garden site which deters wildlife including, but not limited to bear, elk, deer, and rabbits from accessing the garden site.

D.5.1.4 Water servicing shall be provided in accordance with ***Sections C.6.2.1*** and ***C.6.3.1***, as applicable.

D.6 RESIDENTIAL USES

D.6.1 ACCESSORY DWELLING UNITS – GENERAL

Attached ADUs



Detached ADUs



D.6.1.1 The regulations in this ***subsection D.6.1*** apply to both Accessory Dwelling Units – Attached and Accessory Dwelling Units - Detached.

D.6.1.2 The Primary Resident(s) shall manage the subject property at all times.

D.6.1.3 An Accessory Dwelling Unit – Attached and an Accessory Dwelling Unit – Detached cannot be used as a Short-Term Rental, Visitor Accommodation, or any other short-term commercial use without obtaining a development permit from the Development Authority where this use is allowed within an applicable district in this Bylaw.

D.6.1.4 The portion of the dwelling or accessory building which contains the Accessory Dwelling Unit shall reflect the exterior design of the Principal Building, and incorporate features such as exterior cladding, window and door detailing, colors and roof lines.

D.6.1.5 Accessory Dwelling Units shall not interfere with the rights of other residents to quiet use and enjoyment of their neighbourhood and properties.

D.6.1.6 All resident and tenant parking for any Accessory Dwelling Unit shall be accommodated entirely on the subject property.

D.6.1.7 If the Development Permit is cancelled in writing by the Development Authority, the landowner shall remove all onsite improvements that were otherwise authorized as part of the Development Permit for the Accessory Dwelling Unit within sixty (60) days.

D.6.1.8 Notwithstanding ***Section D.6.1.7*** above, an Applicant that wishes to keep a kitchen associated with a canceled Development Permit for an Accessory Dwelling Unit may submit a Development Permit application for a Second Kitchen, which shall be processed as an Accessory Use in accordance with the applicable district.

D.6.1.9 Accessory Dwelling Units shall not be permitted in conjunction with a Short-Term Rental - Minor within the same property.

D.6.1.10 All new Accessory Dwelling Units shall be required to connect to municipal utilities at the

Applicant's expense, when municipal servicing infrastructure has been installed to the edge of the property line or within 25 metres of the property. The principal dwelling shall also be required to connect to municipal utilities when municipal servicing infrastructure is available.

D.6.1.11 Where an Accessory Dwelling Unit is proposed on a parcel with private water and wastewater systems, the Applicant shall be required to submit a report prepared by a Qualified Professional confirming the existing systems have sufficient capacity, will meet provincial requirements, and will not adversely affect adjacent or downstream users or infrastructure.

D.6.2 ACCESSORY DWELLING UNITS – DETACHED

D.6.2.1 Notwithstanding anything else in this Bylaw, an Accessory Dwelling Unit - Detached may be permitted to have a maximum height of 8.0 m (26.2 ft.) where it is located above a garage.

D.6.2.2 The maximum floor area for an Accessory Dwelling Unit – Detached that is not located above a garage shall be 50% of Habitable Ground Floor Area of the principal dwelling.

D.6.3 FACTORY BUILT DWELLING

D.6.3.1 In all districts, a Factory Built Dwelling shall:

a) Meet the minimum Habitable Ground Floor Area requirement of the applicable district ;

b) Meet the CSA A277 Procedure for Certification of Prefabricated Buildings, Modules, and Panels Standard for off-site certification, or meet the CSA Z240 MH Series-16 CSA Manufactured (Mobile) Homes Standard, and comply with all applicable requirements of the *National Building Code – Alberta Edition*; and

c) Be built on a permanent foundation to the satisfaction of the Development Authority.

D.6.4 HOME-BASED BUSINESSES

Notes for Readers:

In addition to a ***development*** permit, most businesses, including home-based businesses, also require an annual Business License from the M.D.. Please contact the M.D. to obtain your Business License.

There are three types of home-based businesses regulated in the M.D. under the Land ***Use Bylaw***.

1. ***Home-Based Business – Office*** - which are exempted from a ***Development Permit***
2. ***Home-Based Business – Minor*** – which requires a ***Development Permit*** and typically is listed as a ***permitted use*** within land ***use*** districts.
3. ***Home-Based Business – Major*** – which requires a ***Development Permit*** and requires circulation of the application to nearby properties prior to a decision.

D.6.4.1 The types of home-based businesses allowed shall be limited to those businesses which do not interfere with the rights of other residents to quiet enjoyment of their neighbourhood, and shall be incidental and subordinate to the principal residential use.

D.6.4.2 A home-based business shall not create a nuisance by way of dust, noise, smell, or smoke.

D.6.4.3 An Applicant and operator of a home-based business shall be a full-time resident of the property in which the home-based business is located. Where the resident is not the landowner of the property a letter from the landowner granting permission of the application is required.

D.6.4.4 The hours of operation for all Minor and Major home-based businesses shall be limited to 8:00 am to 8:00 pm inclusive, unless otherwise approved by the ***Development*** Authority.

D.6.4.5 A Home-Based Business – Minor shall meet the following criteria:

a) All activities and storage shall be located in a building;

b) On-site customer visits shall not exceed a total of five (5) per day, with each visit not exceeding more than two (2) customers;

c) No outdoor storage of goods; and

d) No on-site employees other than the residents of the Dwelling Unit.

D.6.4.6 A maximum of one (1) sign for a Home-Based Business – Minor shall be permitted in accordance with ***Section "D.7 Signage"***.

D.6.4.7 A Home-Based Business – Major shall be determined as any Home-Based Business that meets one (1) or more of the following criteria:

a) Operations are within an Accessory Building;

b) The business has on-site sales or customer visits totaling six (6) or more per day or more than two (2) customers at a time (e.g. group music lessons, yoga class);

c) The business requires parking of a maximum of one (1) commercial vehicle associated with the Home-Based Business;

d) The business includes outdoor storage;

e) The business requires on-site employees other than the residents of the Dwelling Unit to a maximum of two (2); and/or

f) The business occupies greater than 20% of the gross floor area of the Dwelling Unit, but does not exceed 30% of the gross floor area of the Dwelling Unit.

D.6.4.8 A maximum of two (2) signs for a Home-Based Business – Major shall be permitted in accordance with ***Section "D.7 Signage"***.

D.6.5 BED & BREAKFASTS AND SHORT-TERM RENTALS

D.6.5.1 A Bed & Breakfast shall:

a) Not interfere with the rights of other residents to quiet enjoyment of their rural area and shall be an incidental and subordinate use to the Principal Residence;

b) Have no more than two bed units per bedroom;

c) Be restricted to the principal residence;

d) Not be allowed within an Accessory Dwelling Unit;

e) Be operated by the permanent residents of the Principal Residence and employ no more than one (1) person in addition to the residents;

f) Not change the residential character or external appearance of the Principal Residence; and

g) Not be permitted on the same property with an Accessory Dwelling Unit.

D.6.5.2 The Development Permit number of the Bed & Breakfast shall be listed on all online advertisements.

D.6.5.3 An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the Bed & Breakfast shall be located on the property. The ***sign*** shall:

a) Be weatherproof, visible and reasonable readable from the adjacent roadway;

b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2); and

c) Limited to a maximum of one (1) sign per Bed & Breakfast.

D.6.5.4 A Short-Term Rental - Minor shall:

a) Only be allowed on a parcel where a Single Detached Dwelling is already an approved use, and where the Single Detached Dwelling is occupied by the primary resident(s);

b) Have no more than six (6) Guests at any one time per Short-Term Rental, where no more than two (2) bed units are permitted per bedroom and/or living room area; and

c) Shall not be permitted in conjunction with a Home-Based Business – Major when located in a Hamlet.

D.6.5.5 An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the STR - Minor shall be located on the property. The sign shall:

a) Be weatherproof, visible and reasonable readable from the adjacent roadway;

b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2; and

c) Limited to a maximum of one (1) sign per Short-Term Rental – Minor.

D.6.5.6 A Short-Term Rental - Minor located in a rural area may be permitted in conjunction with a Home-Based Business - Major if minimum parking requirements for all uses on site are met.

D.6.5.7 A Short-Term Rental - Major shall:

a) Be allowed within a Single Detached Dwelling;

b) Have no more than six (6) Guests at one time per Short-Term Rental, where no more than two (2) bed units are permitted per bedroom and/or living room area; and

c) Shall provide and maintain a 24-hour contact number for the landowner or operator of the Short-Term Rental.

d)

D.6.5.8 An M.D. approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the Short-Term Rental - Major shall be located on the property. The sign shall:

a) Be weatherproof, visible and reasonable readable from the adjacent roadway;

b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2); and

c) Limited to a maximum of one (1) sign per Short-Term Rental – Major.

D.6.5.9 Where the maximum limit of Short-Term Rentals set forth in the District regulations has been approved in a Hamlet, no additional approvals shall be granted unless a Development Permit for a Short-Term Rental:

a) Is canceled by the M.D.; or

b) Is canceled by the landowner in writing.

D.6.6 MOVED-ON DWELLINGS

D.6.6.1 In all districts, a Moved-On Dwelling shall:

a) Meet all the regulations within the applicable land use district;

b) Obtain all necessary *Safety Code* permits;

c) Require submission of an APEGA certified Professional Engineer's report stating the dwelling meets the requirements of the *National Building Code – Alberta Edition*, that it is structurally capable of being moved, and meets the minimum Habitable Ground Floor Area requirements under the applicable land use district, prior to being moved;

d) Have an approved transportation route to the satisfaction of the Development Authority;

e) Be built on a permanent foundation to the satisfaction of the Development Authority;

f) Be moved onto the permanent foundation within 60 days of arrival at the site;

g) Provide a security deposit for a minimum of $5,000 or 125% of the estimated cost of the renovations (whichever is higher) to;

i) Guarantee the satisfactory and timely completion of the work as outlined in the Development Permit application and the conditions of the permit; and/or

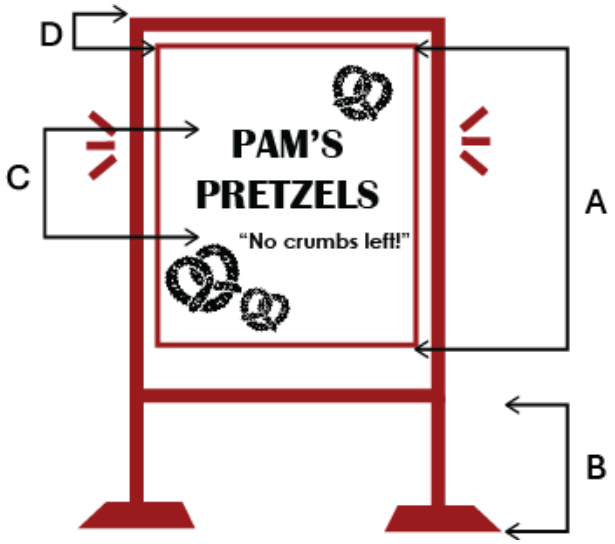
ii) Indemnify the Municipality against any damages that may occur to public utilities, roads or sidewalks as a result of relocating the dwelling; and

h) Enter into an agreement, particularly in regard to the completion of the proposed renovations within a specified time period.

D.7 SIGNAGE

D.7.1 GENERAL SIGN REGULATIONS

D.7.1.1 Sign Components: The components that make up a sign are shown in ***Figure 30*** below, including the Sign Face, Support Structure (Label "B"); Graphics and Lettering (Label "C"); and the Frame (Label "A").



Component A	***Sign*** Face/Panel (i.e. Copy Area)
Component B	***Sign*** Support ***Structure*** (& Mounting Hardware)
Component C	Graphics & Lettering (i.e. Copy)
Component D	Frame/Border

FIGURE 30: SIGN COMPONENTS

D.7.1.2 Unless specifically exempt from the requirement to obtain a Development Permit pursuant to this Bylaw, all signs placed or erected on land or any building or structure require a Development Permit.

D.7.1.3 In determining the relative merits of a Development Permit application for a sign, the Development Authority shall consider both the Sign Structure and the appearance of the Copy Area of the sign, including any wording or images. Applicants are advised to consider both elements in making their application.

D.7.1.4 No sign shall be placed on, affixed to or overhang any Municipal property or road right-of-way without the prior written consent of the Municipality or appropriate public body. Election signs on municipal property shall be in conformance with municipal Election Sign Policy.

D.7.1.5 Signs which are proposed to be illuminated shall be lit by top-mounted lights pointed downwards or internally illuminated. Lighted signs shall not cause light trespass onto or adversely affect neighbouring properties, and shall be Dark Sky Compliant lighting, pursuant to ***Section "C.5.1 Exterior Lighting"***. Notwithstanding this provision, no illuminated signs shall be permitted within residential districts.

D.7.1.6 All signs shall be kept in a safe, clean, free of overgrown vegetation, and well-maintained condition. The Development Authority may require the cleaning, removal or renovation of a sign determined to be otherwise.

D.7.1.7 The quality, design and character of a sign shall be to the satisfaction of the Development Authority which shall have due regard for the amenities of the district in which the sign is

proposed to be located. Signs shall not adversely affect the use or enjoyment of neighbouring properties.

D.7.1.8 Where a sign does not conform to any of the identified sign types defined in this Bylaw, the Development Authority shall consider a Development Permit application for a sign on its merits.

D.7.2 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

D.7.2.1 A Development Permit is not required for the following signs provided that the proposed sign complies with all applicable regulations of this Bylaw and any regulations specified in the land use district in which it is located:

a) Alterations to a sign which do not change the physical dimensions or location or lighting of a sign;

b) Signs erected by the M.D. on municipal property;

c) Signs erected by the provincial highway authority within a highway right-of-way;

d) Address signs;

e) Garage or yard sale signs, provided the signs are located on the site in which the sale is to occur, and such signs are displayed no longer than 7 days prior to the event and are removed the day after the event has occurred;

f) Election signs on private property identifying a political campaign provided such signs are displayed no longer than from the date of the election writ or declaration and are removed within 7 days following the election, referendum or plebiscite;

g) Signs providing information of a campaign or drive provided such signs are posted for a maximum period of 14 days, and are located on the lot the event is proposed to occur;

h) Signs displaying an informational or warning message, including signs related to construction or demolition activities on a site for which a development or demolition permit has been issued, traffic control, and warning signs;

i) An identification sign for a residential dwelling, provided that the sign contains only the municipal address and the name of the residential landowners or occupants, and does not include a sign identifying or advertising a home-based business or Short-Term Rental;

j) A-Board Signs, provided that:

- **i)** No more than one (1) A-Board Sign is displayed per business frontage;
- **ii)** Where a business fronts onto more than one road right-of-way, no more than one (1) A-Board Sign is displayed on each business frontage; and
- **iii)** The A-Board Signs do not exceed 0.6 m (2.0 ft) in width and 1.0 m (3.3 ft) in height;

k) Flag Signs, provided that:

- **i)** The Flag Signs display only identification messages or are of a decorative nature;
- **ii)** No more than three (3) Flag Signs are erected on a site; and
- **iii)** The maximum size of a Flag Sign is no greater than 2.0 m^2(21.5 ft^2) in area;

l) Real Estate Signs, provided that:

- **i)** The signs are removed within 21 days after the sale or rental agreement has been entered into; and
- **ii)** The maximum size of the Real Estate Sign is no greater than 0.5 m^2 (5.4 ft^2) in

sign area;

m) Window Signs, provided that:

i) The maximum area of Window Signs does not exceed 25% of the window in which the signs are located; and

n) Temporary notice signs for Development Permits.

D.7.3 PROHIBITED SIGNS

D.7.3.1 Except for directional signs, no signage shall be located on a site for a business or activity that is not on the site in which the business or activity is located.

D.7.3.2 No sign shall be erected that will obstruct free and clear vision of vehicular traffic, or be located, or display a light intensity or color where it may interfere with, or be confused with any authorized traffic sign, signal or device and in doing so create a traffic hazard.

D.7.3.3 To ensure safe vehicle and pedestrian movement all signs shall comply with ***Section "C.2.3 Intersection Sight Line Triangles"***.

D.7.3.4 Rotating and flashing signs, including animated signs and electronic variable message signs, are prohibited.

D.7.3.5 Notwithstanding ***Sections D.7.1.6*** and ***D.7.3.4***, electronic variable message signs may be permitted when associated with a Vehicle - Service Station and used for the sole purpose of advertising fuel prices to the traveling public. The sign lighting must be Dark Sky Compliant.

D.7.3.6 Signs shall not cover architectural detailing of a building, including but not limited to windows, cornices, arches, sills or mouldings.

D.7.4 AWNING AND CANOPY SIGNS



D.7.4.1 Awning and Canopy Signs shall be clear, legible, visually attractive and compatible with the building it is attached to and with the surrounding street-scape.

D.7.4.2 Awnings and canopies attached to a building that are used for signs shall:

a) Only extend 75% of the length of the building or bay to which it is attached;

b) Be a maximum of 1.5 m (4.9 ft) vertical distance from the bottom to the top of the awning or canopy; and

c) Have a minimum clearance of 2.8 m (9.2 ft) above grade.

D.7.4.3 Freestanding canopies, or canopies that are intended to cover a motor vehicle used for signs shall:

a) Be a maximum of 1.0 m (3.3 ft) vertical distance from the bottom to the top of the awning or canopy;

b) Have a minimum clearance of 4.2 m (13.9 ft) and shall not exceed 5.2 m (17.1 ft) in height above grade; and

c) Be located a distance of 0.6 m (2.0 ft) from a property line.

D.7.5 FASCIA SIGNS



D.7.5.1 Fascia Signs shall not project more than 0.4 m (1.3 ft) from the building face.

D.7.5.2 The combined copy area of all Fascia Signs shall not exceed 15% of the face of the building or bay to which the sign is attached.

D.7.5.3 Fascia Signs may be permitted to be located below the floor level of the second and third storeys of a building.

D.7.5.4 Fascia Signs are encouraged to be lit by top-mounted lights, but internally illuminated Fascia Signs may be permitted to enhance visibility where required.

D.7.6 FENCE SIGNS

D.7.6.1 A fence used for a sign shall be in good condition and properly maintained. An Applicant may be required by the Development Authority to provide evidence of the fence condition upon application for a Development Permit.

D.7.6.2 Fence Signs shall not exceed the height above grade of the fence to which it is attached, and shall be securely fastened.

D.7.6.3 A Fence Sign shall not exceed 2.0 m^2 (21.5 ft^2) in ***sign*** area.

D.7.7 FREESTANDING SIGNS



D.7.7.1 One (1) Freestanding Sign shall be permitted per lot frontage where allowed in the applicable land use district.

D.7.7.2 Freestanding Signs shall not exceed:

a) A maximum sign area of 6 m^2 (64.6 ft^2) on each sign face; and

b) A maximum sign height of 3 m (9.8 ft) above grade, excepting a maximum sign height of 6 m (19.68 ft) above grade in a Commercial or Mixed-Use District adjacent to the Trans Canada (Highway 1) and Highway 1A.

D.7.7.3 Notwithstanding ***Section D.7.7.2*** above, the maximum sign area and height of a Freestanding

Sign which identifies a condominium or subdivision development shall be at the discretion of the Development Authority.

D.7.7.4 A support structure for a Freestanding Signs shall be setback a minimum of 0.6 m (2.0 ft) from any property line and no part of the sign shall encroach on to or overhang an adjacent property or road right-of-way.

D.7.7.5 The electrical supply to a lighted Freestanding Signs shall be located underground.

D.7.7.6 For a Service Station, the Development Authority may allow a maximum of three (3) additional Freestanding Signs containing advertising sign messages to be located on a site. Each sign shall be a maximum of 1.5 m2 (16.1 ft^2) in sign area and 2 m (6.6 ft) in sign height above grade.

D.7.8 PORTABLE SIGNS



D.7.8.1 Excepting Portable Signs erected by the Municipality as Informational Signs, or signs approved by the Development Authority to be erected as a Temporary Sign, no person shall place, erect, or use a portable sign within the M.D..

D.7.8.2 Portable Signs shall only contain public messages and shall not contain commercial advertising of products, goods or services.

D.7.9 PROJECTING SIGNS



D.7.9.1 No more than two (2) Projecting Signs shall be permitted per site, or where a building contains multiple businesses, not more than one (1) Projecting Sign shall be permitted per business / bay.

D.7.9.2 Projecting Signs shall:

a) Have a maximum ***sign*** area no greater than 1.0 m^2 (10.8 ft^2);

b) Have a vertical clearance of not less than 2.4 m (7.8 ft) above grade;

c) Not project greater than 1.5 m (4.9 ft) from the building face; and

d) Be spaced at a minimum horizontal distance of 5 m (16.4 ft).

D.7.9.3 Supports and structures for a projecting sign which are visible shall be of a style and character that is complimentary to the building to which it is attached.

D.7.10 ROOF SIGNS



D.7.10.1 The vertical height of a Roof Sign shall not exceed 3 m (9.8 ft) in height, and when mounted on the building, shall not exceed the maximum height limit for that building as specified in the applicable land use district.

D.7.10.2 Roof Signs may only be authorized if they do not interfere with public safety in the opinion of the Development Authority.

D.7.10.3 Roof Signs shall not be used in conjunction with Fascia Signs.

D.7.11 TEMPORARY SIGNS

D.7.11.1 Signs may be permitted on a temporary basis at the discretion of the Development Authority, which shall take into consideration the appropriate time period, sign message and intent, and the use of the site.

D.7.12 WALL (MURAL) SIGNS

D.7.12.1 Wall Signs may be permitted to be painted or engraved into the surface of a building, wall or surface of any structure at the discretion of the Development Authority, which shall take into consideration: the use of the site; the height and setback of the building or structure; the proposed size, design, appearance, illumination and visibility of the sign; and the potential impact of such sign on adjacent properties.

D.7.13 SIGN TYPES ALLOWED BY DISTRICT

D.7.13.1 The following sign types are allowed in the districts listed below in ***Table 38***. The uses are listed as: Permitted Use (P) and Discretionary Use – Admin (D-A) and shall be processed accordingly in accordance with this Bylaw.

TABLE 38: SIGN TYPES ALLOWED BY DISTRICT

DISTRICT	SIGN TYPES						
	AWNING & CANOPY	FASCIA	FENCE	FREE STANDING	PROJECTING	ROOF	WALL / MURAL
R-1	X	X*	X*	X*	X*	X	X
R-1S	X	X*	X*	X*	X*	X	X
	*Signs are allowed in conjunction with an approved STR-Minor or STR-Major						
RM	X	D-A	X	D-A	X	X	D-A
HMU	P	P	D-A	D-A	P	D-A	D-A
H-ID	P	P	P	P	P	D-A	D-A
HT	X	X	D-A	D-A	X	X	D-A
P	P	P	P	P	P	P	P
F	D-A	D-A	P	P	D-A	D-A	D-A
AC	X	X	P	D-A	X	X	X
SH	D-A	D-A	P	D-A	D-A	X	D-A
CR	X	D-A	D-A	D-A	X	X	X
T&R	D-A	D-A	D-A	D-A	D-A	D-A	D-A
HWY-C	P	P	D-A	D-A	D-A	D-A	D-A
R-ID	P	P	P	D-A	D-A	D-A	D-A
NR	D-A	D-A	P	P	D-A	X	D-A
TSD	D-A	D-A	D-A	D-A	D-A	D-A	D-A
NPA	D-A	D-A	D-A	D-A	D-A	D-A	D-A

D.8 VEHICULAR-ORIENTED USES

D.8.1 VEHICLE SERVICES - GAS BARS AND SERVICE STATIONS

D.8.1.1 The following uses: Vehicle - Service Station; and Vehicle – Truck Service Centre shall comply with the following standards, in addition to any other relevant standards in this Bylaw:

a) All fuel pump islands shall be located a minimum of 5 m (16.4 ft) from a parcel line or parking area.

b) A canopy used to cover motor vehicles shall be located a minimum distance of 0.6 m (2.0 ft) from any parcel line.

c) The front yard shall be no less than 12.0 m (39.4 ft); and

d) The parcel boundaries other than those fronting a road, shall be appropriately screened to the satisfaction of the Development Authority.

D.8.2 QUEUING SPACES

D.8.2.1 Where queuing spaces are required by the Development Authority for vehicular-oriented uses, the queuing spaces shall:

a) Not interfere with other vehicular or pedestrian movements;

b) Be a minimum of 2.75 m (9 ft) in width and 6.5 m (21.3 ft) in length and provide sufficient space for the turning and maneuvering of vehicles;

c) Provide sufficient queuing spaces for the proposed use or business including a minimum of:

i) One (1) space per fuel pump; and

ii) Two (2) spaces per car wash bay.

D.9 TEMPORARY DEVELOPMENTS

D.9.2.1 A Development Permit issued for a temporary use shall indicate the date of commencement of the development and the date of expiry of the permit and may contain conditions necessary to ensure that the development ceases and that the area in which the development occurs is returned to its natural state.

PART E: AUTHORITIES & PROCEDURES



E.1 APPROVAL AUTHORITIES

E.1.1 DEVELOPMENT OFFICER

E.1.1.1 Council establishes the office of the Development Authority to exercise development powers and perform duties on behalf of the Municipality. The role of the Development Authority shall be carried out by the following:

a) The Development Officer; and

b) The Municipal Planning Commission.

E.1.1.2 The Development Officer shall:

a) Advise, assist and provide recommendations to the Municipal Planning Commission and Council where applicable, in regard to the planning of orderly and economical development;

b) Ensure that any proposed development is in accordance with this Bylaw and is consistent with the Municipal Development Plan, other municipal statutory plans and adopted municipal policies;

c) Receive, determine the completeness, and process development applications in accordance with ***Section "E.2 Development Permit Applications"***;

d) Refer for decision to the Municipal Planning Commission (MPC), all development permit applications assigned to the MPC as outlined in the Use Lists of each Land Use District under ***Part B*** or any other application referred to the MPC by Administration, or at the request of an ***Applicant*** if requested at the time of the application submission;

e) Receive, determine the completeness, and process, all applications for Subdivision in accordance with the ***Act*** and ***Section "E.3 Subdivision Applications"***;

f) Receive, determine the completeness, and support the processing of Land Use Bylaw amendment applications in accordance with ***Section E.4***;

g) Coordinate, prepare, and issue letters on behalf of the M.D., in response to application referrals from adjacent municipalities for Development Permit, subdivision, statutory plan, or bylaw amendment applications;

h) Enforce this Bylaw per ***Section E.6***, through Stop Orders and ensuring violation tickets are issued; and

i) Keep a register of all applications for development, including the decisions thereon and where applicable the reasons therefore, and all orders, for the period established in the Records Retention Schedule Bylaw.

E.1.2 DECISIONS AND VARIANCE POWERS

E.1.2.1 The Development Officer may consider and decide on development permit applications listed as:

a) Permitted Uses (P);

b) Discretionary Uses – Admin (D-A); and

c) Temporary Development Permit applications,

as listed in each Land Use District under ***"Part B. Land Use Districts"*** and ***Section "D.7.12 Wall (Mural) Signs"*** of this Bylaw.

E.1.2.2 The Development Officer may consider and decide on the following subdivision applications:

a) Boundary adjustments;

b) The first parcel subdivision of a quarter section in the Agriculture Conservation (AC) District.; and

c) An application proposing up to four (4) new parcels within the Jamieson Road Policy Area of the Municipal Development Plan.

E.1.2.3 At their sole discretion, the Development Officer may refer any Development Permit or subdivision application described in ***Sections E.1.2.1*** and ***E.1.2.2*** to the MPC for review and decision.

E.1.2.4 The Development Officer shall approve an application for a Permitted Use that conforms to the provisions of this Bylaw, with or without conditions.

E.1.2.5 The Development Officer may approve an application for a Development Permit described in ***Section E.1.2.1*** that requires one (1) or more of the following variances, in accordance with the following:

a) A variance to maximum site coverage, maximum building height, or minimum parking stall requirements not exceeding 10%; or

b) A variance to minimum parking stall requirements not exceeding 30% where supported by a Traffic Impact Assessment or Parking Study completed by a Qualified Professional that supports the variance and will not result in severely contributing to parking congestion in the area to the satisfaction of the Development Authority; and

c) A variance to all other measurable standards applicable to Permitted Uses and Discretionary Uses – Administration, not exceeding 30%.

E.1.2.6 In making a decision on an application that requires a variance described above, the Development Officer may approve the application with or without conditions or refuse the application, stating reasons for the refusal, and directing how an appeal can be made.

E.1.2.7 Where the Development Officer approves an application for a variance with or without conditions, the Development Officer shall determine that:

a) The proposed development would not unduly interfere with the amenities of the neighbourhood, or materially affect the use, enjoyment or value of neighbouring parcels of land; and

b) The proposed development conforms to the use prescribed for the land use district in which it is located.

Time Extensions and Amendments

E.1.2.8 Where a Development Permit has been issued for a Temporary Development Permit, the Development Authority may issue a time extension to the permit.

E.1.2.9 The Development Authority shall consider the following when deciding on the issuance of a time extension for a Temporary Development Permit:

a) Whether the site remains a suitable location for the proposed use(s);

b) If developments in the vicinity of the site remain compatible with the proposed use(s), including any recent new developments;

c) Whether the development will result in unacceptable concerns to servicing (water, wastewater, sewer) in the area; and

d) Whether the application complies with any applicable changes to municipal land

use regulations.

E.1.2.10 The Development Officer may decide on time extensions or amendments to Development Permits which:

a) The Development Officer issued; or

b) The Municipal Planning Commission issued, if the following criteria are met:

i) No record of complaint or non-compliance exists with the MD;

ii) Providing the extension or amendment does not increase density or intensity of activities on site; and

iii) Does not cause additional off-site impacts.

E.1.3 MUNICIPAL PLANNING COMMISSION

E.1.3.1 The Municipal Planning Commission (MPC), is established by a separate bylaw and hereby appointed by Council as a Development Authority.

Duties

E.1.3.2 The MPC shall consider and decide on development permit applications assigned to the MPC.

Decisions and Variance Powers

E.1.3.3 The MPC is authorized to render a decision on the following applications:

a) All Discretionary Uses - MPC (D-MPC);

b) All development permits, including temporary development permits, and subdivision applications which have been referred to the MPC by the Development Officer; and

c) For time extensions or amendments to Development Permits which:

i) Have been referred to it by the Development Officer; or

ii) Where the original decision was made by the MPC and the provisions of ***Section E.1.2.6*** have not been met.

E.1.3.4 The MPC may approve a new Development Permit or a change to an existing Development Permit which requires a variance to:

a) Minimum parking stall requirements not exceeding 75% where supported by a Traffic Impact Assessment or Parking Study completed by a Qualified Professional that supports the variance and will not result in severely contributing to parking congestion in the area; and

b) 100% of any measurable standard in this Bylaw, or a variance of any measurable standard in this Bylaw which cannot be measured in percentages.

E.1.3.5 In making a decision on a development permit application, the MPC may:

a) Approve the application with or without conditions; or

b) Refuse the application, stating reasons for the refusal and directing how an appeal can be made.

E.1.3.6 In making a decision on an application that requires a variance, the MPC may:

a) Approve the application with or without conditions, if in the opinion of the MPC:

i) The proposed development would not unduly interfere with the amenities of the neighbourhood, or materially affect the use, enjoyment or value of neighbouring parcels

of land; and

ii) The proposed development conforms to the use prescribed for the land use district in which it is located; or

b) Refuse the application, stating reasons for the refusal and directing how an appeal can be made.

E.1.4 SUBDIVISION AUTHORITY

E.1.4.1 The Subdivision Authority, is established by a separate bylaw and hereby appointed by Council as a Subdivision Authority. This includes the Development Officer, and the Municipal Planning Commission.

E.1.4.2 The Subdivision Authority shall perform such duties as prescribed in the:

a) Municipality's Subdivision Authority Bylaw;

b) The ***Act***; and

c) The ***Matters Related to Subdivision and Development Regulation***.

E.1.4.3 In rendering a decision on a subdivision application, the Subdivision Authority may:

a) Approve the application with or without conditions; or

b) Refuse the application with reasons.

E.1.4.4 The Subdivision Authority shall render a decision on a subdivision application within sixty (60) days of receiving a completed application except:

a) Where the ***Act*** and the ***Matters Related to Subdivision and Development Regulation*** stipulate a shorter time period; or

b) An extension to the deadline for the decision has been granted by the Applicant in accordance with the ***Act***.

E.1.4.5 Unless restricted in the applicable land use district, the Subdivision Authority may approve an application for a subdivision that requires one (1) or more of the following variances:

a) A variance to the minimum or maximum parcel area; or

b) A variance to the minimum or maximum parcel width or length.

E.1.4.6 Where an application for a Subdivision does not comply with the Land Use Bylaw it shall be referred to the MPC for a decision.

E.1.4.7 In making a decision on an application that requires a variance described above, the Subdivision Authority may:

a) Approve the application with or without conditions, if in the opinion of the Subdivision Authority the proposed subdivision demonstrates compliance with:

i) The ***Act***;

ii) The Municipal Development Plan;

iii) The Municipality's infrastructure and service requirements;

iv) Applicable environmental legislation; and

v) Any specific plans or policies (i.e. Area Structure Plans); or

b) Refuse the application, stating reasons for the refusal, and directing how an appeal can

be made.

E.1.4.8 The Subdivision Authority may decide on time extensions or amendments to subdivision applications.

E.1.5 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

E.1.5.1 The Subdivision and Development Appeal Board (SDAB) is established under the Municipality's Subdivision and Development Appeal Board Bylaw.

E.1.5.2 The Subdivision and Development Appeal Board shall perform such duties as prescribed in the:

a) Subdivision and Development Appeal Board Bylaw; and

b) The ***Act***.

E.2 DEVELOPMENT PERMIT APPLICATIONS

E.2.1 DEVELOPMENT PERMITS REQUIRED

E.2.1.1 Except as provided for below, no person shall commence and undertake any development unless:

a) A Development Permit has first been issued pursuant to this Bylaw; and

b) The development has proceeded in accordance with the terms and conditions of the Development Permit.

E.2.2 DEVELOPMENT PERMITS NOT REQUIRED

E.2.2.1 A Development Permit is not required for the following developments provided that the proposed development complies with all applicable regulations (such as height, setbacks, density) of this Bylaw:

EXCEPTION	CONDITION(S) OF EXCEPTION
a) Maintenance, repair or alteration to buildings	The work does not include structural alterations and does not change the use or intensity the use of the building
b) Installation of temporary equipment, structures or buildings for construction	During the period of the construction, excluding any buildings for residential occupancy. A Development Permit is not required for the installation of equipment, structures or buildings that are required for construction activities associated with a valid Development Permit.
c) Stripping, grading or removal of soil	As part of a development for which a Development Permit has been issued and applicable conditions of the permit have been met, or a Development Agreement has been signed.
d) Construction, completion, alteration or maintenance of a roadway, lane, driveway, walkway, or utility, including a well or private wastewater or water supply system	When undertaken on: i. A public roadway, utility right-of-way, easement, or undertaken to connect the same with any lawful use of any buildings or land, as approved by the Municipality; ii. Private land except second driveway approaches in accordance with ***Section C.3.2.6.b)***; or iii. Crown lease land.

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e) Installation, maintenance or repair of public works, services and utilities	When undertaken on a public roadway, utility right-of-way, easement, or undertaken to connect the same with any lawful use of any buildings or land, as approved by the Municipality.
f) Erection, construction or maintenance of a fence, gate,	When fences, gates are 2 m (6.6 ft) or less in height, pursuant to the regulations in Section C.2.6.
g) Erection, construction or maintenance of retaining walls	When retaining walls are 0.9 m (3 ft) or less in total height.
h) Temporary use of a building	For temporary polling station for a Federal, Provincial or Municipal election or referendum or plebiscite.
i) Landscaping activities	Which do not adversely affect the grading and drainage of the subject or adjacent properties; adhere to Fire Smart principals; and is in accordance with the *Environmental Protection and Enhancement Act*.
j) Home-Based Business – Office	N/A
k) Temporary occupancy of a recreational vehicle outside of a Hamlet	The vehicle must be fully accommodated on a driveway or hard-surfaced parking area, contained within the property boundary, and do not encroach upon the landscaped portion of the site; the occupancy period does not exceed 14 consecutive days in a 3-month period; and The vehicle is allowed on the property without any form of remuneration in exchange for the temporary occupancy. For the purpose if this provision "occupancy" means the use of a Recreational Vehicle for overnight accommodation.
l) Storage of a recreational vehicle in a hamlet district or country residential district	Up to a maximum of one (1) Recreational Vehicle when the vehicle is fully accommodated on a driveway or hard-surfaced parking area, contained within the property boundary, does not encroach upon the landscaped portion of the site; There is an existing dwelling on site available for occupancy; and The vehicle is allowed on the property without any form of remuneration in exchange for the storage.
m) Storage of derelict or dismantled vehicle, or stock car	When stored in a building in any district; or In the Agriculture Conservation District or Forest Area District, when stored outside no closer than 40 m (131.2 ft) from a public road.
n) Construction or maintenance of patios and decks or other structures (excluding swimming pool)	When structures are under the height of 0.6 m (2.0 ft).
o) Hot Tubs	Must comply with all required setbacks and building permit requirements.
p) Rental of a Dwelling Unit or room	When the period is for a long-term basis of thirty (30) consecutive days or more.
q) Construction or maintenance of an accessory building or structure	When the accessory building or structure is 10.0 m^2 (107.6 ft 2) or less in floor area, subject to the regulations in ***Section 4.1*** and any applicable regulations of the land use district in which the development is proposed to be located.

r) Construction or maintenance of Farm Structures	When used for the housing of livestock or the storage or maintenance of equipment or materials or produce associated with an existing agricultural operation; and Where Farm Structures are listed as a Permitted Use and the parcel size is 18 ha (44.5 ac) in area or greater.
s) Extensive agricultural uses and livestock	Where extensive agriculture and livestock are listed (either together or separately) as Permitted Uses and the parcel size is 18 ha (44.5 ac) in area or greater.
t) Logging and other forestry uses or activities	In accordance with ***Section*** "C.4.7 Logging" and E.2.4.5 - Logging.
u) Above or below ground fuel storage tanks	That are less than 2,500 L and meet all *Safety Codes* requirements
v) Shipping Containers	For the temporary use (30 days or less) in the assistance of moving a household or business and must be located completely within the site unless otherwise approved by the Municipality.
w) The installation of Solar System, Microgeneration Attached	Provided that: i. The energy produced is primarily for on-site use; ii. The solar collectors are flush-mounted on a wall, roof or fence; iii. Pole-mounted or ground-mounted solar collectors do not exceed a maximum height of 4 m (13.1 ft) above grade; and iv. The solar collectors meet the minimum yard setback distances specified in the land use district in which it is located.
x) Satellite dishes or the addition of a satellite dish or antenna to an existing communication tower or facility	See ***Section*** D.1.5.
y) Demolition of a building	When a valid demolition permit has been issued by the Safety Codes Officer.
z) Air Conditioning Units	When a valid Building Permit is obtained.
aa) Signs	See ***Section*** D.7.1

E.2.3 SUBMISSION REQUIREMENTS FOR ALL APPLICATIONS

E.2.3.1 An application for a Development Permit shall be made to the Development Officer using the prescribed form and accompanied by:

a) One digital set of plans drawn to a metric scale of 1:100 in Adobe Acrobat PDF format, which shall at minimum show:

i) North arrow and scale;

ii) Legal description of the property, and municipal address if available;

iii) Legal lot lines and setback dimensions;

iv) Site topography showing grades and drainage, at not less than 0.5 m (1.6 ft) contour intervals;

v) Environmental features, including but not limited to escarpments, water courses and water bodies;

vi) Location of existing and proposed buildings or structures, dimensioned to property lines;

vii) Development density and site coverage calculations;

viii) Location of existing and proposed on-site water and wastewater systems, including septic tanks and disposal fields;

ix) Location of existing and proposed driveway approaches, culverts, driveways;

x) Location of parking plan illustrating that the required on-site parking is provided in accordance with the Land Use Bylaw;

xi) Location of existing and proposed trees, landscaping, fencing, retaining walls and other physical features;

xii) Location of existing and proposed garbage and storage areas;

xiii) Location of existing and proposed fencing or screening proposed;

xiv) Location of existing and proposed on-site signage; and

xv) Location of easements.

b) Floor plans of each level identifying the use of all building areas;

c) Elevation drawings of each side of the building, including which property line the façade faces (i.e. east, west, southwest, etc.), building height measurements, representation of exterior finishing materials and colours, and number of storeys, in accordance with the definitions in this Bylaw;

d) A description of uses and activities taking place on site;

e) Written confirmation from the landowner verifying the applicant's authority to make an application regarding their property, which may be provided by signature on the applicable development permit application form, or a letter, signed and dated by the landowner;

f) High-quality colour photographs from all sides (north, south, east, west) of the site;

g) A signed authorization granting right of entry to M.D. staff;

h) A current copy of the Certificate of Title (must obtained from Alberta Land Titles within 30 days of submission) for the subject lands; and

i) An application requiring a variance to a provision of this Bylaw shall be accompanied by a detailed description outlining reason(s) for the required variance and why the proposed development cannot be accommodated under the prescribed provisions of this bylaw and the applicable land use district, and accompanied by any applicable studies by Qualified Professional(s).

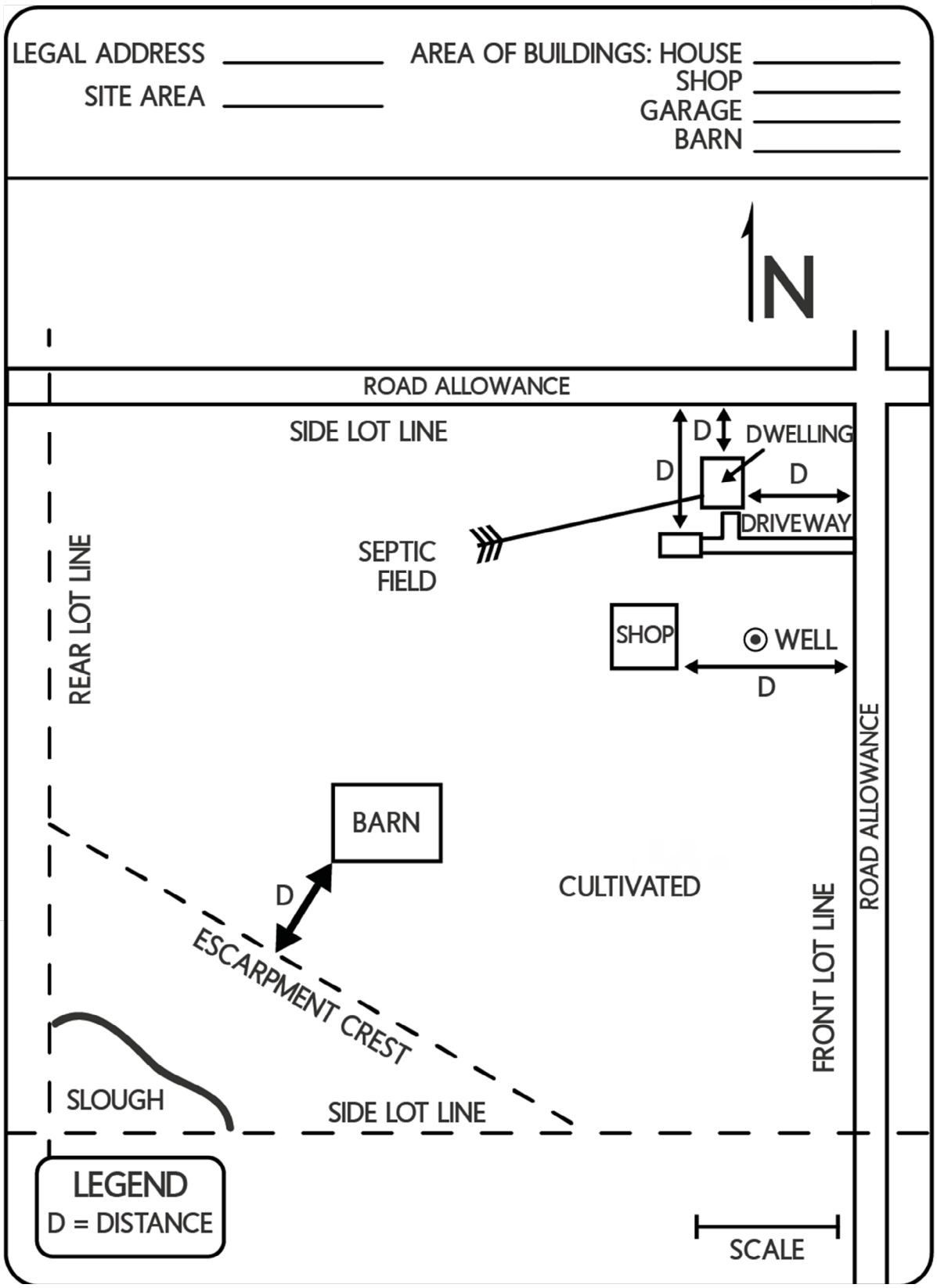


FIGURE 31: RURAL SITE PLAN EXAMPLE

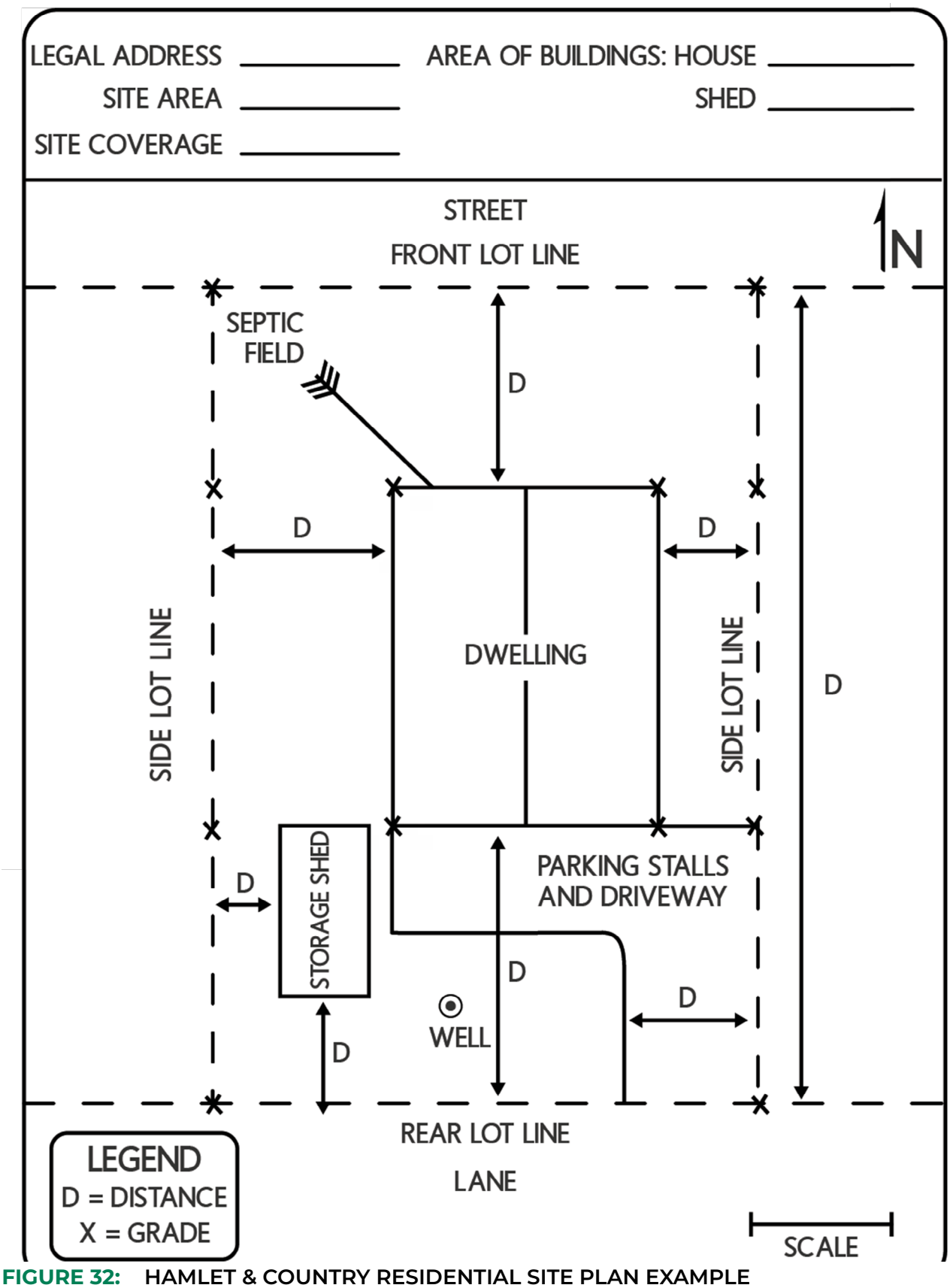


FIGURE 32: HAMLET & COUNTRY RESIDENTIAL SITE PLAN EXAMPLE

E.2.3.2 In addition to the above Development Permit application requirements, the Development Authority may require any of the following be submitted:

a) Accommodation statutory declaration form, either

- **i)** A statutory declaration from the landowner or tenant of the subject property which states that the landowner will occupy and utilize the property as a Primary Residence upon building occupancy approval and will continue to do so for the duration of the Development Permit; or
- **ii)** Where the landowner or tenant of the property is a corporate body, a statutory declaration form that a specifically named Director or Officer of the body corporate will occupy and utilize the property as a Primary Residence upon building occupancy approval and will continue to do so for the duration of the Development Permit.

b) Animal (Domestic and/or Livestock) Management Plan;

c) Building Moving Plan that includes;

- **i)** A recent photograph of the building to be moved,
- **ii)** The location that the building is to be moved from,
- **iii)** A report detailing the structural integrity of the building from a qualified person (such as a structural engineer or building Safety Codes Officer),
- **iv)** A description of any proposed renovations to be undertaken after the building is moved, information regarding the method, route and timing of the proposed relocation, and
- **v)** A copy of any required Alberta Transportation Permits;

d) Construction Management Plan;

e) Cross sections;

f) Description of accommodation or bed units;

g) Description of facilities/equipment for firefighting purposes;

h) Development Impact Assessment and/or Environmental Site Assessment;

i) Exterior Lighting Plan that must demonstrate compliance with Dark Sky principles to minimize light pollution, reduce glare, and preserve night sky visibility;

j) Floodplain Study;

k) Waste and Recycling Management Plan;

l) Geo-technical Report and/or Slope Stability Assessment;

m) Stripping and Grading Plan;

n) Groundwater Assessment or Hydrological Assessment;

o) Harvesting Plan;

p) Haul Route Plan;

q) Hazardous Management Plan;

r) Heritage Resource Impact Assessment;

s) Landscaping Plan;

t) Description of mitigation measures (noise, traffic, visual);

u) Offsite features within 300 m (984.2 ft) of the site such as hydrographic and topographic features, roads, buildings and dwellings;

v) Photographs or aerial photographs of the site or surrounding site;

w) Plan of Survey, Topographical Survey, and/or Real Property Report;

x) Reclamation Plan;

y) Servicing details including a statement of intent respecting the method to be used for the supply of potable water and disposal of wastewater, accompanied by supporting documentation;

z) Stormwater Management Plan;

aa) Traffic Report, Parking Study, or Traffic Impact Assessment;

bb) Utilities or Servicing Study;

cc) Weed Control Plan; or

dd) Any other such information that may be required at the discretion of the Development Authority.

E.2.3.3 A Stripping and Grading Plan submitted as part of an application shall include:

a) Source location and volume (m^3) of soil and fill;

b) Contaminant testing results;

c) Haul routes and estimated truck traffic per day;

d) Proof of Alberta approval for highway use, if applicable; and

e) A Road Use Agreement for overweight / over-dimensional loads to the satisfaction of the Development Authority.

E.2.3.4 Where a Landscaping Plan is required by the Development Authority, no landscaping work shall be commenced until the Landscaping Plan is approved by the Development Authority; and shall include the following:

a) Boundaries and dimensions of the site;

b) Adjacent land uses;

c) Location and name of adjacent roads, lanes, driveway entrances, sidewalks and trails;

d) Footprint and dimensions of all buildings;

e) Location of any utilities or right-of-ways;

f) Pedestrian circulation and open space systems;

g) Location and description of any existing or proposed physical features such as fences, berms, retaining walls, outdoor furniture, decorative paving, water features;

h) Location and description of any hard landscaping materials such as rocks or mulching;

i) Location and description of any existing or proposed plant materials, identifying plant common and botanical name, quantity and size at planting; and

j) Site area proposed to be landscaped, and the percentage of site coverage.

E.2.3.5 At the discretion of the Development Authority, a Landscaping Plan may be required to be stamped by a registered Landscape Architect.

E.2.3.6 The Development Authority may require, as a condition of a Development Permit or Development Agreement, that the Applicant provide a landscaping security deposit. The security deposit shall only be returned in full to the Applicant upon completion of the landscaping according to the approved plan, to the satisfaction of the Development Authority.

Third Party Review

E.2.3.7 The M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the Applicant.

E.2.4 ADDITIONAL SUBMISSION REQUIREMENTS FOR SPECIFIC USES

Data Centres and Data Centre and Power Generation Facilities

E.2.4.1 In the case of a proposed Data Centre or a proposed Data Centre and Power Generation Facility, the Proponent shall provide the following to the Development Authority:

- **a)** Details on the type of system, building or structure being used;
- **b)** Source of electricity including the size, capacity and details on any on-site power generation facility (including all provincial applications and approvals);
- **c)** Cooling system proposed including details on the source and discharge of cooling water and the daily amount of water used;
- **d)** Projected noise levels and noise abatement plans;
- **e)** Land and topographic conditions;
- **f)** Details on vegetation on the site; and within 150 m (492.1 ft) of the development with it being illustrated on a professionally prepared site plan;
- **g)** Fire response plan;
- **h)** Copies of any applications, reports or materials submitted to provincial authorities related to the development; and
- **i)** Public road and access available to the site.

Solar Energy System - Commercial

E.2.4.2 In addition to other application requirements specified in this Bylaw, an Applicant shall submit a copy of all provincial approvals (e.g., AUC approval) as part of an application for a Solar Energy System – Commercial development.

Livestock

E.2.4.3 In addition to the general Development Permit application requirements the Applicant shall provide:

- **a)** A description specifying the number and type of ***livestock***, and the expected length of stay of the animals during a typical year;
- **b)** The submission of a feeding, pasture and manure management plan;
- **c)** A description of how surface water run-off will be contained on the ***site*** using berms, ditches or other means;
- **d)** Identification of the grass and forage species in the proposed pasture; and
- **e)** A site plan of the property illustrating:
  - **i)** Where the animals would be kept, including the location of any animal paddocks and other livestock structures.
  - **ii)** The general contours of the land at approximately 1.5 m (4.9 ft) intervals to indicate drainage patterns and any areas that may not be suitable for grazing or containment due to steep slopes;
  - **iii)** Proposed manure storage areas and bedding sites;

iv) Livestock watering resources;

v) Water wells and septic fields on the subject and adjacent properties;

vi) Distance to neighboring residences; and

vii) Identification of all water bodies on the property and distance of these water bodies to where livestock will be kept and/or grazed.

Livestock (Chickens)

E.2.4.4 In addition to the general Development Permit application requirements the Applicant shall provide:

a) A ***site plan*** showing where the chickens would be kept;

b) A description of all proposed enclosures and buildings;

c) The submission of a best practice strategy plan which addresses how the chickens will be maintained to ensure that odours are minimized, disease is controlled, and they do not become a wildlife attractant, to ensure a healthy, secure and safe operation;

d) The submission of a management plan that addresses manure handling and disposal; and

e) A description of chicken breed and the number of chickens.

Logging on Private Lands

E.2.4.5 To log more than 10% of a privately owned parcel, or a minimum of 6 ha (14.8 ac) on privately owned lands that are identified on ***"Figure 24: Logging on Private Lands Requiring a Development Permit"*** on Private Lands, the Applicant shall submit the following additional items to the satisfaction of the Development Authority:

a) A Harvesting Plan to be prepared in accordance with the Alberta Timber Harvest Planning and Operating Ground Rules, and the plan is to be reviewed and signed by an Alberta Registered Professional Forester;

b) A location plan showing all hydrographic and topographic features, roads, buildings and residences within 150 m (492.1 ft) of the property;

c) A haul route plan showing which haul roads are to be used and methods for dust control; and

d) A Reclamation Plan.

Retreats

E.2.4.6 In addition to other application requirements specified in this Bylaw, an Application for a Retreat – Day Use or Retreat – Day Use & Overnight shall submit the following.

a) Detailed description of the proposed activities, events, and land uses occurring on the site, including the maximum anticipated number of people and employees on the site at one time;

b) Water and Wastewater Servicing Plan;

c) Solid Waste Disposal Plan;

d) Emergency Response Plan;

e) Wildfire Risk Assessment;

f) Noise Abatement Plan; and

g) Wildlife Impact Mitigation Plan.

E.2.5 NOTICE OF INCOMPLETE APPLICATION

E.2.5.1 The Development Officer shall deem an application for a Development Permit as “incomplete” if

one (1) or more requirements listed in this ***bylaw***:

a) Has not been submitted; or

b) Has been submitted, but lacks information or the information submitted is unclear, illegible, outdated, or lacks necessary details required for an accurate evaluation of the development proposal.

E.2.5.2 If the Development Officer determines the application is incomplete, the Development Officer shall, in accordance with the timelines under Section 683.1 of the ***Act*** email a Notice of Incomplete Application to the Applicant:

a) Listing the missing application requirements;

b) Setting a deadline date by which the missing requirements must be received by the Development Authority; and

c) Advising the Applicant that if the requested items are not received by the deadline, then the application shall be "deemed refused" in accordance with Section 683.1 of the ***Act***.

E.2.5.3 Notwithstanding ***Section E.2.5.2*** above, the Development Officer has discretion to extend the deadline set in the notice for an incomplete application to avoid a deemed refusal. To extend the deadline:

a) The Development Officer must issue a Time Extension Agreement; and

b) The Applicant must sign and return the Time Extension agreement on or before the deadline.

E.2.6 NOTICE OF COMPLETE APPLICATION

E.2.6.1 When the Development Authority determines a Development Permit application is complete, the Development Authority must email a Notice of Complete Application to the Applicant, which at minimum includes the:

a) Subject Development Permit number;

b) Civic address and legal description of the subject property;

c) Date the application was deemed complete; and

d) Date the Development Authority must render a decision in accordance with the ***Act***.

E.2.7 REFERRAL OF COMPLETE APPLICATIONS TO GOVERNMENTS AND AGENCIES

E.2.7.1 The Development Officer shall refer all complete applications to:

a) Internal Municipal departments;

b) Those authorities and agencies prescribed within the Matters Related to Subdivision and Development Regulation;

c) Council, where the application is governed by a Direct Control District, unless otherwise regulated in the respective District; and

d) An adjacent municipality or government authority:

i) When required by an Intermunicipal Development Plan or Intermunicipal Collaboration Framework; or

ii) For lands not subject to an Intermunicipal Development Plan or intermunicipal

agreement, but within a 1.6 km (1 mile) boundary of another local government, the following shall be circulated for review and comment:

iii) Discretionary use Development Permits;

iv) Statutory plans and amendments thereto;

v) Concept Plans and amendments thereto;

vi) Amendments to this Bylaw; and

vii) Any other subdivision and development proposals deemed to have an impact on adjacent local government, and discretionary use development applications.

E.2.7.2 Where a Development Permit application has been referred to internal departments, external authorities and/or agencies for comments, the Development Authority shall provide a minimum of 30 days from the date of the referral for a response.

E.2.8 REFERRAL OF COMPLETE APPLICATIONS TO ADJACENT LANDOWNERS

E.2.8.1 When a Development Permit application either for a Permitted Use requiring a variance or a Discretionary Use is deemed complete, the Development Authority shall issue a Notice of Complete Application that is sent by regular mail to:

a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw all landowners of parcels within 50 m (164 ft);

b) In the case of an application for a Home-Based Business – Major within the Hamlet of Benchlands or a Country Residential Land Use District, all landowners within the Hamlet or the Country Residential subdivision;

c) In the case of an application within the Hamlets of Lac Des Arcs and Harvie Heights, all landowners of parcels within 100 m (328 ft);

d) In the case of an application within a Country Residential Land Use District all landowners of parcels within 500 m (1,640 ft);

e) In the case of an application for all other applicable uses within the Hamlet of Benchlands, all landowners of parcels within 300m (984 ft);

f) in the case of all other applications not stated above, all landowners of parcels within 1.0 km (0.6 miles); and

g) Any other landowners that in the opinion of the Development Authority may be affected.

E.2.8.2 Notice of Complete Application referred to in ***Section E.2.8.1 above*** shall include:

a) Subject Development Permit number;

b) Civic address and legal description of the subject property;

c) A description of the proposed use and/or development, including the Applicant's rationale for any variances being requested;

d) A location map of the subject property;

e) Where further information may be obtained;

f) Contact details for submitting comments to the Development Authority; and

g) The deadline for submitting a response to the Development Authority, which must be a minimum of 15 days, starting from the date the notice was sent by regular mail from

the M.D..

E.2.8.3 In addition to the Notice required in ***Section E.2.8.1 above***, the Applicant should provide notification on the property in accordance with ***Section E.2.8.4 below***.

E.2.8.4 Where notification on-site is required in ***Section E.2.8.3 above***, the notification shall adhere to the following:

a) Must be at a location that is visible and reasonably readable from the public realm at the front of the subject property;

b) Be posted for a minimum period of 10 days prior to the issuance of a Notice of Decision; and

c) Shall describe the proposed use and/or development and advise any interested parties where further information may be obtained.

E.2.9 ISSUANCE OF DEVELOPMENT PERMITS

Development for a Permitted Use

E.2.9.1 When an application for a Development Permit for a Permitted Use that meets all provisions of this Bylaw is approved, the Development Officer shall:

a) Immediately issue a Development Permit by email to the Applicant; and

b) Publish the Development Permit on the Municipal website.

Development Permit for a Permitted Use with a Variance or a Discretionary Use

E.2.9.2 When an application for a Development Permit is approved for a Discretionary Use, or for a Permitted Use with a variance, the Development Authority shall:

a) Issue the Development Permit by email to the Applicant;

b) Publish the Development Permit on the M.D. website and at least one (1) newspaper within the Municipality stating at minimum:

i) The legal description and civic address (if applicable) of the subject property;

ii) A description of the development, including any variances being approved; and

iii) State the procedure for making an appeal and that an appeal may be filed within 21 days after the date on which the notice of issuance of the permit is published on the M.D. website.

E.2.9.3 Notwithstanding ***Section E.2.9.2*** above, at the discretion of the Development Authority a notice of issuance of a Development Permit may be sent by regular mail to:

a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw all landowners of parcels within 50 m (164 ft);

b) In the case of an application for a Home-Based Business - Major within the Hamlet of Benchlands or a Country Residential Land Use District, all landowners within the Hamlet or the Country Residential subdivision;

c) In the case of an application within the Hamlets of Lac Des Arcs and Harvie Heights, all landowners of parcels within 100 m (328 ft);

d) In the case of an application within the Country Residential Land Use District all landowners of parcels within 500 m (1,640 ft);

e) In the case of an application for all other applicable uses within the Hamlet of Benchlands, all landowners of parcels within 300m (984 ft);

f) In the case of all other applications not stated above, all landowners of parcels of land within 1.0 km (0.6 miles);

g) Government departments or agencies; and

h) Any other landowners that in the opinion of the Development Authority may be affected.

Permit Validity

E.2.9.4 When an application for a Development Permit is approved, the Development Permit shall not come into effect until the 21-day appeal period has expired, which is determined as follows:

a) Pursuant to Section 686 of the ***Act***, the appeal period for any affected party is 21 days from the date notice is published on the M.D. website; and

b) For the Applicant, 21 days from the date notice is given by email in accordance with the ***Act***.

E.2.9.5 If an appeal is made the Development Permit is not valid unless it is upheld or varied by the applicable Appeal Board.

E.2.9.6 Once issued, a Development Permit remains in effect until:

a) It expires in cases where it was issued for a limited period of time;

b) It expires due to failure to commence or complete the development;

c) It is cancelled or suspended; or

d) It is replaced with a new Development Permit

E.2.10 FAILURE TO RENDER A DECISION

E.2.10.1 If the Development Authority does not render a decision within 40-days of an application being deemed complete, the Applicant may:

a) Accept the application has been deemed refused; or

b) Enter into a Time Extension agreement with the Development Authority to extend the 40-day period.

E.2.11 REPEAT DEVELOPMENT PERMIT APPLICATIONS

E.2.11.1 If a Development Permit application is refused or cancelled by the Development Authority, the submission of an application must not be accepted for the same or similar use on the same site for at least six (6) months after the refusal.

E.2.11.2 Notwithstanding ***Section E.2.11.1*** above, Council may waive the six (6) month time period for re-submission of a refused or cancelled same or similar Use application.

E.2.11.3 Determination of what constitutes the same or similar use shall be made by the Development Authority.

E.2.11.4 ***Section E.2.11.1*** above does not apply to applications deemed refused under ***Section E.2.6***, where the ***Applicant*** has not submitted the information requested to determine if the application is complete.

E.2.12 CONDITIONS FOR APPROVED DEVELOPMENT PERMITS

E.2.12.1 The Development Authority may impose any of the conditions listed below in ***Sections E.2.12.2*** through ***E.2.13.1*** as deemed necessary.

Third Party Review

E.2.12.2 The M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the Applicant.

Development Agreements

E.2.12.3 The Development Authority may require that the Applicant enter into a Development Agreement with the M.D..

Performance Security

E.2.12.4 The Development Authority may require the Applicant and/or the landowner provide a performance security up to 125% of the value of performing or completing particular requirements of the Development Agreement or Development Permit.

Additional Information

E.2.12.5 The Development Authority may require that additional information be provided by the Applicant in accordance with ***Section "E.2.3 Submission Requirements for All Applications"*** and ***Section "E.2.4 Additional Submission Requirements for Specific Uses"***.

Additional Approvals Required

E.2.12.6 If a Development is to be serviced by a Private Utility, the Development Authority shall impose a condition requiring such Private Utility to be approved by appropriate authorities prior to the Development proceeding.

E.2.13 RESTRICTIONS ON USES AND DEVELOPMENTS

E.2.13.1 The Development Authority may impose the following conditions on Development Permits for Permitted Uses, Discretionary Uses or for Permitted Uses with a variance, for the purpose of mitigating impacts to nearby properties:

a) The time within which a development or any part of it is to be completed;

b) Time limits respecting the duration that a Development Permit may continue to be in effect;

c) The phasing of a development;

d) Development and construction practices;

e) The maximum density of Dwelling Units, persons or animals that may be allowed to occupy a site;

f) The size, location, orientation, appearance and character of a building or other structure;

g) Lot grading;

h) The consolidation of parcels;

i) The hours of operation of a business;

j) Water conservation measures, including the installation of low-flow plumbing fixtures;

k) Measures for the mitigation of dust, vibrations, odour and noise;

l) Improvements to municipal infrastructure such as roads and water and wastewater treatment or distribution systems;

m) Compliance with the Municipality's Transportation Policies, including but not limited to:

- **i)** The development of the municipal road allowance to Municipal standards;
- **ii)** The landowner to enter into a valid agreement with a neighbouring property for access purposes; and
- **iii)** The landowner to sign a Release/Hold Harmless agreement with the Municipality for registration on the subject property;

n) The Applicant shall comply with any reports/studies prepared by a Qualified Professional to the satisfaction of the Development Authority;

o) Proof that the Applicant has met recommendations of any reports/studies submitted to and/or accepted by the Development Authority; and

p) Any other condition to ensure that this Bylaw, any statutory plans, the ***Act*** and its regulations affecting the land to be developed or subdivided are complied with.

E.2.14 COMMENCEMENT AND COMPLETION OF DEVELOPMENT

Incomplete Developments

E.2.14.1 Unless otherwise specified in the Development Permit, Notice of Decision, or in an associated Development Agreement, if the development authorized by a Development Permit is:

- **a)** Not commenced within 12 months from the effective date of the permit; or
- **b)** Not completed within 24 months from the effective date of the permit; then
- **c)** Such permit approval ceases, and the permit is cancelled and without effect, unless an extension to this period has been granted by the Development Authority in writing.

E.2.14.2 A development once begun shall not be abandoned or left for an extended period of time in what the Development Authority considers to be an unsightly or unsafe condition.

Time-Limited Development Permits

E.2.14.3 The Development Authority may, prior to the expiry date of a time limited permit accept an application for a new Development Permit to renew/extend the time duration of an existing Development Permit provided that the Applicant has submitted a complete application.

Suspension or Cancellation of a Development Permit

E.2.14.4 The Development Authority may cancel or suspend a Development Permit by written notice to the permit holder if, after a Development Permit has been issued, the Development Authority becomes aware that:

- **a)** The application for the Development Permit contains a misrepresentation;
- **b)** Facts concerning the application, or the Development were not disclosed at the time the application was considered;
- **c)** Any condition under which the Development Permit was issued has been contravened;
- **d)** The Development Permit was issued in error; or
- **e)** The landowner provides a written request for cancellation or withdrawal to the Development Authority.

E.2.14.5 Notice of the Development Authority's decision to cancel the Development Permit shall state the reasons for cancellation and shall be provided to the following:

- **a)** Landowner;

b) ***Applicant***; and

c) Other parties at the discretion of the ***Development Authority***.

E.2.15 DEVELOPMENT COMPLETION CERTIFICATES

E.2.15.1 As a condition of approval, the Development Authority shall require the Applicant of an approved Development Permit apply for a Development Completion Certificate, prior to the permit expiring per ***Section E.2.14.4 – Commencement and Completion of Development***.

E.2.15.2 To obtain a Development Completion Certificate, the Applicant may be required to schedule a site inspection with a Designated Officer, at the discretion of the Development Authority.

E.2.15.3 The Development Authority or Designated Officer shall only issue a Development Completion Certificate if:

a) All conditions are being met and complied with;

b) All performance securities have been returned; and

c) The Development Agreement has been removed or is the process of being removed from the land title, per ***Section E.2.12.2– Development Agreements***.

E.2.15.4 Notwithstanding subsections .1 through .3 above, the Development Authority may determine a Development Completion Certificate is not required in circumstances where:

a) No construction was undertaken;

b) No exterior site alterations were required;

c) No Utilities or infrastructure improvements were required; and

d) No additional information, authorizations, permits, or evidence has been required as conditions of the approval.

E.3 SUBDIVISION APPLICATIONS

E.3.1 NOTICE REQUIREMENTS

E.3.1.1 Within 20 days of receiving a subdivision application, the Subdivision Authority shall determine the completeness of the application and issue a notice in accordance with ***Section E.3.2*** or ***E.3.3***.

E.3.1.2 A written agreement, between the Applicant and Subdivision Authority, may be granted to extend the 20-day period to determine if the application is complete.

E.3.2 NOTICE OF COMPLETE APPLICATION

E.3.2.1 If the ***Subdivision*** Authority determines that the application is complete, the Subdivision Authority must issue a written notice to the Applicant that includes:

a) The date on which the application is deemed complete;

b) The legal land description of the property subject to the application;

c) The date the Subdivision Authority is required to render a decision; and

d) Any other information at the discretion of the Subdivision Authority.

E.3.3 NOTICE OF INCOMPLETE APPLICATION

E.3.3.1 If the Subdivision Authority determines the application is incomplete, the Subdivision Authority must issue a written notice to the Applicant that includes:

a) The date on which the application is deemed incomplete;

b) The legal land description of the property subject to the application;

c) A list of outstanding information and the deadline for submitting the required information; and

d) Any other information at the discretion of the Subdivision Authority.

E.3.4 SUBMISSION REQUIREMENTS FOR ALL SUBDIVISION APPLICATIONS

E.3.4.1 A complete application for subdivision shall include:

a) A signed application on the prescribed form;

b) The required fee;

c) A signed authorization granting right of entry to M.D. staff;

d) One digital set of plans drawn to scale in Adobe Acrobat (.pdf) format, showing:

i) Location, dimensions and boundaries of the parcel to be subdivided;

ii) Location, dimension and boundaries of each proposed lot to be created including any reserve land;

iii) Existing rights-of-way of each public utility, or other rights-of-way;

iv) Location, use and dimensions of all buildings on the land that is the subject of the application, indicating those buildings that are proposed to be demolished or removed;

v) Location of any existing or proposed wells, any private wastewater disposal systems and the distance from these to the existing or proposed buildings or property lines;

vi) Location and boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water that is contained within or bounds the proposed parcel of land;

vii) Location of any slopes which have a gradient of 15% or greater;

viii) Existing and proposed access to the proposed parcels and the remainder of the titled area;

ix) Location of any gas or oil wells or pipelines on the site and within 1.5 km (0.9 mile) of the site;

x) Presence and location of any abandoned gas or oil wells on the lands subject to the application; and

xi) Any additional information as specified in the Subdivision and Development Regulation required by the Subdivision Authority to determine whether the application meets the requirements of the ***Act***;

e) Written explanation of how the application complies with:

i) The Municipal Development Plan; and

ii) The MD's Standards for Subdivision Policy; and

f) Written explanation containing reasons for any variance being requested by the Applicant.

E.3.4.2 Due to the detailed nature or size of the proposed subdivision, the Subdivision Authority may require oversized sets of plans drawn to scale, the number of which shall be determined based on the application referral requirements.

E.3.5 ADDITIONAL SUBMISSION REQUIREMENTS FOR SUBDIVISION APPLICATIONS

E.3.5.1 In addition to the general subdivision application requirements listed above, the Subdivision Authority may require any of the following:

a) A real property report showing any existing buildings on the property that are proposed to remain;

b) If a proposed subdivision is not to be served by a water distribution system, a report that meets the requirements of the *Water Act*;

c) If a proposed subdivision is not to be served by a wastewater collection system, information supported by the report of a person qualified to make it respecting the intended method of providing wastewater disposal facilities to each lot, including the suitability and viability of that method;

d) An assessment prepared by a Qualified Professional of subsurface characteristics of the land that is to be subdivided including but not limited to susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-site wastewater disposal system;

e) A servicing concept plan, including water, sanitary sewer, storm sewer, electricity, gas, telephone and cable utilities;

f) A report certified by a professional engineer providing details of proposed on and off-site servicing, any required upgrading of that servicing, and considering cumulative impacts;

g) Compliance with the Municipality's Transportation Policies in order to secure legal access for the subject property, including but not limited to, the execution of any agreements with the Municipality and/or neighbouring landowners;

h) A site grading plan, showing proposed building elevations in comparison to adjacent roadways and lots;

i) Identification of all drainage channels and other water bodies, wetlands, major tree stands, ravines, views and any other distinctive physical characteristics within and adjacent to the subdivision;

j) Where the provision of municipal reserves are proposed, an evaluation of those reserves in accordance with any municipal statutory plan and the Community Services Master Plan;

k) Where the provision of environmental reserves are proposed or required, an evaluation of those reserves in regard to their effectiveness in protecting bodies of water and riparian habitat, the provision of public access, and the protection of other natural resources or features as required by the ***Act***;

l) Calculations of the gross area of land in the plan area and the allocation of that land to roads, lanes, lots and reserves;

m) A slope stability analysis for lands which have a gradient of 15% or greater;

n) A wildfire hazard analysis that assesses structure location, design and landscaping on the subject property as well as vegetation cover in the surrounding area;

o) Location of any proposed or designated wildlife corridors or environmentally sensitive areas on or within the subdivision; and

p) A review of potential historically significant features on site, and if such features are present, a report detailing the steps required to mitigate impacts of development on said features.

E.3.5.2 When a proposed subdivision is part of a larger area, the whole of which may eventually be subdivided and for which no overall plan has been prepared, the Subdivision Authority may require the area be comprehensively planned in accordance with ***Section "E.5 Area Structure Plans and Concept Plans"***, prior to accepting the application as complete. Submission of an overall plan or approval of a conceptual scheme for the whole area before considering the subdivision application.

E.3.6 REFERRAL OF SUBDIVISION APPLICATIONS

E.3.6.1 Completed applications shall be circulated in accordance with the Matters Related to Subdivision and Development Regulation. The Subdivision Authority may also refer an application for subdivision to any municipal, provincial or federal department, or any other agency or body it deems appropriate, or as required by an Intermunicipal Development Plan, or Cooperation Framework.

E.3.7 NOTICE OF DECISION

E.3.7.1 When a decision has been made on an application for subdivision, the Notice of Decision shall be sent to the:

a) Applicant; and

b) Those persons and authorities that are required to be circulated a copy of the application under the Matters Related to Subdivision and Development Regulation.

E.3.7.2 A decision on an application for subdivision is not an approval to develop, construct or build on the land. Site grading, earthworks, or any other construction shall not commence nor proceed until the conditions of subdivision approval have been met, a Development Agreement has been signed, or a Development Permit has been issued.

E.3.8 REPEAT SUBDIVISION APPLICATIONS

E.3.8.1 When an application for subdivision has been refused, the submission of another application for a subdivision on the same property for the same or similar subdivision, submitted by any Applicant, may not be accepted by the Subdivision Authority for at least six (6) months after the date of refusal.

E.3.9 CONDITIONS OF SUBDIVISION APPROVAL

E.3.9.1 In addition to the conditions lists under ***Section E.3.9***, generally, the Subdivision Authority may impose any condition that:

a) Ensures compliance with this Bylaw, including but not limited to regulations around lot size, setbacks, density, and permitted uses;

b) Mitigate environmental impact concerns, including but not limited to requiring environmental reserve dedication, conservation easements, mitigating potential impacts on natural areas, weed management, and/or addressing soil contamination;

c) Regulating aesthetics including landscaping, fencing, and other elements to ensure compatibility with the surrounding area;

d) Measures to manage drainage, prevent erosion, and protect water quality;

e) Measures to mitigate development from environmental hazards, such as flood prone areas, slope and soil instability, and implementation of FireSmart design principles;

f) Registration of easements, covenants, and/or dedication of reserves or deferred reserve caveats on title, in accordance with the ***Act*** and Subdivision and Development Regulations.

E.3.9.2 Subject to the standards of the applicable land use district, other regulations in this Bylaw, the provisions of any statutory plan, and the ***Act*** and its regulations when approving a subdivision application, the Subdivision Authority may impose any conditions it deems necessary, including but not limited to the following:

a) That the Applicant make satisfactory arrangements for the supply of gas, water, electric power, telephone, sewer service, vehicular and pedestrian access or any other utility or service or facility, including payment of installation or construction costs by the Applicant;

b) That the Applicant enter into a Development Agreement with the Municipality in accordance with the ***Act***;

c) That the Applicant enter into an agreement with the Municipality to ensure the conditions of the subdivision approval have been met;

d) That any subdivision approval does not exempt the Applicant from obtaining any necessary permits from other government departments or agencies;

e) The consolidation of parcels;

f) Improvements to municipal infrastructure such as roads and water and wastewater treatment or distribution systems;

g) Compliance with the Municipality's Transportation Policies, including but not limited to:

   i) The development of the municipal road allowance to Municipal standards,

   ii) The landowner to enter into a valid agreement with a neighbouring property for access purposes, and

   iii) The landowner to sign a Release/Hold Harmless agreement with the Municipality for registration on the subject property;

h) That the Applicant comply with any reports/studies prepared by a Qualified Professional to the satisfaction of the Subdivision Authority;

i) Proof that the Applicant has met recommendations of any reports/studies submitted to and/or accepted by the Development Authority;

j) That the M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the Applicant; and

k) Any other condition to ensure that this Bylaw, any statutory plans, the ***Act*** and its regulations affecting the land to be developed or subdivided are complied with.

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Security

E.3.9.3 Where an agreement is entered into or a permit is issued, the Development Authority or Subdivision Authority may require the Applicant to provide security to ensure the terms of the agreement or permit are carried out, or to mitigate any issues created by the development if the Applicant defaults on the development. The security may amount to 125% of the value of performing or completing particular requirements of the agreement or permit.

Registration of Conditions on Title

E.3.9.4 The Municipality shall register a caveat in respect of a Development Agreement against the certificate of title for the property that is the subject of the development or subdivision. This caveat shall be discharged when the agreement has been complied with, at the request of the landowner or the landowners' agent.

E.4 LAND USE BYLAW AMENDMENT APPLICATIONS

E.4.1 AUTHORITY TO AMEND THIS BYLAW

E.4.1.1 Any person may apply to amend this ***Bylaw*** pursuant to the ***Act*** by making an application in accordance with ***Sections E.4.2 and E.4.3*** below.

E.4.2 SUBMISSION REQUIREMENTS FOR BYLAW AMENDMENT APPLICATIONS

E.4.2.1 An application to amend this Bylaw shall include:

a) A completed application on the prescribed form;

b) A written statement of the nature and reasons of the proposed amendment;

c) A statement in support of the amendment, describing how the Municipal Development Plan, any Area Structure or Redevelopment Plan and other relevant statutory plans affecting the application have been considered; and

d) The application fee, as established in the Municipality's Fee Schedule Bylaw.

E.4.2.2 If the amendment application includes the re-districting (i.e. rezoning) of land to a different land use district established in Section B, then the following shall also be required:

a) A certificate of title issued from Alberta Land Titles within 30 days of the date of application submission;

b) Copies of any restrictive covenant or caveats, or any other documentation satisfactory to the Development Authority;

c) If the Applicant is an agent of the landowner, written approval from the landowner verifying the agent's authority to make application;

d) Permission for right-of-entry by an Officer, as outlined in ***Section E.6***; and

e) A map drawn to scale in Adobe Acrobat (.pdf) format, clearly indicating the affected site and its relationship to existing land uses on adjacent properties.

E.4.3 ADDITIONAL SUBMISSION REQUIREMENTS FOR BYLAW AMENDMENT APPLICATIONS

E.4.3.1 In addition to the above, the Applicant may be required to provide the following information:

a) Any technical or background study listed in ***Section E.2.3*** or ***E.2.4***, to confirm the suitability of the land and infrastructure capacity to support the proposed land use;

b) Comprehensive planning documents in accordance with ***Section "E.5 Area Structure Plans and Concept Plans"***;

c) Preparation, execution, and documentation of a public engagement and consultation plan; and

d) Any other information that may be required.

E.4.4 APPROVAL PROCESS

Referrals

E.4.4.1 Prior to first reading, an application may be referred by the Development Officer to any of the following for review and comment:

a) Any internal M.D. department; and/or

b) Any external agency or authority.

E.4.4.2 The Development Officer shall provide a minimum of 30 days for referrals to review and comment on an application.

E.4.4.3 Regardless if referrals provide comments, the Development Officer may prepare the application to present at Council for first reading after 30 days from the date of referral have passed.

First Reading

E.4.4.4 After first reading of an amending bylaw, the date, time and place for a public hearing on the proposed bylaw shall be established and advertisement of the hearing shall be undertaken in accordance with ***Section E.4.4.5 – Advertising Requirements***.

Advertising Requirements

E.4.4.5 Advertisement and circulation of the public hearing notice shall be in accordance with the ***Act***, the Municipal Development Plan, and any other applicable municipal advertising bylaws.

Council Decisions

E.4.4.6 After considering the Municipal Development Plan, an Area Structure or Redevelopment Plan and/or Concept Plan affecting the application, the Bylaw, and representations made at the public hearing, 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; or

d) Refuse the proposed Bylaw as it is, stating reasons for the refusal.

E.4.5 REPEAT AMENDMENT APPLICATIONS

a) Where an application for an amendment to this Bylaw has been refused by Council, another application for the same or similar amendment shall not be submitted within 6 months of the date of refusal, unless Council directs otherwise.

E.5 AREA STRUCTURE PLANS AND CONCEPT PLANS

E.5.1 MULTI-LOT SUBDIVISIONS AND AREA STRUCTURE PLANS

E.5.1.1 Multi-Lot Subdivision applications proposing to create more than four (4) new parcels shall only be

considered where the lands are subject to an adopted Area Structure Plan.

E.5.1.2 The MD shall require an Applicant to prepare an Area Structure Plan or Concept Plan for the development of a rural industrial park, prior to rendering a decision on an application for subdivision.

E.5.1.3 The MD shall require an Applicant prepare an Area Structure Plan for Large-Scale Tourism Uses in accordance with the Municipal Development Plan.

E.5.1.4 An Area Structure Plan or Concept Plan submitted for Council adoption shall consider and provide information on the following matters:

a) The phasing of development;

b) The size and number of parcels proposed;

c) The installation and construction of roads and utilities;

d) Opportunities to serve future transportation needs such as transit and non-automotive modes, as appropriate;

e) The types of uses to be contained on the site, with particular specificity provided in the case of any use involving the storage and/or transportation of explosives;

f) Potential impact on adjacent land uses, and proposed measures to reduce the impact;

g) Any applicable provincial and federal regulations (i.e. *Private Sewage Disposal Regulation, Explosives Act*, and the Regulations);

h) The environmental suitability of the site with particular consideration to soils, slopes, drainage and any hazard lands; and,

i) Any other matters the M.D. considers necessary.

E.5.1.5 Notwithstanding ***Section E.5.1.1***, the M.D. may require an Applicant to prepare an Area Structure Plan, or Concept Plan to support a Development Permit application, land use amendment application or subdivision application on a specific site, where one (1) or more of the following occurs:

a) The Development Authority has reasonable grounds that subdivision and/or development of the site may result in increased development pressure for the area and there is community benefit to cooperatively planning future infrastructure;

b) The Development Authority has reasonable grounds that the site may be subject to multiple Development Permits and/or a phased construction timeline;

c) More than one (1) landowner is involved;

d) Several parcels of fragmented land are adjacent to the proposal; and/or

e) Internal public roads are required.

E.6 ENFORCEMENT AND PENALTIES

E.6.1 OFFENCES

E.6.1.1 It is an offence for any person or development to contravene or to cause, allow, or permit a contravention of any provision of this Bylaw. No person shall permit a contravention of this Bylaw or a condition of a permit issued under this Bylaw.

E.6.1.2 It is an offence to cause, allow, or permit any of the following if a Development Permit is required by this Bylaw and has not been obtained or is no longer valid:

a) Construct a building or structure;

b) Construct an addition or make an alteration to a building or structure;

c) Commence a use;

d) Change of use or change the intensity of a use; or

e) Place a sign on any lands, buildings, or structures;

E.6.1.3 It is an offence:

a) To Contravene a valid Development Permit, including conditions of approval;

b) For a person to not undertake corrective measures outlined in a Stop Order issued under Part E of this Bylaw; or

c) For any person to continue to develop after a Development Permit has expired, been cancelled, or been suspended.

E.6.2 ENFORCEMENT AUTHORITY

E.6.2.1 For the purposes of ***Part E*** of this Bylaw, a Development Officer, Subdivision Officer, Peace Officer, Bylaw Enforcement Officer, or other person designated by Council is a Designated Officer under the ***Act***.

E.6.2.2 The Designated Officer may enforce the provisions of the ***Act*** and regulations thereunder, the Matters Related to Subdivision and Development Regulation, the conditions of a Development Permit, and this Bylaw.

E.6.2.3 For the purposes of ***Part E*** of this Bylaw, a Peace Officer or Bylaw Enforcement Officer is hereby authorized and empowered to issue a Violation Tag to any person whom the Peace Officer or Bylaw Enforcement Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw, allowing for payment of the penalty in lieu of prosecution for the offence.

E.6.2.4 To enforce this Bylaw, a Designated Officer may ***issue***:

a) Written Warnings;

b) Stop Orders; or

c) Violation tickets.

E.6.3 RIGHT OF ENTRY

E.6.3.1 Pursuant to the ***Act*** a Designated Officer may, immediately in the case of an emergency, or otherwise after providing a reasonable notice and during reasonable hours, enter upon any land and/or structure within the municipality for ensuring compliance with this Bylaw. For the purposes of this Bylaw:

a) A reasonable notice shall be 48 hours; and

b) During reasonable hours shall be between the hours of 08:00 to 18:00 hours.

E.6.4 PENALTIES

E.6.4.1 Pursuant to the ***Act***, any person who violates the provisions of or contravenes this Bylaw is guilty of an offence and is liable to penalty as set out in the MD' s Fee Schedule Bylaw as set by Council from time to time. Where a penalty is not listed, the minimum penalty for an offence shall be $100.00.

E.6.4.2 A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable, upon summary conviction, to a fine in accordance with the ***Act***.

E.6.4.3 Penalty amounts for the same provisions of the Bylaw that occur within 12 months must:

a) Double for a second offence; and

b) Triple for third and subsequent offences.

E.6.4.4 Payment of penalties will not relieve any person from the requirement to remedy the conditions of the original offence.

E.6.4.5 A Violation Tag may be issued to such person personally or by mailing a copy to such person at their last known address.

E.6.4.6 Where contravention of this Bylaw is of a continuing nature, further Violation Tags or a Violation Ticket may be issued by a Peace Officer or Bylaw Enforcement Officer, provided that no more than one (1) Violation Tag or Ticket is issued for each calendar day that the contravention continues.

E.6.5 STOP ORDERS

E.6.5.1 Pursuant to the ***Act***, the Development Authority may issue a Stop Order.

E.6.5.2 Where a Stop Order has been issued for a Development Permit requiring renewal:

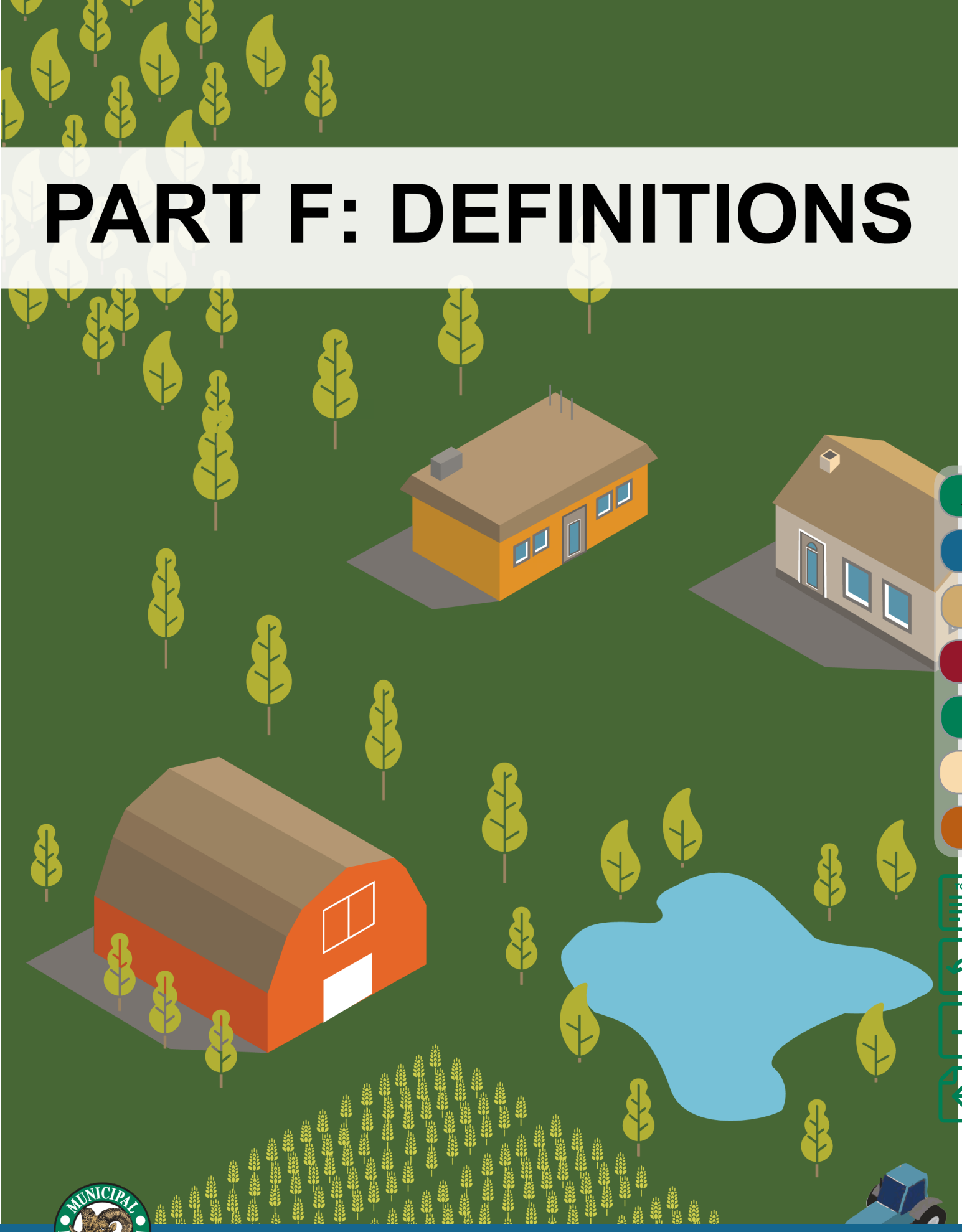
a) The development permit shall not be renewed by the Development Authority; and

b) A new Development Permit application for the same or similar use on the same property shall not be accepted by the Development Authority until 24 months following the date of expiry of the original permit.

E.6.6 STOP ORDER APPEALS

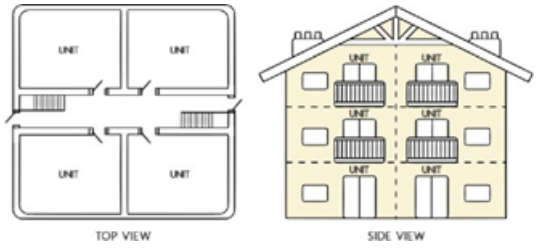
E.6.6.1 Stop Order appeals shall be in accordance with the ***Act***.

PART F: DEFINITIONS

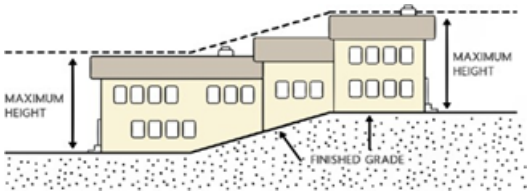


F.1 DEFINITIONS

TERM / WORD	DEFINITION	TYPE
ABUTTING	Means immediately contiguous to or physically touching, and when used with respect to a Lot or Site, means that the Lot or Site physically touches upon another Lot, Site, or piece of land, and shares a property line or boundary line with it. Lots or Sites which touch at corners only shall be deemed abutting.	General
ACCESSORY BUILDING	Means a detached building or structure which is secondary and subordinate to the Principal Building or use that is located on the same site. This may include garages, sheds, gazebo, swimming pool, and fabric covered structures.	***Use***
ACCESSORY USE	Means a use which is associated with, but is secondary and subordinate to the principal use that is located on the same site.	***Use***
ACCOMMODATION UNIT	Means a Guest room or unit within a Visitor Accommodation building, which has a separate entrance or an entrance to a common hallway.	***Use***
ACCOMMODATION, FLEX (Flex Accommodation)	Means an dwelling unit that can be used as a primary residence or for overnight accommodations with no time limits on visitor stays.	***Use***
ACCOMMODATION, STAFF (Staff Accommodation)	Means a single or attached building or portion thereof consisting of one or more Dwelling Units or Bed Units operated for the sole purpose of on-site housing of employees of the principal use on that site, and may contain private or double occupancy sleeping units with washing and sanitary facilities and may contain common social, meal preparation areas.	***Use***
ACCOMMODATION, VISITOR (Visitor Accommodation)	Means the use of a dedicated commercial building that: a) Has been designed for commercial rental of accommodation units for overnight guests; and b) Is not a Primary Residence for any individual.	***Use***
ACCOMMODATION, VISITOR - MAJOR, (Visitor Accommodation – Major)	Means the use of a property for Visitor Accommodations with six (6) or more rooms or dwelling units. The use may include Accessory Uses such as: food and drinking establishments, retail stores, personal service businesses, recreational facilities, and meeting or convention rooms.	***Use***
ACCOMMODATION, VISITOR - MINOR, (Visitor Accommodation – Minor)	Means the use of a property for Visitor Accommodations with five (5) or less rooms or dwelling units and may include on-site food services for guests, but does not include accessory uses such as food and drinking establishments, retail stores, personal service businesses, and meeting or convention rooms.	***Use***
ACT	Means the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, and amendments thereto.	General
ADDITION, BUILDING (Building Addition)	Means the subsequent external construction to an existing building which results in increasing the building's area or external dimensions.	General

TERM / WORD	DEFINITION	TYPE
ADJACENT LAND	Means land that is contiguous to the parcel of land proposed for development, subdivision or re-designation and includes land that would be contiguous if not for a highway, road, river, or stream.	General
AGRICULTURE, GENERAL	Means the raising of crops for gain or reward, which requires large areas of lands and includes equipment, buildings and other structures incidental to the operation. This does not include a "Confined Feeding Operation" or "Commercial Equestrian Centre".	***Use***
AGRICULTURE, INTENSIVE (Intensive Agriculture)	Means an outdoor horticultural, general operation where there is a concentration of crops being raised and represents a more intense or concentrated use of the land compared to extensive agriculture. Typical uses include, but are not limited to, a tree or sod farm. Intensive agriculture does not include "Horticultural, General", "Confined Feeding Operation," "Boarding and Training Services" or "Commercial Equestrian Centre".	***Use***
AMENITY AREA	Means indoor or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a development, and which may be for private or communal use and may be owned individually or in common.	General
ANIMAL BOARDING AND TRAINING SERVICES	Means a business providing animal services to the public in the nature of boarding and/or training and/or exercising of horses and/or other domestic animals. This does not include “Veterinary Clinics,” “Commercial Equestrian Centres” or "Commercial, Kennels" or "Private, Kennels”.	***Use***
APARTMENT	Means a building designed and built to contain three (3) or more separate Dwelling Units with shared services, facilities and building entrances.	***Use***
APARTMENT		Image
APPLICANT	Means the person who makes an application and may be the landowner of the land or a representative agent certified as such.	General
AQUACULTURE	Means the farming of fish, shellfish and aquatic plants in enclosed freshwater ponds, holding tanks or water re-circulation systems.	***Use***
ARCHITECTURAL CONTROLS	Means a set of development guidelines or standards that have been established by the developer and registered on a certificate of title for the purpose of creating and maintaining a specific architectural style for a particular subdivision and/or development project.	General

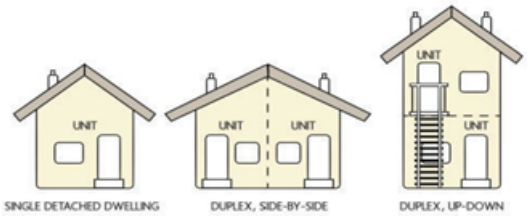
TERM / WORD	DEFINITION	TYPE
ARTISAN SHOP	Means a development used for the purpose of small scale, on-site production of goods by simple processes or hand manufacturing, primarily involving the use of hand tools. Typical uses include pottery, ceramic and sculpture studios, custom jewelry manufacturing and artist and photography studios.	***Use***
AWNING	Means a retractable, cloth-like or light-weight metal shelter or covering attached to and projecting from a building.	General
BALCONY	Means a platform greater than 0.6 m (2.0 ft) above grade, attached to and projecting from a building which may or may not have a supporting structure at grade level. A balcony is only accessible from within the building and is enclosed by a railing.	General
BARELAND CONDOMINIUM	Means land that is situated within a parcel and is a unit in a Bareland Condominium plan or a proposed Bareland Condominium plan. In this Bylaw a Bareland Condominium unit is considered to be a site.	General
BASEMENT	Means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m (5.9 ft) of its clear height above grade. For the purpose of this Bylaw, a basement does not constitute a storey.	General
BEAR ATTRACTANT VEGETATION	Means any type of native or non-native plants that may attract bears, including, but not limited to fruit trees or shrubs, berry patches, buffalo berry and wolf willow.	General
BED & BREAKFAST	Means a type of overnight lodging: a) provided within the Principal Residence and not a separate dwelling unit, b) with or without meals, c) to members of the travelling public for remuneration, d) which is operated by the full-time residents of the dwelling, and includes e) guest access and use of common living and dining areas in the principal residence. Bed and Breakfast does not include Short-Term Rental - Minor or Short-Term Rental - Major.	***Use***
BED UNIT	Means a single bed-width space intended to be used by an individual.	General
BIOPHYSICAL ASSESSMENT	Means an assessment or evaluation of the impact of a proposed project on identified environmentally significant areas and other natural areas for the purpose of protecting areas with ecologically diverse components and prevent or minimize environmental impacts.	General
BLADE	Means an element of a wind energy conversion system rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.	General
BLADE CLEARANCE	Means the distance from grade to the Blade of a wind energy conversion system at the lowest point of the rotor's arc.	General

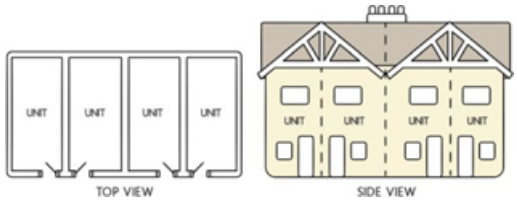
TERM / WORD	DEFINITION	TYPE
BOARDING AND TRAINING SERVICES	See Animal Boarding and Training Services	***Use***
BUFFER	Means a row of trees, shrubs, earth berms or fencing to provide visual screening and separation or noise attenuation between sites, districts, public roads, and non-compatible uses.	General
BUILDING	Defined as per the ***Act***.	General
BUILDING HEIGHT	Means the vertical distance as measured from the average elevation of the finished grade at the base of each exterior wall to: The highest point on a flat roof; The average level between the eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof; or The greater of the two measurements referred to above in the case of a building with more than one type of roof. The calculation of building height excludes permitted projections as outlined in this Bylaw.	General
BUILDING HEIGHT		Image
BUILDING PERMIT	Means a permit or document issued in writing by a designated Safety Codes Officer within the building discipline pursuant to the *Safety Codes Act* authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.	General
BULK FUEL STORAGE AND SALES	Means a facility used for the storage and wholesale of petroleum products, but does not include a “Service Station” or “Gas Bar”.	***Use***
BUSINESS SUPPORT SERVICES	Means those businesses which are characterized by the use of mechanical equipment for printing, binding, duplicating or photographic processing and similar types of purposes, or the provision of office maintenance and custodial services, and the repair or rental of office furniture and equipment.	***Use***
BUSINESS LICENCE	Means a license issued in compliance with the M.D.’s Business License Bylaw which grants the business owner the right to operate a business within the M.D..	***Use***
BYLAW	Means the Municipal District of Bighorn No. 8 Land Use Bylaw.	General

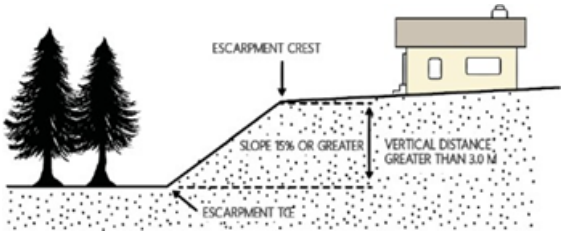
TERM / WORD	DEFINITION	TYPE
CAMPGROUND	Means a recreational development or the use of land for the purpose of providing seasonal accommodation within Recreational Vehicles or tents, and includes facilities and amenities subordinate to the operation of the Campground. A Campground allows for seasonal occupancy of a site only and does not allow for permanent habitation or residency.	***Use***
CEMETERY	Means a use of land or a building for the intent for the interment of the deceased. Typical uses include memorial parks, burial grounds and gardens of remembrance.	***Use***
COMMERCIAL	Means the use of land and/or buildings for the purpose of public sale, display and storage of goods and/or services on the premises.	***Use***
COMMERCIAL EQUESTRIAN CENTRE	Means land and facilities, including buildings and shelters, where horses are boarded, trained, exercised, and used for recreational purposes. Such activities may include riding lessons, horse shows, rodeos and guided trail rides. This does not include "Veterinary Clinics" or "Boarding and Training Services".	***Use***
COMMERCIAL OUTFITTING AND GUIDING	Means a commercial operation in which an individual or company provides equipment and guidance in activities such as hunting, horse packing, fishing, rafting and backpacking, and includes any associated buildings or structures.	***Use***
COMMERCIAL VEHICLE	Means any vehicle that is not a pick-up truck with commercial advertising or used for carrying business goods or equipment, or fare-paying passengers that exceeds a gross vehicle weight (GVW) rating of 4,500 kilograms. This definition does not include attached trailers.	General
COMMUNICATION TOWERS AND FACILITIES	Means any structure, building, antenna, supporting structure or other thing that is used or is capable of being used for emission, transmission, and reception of information by radiocommunication, including the broadcasting industry. Amateur satellite dishes and antennas, including television or radio reception equipment for residential or small commercial uses are excluded.	***Use***
COMMUNITY AND ENTERTAINMENT FACILITIES	Means a development for the purpose of entertainment, instruction, or community activity and includes such things as a community hall for events, museum, art gallery, live performances, theater, concerts and dance festivals. Places of Religious Assembly are not included in this category.	***Use***
COMMUNITY BUILDINGS AND FACILITIES	Means buildings and facilities which are available for the use and enjoyment of residents and guests, including homeowner's amenity building, clubs, for the purpose of assembly, culture, and recreational activity. "Places of Religious Assembly" are not included in this category.	***Use***
COMMUNITY GARDEN	Means an area within a site that does not contain a residence, on which vegetables, fruits or edible plants are cultivated for consumption or distribution on a not-for-profit basis.	***Use***
COMPOSTING FACILITY	Means land and facilities used for the purpose of biodegradation of organic waste materials, excluding biosolids composting.	***Use***

TERM / WORD	DEFINITION	TYPE
CONCEPT PLAN	Means a non-statutory plan that provides detailed land use direction, subdivision design, and development guidance.	General
CONDOMINIUM	Means a condominium plan registered in a Land Titles office that complies with the requirement of the *Alberta Condominium Property Act*.	General
CONFINED FEEDING OPERATION	Means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, as defined and regulated by provincial legislation.	***Use***
CONSERVATION EASEMENT	Means a legal agreement between a landowner and a qualified organization that limits uses of the land in order to protect conservation values, and as further defined in the *Alberta Land Stewardship Act*.	General
CONSTRUCTION MANAGEMENT PLAN	Means a plan that considers all relevant aspects of demolition, development and building work and outlines methods for avoidance or mitigation of identified impacts. A Construction Management Plan typically addresses issues such as public safety, traffic control, operating hours, control of noise and vibration, air quality and dust management, stormwater and sediment control, site contamination, waste disposal and materials re-use or recycling.	General – Application Requirement
CONSTRUCTION MATERIALS RECYCLING	Means a development used for the collection, sorting, storage, processing and sale of recycled construction materials such as concrete, asphalt, gypsum, wood and metals but does not include the processing of alternative fuels.	***Use***
CONTRACTOR SERVICES	Means the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar construction services which require on-site storage space for materials, construction equipment or vehicles. Any sales, display, office or technical support service areas shall be accessory to the principal use only.	***Use***
COUNCIL	Means the Council of the M.D. of Bighorn No. 8. "Municipal Council" has a corresponding meaning.	General
COUNTRY RESIDENTIAL DEVELOPMENT	Means a development on a relatively small area of land intended as a site for a private dwelling in a rural surrounding and in respect of which this Bylaw may allow other subordinate uses of the dwelling on the site. The expressions "Country Residential Use" and "Country Residential Purposes" have a corresponding meaning.	***Use***
CROSS SECTIONS	Means a detailed, scaled drawing or representation that shows a vertical cut through a road, street, or other infrastructure element, illustrating the arrangement and dimensions of its components from one side to the other.	General
DARK SKY (DARK SKIES) COMPLIANT	Means outdoor lighting that meets the International Dark Sky Associations (IDA) requirements for reducing waste of ambient light. Fixtures within this category are fully shielded thereby reducing light pollution, such as full-cutoff light fixtures.	General

TERM / WORD	DEFINITION	TYPE
DATA CENTRE	Means the industrial use of a building, dedicated space within a building, or a group of buildings to house computer systems and associated components, such as telecommunications and storage systems. It generally includes backup components and infrastructure for power supply, data communication connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices. This definition includes data processing for the purposes of artificial intelligence, digital transactions and digital currency processing.	***Use***
DATA CENTRE AND POWER GENERATION FACILITY	Means a Data Centre that has an integrated electrical power generation facility that provides for the electrical needs of the Data Centre.	***Use***
DAY CARE	Means a licensed establishment for the temporary care and supervision of seven (7) or more children by an individual other than the child's parents. A day care includes an out of school care program and a pre-school program, but specifically does not include a "Family Day Home".	***Use***
DAY HOME, FAMILY (Family Day Home)	Means a Major Home-Based Business operated by full-time residents of the Dwelling Unit, where temporary care and supervision is provided to no more than six (6) children, excluding the residents' own children, or as otherwise regulated in accordance with the *Human Services Standards and Child Care Licensing Act*.	***Use***
DECK	Means a platform of wood frame or other construction, the height of which exceeds 0.6 m (2.0 ft) above grade, is enclosed by a railing and is accessible by exterior stairs.	General
DECK, ROOFTOP (Rooftop Deck)	Means a raised surface on which people can stand, that is located on top of a roof of a building, but does not project beyond any façade of the storey below; is surrounded by guard rails, parapet walls, or similar feature; and is intended for use as an amenity space.	General
DENSITY	Means a measure of development intensity expressed as a ratio of any of: the number of units to parcel area; or the number of people to parcel area; or the number of parcels per quarter section.	General
DEVELOPER	Means a landowner, agent, person, firm, or company required to obtain or who has obtained a Development Permit or development agreement, or who has undertaken the development work.	General
DEVELOPMENT	Defined as per the ***Act***.	General
DEVELOPMENT AUTHORITY	Defined as per the ***Act***.	General
DEVELOPMENT COMPLETION CERTIFICATE	Means an official document issued by the Municipality certifying that all conditions of approval have been satisfied and the required construction and works have been completed to the standards and specifications described in the approved plans.	General

TERM / WORD	DEFINITION	TYPE
DEVELOPMENT IMPACT ASSESSMENT (DIA)	Means a report, prepared by a qualified and independent third-party biologist or other approved professional to determine the impact of the development on the local environment, wildlife and adjacent parcels. This report includes: a history of the subject site's ownership and use; a history of any environmental regulatory activity affecting the site; the soil and slope conditions of the site and surrounding area; a description of the natural and social environment and the resources on and surrounding the site, and the potential impacts on these features; the nature of any potential impacts on air, land, water, flora or fauna; an environmental mitigation or protection plan which identifies measures to alleviate any adverse impacts and monitor the performance of the mitigation strategies; and other measures as may be required by the Development Authority.	General
DEVELOPMENT PERMIT	Defined as per the ***Act***.	General
DISCRETIONARY USE	Means the use of land or of a building, as listed under the 'Discretionary Uses' section of a district, for which a Development Permit may be issued with or without conditions, or refused, by the Development Authority.	General
DOMESTIC ANIMAL MANAGEMENT PLAN	Means a plan describing the number of domestic animals proposed to be kept on the site for commercial purposes (such as "Kennels" or "Boarding and Training Services"), and a description of the proposed method for handling and disposal of animal wastes.	General
DRIVEWAY APPROACH	Means the connection located within a municipal road allowance, or registered road plan between the carriageway of a developed road or lane and an adjoining existing private property or a new private property being created through Subdivision.	General
DWELLING, SIDE-BY-SIDE DUPLEX (Side-By-Side Duplex)	Means a building designed, built for and containing two Dwelling Units side-by-side with separate entrances, separated by a party or common wall extending from ground to roof.	***Use***
DWELLING, UP-DOWN DUPLEX, (Up-Down Duplex)	Means a building containing two Dwelling Units, one above the other and each having separate entrance, separated horizontally by a floor/ceiling conforming to the current *National Building Code*.	***Use***
DWELLING, UP-DOWN DUPLEX, (Up-Down Duplex)		Image
DWELLING UNIT	Means a room or suite of rooms operated as a self-contained unit that usually contains cooking, eating, sleeping and sanitary facilities. Dwelling Units shall have a separate entrance controlled by the person or persons occupying the Dwelling Unit.	General

TERM / WORD	DEFINITION	TYPE
DWELLING, ATTACHED	Means a building designed and built to contain three (3) or more Dwelling Units separated from each other by a fire rated wall, with each unit having separate entrances from grade, and for the purposes of this Bylaw includes row and townhouse units.	***Use***
DWELLING, ATTACHED		Image
DWELLING UNIT, ACCESSORY (Accessory Dwelling Unit) (ADU)	Means a dwelling unit in a separate building or within an existing dwelling that: (i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and (ii) is secondary and accessory to the lot's principal building, structure, and use.	***Use***
DWELLING UNIT, ACCESSORY ATTACHED (Attached Accessory Dwelling Unit)	Means an Accessory Dwelling Unit that is attached to or located within the lot's principal building; and is a secondary use to the Lot's principal building, structure, and use.	***Use***
DWELLING UNIT, ACCESSORY DETACHED (Detached Accessory Dwelling Unit)	Means an Accessory Dwelling Unit that is located within a separate building and is unattached to the Lot's principal building; and is a secondary use to the Lot's principal building, structure, and use.	***Use***
DWELLING, FACTORY BUILT (Factory Built Dwelling)	Means a building containing only one (1) Dwelling Unit, and which the building is constructed in whole, or in part, in a factory or manufacturing facility in accordance with the *National Building Code – Alberta Edition*. Except as otherwise allowed in this Bylaw, a Factory Built Dwelling shall be used solely as a Residence. It may include, but is not limited to, "Modular Homes" and "Manufactured Homes," and does not include "Dwellings, Single Detached" or mobile homes.	***Use***
DWELLING, MOBILE (Mobile Home or Mobile Dwelling)	Means a dwelling that is transported in either single or multiple sections and conforms to the CAN-CSA Z240 standard, as amended or replaced from time to time, for mobile homes.	***Use***
DWELLING, MOVED-ON	Means a previously occupied single-detached dwelling that has been relocated to a new parcel for use as a dwelling. This does not include a "Dwelling, Factory Built".	***Use***
DWELLING, SINGLE DETACHED (Single Detached Dwelling)	Means a building containing only one Dwelling Unit. Except as otherwise allowed in this Bylaw, a Single Detached Dwelling is used solely for residential purposes and does not include a "Dwelling, Factory Built".	***Use***

TERM / WORD	DEFINITION	TYPE
EATING ESTABLISHMENT – DRIVE-THROUGH	Means a development where food and beverages are prepared and served and may include a drive-through component. This term refers to such uses as restaurants, cafes, lunch and tearooms, ice cream parlours, banquet facilities and take-out restaurants where alcohol is not served.	***Use***
EATING ESTABLISHMENT - MAJOR	Means a development where food and beverages are prepared and served and may include supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This term refers to such uses as restaurants, cafes, lunch and tearooms, ice cream parlours, banquet facilities and take-out restaurants where alcohol may be served.	***Use***
EATING ESTABLISHMENT - MINOR	Means a development where food and beverages are prepared and served primarily for take and go customers with limited seating and menu and does not include supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This term refers to such uses as cafes, lunch and tearooms, and ice cream parlours, and includes take-out services.	***Use***
ECOLOGICAL BOUNDARY OF A WATER BODY OR WATER COURSE	Means the boundary of a water body or water course that is the farthest landward extent of the feature directly influenced by and ecologically part of the water body. It is defined by a distinct change in soils and/ or vegetation as compared to the adjacent upland vegetation, and includes the riparian area.	General
ENVIRONMENTAL EDUCATION FACILITIES	Means a development which provides opportunities for interpretive facilities, environmental education and scientific research and may include short-term or occasional lodging and boarding or other services operated incidentally to the principal use.	***Use***
ENVIRONMENTAL SITE ASSESSMENT	Means an investigation conducted to determine whether a property is contaminated or potentially contaminated due to current or historical activities. It is a critical part of land development, site remediation, and regulatory compliance under Alberta's *Environmental Protection and Enhancement Act (EPEA)*.	General
ESCARPMENT	Means a steeply sloping area with a slope of 15% or greater that is separating two (2) comparatively level or more gently sloping lands, where the elevation difference between them is greater than 3 m (9.8 ft).	General
ESCARPMENT		Image
ESCARPMENT CREST	Means the transition line with the upper portion of the slope between the escarpment and the adjacent upland area where slopes are less than or equal to 15%, as determined by a Qualified Professional.	General
ESCARPMENT TOE	Means the transition line with the lower portion of the slope between the escarpment and the adjacent land area where slopes are less than or equal to 15%, as determined by a Qualified Professional.	General

TERM / WORD	DEFINITION	TYPE
EXCAVATION	Means targeted removal of earth (soil, rock, muck) beyond topsoil for construction elements such as foundations, trenches, or basements.	General
EXISTING	Means as of the date of adoption of this Bylaw.	General
EXTERIOR LIGHTING PLAN	Means a detailed document submitted as part of a development permit application that outlines the design, placement, and specifications of all outdoor lighting fixtures on a proposed site.	General
FARM STRUCTURE	Means any building or structure used exclusively for agricultural purposes in connection with an existing Extensive or Intensive Agriculture use. It does not include a Dwelling Unit; a building that is part of a "Commercial Equestrian Centre" or "Boarding and Training Services"; or a building used for a "Confined Feeding Operation".	***Use***
FINISHED GRADE	See Grade, Finished	General
FIRE WALL	Means a type of fire separation of non-combustible construction which subdivides a building or separates adjoining buildings to resist the spread of fire and which has a fire resistance rating.	General
FLOOD CONSTRUCTION LEVEL	Means the 1:100 year flood level plus 0.5 (1.6 ft.) of freeboard as demonstrated by a design drawings certified by a Qualified Professional.	General ***(Flood)***
FLOOD FRINGE	The flood fringe is the area outside of the floodway that is flooded or could be flooded during the 1:100 design flood. The flood fringe typically represents areas with shallower, slower, and less destructive flooding, but it may also include "high hazard flood fringe" areas. Areas at risk of flooding behind flood berms may also be mapped as "protected flood fringe" areas.	General ***(Flood)***
FLOOD FRINGE, HIGH HAZARD	The high hazard flood fringe identifies areas within the flood fringe with deeper or faster moving water than the rest of the flood fringe. High hazard flood fringe areas are likely to be most significant for flood maps that are being updated, but they may also be included in new flood maps.	General ***(Flood)***
FLOOD FRINGE, PROTECTED	The protected flood fringe identifies areas that could be flooded if dedicated flood berms fail or do not work as designed during the 1:100 design flood, even if they are not overtopped. Protected flood fringe areas are part of the flood fringe and do not differentiate between areas with deeper and faster moving water and shallower or slower moving water.	General ***(Flood)***
FLOOD HAZARD MAP	A flood hazard map is a specific type of flood map that identifies the area flooded for the 1:100 design flood, and divides that flood hazard area into floodway and flood fringe zones. Flood hazard maps can also show additional flood hazard information, including the incremental areas at risk for more severe floods like the 1:200 and 1:500 floods.	General ***(Flood)***
FLOOD PLAIN STUDY	Means a technical assessment prepared by a qualified professional that evaluates the risk and extent of flooding along rivers or watercourses. It is used to identify areas that may be inundated during various flood events and to inform land use planning, emergency response, and infrastructure design.	General ***(Flood)***

TERM / WORD	DEFINITION	TYPE
FLOOD, DESIGN (Design Flood)	The design flood standard in Alberta is the 1:100 flood, which is a flood that has a 1% chance of occurring in any given year. Different sized floods have different chances of occurring – for example, a 1:200 flood has a 0.5% chance of occurring in any given year and a 1:500 flood has a 0.2% chance of occurring in any given year – but only the 1:100 design flood is used to define the floodway and flood fringe zones on flood hazard maps.	General ***(Flood)***
FLOODWAY	Means a geographic area defined on flood hazard mapping that represents the highest flood hazard area where flows are deepest, fastest, and most destructive during the 1:100 design flood.	General ***(Flood)***
FOUNDATION, PERMANENT	Means a foundation constructed of permanent materials such as concrete (e.g. poured reinforced concrete basement or concrete block basement, crawl space, concrete pad) or engineered approved preserved wood in accordance with the provisions of the *National Building Code – Alberta Edition*.	General
FRAGMENTED LAND	Means an area of land that is severed or separated from the lands held in title by a public road, railway, river or other permanent water body shown on a registered plan or township plan, or which appears as an exception on the certificate of title.	General
FREEBOARD	Means a vertical distance added to the 1:100 flood level as determined in this Bylaw or by the Development Authority, to provide an additional factor of safety against surges and other open water conditions.	General ***(Flood)***
GARAGE	Means an accessory building designed for the storage of private motor vehicles and includes a carport.	General
GEOTECHNICAL REPORT	Means a report signed and stamped by a professional engineer that characterizes the site soil and groundwater conditions through field investigation and laboratory testing, and provides design and construction recommendations for a development.	General
GOVERNMENT SERVICES	Means development providing municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property.	***Use***
GRADE, FINISHED (Finished Grade)	Means either: a) the average elevation of the finished level of the ground adjoining a building, with that average based on inclusion of all sides of the building or, b) in the event that elevation grades have been established for each parcel in a new subdivision to deal with drainage or other issues, those established elevations	General
GRADING	Means cutting, filling, and leveling land to achieve specific elevations and slopes.	General
GRADIENT	See definition of "Slope".	General

TERM / WORD	DEFINITION	TYPE
GROSS FLOOR AREA	Means the total area of all floors of a building measured to the inside surface of the interior walls, or where buildings are separated by fire walls, to the centre line of the common fire wall. Attached garages are not included in the Gross Floor Area calculation.	General
GROUNDWATER ASSESSMENT	Means a scientific evaluation by a qualified professional of subsurface water resources, focusing on the quantity, quality, movement, and sustainability of groundwater within an aquifer system.	General
GROUP HOME - MINOR	Means a facility which is intended as a social care facility that provides room and board for four (4) residents or less, excluding staff, for the aged, or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The occupants of a Group Home live together as a single housekeeping group and use shared cooking facilities. This does not include dwellings used for addiction treatment, rehabilitation of offender or young offenders, or half-way houses.	***Use***
GROUP HOME - MAJOR	Means a facility which is intended as a social care facility that provides room and board for more than four (4) residents, excluding staff, for the aged, or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The occupants of a Group Home live together as a single housekeeping group and use shared cooking facilities. This does not include dwellings used for addiction treatment, rehabilitation of offender or young offenders, or half-way houses.	***Use***
HABITABLE GROUND FLOOR AREA	Means any finished ground floor area intended primarily for human occupancy and meets the *Alberta Safety Codes Act* and the regulations thereunder and for the avoidance of doubt, includes kitchen, bathroom, hallways, stairways, and closets, but does not include porches.	General
HAMLET	Means an unincorporated area as defined by the ***Act*** and by Bylaw, developed for residential and other urban classes of use; the design of which envisions urban standards of services.	General
HEALTH AND WELLNESS CENTRE	Means a recreational development to provide for physical and mental recreation and therapy for patrons through means of health and spa facilities that may include, and not be limited to, outdoor and indoor swimming and hot pools, massage, beauty and spa parlors, diet clinics, rejuvenation facilities and fitness centres. This definition does not include "Visitor Accommodations", "Medical Services" or "Medical Services, Extended".	***Use***
HEIGHT, BUILDING	See Building Height	General
HIGHWAY	Means land used or surveyed for use as a provincial highway or 900 series secondary road, and includes any structure, such as a bridge associated with the highway.	General
HIGHWAY COMMERCIAL	Refers to essential services provided to the traveling public located on sites adjacent to a primary or secondary highway.	***Use***

TERM / WORD	DEFINITION	TYPE
HOME-BASED BUSINESS	Means an occupation, trade, profession, or craft operated by an occupant of a Dwelling Unit as an accessory use to the principal residential use of the building pursuant to this Bylaw.	***Use***
HOME-BASED BUSINESS - MAJOR (Major Home-Based Business)	Means a more intensive Home-Based Business that meets the criteria set forth in this Bylaw for a Home-Based Business - Major. This does not include a "Short-Term Rental"	***Use***
HOME-BASED BUSINESS - MINOR (Minor Home-Based Business)	Means a less intensive Home-Based Business that meets the criteria set forth in this Bylaw for a Home-Based Business - Minor. This does not include a "Short-Term Rental"	***Use***
HOME-BASED BUSINESS - Office (Office Home-Based Business)	Means a Home-Based Business that only involves a home office located within the dwelling unit and not within an accessory building, typically including a computer and desk and does not include any on-site sales or customer visits, on-site production or creation of goods, on-site employees, commercial vehicles, and does not occupy more than 10% of the gross floor area of the dwelling unit.	***Use***
HORTICULTURAL, GENERAL	Means the intensive growing and storing of plants, fruits, vegetables, bedding and ornamental trees or plants, in an indoor structure or facility, and includes greenhouses and plant nurseries. Horticultural for the purpose of personal use only, shall be considered an Accessory Building.	***Use***
HOUSEHOLD EQUIPMENT REPAIR SERVICES	Means a development for the repair and servicing of equipment and appliances normally found in the home and includes, but is not limited to televisions and similar devices, refrigerators and other appliances, and household furniture.	***Use***
INDUSTRIAL WORK CAMP	Means one or more transportable buildings providing accommodation for a work force living and working in a temporary location, and includes camps of government military forces. The camp may include sleeping accommodation, food services, and recreation facilities for the workers.	***Use***
INDUSTRIAL, HEAVY (Heavy Industrial)	Means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods. Typical uses include wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.	***Use***
INDUSTRIAL, LIGHT (Light Industrial)	Means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Typical uses include laboratories, general contractors and landscaping services, construction firms, general industrial buildings, self storage facilities, and warehousing .	***Use***

TERM / WORD	DEFINITION	TYPE
INDUSTRIAL, MEDIUM (Medium Industrial)	Means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a Nuisance.	***Use***
KENNEL, COMMERCIAL (Commercial Kennel)	Means the keeping on a site of four (4) or more dogs, normally in return for remuneration, for the purposes of being trained, bred, boarded and cared for, sold, or which are used in association with a commercial operation.	***Use***
KENNEL, PRIVATE (Private Kennel)	Means the keeping, for any purpose, of four (4) or more dogs on a parcel by the occupant of a dwelling located on that parcel, and all of the dogs are owned by the occupant.	***Use***
LANDSCAPED AREA	Means an area designed, constructed, and laid out so as to maintain, change or modify the natural features of a site so as to make it attractive and desirable by the use of grass, trees, shrubs, ornamental planting, fencing, or walks.	General
LANDSCAPING	Means the modification and enhancement of a site through the use of any or all of the following elements: soft landscaping (vegetation such as trees, shrubs, hedges, grass, ground cover) and hard landscaping (non-vegetative materials such as brick, stone, concrete, tile and wood).	General
LANDSCAPING PLAN	Means a document that outlines the design, layout, and maintenance strategy for all landscaped areas on a site. It ensures that vegetation, hardscaping, and environmental features are integrated into the development in a way that enhances aesthetics, supports ecological health, and complies with municipal standards. A landscaping plan may include information and documentation on proposed method to maintain landscaped areas, including the use of herbicides, pesticides, fungicides and other chemicals, their impacts on the environment, and mitigating measures that will be employed to minimize adverse effects.	General
LANE	Means a public thoroughfare which provides a secondary means of vehicle access to a site or sites.	General
LIVESTOCK	Means animals kept for agricultural, commercial, or recreational purposes, including but not limited to cattle, horses, sheep, goats, bison, swine, poultry, rabbits, llamas, alpacas, and bees. For the purposes of this bylaw, livestock does not include wildlife, wild boar, household pets, or animals regulated under provincial wildlife legislation.	Use
LOADING SPACE	Means a space for parking a Commercial Vehicle while being loaded or unloaded.	General
LOG SORTING AND TRANSPORTATION STAGING AREA	Means a development used for the sorting and loading of logs on a parcel that may be separate from the parcel in which the logging activities occurred.	***Use***

TERM / WORD	DEFINITION	TYPE
LOGGING	Means the removal or cutting of logs from harvestable timber for commercial purposes, and includes a "Log Sorting and Transportation Staging Area".	***Use***
LOT	Means that area contained within the boundaries of a lot as shown on a plan of subdivision or described in a certificate of title.	General
LOT LINE	Means a legally defined limit of any lot. The terms "Boundary" or "Boundary Line" or "Parcel Line" and "Property Line" have a corresponding meaning.	General
LUMEN	Means a unit of luminous flux; used to measure the amount of light emitted by a bulb.	General
MAIN AMENITIES LODGE	Means a building that provides amenities for the users of a development, and may include such features as kitchen, dining area(s), indoor recreation, seating and gathering areas, conference rooms, laundromat, washroom/shower facility and other similar uses, and may include overnight accommodations or bedrooms that are incidental, subordinate or accessory to the Principal Use of the Building.	***Use***
MAINTENANCE	Means the upkeep of a building or a property that does not involve structural change, a Change of Use, or a change in Intensity of Use.	General
MANUFACTURED HOME	Means a type of Factory Built Dwelling Unit that is manufactured in a controlled environment, which conforms to the CSA-Z240 MH Series-16 Manufactured (Mobile) Homes Standards, that are transported and assembled on a parcel in one (1) or more sections.	***Use***
MANUFACTURING AND DISTRIBUTION	Means a development used for the manufacturing, fabrication, assembling, packaging or processing of products primarily from extracted or raw materials and the bulk storage, warehousing and distribution of those products. This industry includes, but is not limited to the manufacturing of chemicals, stonework and concrete products, and the fabrication of metal, wood or similar products. This does not include the processing of waste as defined in the *Environmental Protection and Enhancement Act*; or "Construction Materials Recycling".	***Use***
MANUFACTURING AND DISTRIBUTION, AGRICULTURE ***(Agriculture Manufacturing and Distribution)***	Mean Manufacturing and Distribution primarily for the manufacturing and distribution of agricultural products.	***Use***
MARINA	Means a development which provides a sheltered area where boats are kept in the water and services for the needs of recreational boating purposes are found. This may include re-fueling, washing and repair stations.	***Use***
MEDICAL SERVICES	Means a facility for the provision of human health services without overnight accommodation for patients and includes medical, dental or counselling services.	***Use***

TERM / WORD	DEFINITION	TYPE
MEDICAL SERVICES, EXTENDED (Extended Medical Services)	Means a facility that provides overnight medical services and may include outpatient services and accessory staff residences.	***Use***
MEZZANINE	An intermediate or fractional storey between the floor and ceiling of a main storey that: covers no more than one-third of the storey directly underneath it, and used for a purpose accessory to the principal use.	General
MODULAR HOME	Means a type of Factory Built Dwelling Unit that is constructed from a number of pre-assembled units in a controlled environment, which conforms to the CSA-A277 Procedure for Certification of Prefabricated Buildings, Models, and Panel Standards, that are transported and assembled on a parcel in one (1) or more sections. See Factory Built Dwelling Unit.	***Use***
MUNICIPALITY or MUNICIPAL DISTRICT	Means the Municipal Corporation of the Municipal District of Bighorn No. 8; and where the context requires, means the area of land contained within the boundaries of the Municipality's corporate limits at the time of adoption of this Bylaw, or as included by any subsequent annexations.	General
NATURAL RESOURCE EXTRACTION	Means a development chiefly devoted to the extraction of on-site resources including aggregates such as clay as clay, sand, gravel, and limestone, shale, and fossil fuels such as coal, petroleum and natural gas.	***Use***
NATURAL RESOURCE EXTRACTION AND PROCESSING	Means a development chiefly devoted to the extraction of on-site resources such as clay, sand, gravel, limestone, shale, coal, petroleum and natural gas and related processing facilities. It may include activities that bring one or more of these materials together with other elements such as power or water into an integrated process for the purpose of primary treatment of the material into a marketable form. This use does not include "Portable Batch Plants".	***Use***
NATURAL RESOURCE EXTRACTION FACILITY ADDITION	Means ancillary buildings over 20 square metres and uses related to the approved Natural Resource extraction operation onsite. Structures under 20 square metres are considered Accessory Buildings.	***Use***
NUISANCE	Means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.	General
OCCUPANCY	Means the utilization of a building or land for the use for which it was approved.	General
OFFICES	Means a facility for the provision of professional, management, administrative, consulting or financial services, such as offices for clerical, secretarial, employment, telephone answering and similar office support services, offices of lawyers or accountants, banks or other financial institutions, and offices for real estate and insurance firms. "Medical Services" is not included in this category.	***Use***

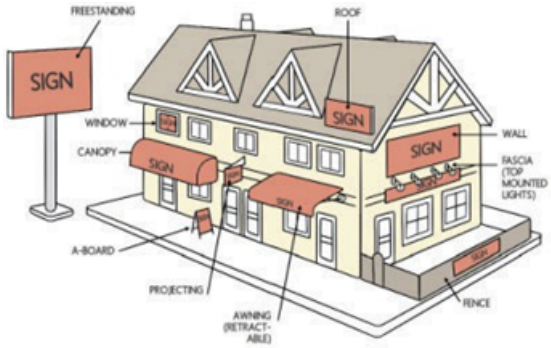
TERM / WORD	DEFINITION	TYPE
OFF-SITE MATERIAL STORAGE	Means an area within a Natural Resources District, but outside of an existing approved extraction operation, that is used to stockpile material such as: surface soil, coal, reject material (i.e., crushed rock or gravel), and finished product.	***Use***
PARCEL	Means the aggregate of the one or more lots or 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 the Land Titles offices. For the purposes of this bylaw, a Parcel also means one (1) Bareland Condominium unit.	General
PARCEL LINE, FRONT (Front Parcel Line)	Means the parcel line which abuts a public road, other than a bridge, lane, or walkway. In the case of a parcel which has two parcel lines which abut a public road, the front parcel line is determined by the public road to which the parcel has been municipally addressed. Where access is gained by easement or similar private roadway, the front parcel line shall be on the side in which access is obtained, unless otherwise determined by the Development Authority.	General
PARCEL LINE, REAR (Rear Parcel Line)	Means either the property line of a parcel which is furthest from and opposite the front parcel line, or, where there is no such property line, the point of intersection of any property lines other than a front parcel line which is furthest from and opposite the front parcel line.	General
PARCEL LINE, SIDE (Side Parcel Line)	Means the property line of a parcel other than a front parcel line or a rear parcel line.	General
PARCEL, CORNER (Corner Parcel)	Means a parcel fronting on two or more public roads, other than a lane, at their intersection or junction.	General
PARCEL, INTERIOR (Interior Parcel)	Means a parcel which is bounded by only one public road, other than a lane.	General
PARK	Means land designed or reserved for the active or passive recreational use by the general public and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purpose of parks. Typical uses include tot lots, picnic grounds, pedestrian pathways and trails, landscaped buffers and playgrounds.	General / ***Use***
PARKING STRUCTURE	Means a structure designed and erected to provide space for the parking of vehicles at, above or below finished grade.	General
PARKING, BARRIER FREE (Barrier Free Parking)	Means parking spaces which can be used by persons with disabilities and designed in accordance with the *National Building Code*.	General
PARKING, TANDEM (Tandem Parking)	Means two parking spaces, one behind the other, with a common or shared point of access to the maneuvering aisle.	General
PATIO	Means a platform, the height of which may be up to but does not exceed 0.6 m (2.0 ft) from grade, that may or may not be attached to a building.	General
PERSONAL SERVICE BUSINESS	Means a use or development which provides services on a commercial basis to individuals, and includes such services as registered massage therapy, hairdressers, tailors, laundromats, and tanning salons. “Medical Services” are not included in this category.	***Use***

TERM / WORD	DEFINITION	TYPE
PET SERVICES	Means a use or development that offers day time grooming and day care services for household pets, primarily within indoor facilities. Retail sales of pet-related products are included in this category.	***Use***
PLACES OF RELIGIOUS ASSEMBLY	Means a development owned by a religious organization used for worship and related religious, philanthropic or social activities including accessory rectories, manses, classrooms and auditoriums. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. This does not include schools.	***Use***
PORCH	Means an entrance structure typically attached to the front or side of a residential dwelling at the ground or main floor entry level, consisting of a roof and a floor, where the sides of the structure may or may not be enclosed.	General
PORTABLE BATCH PLANT	Means an operating installation of equipment including batchers and mixers as required for the preparation of materials such as concrete and asphalt aggregate mixtures.	***Use***
PRE-DEVELOPMENT GRADE	Means the elevation of the ground on all sides of a building prior to the excavation of the ground for a development.	General
PRINCIPAL BUILDING	Means a building, which in the opinion of the Development Authority: occupies the major or the central portion of a site; is the chief or the main one among the buildings on the site; or constitutes by reason of its use the primary purpose for which the site is used.	General
PRINCIPAL USE	Means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site or building is used.	General
PRIVATE UTILITY (Utility, Private)	Means a privately owned system or works operated by or on behalf a private group of landowners and/or businesses used to provide one or more of the following for public consumption, benefit, convenience or use: water; wastewater disposal; irrigation; drainage; fuel; electric power; heat; or waste management, including recycle depots; or, transportation.	***Use***
PUBLIC UTILITIES AND BUILDINGS	Means installations and facilities, including any building, owned or operated by or for the Municipality, the Provincial Government, the Federal Government or a corporation under Federal or Provincial statute for the purpose of furnishing public utilities or services or commodities to or for the use of the general public.	***Use***
PUBLIC UTILITY (Utility, Public)	Means a system or works operated by or on behalf of the Municipality used to provide one or more of the following for public consumption, benefit, convenience or use: water; wastewater disposal; irrigation; drainage; fuel; electric power; heat; or waste management, including recycle depots; or, public transportation.	***Use***
QUALIFIED ENGINEER	Means an individual who holds a certificate of registration to engage in the practice of engineering to engage in the practice of engineering under the *Alberta Engineering and Geoscience Professions Act*.	General

TERM / WORD	DEFINITION	TYPE
QUALIFIED PROFESSIONAL	Means an individual who, because of their knowledge, training, and/or experience, is deemed to be qualified to perform a specified duty safely and properly. Where applicable under Provincial or Federal Guidelines as specified herein, the individual must have accreditation to complete the work in Alberta.	General
RECEIVING PARCEL	Means land that is granted the benefit of more subdivision and/or development than the base density allows as the result of a comprehensive Transfer of Subdivision Density program implemented in accordance with Municipal Development Plan policy.	General
RECLAMATION PLAN	Means a document prepared by a qualified third party that outlines how land disturbed by aggregate mining (such as sand, gravel, or crushed stone operations) will be restored to a stable, productive, and environmentally sustainable condition after extraction activities are complete.	General
RECREATION FACILITIES	Means any development providing amusement, active or passive recreation and enjoyment for the residents, guests, or customers. Typical developments include but are not limited to athletic facilities, such as swimming pools, squash, tennis, and racquet ball courts, orientation programs and similar recreational activities.	***Use***
RECREATION STAGING AREA	Means a day use area or site used for the off-loading of recreation equipment and vehicles, horses, hiking, skiing, rafting, fishing and camping equipment, and supplies related to the activity or the use of a site for the operation of a base camp out of which guiding, hiking and touring programs are conducted. This use includes the temporary parking of motor vehicles used for the transportation of the equipment and supplies.	***Use***
RECREATION, COUNTRY CENTRE (Country Centre Recreation)	Means a recreational development conducted on a unified basis on a single site where the primary reasons for location are to take advantage of natural physical features, or the availability of large areas of land, to provide for physical recreation for the patrons through means of day-to-day sporting and athletic facilities and structures. The development may include structures and services incidental and accessory only to the recreational use. Appropriate uses could include but would not be limited to commercial equestrian centres, golf courses, picnicking, boating, skiing, swimming and other similar uses that are suited to the location and compatible with adjacent land uses and the natural environment.	***Use***
RECREATION, OUTDOOR HIGH IMPACT (Outdoor High Impact Recreation)	Means the development and use of land for high impact outdoor recreation activities and associated uses that may have permanent spectator seating and often have off-site impacts including noise, vibrations, lights, odour, and traffic. Typical uses may include: paintball, shooting range, and motorized off-road vehicle courses and/or racing.	***Use***

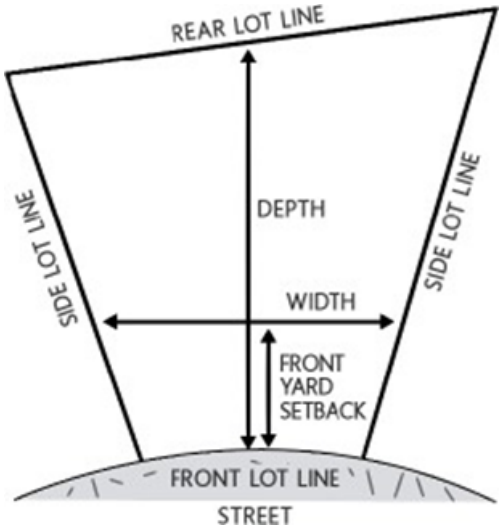
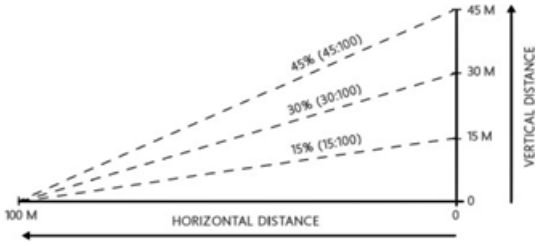
TERM / WORD	DEFINITION	TYPE
RECREATION, OUTDOOR NATURE-BASED	Means the development and use of land for low impact nature-based outdoor recreation activities and associated uses that do not have spectator events and do not have off-site impacts. Typical uses include: hiking, mountain biking, paddling, nature-based educational tours, low-impact backcountry camping, bird watching and sight-seeing. Accessory uses may include washrooms, waste / recycling disposal bins, and parking areas.	***Use***
RECREATIONAL VEHICLE	Means a portable structure designed and built to be pulled by a vehicle, or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes, but is not limited to, such vehicles as a motor home, a camper, a travel trailer and a tent trailer.	General
RECYCLING FACILITY	Means a development for the purchasing, collecting or receiving of goods that are intended to be re-used or recycled. Typical uses include bottle, can and paper recycling depots. Waste Transfer Sites are a separate use.	Use
REGISTERED OWNER	Means the legal owner of the property represented by the land title certificate, and has full rights of ownership subject to the restrictions of law.	General
RESIDENCE	Means a Dwelling Unit which is not available for public use and which is utilized for primary or secondary residential use by the occupant who is either the registered owner of the property or who occupies the Dwelling Unit pursuant to a lease or similar form of agreement, as opposed to temporary vacation or other form of commercial temporary accommodation use.	General
RESIDENCE, PRIMARY (Primary Residence)	Means the Residence which the Resident occupies or utilizes as his/her Primary Residence as an landowner or tenant, with the intent and ability to arrive and leave at his/her discretion, and with the intent to remain for an undetermined or indefinite period of time (except in accordance with a residential lease agreement) and with the intent to return to the Residence following temporary absences such as vacations.	General
RESIDENT	Means a person who occupies and utilizes a Residence as his/her primary or secondary residence as the registered owner of the Residence or pursuant to a lease or similar form of agreement.	General
RESTAURANT	See Eating Establishment –Major	***Cross-reference***
RETAIL STORE	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 items sufficient only to service such stores. This specifically does not include “Retail, Liquor” or “Retail, Cannabis”.	***Use***
RETAIL, CANNABIS STORE	Means an establishment licensed in the Province of Alberta for the retail sale to the public of cannabis in addition to a limited range of associated convenience products, for consumption off the licensed premises.	Use

TERM / WORD	DEFINITION	TYPE
RETAIL, LIQUOR STORE (Retail Liquor Store)	Means an establishment licensed in the Province of Alberta for the retail sale to the public of alcoholic beverages such as wine, beer and liquor, in addition to a limited range of associated convenience products, for consumption off the licensed premises.	***Use***
RETAINING WALL	Means a structure or series of structures constructed to withstand lateral pressure to hold back earth, soil, loose rock, or similar materials but does not include walls that form part of a building.	General
RETREAT, DAY USE & OVERNIGHT (Day Use & Overnight Retreat)	Means a building, group of buildings, or land a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services and overnight stays or accommodations.	***Use***
RETREAT, DAY-USE (Day-Use Retreat)	Means a building, group of buildings, or land a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services, but does not include overnight stays or accommodations.	***Use***
ROAD	Means land shown as a road on a plan of survey that has been filed or registered in a land titles office, or used as a public road, and includes a bridge forming part of a public roadway and any structure incidental to a public road, but does not include a controlled highway.	General
ROTOR ARC	Means the largest circumferential path traveled by a Blade of a wind energy conversion system.	General
SATELLITE DISHES AND ANTENNAS	Means amateur structures associated with residential or small commercial uses for the purpose of transmitting, relaying, or receiving television, radio, microwave, and other similar signals.	General
SAWMILL	Means a building or structure used to process wood from saw logs to another use and may include land used for open storage of raw or finished lumber or products.	***Use***
SCHOOL	Means a facility or institution for the purposes of education, training or instruction, and includes public, separate, private and charter schools, community colleges, universities and technical schools.	***Use***
SCREENING	Means a visual separation between sites, districts, or land use activities provided by a fence, wall, berm or natural landscaping.	General
SENDING PARCEL	Means land that is restricted from future subdivision and/or development as part of a comprehensive Transfer of Subdivision Density program. Sending Parcels require the registration of a Conservation Easement on the certificate of title to ensure the terms of the development restrictions remain in effect in perpetuity.	General

TERM / WORD	DEFINITION	TYPE
SHIPPING CONTAINER	Means a large metal container with suitable strength for the shipping, handling and storage of goods. Shipping Containers can be used as Accessory Buildings and are also known as 'sea cans' or 'intermodal containers'.	General / ***Use***
SHORT-TERM RENTAL (STR)	Means the commercial use of a dwelling unit rented as temporary accommodation for tourists or members of the travelling public for a period of less than 30 consecutive days at a time. Characteristics include, but are not limited to: being occupied on a temporary basis rather than being utilized as a primary or secondary Residence; advertising the suite as a "vacation property," "vacation rental," or other short-term rental accommodation; the commercial nature of the suite; imposition of a fee or charge for use; and/or use of a system of reservations, deposits, confirmations and/or forms of electronic payment.	***Use***
SHORT-TERM RENTAL - MAJOR (STR) (STR – Major)	Means a Short-Term Rental that: Includes an entire dwelling unit; and May be operated by a person(s) who does not declare the residence as their primary residence. For clarity STR – Major does not include Bed & Breakfast.	***Use***
SHORT-TERM RENTAL -MINOR (STR) (STR – Minor)	Means a Short-Term Rental that is: Incidental and subordinate to the primary use of the dwelling and takes places within an accessory dwelling unit; A permanent residence for the operator(s) of the rental; and The operator(s) declares the residence as their primary residence. For clarity STR – Major does not include Bed & Breakfast.	***Use***
SIGN		Image
SIGN HEIGHT	Means the vertical distance measured from the highest point of the sign or sign structure from grade.	General
SIGN MESSAGE (i.e. Sign Copy)	Means the nature of information displayed on a sign, presented through words and images, and includes address, advertising, directional, identification, and informational sign messages.	General
SIGN, A-BOARD (A-Board Sign)	Means a moveable, self-supporting A-shaped sign with only two (2) visible sides which is set on the ground adjacent to a business, also known as a sandwich board sign.	***Use***

TERM / WORD	DEFINITION	TYPE
SIGN, ADDRESS (Address Sign)	Means a sign message which displays the municipal or rural address of a site, building or business.	***Use***
SIGN, ADVERTISING (Advertising Sign)	Means a sign message which refers to goods or services produced, offered for sale, or obtainable at the premises only on which the sign is displayed.	General
SIGN, ANIMATED (Animated Sign)	Means a sign that shows motion or changes in copy or color.	***Use***
SIGN, AWNING (Awning Sign)	Means a sign attached to or constructed in or on an awning.	***Use***
SIGN, CANOPY (Canopy Sign)	Means any sign attached to or constructed in or on a canopy.	***Use***
SIGN, COPY AREA (Copy Area Sign)	Means the area of the smallest geometric figure which will enclose the actual copy of the sign.	General
SIGN, DIRECTIONAL (Directional Sign)	Means a sign message which contains no advertising but is limited to the distance and direction to a place of business or other premises indicated on the sign.	***Use***
SIGN, ELECTRONIC VARIABLE MESSAGE (Electronic Variable Message Sign)	Means a sign that displays a sign message through the use of changing lights where the message and the rate of change can be programmed. This does not include “Signs, Animated”.	***Use***
SIGN, FASCIA (Fascia Sign)	Means a sign affixed to and placed flat against the face of a building and projects no more than 0.4 m (1.31 ft) from the face surface. This does not include “Signs, Wall”.	***Use***
SIGN, FENCE (Fence Sign)	Means a sign which is fastened to or painted onto a fence.	***Use***
SIGN, FLAG (Flag Sign)	Means a sign of fabric or other material that is attached to a pole.	***Use***
SIGN, FREESTANDING (Freestanding Sign)	Means a permanent sign which displays identification messages and is supported independently of a building, wall or structure. It is supported by one or more columns, uprights or braces anchored in or on the ground.	***Use***
SIGN, IDENTIFICATION (Identification Sign)	Means a sign message which contains no advertising but is limited to the name of a building, institution or the occupation and the hours of operation, and is placed on the premises which it identifies.	***Use***
SIGN, INFORMATIONAL (Informational Sign)	Means a sign message which contains no advertising but communicates through the use of words or symbols, and includes traffic signs and construction signs to provide guidance to vehicles or pedestrians, and community event signs or other such signs that display important public information.	***Use***
SIGN, PORTABLE (Portable Sign)	Means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including but not limited to: signs designed to be moved on wheels; balloons or inflatable devices used as signs; and signs attached to or painted on vehicles parked and visible from a public road, unless said vehicles are used in the normal day-to-day operations of that business.	***Use***

TERM / WORD	DEFINITION	TYPE
SIGN, PROJECTING (Projecting Sign)	Means a sign attached perpendicularly to and extends beyond the fascia of the building. Awning and canopy signs are not included in this category.	***Use***
SIGN, REAL ESTATE (Real Estate Sign)	Means a temporary sign identifying real estate that is for sale, for lease, for rent, or has been sold.	***Use***
SIGN, ROOF (Roof Sign)	Means any sign erected upon, against or above a roof or a parapet of a building.	***Use***
SIGN, TEMPORARY (Temporary Sign)	Means a sign which is in place no longer than 21 consecutive days and no longer than 42 days in a year, unless a shorter period is specified in a Development Permit or elsewhere in this Bylaw.	***Use***
SIGN, WALL (Wall Sign)	Means a sign which is painted on or engraved into a wall of a building or structure, but excludes a "Sign, Fascia".	***Use***
SIGN, WARNING (Warning Sign)	Means an on-premises sign providing a warning to the public, including such signs as no trespassing or private driveway.	***Use***
SIGN, WINDOW (Window Sign)	Means and includes any sign either painted on, attached to, or placed inside a window for the purpose of viewing from outside the premises. A window sign does not include merchandise on display.	***Use***
SIMILAR USE	Means a specific use of land or of a building that is not expressly mentioned in this Bylaw but which the Development Authority has determined to be similar in character and purpose to a use listed as a permitted or Discretionary Use in the district in which such use is proposed.	General
SITE	Means a parcel, part of a parcel, or multiple parcels on which a development exists or for which an application for a Development Permit is made. A Bareland Condominium unit is considered to be a site for purposes of this Bylaw.	General
SITE AREA	Means the total horizontal area contained within an existing or proposed boundary of a site.	General
SITE COVERAGE	Means that portion of a site upon which buildings or structures are located at or higher than 0.6 m (2.0 ft) above grade, measured from the exterior walls of the building, but does not include steps, eaves, uncovered decks, patios or balconies.	General
SITE DEPTH	Means the horizontal distance between the front and rear parcel lines.	General
SITE GRADING PLAN	Means a technical drawing prepared by a qualified professional that illustrates how land will be shaped and contoured to manage drainage of surface water, support construction, and integrate with surrounding properties and infrastructure.	General
SITE PLAN	Means a plan showing the boundaries of the site, the location of all existing and proposed buildings upon that site, and the use or the intended use of the portions of the site on which no buildings are situated, and showing fencing, screening, grassed areas, and the location and species of all existing and proposed shrubs and trees within the development.	General

TERM / WORD	DEFINITION	TYPE
SITE WIDTH	Means the horizontal distance between the side parcel lines, calculated at the front yard setback distance measured along the line perpendicular to a line connecting the mid-points of the front and rear parcel lines.	General
SITE WIDTH		Image
SLOPE	Means the relationship of the vertical distance of a slope to its horizontal distance.	General
SLOPE		Image
SLOPE STABILITY ASSESSMENT	Means a geotechnical evaluation that determines the safety, stability, and potential for movement or failure of natural or man-made slopes. In Alberta, this type of assessment is often required for developments near river valleys, escarpments, or other areas with significant elevation changes.	General
SOLAR ENERGY SYSTEM	Means a device for extracting the energy of the sun directly into a more useable or storable form, and includes solar thermal and photo voltaic collectors.	***Use***
SOLAR ENERGY SYSTEM – COMMERCIAL	Any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and which is intended to primarily provide electrical power for commercial resale.	***Use***
SOLAR ENERGY SYSTEM – MICROGENERATION ATTACHED	Any device or system that is attached to a building and used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.	***Use***

TERM / WORD	DEFINITION	TYPE
SOLAR ENERGY SYSTEM – MICROGENERATION STAND ALONE	Any device or system that is unattached to another building and used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.	***Use***
STATUTORY PLAN	Means any intermunicipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by Council.	General
STEPBACK	Means a setback of an upper level or portion of a building which is greater than the setback of the lower floors.	General
STOCKPILING	Means the exterior storage of soil or other similar materials from Excavation activities either on or off site.	General
STORAGE, INDOOR (Indoor Storage)	Means an indoor space used exclusively to store personal or business-related goods entirely within an enclosed building.	***Use***
STORAGE, OUTDOOR (Outdoor Storage)	Means a development for storage of materials, vehicles such as Recreational Vehicles and trailers, machinery, equipment or the products of other industries. For the purposes of clarification, Outdoor Storage does not include "Manufacturing and Distribution," processing, auto-wrecking, "Warehousing," sales or commercial servicing functions.	***Use***
STORAGE, COMMERCIAL RECREATIONAL VEHICLE (Recreational vehicle storage)	Means a principal or accessory use where recreational vehicles as well as boats and off-highway vehicles are stored outdoors on a parcel on a commercial basis when they are not in use. This use does not include a Campground or Outdoor Storage.	***Use***
STORAGE, RECREATIONAL VEHICLE (Recreational Vehicle Storage)	Means a use where recreational vehicles as well as boats and off-highway vehicles are stored outdoors on a parcel when they are not in use. This use does not include a Campground or Outdoor Storage.	***Use***
STORMWATER MANAGEMENT PLAN	Means a document prepared by a professional engineer that outlines how stormwater runoff will be managed on a development site to minimize flooding, erosion, and water pollution, while protecting downstream water bodies and infrastructure.	General
STRIPPING	Means the removal of topsoil, vegetation, and organic material from a site.	General
STRUCTURE	Means anything constructed or erected with or without a fixed location on the ground, or attached to something having a fixed location on the ground. This includes fences, light standards, pipes, signs, and walls.	General
SUITE, SECONDARY (Secondary Suite)	See Accessory Dwelling Unit, Attached.	
SUITE, STUDIO (Studio Suite)	See Accessory Dwelling Unit, Detached.	

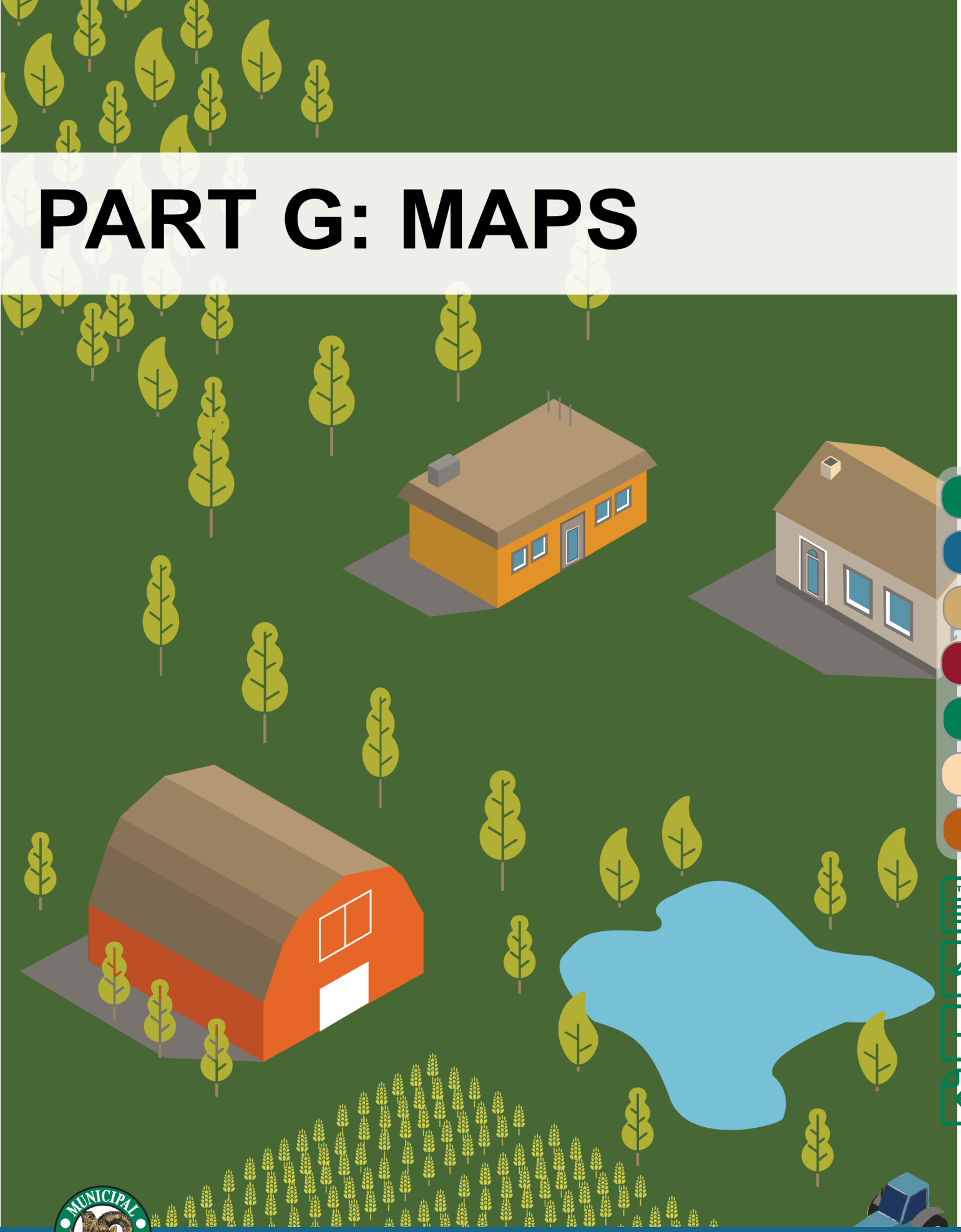
TERM / WORD	DEFINITION	TYPE
SUITE, VISITOR ACCOMMODATION (Visitor Accommodation Suite)	See Short-Term Rental.	
TEMPORARY DEVELOPMENT	Means a development for a building, structure or use, issued for a period of time, of up to one (1) year, or as otherwise specified in the regulations of this Bylaw or by the Development Authority within a Development Permit.	General
TOURIST INFORMATION CENTRE	Means an establishment where information is available regarding attractions, lodgings, and other items relevant to tourism.	***Use***
TRAFFIC IMPACT ASSESSMENT (TIA)	Means a technical study that evaluates the potential effects of a proposed development on the surrounding transportation network. It is used to determine whether the existing road infrastructure can accommodate the additional traffic generated by the development and to identify any necessary improvements.	General
TRAILER	Means a vehicle that is designed to be attached to and drawn by a motor vehicle.	General
TRANSFER OF SUBDIVISION DENSITY (TSD)	Means a land use policy that reduces or eliminates subdivision potential in one or more parcels while increasing, by the same number, subdivision potential in one or more other parcels. This technique divides the land into Sending and Receiving Parcels by gathering a base development density assigned to all parcels in an area.	General
UNSUBDIVIDED QUARTER SECTION	Means as defined in "Matters Related to Subdivision and Development Regulation.	General
UTILITIES / SERVICING STUDY	Means a technical report prepared by a professional engineer to evaluate the availability, capacity, and design requirements for municipal services and utilities needed to support a proposed development. This includes water supply, sanitary sewer, stormwater drainage, electricity, natural gas, and telecommunications.	General
UTILITY, PUBLIC	See "Public Utility"	Cross Reference
VALUE-ADDED AGRICULTURAL INDUSTRY	Means a secondary agricultural process, activity or development that clearly demonstrates an added value to a primary extensive or intensive agricultural activity or product. This includes agricultural product manufacturing, food-processing and non-food processing activities.	***Use***
VEHICLE	Means a device in, on or by which a person or thing may be transported.	General
VEHICLE - AUTO BODY SERVICES	Means a facility for the repair and painting of motor vehicle bodies but does not include the sale of petroleum products or the repair of mechanical and electrical parts. This does not include "Vehicle - Auto Rentals, Repair Services and Sales" or "Vehicle - Car Wash".	***Use***

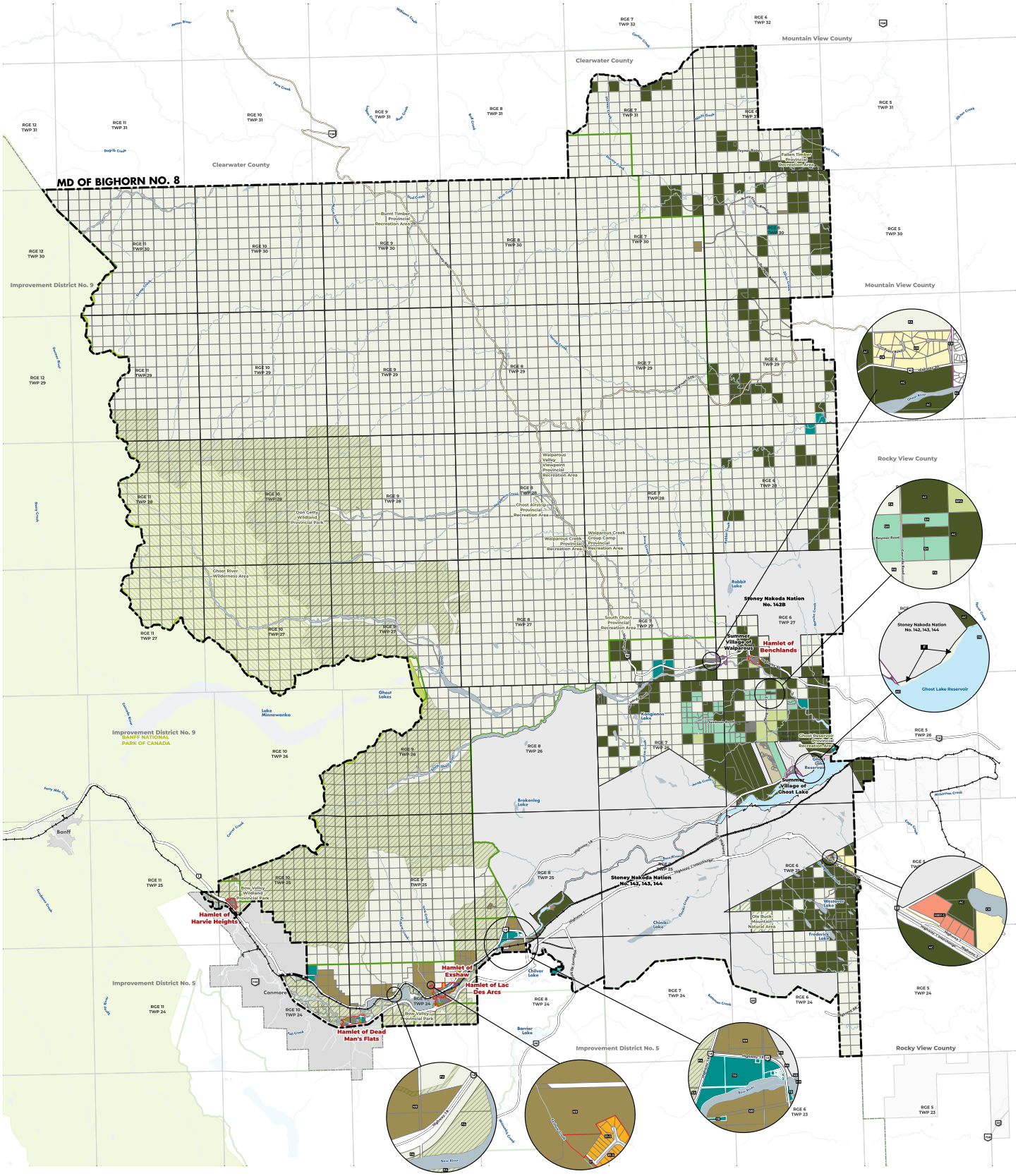
TERM / WORD	DEFINITION	TYPE
VEHICLE - AUTO RENTALS, REPAIR SERVICES AND SALES	Means a facility for the rental, sales, servicing and repair of motor vehicles and related equipment and includes the sale, installation and servicing of related parts and accessories. This does not include "Vehicle - Auto Body Services" or "Vehicle - Car Wash".	***Use***
VEHICLE - CAR WASH	Means a building or part of a building used for the washing of motor vehicles.	***Use***
VEHICLE - SERVICE STATION	Means a development for the sale of petroleum products and minor accessories for motor vehicles, and may include the servicing and minor repairing of motor vehicles. "Vehicle – Car Wash", Vehicle- Auto Body Services, "Vehicle – Auto Rentals, Repair Services and Sales", and "Vehicle - Truck Service Centre" are not included in this definition.	***Use***
VEHICLE - TRUCK SERVICE CENTRE	Means a building or site that provides for the service and maintenance of trucks and truck parking and includes the sale of fuel, automotive parts and minor accessories. The centre may also provide for the transfer and storage of loads, as well as services to the truck drivers and motoring public, including eating and temporary (overnight) lodging facilities.	***Use***
VETERINARY CLINIC	Means a facility for the medical treatment of animals and may include outdoor pens, runs or enclosures having regard for the amenities of the adjacent properties and the neighbourhood in general. This does not include "Commercial Equestrian Center" or "Boarding and Training Services".	***Use***
VISITOR ACCOMMODATIONS	See Accommodations, Visitor – Major	Cross Reference
VIOLATION TAG	Means a tag or similar document issued by the Municipality pursuant to the ***Act***.	General
VIOLATION TICKET	Means a ticket issued pursuant to Part II of the *Provincial Offences Procedures Act* and regulations enacted thereunder.	General
WAREHOUSING	Means the use of a building for the storage and distribution of materials, products, goods or merchandise but does not include the retail sale of merchandise. This does not include "Storage, Indoor" or "Storage, Mini".	***Use***
WASTE	Means any solid or liquid material or product or combination of solid or liquid material or product. This includes, but is not limited to, rubbish, refuse, garbage, paper, packaging, containers, bottles, cans, manure, human or animal excrement, sewage or the whole or a part of an animal carcass, or the whole or part of any article, raw or processed material, vehicle or other machinery that is disposed of.	General
RECYCLING FACILITY	Means a development for the purchasing, collecting or receiving of goods that are intended to be re-used or recycled. Typical uses include bottle, can and paper recycling depots. Waste Transfer Sites are a separate use.	***Use***
WASTE & RECYCLING MANAGEMENT PLAN	Means a comprehensive plan for the management of waste and recycling materials.	General

TERM / WORD	DEFINITION	TYPE
WASTE TRANSFER SITE	Means a depot that receives and temporarily stores waste in a designated area for minor segregation and/or minor resource recovery prior to their transport to a provincially-approved depot for further sorting, resource recovery or disposal.	***Use***
WATERCOURSE or WATER BODY	Means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood. This includes, but is not limited to: the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh, wetland or other natural body of water; or a canal, ditch, reservoir or other man-made surface feature.	General
WEED CONTROL PLAN	Means a formal strategy developed to prevent, control, and manage the spread of noxious and prohibited noxious weeds as defined under *Alberta's Weed Control* <table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> . It is often required as part of land development, agricultural operations, or reclamation projects to ensure compliance with provincial legislation and to protect native ecosystems, agricultural productivity, and land usability.	General
WILDFIRE RISK ASSESSMENT	Means a formal report resulting from an assessment of a particular area's potential for wildfire ignition and spread, as well as the potential impact and risk to life and property. This report includes an analysis of local conditions and provides recommendations for mitigating wildfire risk through various treatments to vegetation and design of the buildings and development.	General
WIND ENERGY CONVERSION SYSTEM (WECS), COMMERCIAL	A system consisting of a wind turbine(s) and related facilities in accordance with the Alberta Utilities Commission regulations, and which is intended to primarily provide electrical power for commercial resale. The boundary of a WECS – Commercial shall be defined by the legal boundaries of all titled parcels where the development has infrastructure proposed or located within.	***Use***

TERM / WORD	DEFINITION	TYPE
WIND ENERGY CONVERSION SYSTEM (WECS), MICROGENERATION	A single power plant consisting of a wind turbine and related facilities rated in accordance with the Alberta Utilities Commission regulations, and which is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale. The boundary of a WECS – Microgeneration shall be the legal boundaries of the titled parcel where the wind turbine is located.	***Use***
YARD	Means a portion of a site upon or over which no structure or building shall be erected, except those specific permitted projections as specified elsewhere in this Bylaw. A yard is not a setback.	General
YARD, FRONT (Front Yard)	Means that portion of the site extending across the full width of the site from the front parcel line of the site to the nearest exterior wall of the Principal Building. It shall be measured at right angles to the front property boundary.	General
YARD, REAR (Rear Yard)	Means that portion of the site extending across the full width of the site from the rear parcel line of the site to the nearest exterior wall of the Principal Building. It shall be measured at right angles to the rear property boundary.	General
YARD, SIDE (Side Yard)	Means that portion of the site situated between the front yard and the rear yard, which extends from the side property boundary of the site to the nearest exterior wall of the Principal Building. It shall be measured at right angles to the side property boundary	General

PART G: MAPS





LAND USE DISTRICTS

Legend

- MD of Bighorn No. 8

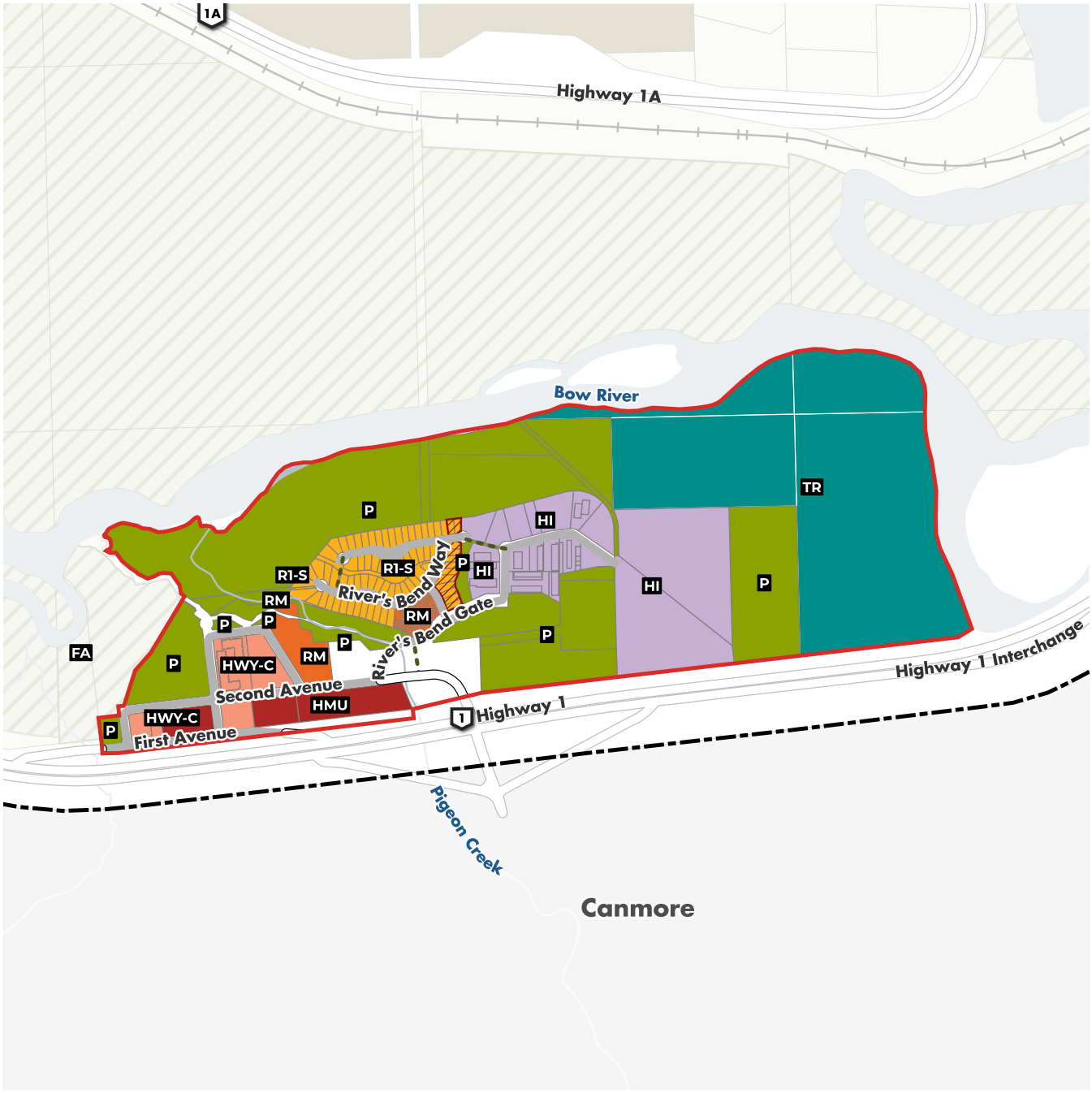
Land Use

- AC - Agriculture Conservation District
- SH - Small Holdings District
- CR - Country Residential District
- CR-G - Country Residential - Ghost Reservoir District
- R1 - Hamlet Residential - Unserviced District
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HMU - Hamlet Mixed Use District
- HWY-C - Highway Commercial District
- TR - Tourism & Recreation District
- HT - Hamlet Transition District
- TSD - Transfer of Subdivision Density District
- FA - Forestry Area District
- HI - Hamlet Industrial District
- RI - Rural Industrial District
- NR - Natural Resource Extraction District
- P - Public District
- NPA - Natural & Protected Areas District
- DC-1 - Direct Control 1
- Hamlet
- Summer Village
- Railway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Town
- Rocky Mountains Forest Reserve
- National Park
- Natural Area
- Provincial Park
- Provincial Recreation Area
- Wilderness Area

1:90,000

0 2 4 6 8 10 km

PROJECTION: NAD83 / UTM zone 11N



LAND USE DISTRICTS

HAMLET OF DEAD MAN'S FLATS

MD of Bighorn No. 8
Hamlet of Dead Man's Flats Boundary

Land Use

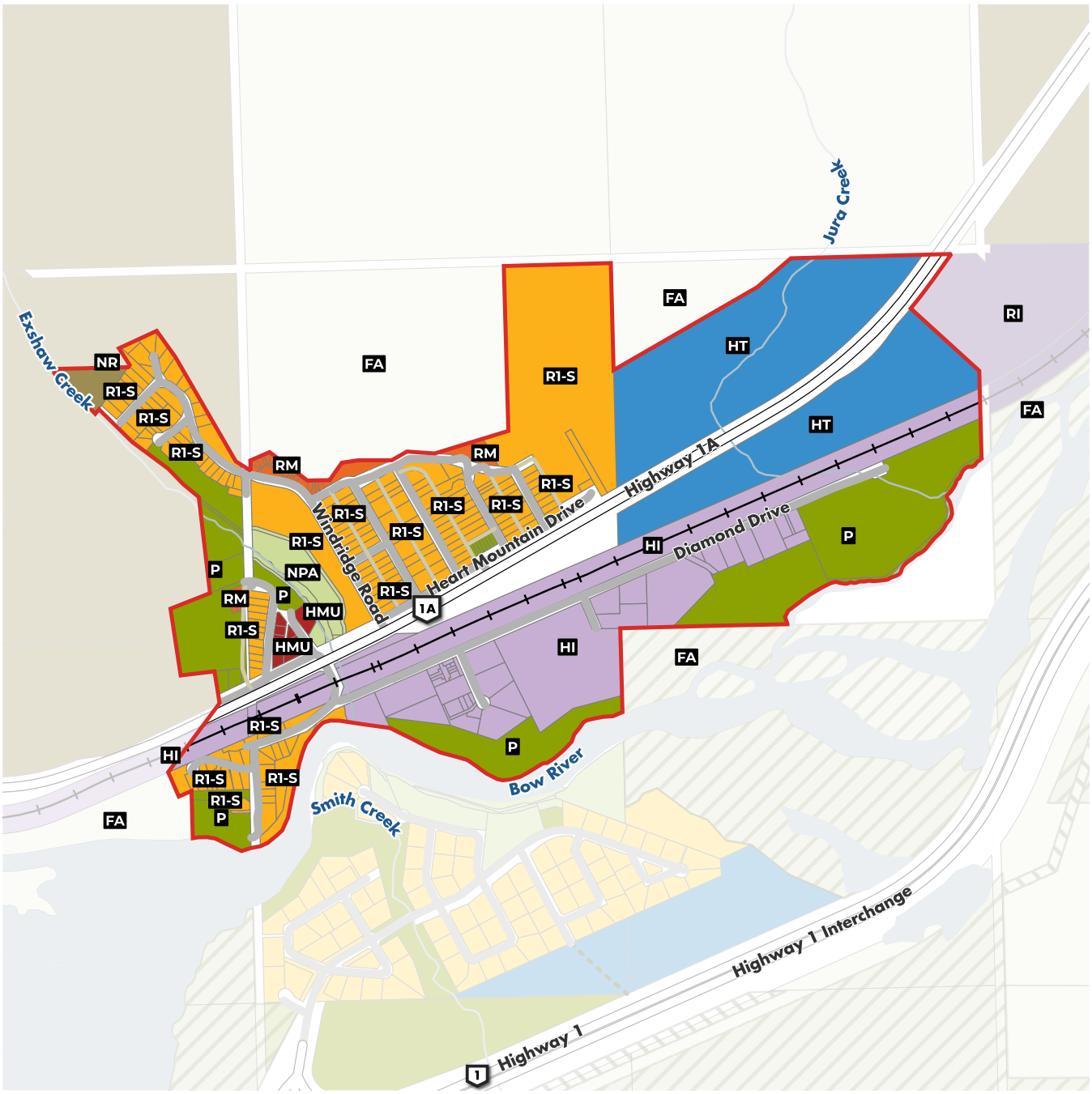
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HMU - Hamlet Mixed Use District
- HWY-C - Highway Commercial District
- TR - Tourism & Recreation District
- FA - Forestry Area District
- HI - Hamlet Industrial District
- NR - Natural Resource Extraction District
- P - Public District
- Overlay Areas
- Railway
- Primary Road
- Emergency Access Lane
- Major Waterbodies
- Major Rivers & Creeks
- Town
- Provincial Park

NORTH

1:12,500

0 100 200 300 400 500 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

HAMLET OF EXSHAW

Hamlet of Exshaw Boundary

Land Use

- R1 - Hamlet Residential - Unserviced District
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HMU - Hamlet Mixed Use District
- HT - Hamlet Transition District
- FA - Forestry Area District
- HI - Hamlet Industrial District
- RI - Rural Industrial District
- NR - Natural Resource Extraction District
- P - Public District
- NPA - Natural & Protected Areas District
- Railway
- Primary Road
- Lane
- Emergency Access Lane
- Major Waterbodies
- Major Rivers & Creeks
- Provincial Park
- Provincial Recreation Area

NORTH

1:12,500

0 100 200 300 400 500 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

HAMLET OF LAC DES ARCS

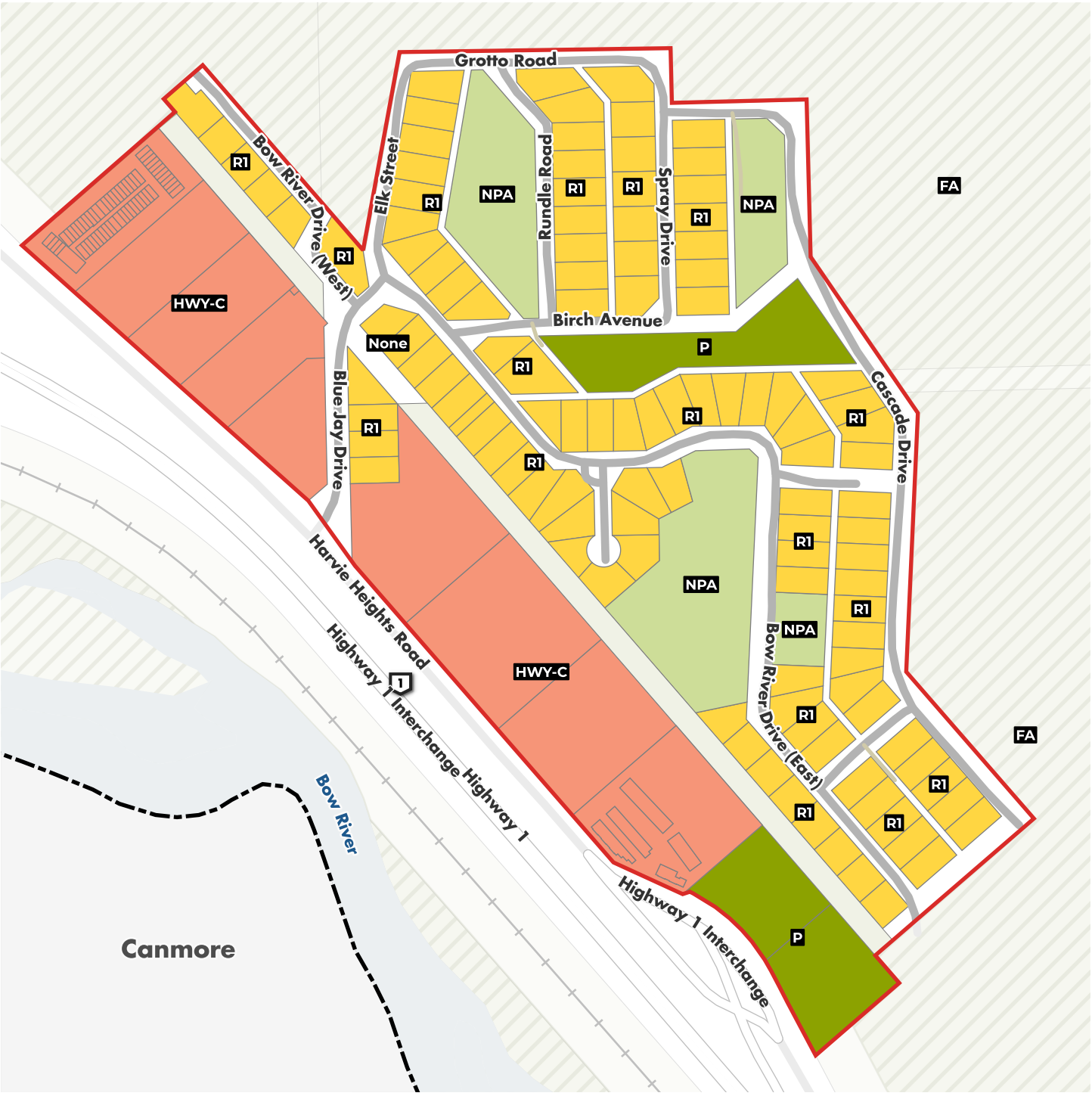
- Hamlet of Lac des Arcs Boundary
- Railway
- Primary Road
- Lane
- Emergency Access Lane
- Major Waterbodies
- Major Rivers & Creeks
- Provincial Park
- Provincial Recreation Area

NORTH

1:7,500

0 50 100 150 200 250 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

HAMLET OF HARVIE HEIGHTS

MD of Bighorn No. 8
Hamlet of Harvie Heights Boundary

Land Use

- R1 - Hamlet Residential - Unserviced District
- HWY-C - Highway Commercial District
- FA - Forestry Area District
- P - Public District
- NPA - Natural & Protected Areas District

- Railway
- Primary Road
- Lane
- Major Waterbodies
- Major Rivers & Creeks
- Town
- Provincial Park

NORTH

1:5,000

0 50 100 150 200 250 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS
HAMLET OF BENCHLANDS

- MD of Bighorn No. 8
- Hamlet of Benchlands Boundary
- Primary Road
- Major Waterbodies
- Major Rivers & Creeks

Land Use

- AC - Agriculture Conservation District
- R1 - Hamlet Residential - Unserviced District
- FA - Forestry Area District
- NPA - Natural & Protected Areas District

NORTH

1:5,000

0 50 100 150 200 250 m

Projection: NAD83 / UTM zone 11N

A B C D E F G

TOC



LAND USE DISTRICTS

R1-S OVERLAY - DEAD MAN'S FLATS

Overlay Areas

Land Use

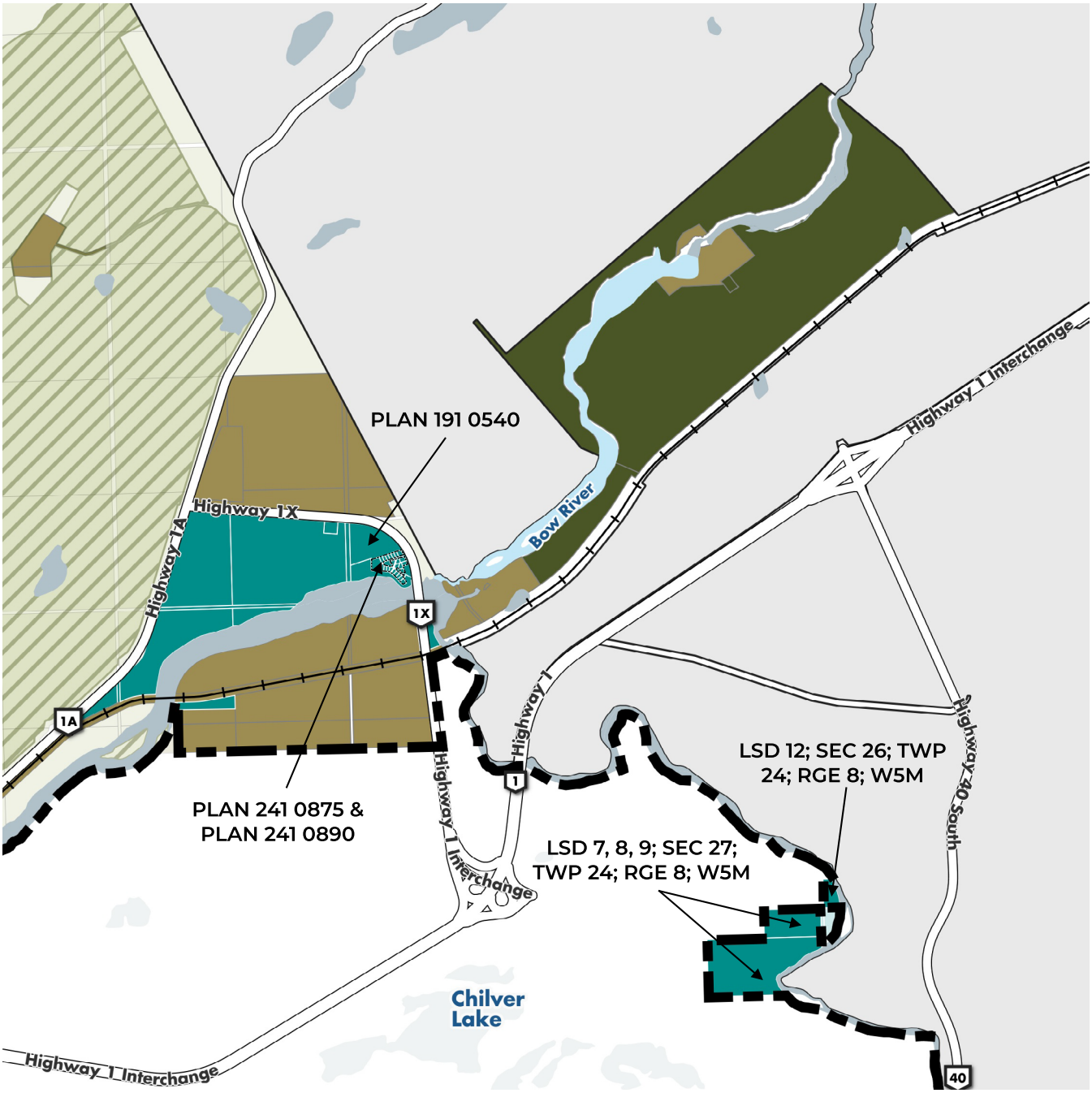
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HI - Hamlet Industrial District
- P - Public District

NORTH

1:1,500

0 10 20 30 40 50 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

KANANASKIS RANCH & AREA

MD of Bighorn No. 8

Land Use

- AC - Agriculture Conservation District
- TR - Tourism & Recreation District
- FA - Forestry Area District
- NR - Natural Resource Extraction District

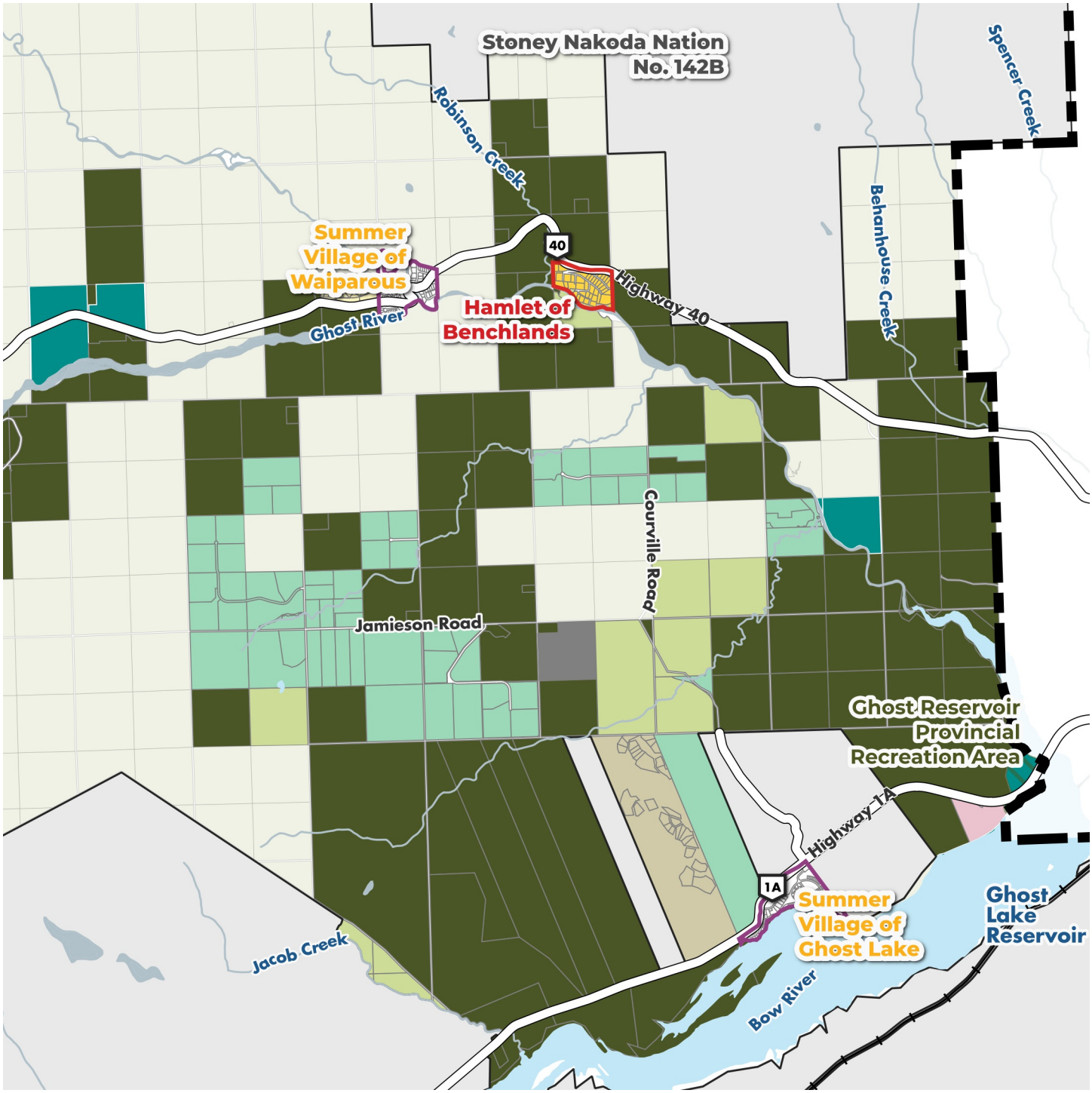
- Paved Highway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Provincial Park

NORTH

1:40,000

0 0.25 0.5 0.75 1 1.25 km

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

BENCHLANDS & GHOST LAKE AREA

MD of Bighorn No. 8

Land Use

- AC - Agriculture Conservation District
- SH - Small Holdings District
- CR - Country Residential District
- CR-G - Country Residential - Ghost Reservoir District
- R1 - Hamlet Residential - Unserviced District
- TR - Tourism & Recreation District
- TSD - Transfer of Subdivision Density District
- FA - Forestry Area District
- NPA - Natural & Protected Areas District
- DC-1 - Direct Control 1

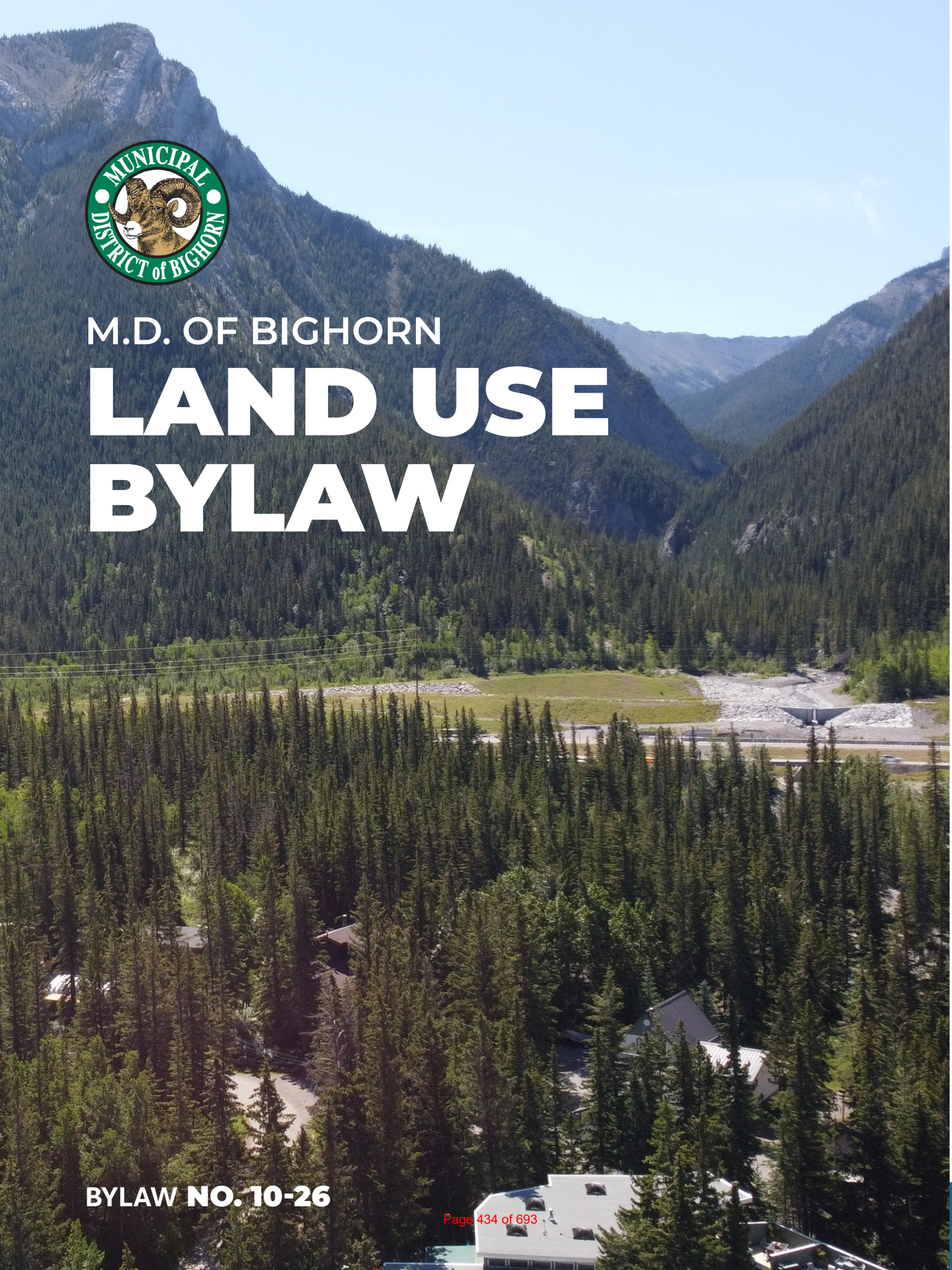
- Hamlet
- Summer Village
- Paved Highway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Provincial Recreation Area

NORTH

1:80,000

0 0.5 1 1.5 2 2.5 km

Projection: NAD83 / UTM zone 11N



M.D. OF BIGHORN

LAND USE BYLAW

BYLAW **NO. 10-26**

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MUNICIPAL DISTRICT OF BIGHORN NO. 8

BYLAW 10-26

A BYLAW OF THE MUNICIPAL DISTRICT OF BIGHORN NO. 8, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING A NEW LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, RSA 2000 AS AMENDED.

WHEREAS Section 640 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000 as amended, requires that every municipality must pass a land use bylaw to prohibit or regulate and control the use and development of land and buildings within its municipal boundaries;

WHEREAS the Municipal District of Bighorn No. 8 intends to adopt a new Land Use Bylaw to replace Land Use Bylaw No. 09-Z/18, as amended; and

WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw, believes that the adoption of Land Use Bylaw No. 10-26 will achieve the orderly, economical and beneficial use of land in the Municipal District.

NOW THEREFORE the Municipal Council of the Municipal District of Bighorn No. 8 in the Province of Alberta, duly assembled in Council, hereby enacts as follows:

(a) The attached Schedule "A" containing Land Use Bylaw 10-26 is hereby adopted;

(b) The Land Use Bylaw No. 09-Z/18 and all amendments thereto are rescinded; and

(c) Bylaw 10-26 shall come into force and take effect upon the date of final reading thereof.

READ A FIRST TIME THIS 23rd DAY OF APRIL, 2026

PUBLIC HEARING HELD THIS 19th _____DAY OF MAY _____, 2026.

READ A SECOND TIME THIS ____ DAY OF _____, 2026.

READ A THIRD TIME THIS ____ DAY OF _____, 2026.

_____
Reeve

_____
Chief Administrative Officer

DRAFT

Schedule "A"

M.D. OF BIGHORN

LAND USE BYLAW



BYLAW **NO. 10-26**

LAND ACKNOWLEDGMENT

The land we are on and surrounds us is a part of who we are; it reflects our histories. We honour the history and people of this Treaty 7 region. It is the homeland of the Iyarhe Nakoda, Tsuu T'ina, Piikani, Siksika and Kanai as well as the Metis and Cree hunters. A Land acknowledgment is only one small step on the path to reconciliation. It is our hope that we inspire those around us to gain knowledge and build relationships. As a ***Municipality*** we commit to listening, learning and strengthening partnerships with our neighbours the Chiniki, Bearspaw and Goodstoney Nations.

ACKNOWLEDGMENTS

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Planning and Development

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Steve Fitzmorris
Jen Smith
Alice James

PDF Interactive Document Style Guide

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Hyperlink Indicates an active web link to the website

Will automatically open your browser and open the hyperlink

Interactive Buttons



Return to the Table of Contents Page



Return to the previously-viewed page

Especially useful when clicking on a definition or glossary term. This will return to the page you were previously reading



Move to previous or next pages.

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PART A: PURPOSE & INTERPRETATION



A.1 TITLE

A.1.1.1 This Bylaw shall be referred to as the Municipal District of Bighorn No.8 Land Use Bylaw (LUB).

A.2 PURPOSE

A.2.1.1 The purpose of this Bylaw is to:

a) Regulate the use and development of land and buildings within the municipality to achieve orderly, economical, and efficient development of land, while maintaining or improving the quality of the physical environment;

b) Implement the objectives and policy direction of the Municipal Development Plan, Area Structure Plans, and other applicable statutory plans;

c) Divide the municipality into land use districts;

d) Prescribe and regulate for each district uses of land or buildings;

e) Outline roles and duties of the Subdivision Authority and Development Authority;

f) Outline the process for deciding and issuing Development Permits;

g) Provide criteria and guidance to applicants on the application process for Subdivision and Development Permits; and

h) Provide for how and to whom notice of the issuance of a development permit given.

A.3 SCOPE AND APPLICATION

A.3.1.1 No person shall commence development within the M.D. except in compliance with this Bylaw. Failure to comply may result in enforcement as outlined in Section ***"E.6 Enforcement and Penalties"***.

A.3.1.2 Nothing in this Bylaw exempts a person from fully complying with:

a) All other statutory plans, bylaws and policies of the M.D.;

b) The requirements of other applicable federal or provincial legislation, including but not limited to the:

i) *Environment Protection and Enhancement Act*;

ii) *National Building Code – Alberta Edition*;

iii) *National Fire Code – Alberta Edition*;

iv) *Natural Resources Conservation Board Act*;

v) *Public Development Act*;

vi) *Safety Codes Act*;

vii) *Water Act*; and

viii) Any amendments thereto;

c) Any easements, covenants, agreements or contracts registered at the Alberta Land Titles Office, or otherwise affecting the land or development.

A.4 TRANSITIONAL PROVISIONS

A.4.1.1 An application for a Development Permit that is deemed to be a complete application by the Development Authority prior to the effective date of this Bylaw shall be processed in accordance with Land Use Bylaw No. 09-z/18 and all amendments thereto.

A.4.1.2 An application for a Development Permit that is deemed to be a complete application by the Development Authority on or after the effective date of this Bylaw, shall be processed in accordance with this Bylaw.

A.5 NON-CONFORMING BUILDINGS AND USES

A.5.1 NON-CONFORMING BUILDINGS, STRUCTURES AND USES

A.5.1.1 The regulation and enforcement of non-conforming buildings and structures, and non-conforming uses shall be undertaken in accordance with the ***Act***.

A.5.2 NON-CONFORMING PARCELS

A.5.2.1 A Parcel is deemed conforming to this Bylaw where the Subdivision Authority has previously issued a variance(s) to the requirements for parcel length, width and/or area as part of a subdivision approval.

A.6 INTERPRETATION

A.6.1 BYLAW FORMATTING

A.6.1.1 For ease of reference:

a) Words that are italicized and bold (i.e. ***'bold'***) denote ***terms*** defined in ***"Part F. Definitions"***; and

b) Words that are italicized reference federal or provincial legislation or regulations thereunder.

A.6.2 RULES OF INTERPRETATION

A.6.2.1 The words 'shall', 'will', or 'must' require mandatory compliance.

A.6.2.2 The word 'may' means a choice is available and the application of the regulation is discretionary, meaning the regulation in question can be implemented if the Development Authority chooses to do so, which is typically dependent on context and individual circumstances.

A.6.2.3 The word 'should' means compliance with the regulation is expected unless it can be clearly demonstrated that compliance is not reasonable, practical, or feasible.

A.6.2.4 Where a regulation involves two or more conditions or provisions connected by the conjunction "and" means all the connected items shall apply in combination; "or" indicates that the connected items may apply singly; and "and/or" indicates the items may apply singly or in combination.

A.6.2.5 Where a text box provides a "Tip" or "Note", the content is provided for reader convenience only and if there is a conflict or inconsistency with the Bylaw and the Tip, the Bylaw will prevail.

A.6.3 SIMILAR USES

A.6.3.1 If the use is not listed as either a Permitted Use, Discretionary Use – Admin (D-A), or Discretionary Use – MPC (D-MPC) in a District then it is a prohibited use, unless the Development Authority deems it to be a Similar Use to one listed in the District. A similar use shall be determined by evaluating whether the proposed use is similar to a listed use in the district in its development features, including: size, scale, massing, intended use, servicing, traffic, and potential off-site impacts.

A.6.4 DEFINITIONS

A.6.4.1 Words, phrases, and terms not defined in ***"Part F. Definitions"*** of this Bylaw shall have the same meaning as given to them in the ***Act***, the *Alberta Interpretation Act* or the *Safety Codes Act*. Where no definition is provided in this Bylaw, the ***Act***, *Alberta Interpretation Act*, or the *Safety Codes Act*, words shall be defined as per the Canadian Oxford Dictionary.

A.6.5 HIERARCHY OF LAND USE BYLAW REQUIREMENTS

A.6.5.1 The written regulations take precedence over any diagram or graphic, if there is a conflict.

A.6.5.2 The land ***use*** district map takes precedence over any diagram in the district regulations if there is a conflict.

A.6.6 UNITS OF MEASURE AND LIST OF ABBREVIATIONS

A.6.6.1 All units of measure contained within this Bylaw are metric International System of Units (SI) standards. Approximate imperial measures are provided for the convenience of the user only. ***Table 1*** provides an interpretation of commonly used units or measurements and abbreviations found in this Bylaw:

TABLE 1: UNITS OF MEASURE AND ABBREVIATIONS

UNIT OR ABBREVIATION	MEANING	UNIT OR ABBREVIATION	MEANING
ac	acre	***Min.***	Minimum
cm	centimetre	***m^2***	square metre
du	Dwelling Unit	***mm***	millimetre
ft	feet	***No.***	number
ft^2	square feet	***GFA***	Gross Floor Area
km	kilometre	***ha***	hectare
l	litre	***NA***	Not Applicable
m	metre	***UPA***	Units per acre
Max.	Maximum	***UPHA***	Units per hectare

A.6.6.2 When interpreting dimensional measurements for compliance with this Bylaw, all units shall be rounded to the nearest tenth decimal place.

A.6.6.3 When interpreting metrics for compliance with density or parking requirements in this Bylaw, units

shall be rounded up to the nearest whole number.

A.6.7 MAPPING – DISTRICT AND OVERLAY BOUNDARIES

A.6.7.1 The boundaries of the districts and overlays listed in this Bylaw are as delineated in the maps contained in ***"Part G. Maps"***, and shall be interpreted as follows:

a) Where a boundary follows a public road, lane, railway or utility right-of-way, it follows the centre line unless otherwise clearly indicated on the map;

b) Where a boundary is shown as approximately following the municipal boundary, it follows the municipal boundary;

c) Where a boundary is shown as approximately following a hamlet boundary, it follows the hamlet boundary;

d) Where a boundary is shown as approximately following the edge or shoreline of a river or other water body, it follows that line, and in the event of change, it moves with the edge or shoreline;

e) Where a boundary is shown as approximately following a property line, it follows the property line;

f) Where a boundary is shown as approximately following a topographic contour line or a top- of-bank line, it follows that line, and in the event of change of the topographic line, it shall move with that line;

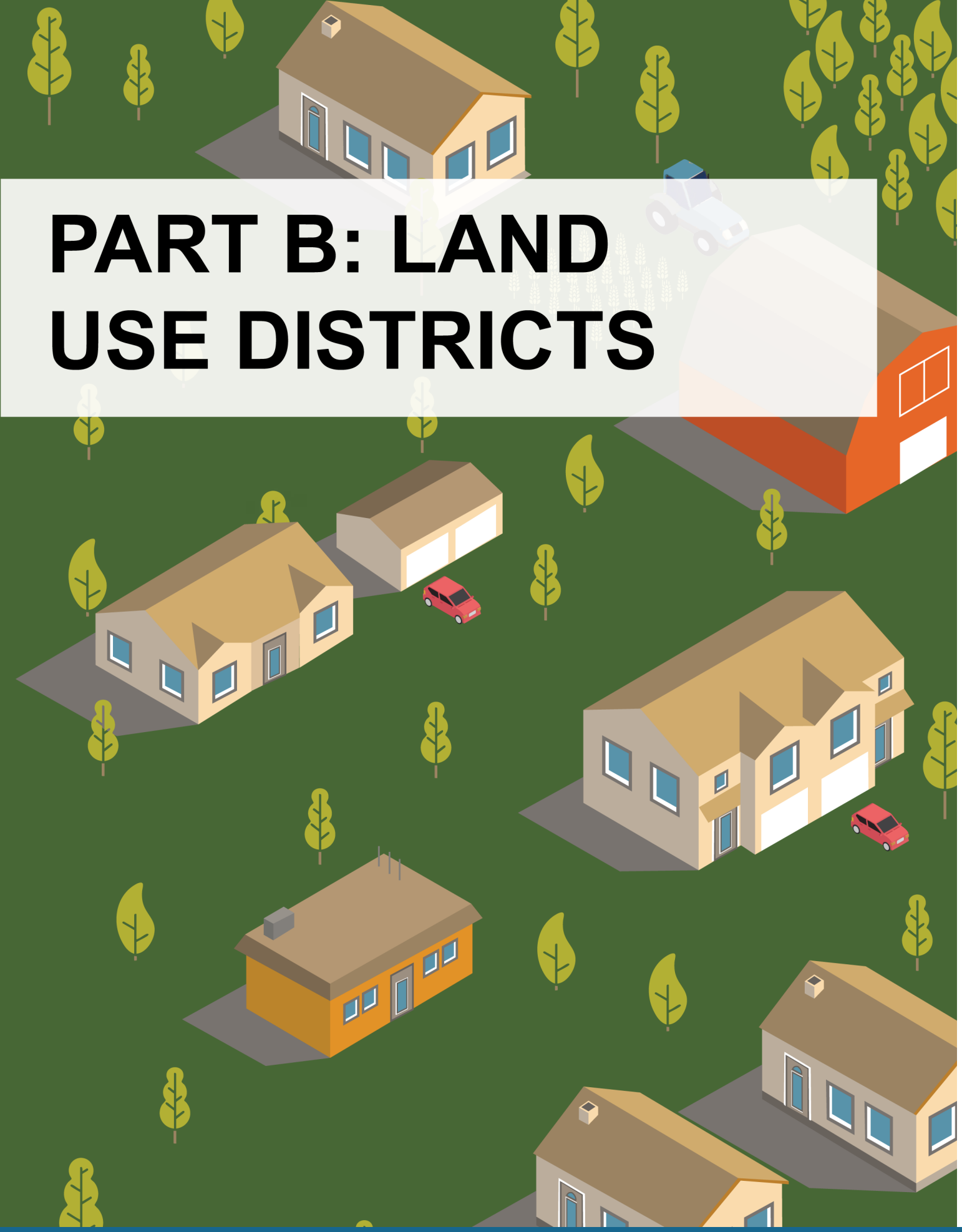
g) Where a boundary is shown as being parallel to or as an extension of any of the features listed above, it shall be so; and

h) In circumstances not covered above, the boundary shall be determined by the Development Authority or Subdivision Authority, who may consult with an Alberta Land Surveyor prior to rendering a decision.

A.6.7.2 When any public road is closed, the road lands have the same district as the abutting land. When abutting lands are governed by different districts, the centre of road is the district boundary unless:

a) The district boundary is shown clearly following the edge of the road; or

b) If the road is consolidated with an adjoining parcel, the district designation of the parcel applies to affected portions of the road.



PART B: LAND USE DISTRICTS

PART B. LAND USE DISTRICTS

B.1 ESTABLISHMENT OF DISTRICTS

B.1.1 PERMITTED AND DISCRETIONARY USES

B.1.1.1 Within each District the uses are listed as:

a) Permitted Use (P);

b) Discretionary Use – Administration (D-A); and

c) Discretionary Use – Municipal Planning Commission (D-MPC).

B.1.1.2 Where a use is not listed as a Permitted Use (P), Discretionary Use – Administration (D-A), or Discretionary Use – Municipal Planning Commission (D-MPC) it is prohibited.

B.1.1.3 Within the tables provided within the land use districts prohibited uses are noted with an "X" for the convenience of the reader.

B.1.1.4 For the purposes of this Bylaw, the land within the boundaries of the Municipality shall be divided into one or more districts, as established below in ***Table 2***:

TABLE 2: LIST OF LAND USE DISTRICTS

SHORT TITLE	DISTRICT NAME	APPLICABLE GEOGRAPHIC AREA
R-1	Hamlet Residential – Unserviced	• Benchlands, Harvie Heights, Lac Des Arcs
R-1S	Hamlet Residential – Serviced	• Dead Man's Flats, Exshaw
RM	Hamlet Residential – Multi-Unit	• Dead Man's Flats, Exshaw
HMU	Hamlet Mixed-Use	• Dead Man's Flats, Exshaw
H-ID	Hamlet Industrial	• Dead Man's Flats, Exshaw
HT	Hamlet Transition	• Exshaw, Lac Des Arcs
P	Public Service	• Various
FA	Forest Area	• Various
AC	Agriculture Conservation	• Various
SH	Small Holdings	• Jamieson Road Area
CR	Country Residential	• Various
TR	Tourism & Recreation	• Various
HWY-C	Highway Commercial	• Dead Man's Flats, Harvie Heights, Scott Lake
R-ID	Rural Industrial	• Various
NR	Natural Resource Extraction	• Various
TSD	Transfer of Subdivision Density	• Jamieson Road Area
NPA	Natural & Protected Areas	• Various

B.2 HAMLET RESIDENTIAL - UNSERVICED (R-1) DISTRICT

B.2.1 PURPOSE

B.2.1.1 The purpose of this district is to provide land for single detached dwellings on larger Parcels with private water and wastewater systems that allow for compatible home-based businesses.

B.2.2 USES

B.2.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	BENCHLANDS	HARVIE HEIGHTS	LAC DES ARCS	SPECIFIC RULES
A	Accessory Building	P	P	P	***D.1***
B	Accessory Use to an approved Use	D-A	D-A	D-A	***D.1***
C	Bed & Breakfast	D-A	***X***	***X***	***D.6.5***
D	Dwelling Unit, Accessory Attached	D-A (30% cap)	***X***	D-A (30% cap)	***D.6.1***
E	Dwelling Unit, Accessory Detached	D-A (30% cap)	***X***	D-A (30% cap)	***D.6.2***
F	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business - Major	D-MPC	***X***	D-MPC	
G	Dwelling, Factory Built	D-A	D-A	D-A	***D.6.3***
H	Dwelling, Single Detached	P	P	P	--
I	Dwelling, Moved-On	D-A	D-A	D-A	***D.6.6***
J	Utility, Public	D-A	D-A	D-A	
K	Home-Based Business - Minor	P	P	P	***D.6.4***
L	Home-Based Business - Major	D-A	D-MPC (10% cap)	~~D-MPC (10% cap)~~	***D.6.4***
M	Home-Based Business - Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	D-MPC	D-MPC	
N	Livestock	D-A	***X***	***X***	***D.2.2***
~~O~~	~~Short-Term Rental - Minor~~	~~X~~	~~X~~	~~D-A (10% cap)~~	~~D.6.5~~
O	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	***D.4.9***

B.2.3 SIGNAGE REGULATIONS

B.2.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.2.4 DISTRICT REQUIREMENTS

B.2.4.1 The requirements listed in ***Table 3*** and ***Table 4*** and shown in ***Figure 1*** apply to all parcels in this District:

TABLE 3: R-1 DISTRICT REQUIREMENTS

#	REQUIREMENT	BENCHLANDS	HARVIE HEIGHTS	LAC DES ARCS
A	Max. Principal Dwelling Units Per Parcel	1	1	1
B	Max. Number of Accessory Dwelling Units	1	N/A	1
C	Min. Habitable Ground Floor Area	60.0 m^2 (645.0 ft^2)	60.0 m^2 (645.0 ft^2)	60.0 m^2 (645.0 ft^2)
D	Min. Parcel Width	23.0 m (75.5 ft.)	23.0 m (75.5 ft.)	23.0 m (75.5 ft.)
E	Min. Parcel Area	Existing, no further subdivision	990.0 m^2 (10,656.3 ft^2)	990.0 m^2 (10,656.3 ft^2)
F	Max. Site Coverage	25%	25%	25%
G	Is Subdivision Allowed?	Boundary adjustment only	Boundary adjustment only	Boundary adjustment only

TABLE 4: R-1 DISTRICT BUILDING SETBACKS AND HEIGHTS

#	***Requirement***	***Benchlands, Harvie Heights, Lac Des Arcs***
A	Max. Building Height – Principal Building	10.0 m (33.0 ft)
B	Max. Building Height – Accessory Building	6.0 m (19.7 ft)
C	Max. Building Height – Accessory Dwelling Unit – Detached where it is not above a garage	6.0 m (19.7 ft)
D	Max. Building Height – Accessory Dwelling Unit – Detached where it is located above a garage	8.0 m (26.2 ft)
E	Min. Rear Yard Setback – Principal Building	8.0 m (26.2 ft)
F	Min. Front Yard Setback – All Buildings	7.5 m (24.6 ft)
G	Min. Interior Side Yard Setback – All buildings	1.5 m (4.9 ft)
H	Min. Exterior Side Yard Setback (Corner Parcels) – All buildings	3.0 m (9.8 ft)
I	Min. Rear Yard Setback – Accessory Buildings	1.5 m (4.9ft)

Note to reader: Building setbacks from Private Sewage Disposal Systems (PSDS) under the *Alberta Private Sewage Systems Standard of Practice* (latest edition) shall be met.

B.2.5 HOME-BASED BUSINESS - MAJOR

B.2.5.1 ~~In addition to the regulations in Section "D.6.4 Home-Based Businesses" a maximum of 10% of developed Single-Detached Dwellings within the R-1 district for the Hamlet of Lac Des Arcs may be approved for a Home-Based Business - Major.~~

B.2.5.2 In addition to the regulations in Section ***"D.6.4 Home-Based Businesses"*** a maximum of 10% of developed Single-Detached Dwellings within the R-1 district for the Hamlet of Harvie Heights may be approved for a Home-Based Business - Major.

B.2.6 ILLUSTRATIONS

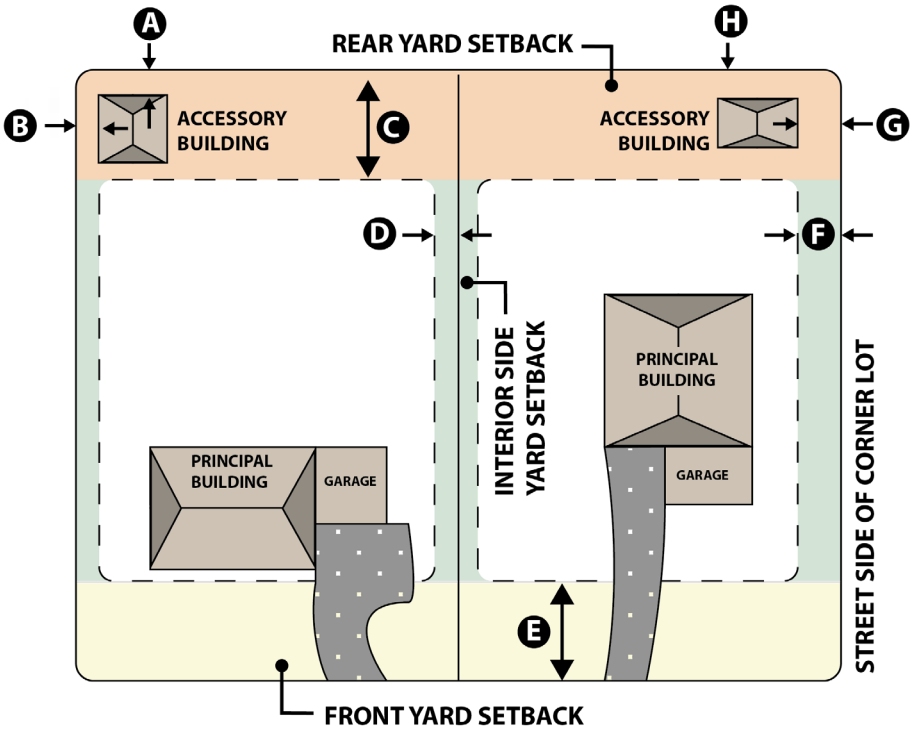


FIGURE 1: R-1 SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Accessory Building Rear Setback	D	Principal Building Interior Side Yard Setback	G	Exterior Side Parcel Line
B	All Buildings Interior Side Yard Setback	E	All Buildings Front Yard Setback	H	Rear Parcel Line
C	Principal Building Rear Yard Setback	F	All Buildings Exterior Side Yard Setback		

B.2.7 HARVIE HEIGHTS PARCEL ORIENTATION

B.2.7.1 Notwithstanding the normal determination of Parcel orientation in this Bylaw, the orientation of the following Lots on Plan 6402 HX in Harvie Heights shall be considered to have the rear Parcel line adjacent to Bow River Drive or Bow Crescent:

a) Block 1, Lots 1 to 13;

b) Block 5, Lots 1 to 8; and

c) Block 9, Lots 1 to Z.

B.2.8 ~~SHORT-TERM RENTALS~~ACCESSORY DWELLING UNITS

B.2.8.1 ~~In addition to the regulations in Section "D.6.5 Bed & Breakfasts and Short-Term Rentals" a maximum of 10% of developed Single-Detached Dwellings within the R-1 district for the Hamlet of Lac Des Arcs may be approved for a Short-Term Rental – Minor. I~~In addition to the regulations in ***Section "D.6.1 Accessory Dwelling Units – General"*** and ***Section "D.6.2 Accessory Dwelling Units – Detached"*** a maximum of 30% of developed Single Detached Dwellings within the R-1 district for the Hamlet of Lac des Arcs and the Hamlet of Benchlands may be approved for an Accessory Dwelling Unit. For clarity, this is a 30% cumulative cap for both Accessory Dwelling Unit – Attached and Accessory Dwelling Unit – Detached.

B.3 HAMLET RESIDENTIAL - SERVICED (R-1S) DISTRICT

B.3.1 PURPOSE

B.3.1.1 The purpose of this district is to provide for the development of low-density dwellings on hamlet Parcels serviced by municipal water and wastewater systems. While these lots are considered low-density it allows for compatible home-based businesses ranging from minor to major scale and Accessory Dwelling Units in the form of short-term or long-term rentals.

B.3.2 USES

B.3.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in the R-1S are listed in the chart below:

#	USE	DEAD MAN'S FLATS / EXSHAW	SPECIFIC RULES
A	Accessory Building	P	***D.1***
B	Accessory Use to an Approved Use	D-A	***D.1***
C	Accessory Dwelling Unit on a parcel with an approved Home-Based Business - Major	D-MPC	
D	Bed & Breakfast with an existing approved Development Permit at the time of adoption of this bylaw	D-A	
E	Dwelling Unit, Accessory Attached	D-A	***D.6.1***
F	Dwelling Unit, Accessory Detached	D-A	***D.6.2***
G	Dwelling, Factory Built	D-A	***D.6.3***
H	Dwelling, Single Detached	P	
I	Dwelling, Moved-On	D-A	***D.6.6***
J	Home-Based Business - Major on a parcel with an approved Accessory Dwelling Unit	D-MPC	
K	Home-Based Business - Major	D-A	***D.6.4***
L	Home-Based Business - Minor	P	***D.6.4***
M	Short-Term Rental - Minor	D-A (see cap details in B.3.6)	***B.3.6 & D.6.5***

B.3.3 SIGNAGE REGULATIONS

B.3.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.3.4 DISTRICT REQUIREMENTS

B.3.4.1 The requirements listed in ***Table 5*** and shown in ***Figure 2*** apply to all parcels in this District:

TABLE 5: R-1S DISTRICT REQUIREMENTS

#	REQUIREMENT	DEAD MAN'S FLATS / EXSHAW
DENSITY MAXIMUM		
A	Max. Dwelling Units Per Parcel	No Parcel shall exceed a maximum of 2 dwelling units, which is only permitted in the following form: Single-detached dwelling unit plus one accessory dwelling unit whether attached or detached.
PARCEL SIZE REQUIREMENTS		
C	Min. Parcel Width – Internal Parcels	12.8 m (42.0 ft)
D	Min. Parcel Width – Corner Parcels	14.6 m (47.8 ft)
E	Min. Parcel Area	429.0 m^2 (4,617.9 ft^2)
BUILDING REQUIREMENTS		
F	Max. Building Height – Principal Building	10.0 m (33.0 ft)
G	Max. Building Height – Accessory Building	6.0 m (19.7 ft)
H	Max. Building Height – Accessory Dwelling Unit – Detached where it is not above a garage	6.0 m (19.7 ft)
I	Max. Building Height – Accessory Dwelling Unit – Detached where it is above a garage	8.0 m (26.2 ft)
J	Max. Site Coverage	45% or 370.0 m^2 (3,982.8 ft^2)
K	Min. Habitable Ground Floor Area for dwellings	65.0 m^2 (700 ft^2)
SETBACK REQUIREMENTS		
L	Min. Front Yard Setback – All Buildings	5.0 m (16.4 ft), but in no case shall a parking stall in a front yard be less than 6.0 m (19.7 ft) in length
M	Min. Rear Yard Setback – Principal Building	8.0 m (26.2 ft)
N	Min. Interior Side Yard Setback – All Buildings	1.5 m (4.9 ft)
O	Min. Exterior Side Yard Setback (Corner Parcels) – All Buildings	3.0m (9.8ft)
P	Min. Rear Yard Setback – Accessory Buildings	1.5 m (4.9 ft)
SUBDIVISION REGULATIONS		
O	Is Subdivision Allowed?	Yes

B.3.5 ILLUSTRATIONS

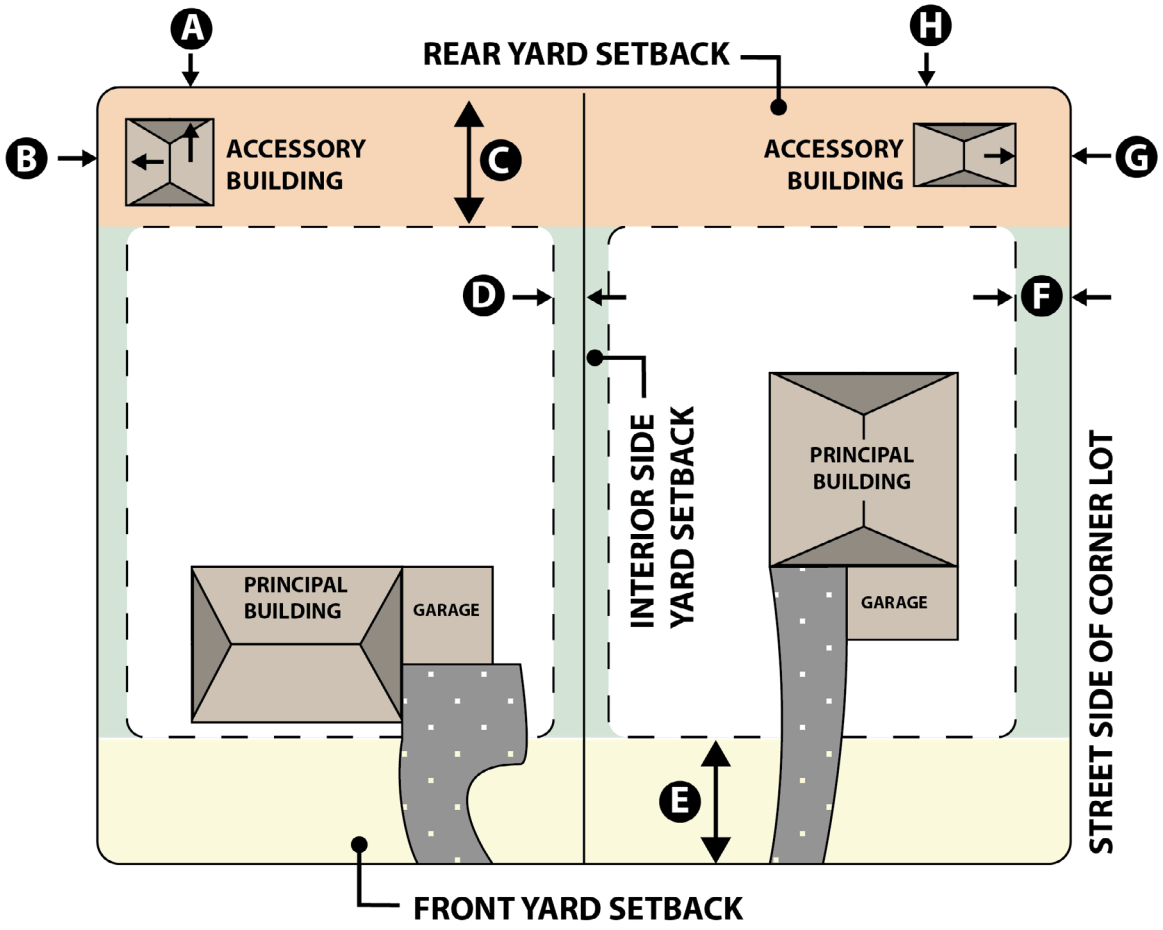


FIGURE 2: R-1S SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Accessory Building Rear Setback	D	Principal Building Interior Side Yard Setback	G	Exterior Side Parcel Line
B	Accessory Building Interior Side Yard Setback	E	All Buildings Front Yard Setback	H	Rear Parcel Line
C	Principal Building Rear Yard Setback	F	All Buildings Exterior Side Yard Setback		

B.3.6 SHORT-TERM RENTALS & BED AND BREAKFASTS

In addition to the regulations in ***Section*** ***"D.6.5 Bed & Breakfasts and Short-Term Rentals"*** the following requirements apply to all Short-Term Rentals in this District.

B.3.6.1 The maximum number of Short-Term Rental - Minor development permits shall be calculated as follows:

a) No more than 30% of the R-1S parcels in Exshaw that have an approved single-detached dwelling

B.3.6.2 The maximum number of Short-Term Rental - Minor or a Bed & Breakfast approved at the time of the adoption of this bylaw development permits shall be calculated as follows:

a) No more than 40% of R-1S parcels in Dead Man's Flats that have an approved Single-Detached Dwelling.

B.3.6.3 New Bed & Breakfasts shall not be approved in the R-1S.

B.3.6.4 Notwithstanding Section B.3.6.3, a ~~A~~ Development Permit for a Bed & Breakfast with an existing approved Development Permit at the time of adoption of this Bylaw may be renewed for a period of up to three (3) years at the sole discretion of the Development Authority, having consideration for the following factors:

a) Any complaint or enforcement history related to the Bed & Breakfast use; and

b) Comments received from adjacent landowners.

B.3.7 SOUTH EXSHAW IRREGULAR PARCELS

B.3.7.1 Notwithstanding the regulations listed in ***Table 5*** and ***Figure 2*** above, the minimum setbacks for any development proposed on the irregular parcels located in South Exshaw, adjacent to Loder Mountain Drive or Mount Laurie Road and described below shall be determined at the discretion of the Development Authority, provided that any studies, if required by the Development Authority, are submitted to support the proposed setback(s), to the satisfaction of the Development Authority:

a) Plan 861 0463; Block 1; Lots 1-3; and

b) Plan 755HV; Block 1; Lots 1 -2.

~~B.3.8 FRONT GARAGE DESIGN REQUIREMENTS~~

B.3.8.1 ~~The following additional requirements apply to all Dwelling Units in this District:~~

a) ~~An attached garage facing the road should not dominate the dwelling façade and shall not protrude greater than 3 m (9.84 ft) from the main façade of the dwelling.~~

B.3.9 DEAD MAN'S FLATS R-1S OVERLAY FOR GAS MONITORING

Methane Gas Monitoring

B.3.9.1 The Lands subject to the additional requirements in this Section are the twelve (12) residential Parcels identified in ***"Figure 3: R-1S Parcels Requiring Methane Monitoring in Dead Man's Flats"***, below.

B.3.9.2 In addition to the Development Permit application requirements outlined in ***Section E.2***, an Applicant proposing to construct a dwelling on any of the twelve Parcels shall submit the following prepared and stamped by a Qualified Engineer:

a) Information for the design and installation of building liners and ventilation incorporated into the building foundation of the dwelling for the purpose of methane gas mitigation; and

b) Cost estimates for the design and installation of the mitigation measures for the purpose of calculating a refundable security deposit in accordance with Section ***"E.2.14 Commencement and Completion of Development"***.

B.3.9.3 Securities will be returned to the Applicant upon receipt of written confirmation, prepared by a Qualified Professional, that the design, installation and inspection of the engineering control measures (building liners and ventilation) incorporated into the building foundation have been completed, to the satisfaction of the Development Authority.

B.3.9.4 Prior to release of the building permit, the Applicant shall submit the following prepared by a Qualified Engineer:

a) Written confirmation that a methane monitoring program for the subject Parcel is properly installed and operating for a minimum duration of two (2) years.

B.3.9.5 At the end of the monitoring period, a report detailing the results of the monitoring program including a recommendation that:

a) The methane gas has been mitigated, and the dwelling can be safely occupied; or

b) Further monitoring is required for a specified duration; and/or

c) Additional mitigation measures are required that must be implemented by the Applicant at their own cost, prior to occupancy.

B.3.9.6 If methane reporting shows that further monitoring and/or mitigation measures are required, the Applicant shall implement the recommendations, at their own cost.

B.3.9.7 Notwithstanding ***B.3.9.5*** above, the MD may retain a Qualified Professional to review the mitigation recommendations and monitoring report recommendations submitted by the Applicant.



LAND USE DISTRICTS

R1-S OVERLAY - DEAD MAN'S FLATS

Overlay Areas

Land Use

- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HI - Hamlet Industrial District
- P - Public District

NORTH

1:1,500

0 10 20 30 40 50 m

Projection: NAD83 / UTM zone 11N

FIGURE 3: R-1S PARCELS REQUIRING METHANE MONITORING IN DEAD MAN'S FLATS

B.4 HAMLET MULTI-RESIDENTIAL (RM) DISTRICT

B.4.1 PURPOSE

B.4.1.1 The purpose of this district is to provide a variety of low to medium density, multi-unit residential developments on Parcels serviced by municipal water and wastewater systems.

B.4.2 USES

B.4.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in the RM District are listed in the chart below:

#	USE	DEAD MAN'S FLATS / EXSHAW	SPECIFIC RULES
A	Accessory Building	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Dwelling Unit, Accessory Attached	D-A	*D.6.1*
D	Dwelling Unit, Accessory Detached	D-A	*D.6.2*
E	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business - Major	D-MPC	
F	Apartment	D-A	
G	Dwelling, Attached	P	
H	Group Home - Minor	D-MPC	
I	Dwelling, Side-by-Side Duplex	P	
J	Dwelling, Up-Down Duplex	P	
K	Home-Based Business - Major	D-A	*D.6.4*
L	Home-Based Business - Minor	P	*D.6.4*
M	Home-Based Business - Major on a parcel with an approved Accessory Dwelling Unit	D-MPC	
N	Recreation Facilities	D-MPC	
O	Utility, Public	D-A	

B.4.3 SIGNAGE REGULATIONS

B.4.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.4.4 DISTRICT REQUIREMENTS

B.4.4.1 The requirements listed in ***Table 6***, ***Table 7***, ***Table 8***, ***Table 9***, and ***Table 10*** and shown in ***Figure 4*** apply to all parcels in this District:

TABLE 6: RM DISTRICT DENSITY REQUIREMENTS

a)	Apartment Density Limits	Maximum Density: 60 ~~99~~ units per hectare (24.3 ~~40.1~~ units per acre), or in accordance with the approved Area Structure Plan.
b)	Accessory Dwelling Unit Limits	i. Accessory Dwelling Units are only discretionary uses to duplex building . Accessory Dwelling Units are not a permitted or discretionary use for other land uses. ii. One dwelling unit of a duplex shall not exceed a maximum of one (1) accessory dwelling unit

TABLE 7: RM DISTRICT REQUIREMENTS GROUND-ORIENTED RESIDENTIAL: PARCEL DIMENSIONS

DISTRICT REQUIREMENT	ATTACHED	SIDE-BY-SIDE DUPLEX	UP-DOWN DUPLEX	GROUP HOME - MINOR
a) Min. Private Amenity Area per Unit	i. At or below grade Unit: 7.4 m^2 (78.7 ft^2) ii. Above Grade Unit: 5.6 m^2 (60.3 ft^2)			
PARCEL DIMENSIONS				
b) Min. Parcel Width: Interior Parcel	9.0 m (29.5 ft) per Unit		12.8 m (42.0 ft) per Building	24.5 m (80.4 ft)
c) Min. Parcel Width: Exterior Parcel	10.5 m (34.4 ft) per Unit		14.6m (47.9 ft) per Building	24.5 m (80.4 ft)
d) Min. Parcel Area	240.0 m^2 (2,583.3 ft^2)		410.0 m^2 (4,413.2 ft^2)	820.0 m^2 (8,264 ft^2)

TABLE 8: RM DISTRICT REQUIREMENTS GROUND-ORIENTED RESIDENTIAL: BUILDING & SETBACKS

DISTRICT REQUIREMENT	DWELLING TYPES: SINGLE DETACHED, ATTACHED, SIDE-BY-SIDE DUPLEX, UP-DOWN DUPLEX, GROUP HOME - MINOR
BUILDING REQUIREMENTS	
a) Min. Habitable Ground Floor Area per unit	55.0 m^2 (592 ft^2)
b) Max. Height Principal Building	12.0 m (39.4 ft)
c) Max. Height Accessory Buildings and Structures	5.5 m (18.0 ft)
d) Max. Site Coverage	45% Combined - All Buildings and Structures
e) Min. Landscaped Area	30%
MINIMUM SETBACKS	
f) Front Yard – All Buildings	i. 6.0 m (19.7 ft) for parcels with parking in the front yard. ii. 5.0 m (16.4 ft) for parcels with parking in rear or side yards.
g) Rear Yard – Principal Building	8.0 m (26.2 ft)
h) Rear Yard – Accessory Buildings	1.5 m (4.9 ft)
i) Interior Side Yard – All Buildings	1.5 m (4.9 ft); or 0m if a common fire wall is provided between units.
j) Exterior Side Yard (Corner Parcels) – All Buildings	3.0 m (9.8 ft)
AMENITY AREAS AND PARKING	
k) Common Amenity Area	For a site that contains more than 6 Dwelling Units on a parcel, a minimum of 10% of the landscaped area shall be provided and developed for recreational purposes.

TABLE 9: RM DISTRICT REQUIREMENTS APARTMENTS

DISTRICT REQUIREMENT	APARTMENT
a) Max. Height Principal Building	13.0 m (42.7 ft); and limited to 3 storeys
b) Max. Height – Accessory Buildings & Structures	5.5 m (18.0 ft)
c) Min. Roof Pitch	3:12
d) Min. Private Amenity Area per Unit	i. At or below grade Unit: 7.4 m2 (78.7 ft^2) ii. Above Grade Unit: 5.6 m2 (60.3 ft^2)
e) Max. Site Coverage – Buildings & Structures	45%
f) Min. Landscaped Area	30%
MINIMUM SETBACKS & PARCEL DIMENSIONS	
a) Front Yard	i. 6.0 m (19.7 ft) for parcels with parking in the front yard. ii. For parcels with parking in rear or side yards at the discretion of the Development Authority
b) Rear Yard – Principal Building	At the discretion of the Development Authority
c) Rear Yard – Accessory Buildings	1.5 m (4.9 ft)
d) Interior Side Yard – Principal Building	At the discretion of the Development Authority
e) Interior Side Yard – Accessory Building	1.5 m (4.9 ft)
f) Exterior Side Yard (Corner Parcels)	3.0 m (9.8 ft)
g) Min. Building Separation	Separation distances between residential dwellings where multiple buildings are located on a single parcel shall be at the discretion of the Development Authority, who shall consider the general aesthetics, amenities and privacy within the proposed development.
h) Min. Parcel Width	30.0 m (98.4 ft)
i) Min. Parcel Area	925.0 m^2 (9,956.9 ft^2)
AMENITY AREAS AND PARKING	
j) Common Amenity Area	For a site that contains more than 12 Dwelling Units on a parcel, a minimum of 10% of the landscaped area shall be provided and developed for recreational purposes, to the satisfaction of the Development Authority.

TABLE 10: RM DISTRICT REQUIREMENTS INSTITUTIONAL & RECREATIONAL USES

		DWELLING UNIT TYPE
DISTRICT REQUIREMENT		**INSTITUTIONAL & RECREATIONAL USES**
a)	Max. Height Principal Building	10.0 m (32.8 ft)
b)	Max. Height - Accessory Buildings & Structures	5.5 m (18.0 ft)
c)	Min. Roof Pitch	3:12
d)	Max. Site Coverage - Buildings & Structures	45%
e)	Min. Landscaped Area	30%
f)	Min. Parcel Area	925.0 m^2 (9,956.9 ft^2)
MINIMUM SETBACKS		
g)	Front Yard – All Buildings	5.0 m (16.4 ft)
h)	Rear Yard – Principal Building	5.0 m (16.4 ft)
i)	Rear Yard – Accessory Buildings	1.5 m (4.9 ft)
j)	Interior Side Yard - Principal Building	4.5 m (14.8 ft)
k)	Interior Side Yard - Accessory Building	1.5 m (4.9 ft)
l)	Exterior Side Yard (Corner Parcels) – All Buildings	3.0 m (9.8 ft)

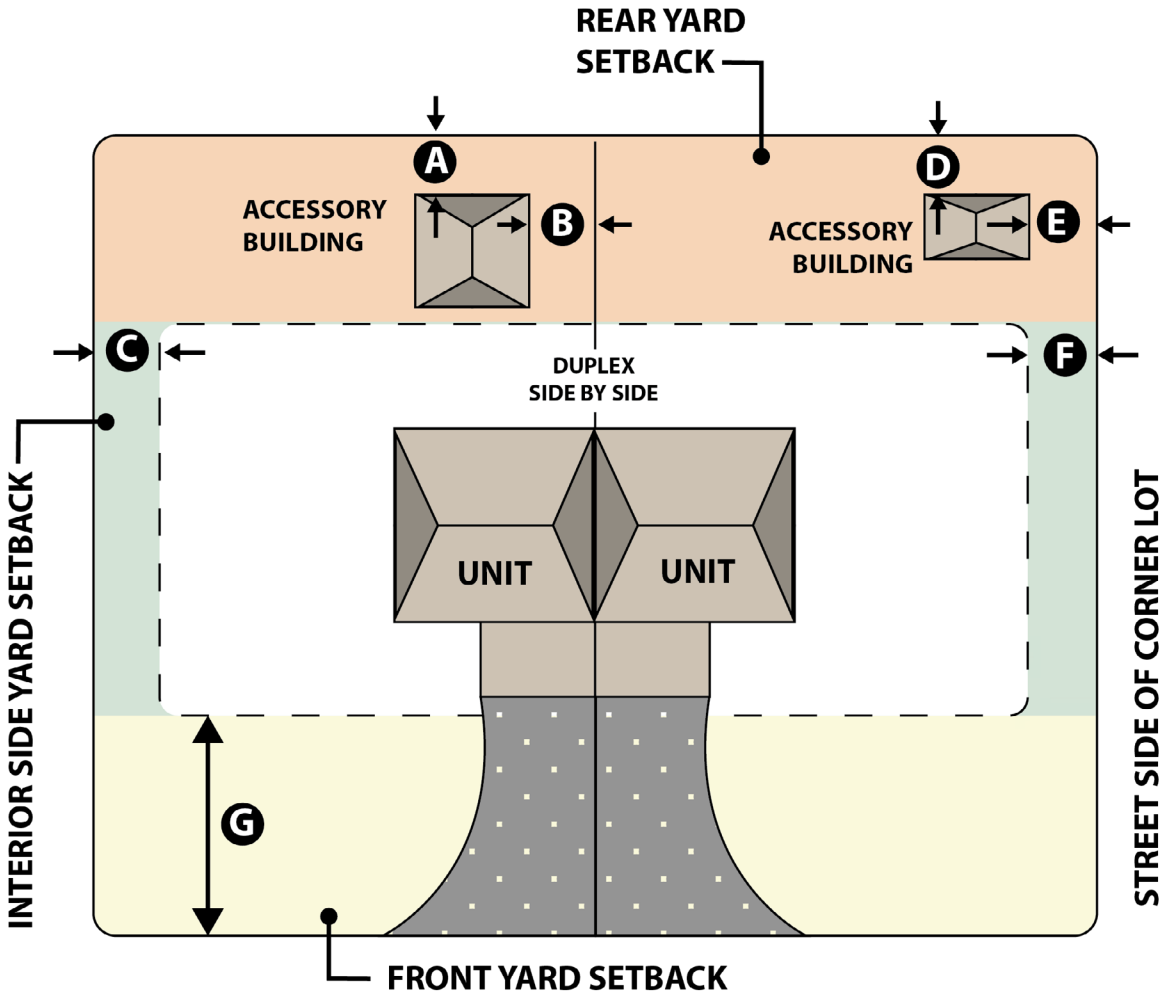


FIGURE 4: RM SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Accessory Building Rear Setback	D	Accessory Building Rear Yard Setback	G	Principal Building Front Yard Setback
B	Accessory Building Interior Side Yard Setback	E	Accessory Building Exterior Side Yard Setback		
C	Principal Building Interior Side Yard Setback	F	Principal Building Exterior Side Yard Setback		

B.5 HAMLET MIXED-USE (HMU) DISTRICT

B.5.1 PURPOSE

B.5.1.1 The purpose of this district is to allow for and encourage a mix of commercial, residential, office, and other uses that serve residents and the traveling public. Development in this district is intended to be compact with a focus on street-oriented design and a high-quality pedestrian environment.

B.5.2 USES

B.5.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in the HMU District are listed in the chart below:

#	USE	EXSHAW	DEAD MAN'S FLATS	SPECIFIC RULES
A	Accessory Building	D-A	D-A	*D.1*
B	Accessory Use to an approved Use	D-A	D-A	*D.1*
C	Accommodation, Flex	D-A	D-A	
D	Accommodation, Visitor - Major	D-MPC	D-MPC	*D.3.2*
E	Accommodation, Visitor - Minor	D-A	D-A	*D.3.2*
F	Artisan Shop	P	P	
G	Community and Entertainment Facilities	D-MPC	D-MPC	
H	Day Care	D-A	D-A	
I	~~Drinking Establishment~~	~~D-MPC~~	~~D-MPC~~	
J	Dwelling Unit, Accessory Attached	D-A	D-A	*D.6.1*
K	Eating Establishment, Major	D-A	D-A	
L	Eating Establishment, Minor	~~P~~D-A	~~P~~D-A	
M	Government Services	D-A	D-A	
N	Medical Services	P	D-A	
O	Office	P	P	
P	Personal Service Business	P	D-A	
Q	Pet Services	D-A	D-A	
R	Places of Religious Assembly	D-A	D-A	
S	Recreation Facilities	D-A	D-A	
T	Retail Store	P	P	
U	Retail, Cannabis	D-MPC	D-MPC	
W	Retail, Liquor Store	D-MPC	D-MPC	
X	Tourist Information Centre	D-A	D-A	
Y	Utility, Public	D-A	D-A	
Z	Vehicle - Service Station	D-MPC	D-MPC	*D.8.1*

B.5.3 SIGNAGE REGULATIONS

B.5.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within

this District.

B.5.4 DISTRICT REQUIREMENTS

B.5.4.1 The requirements listed in ***Table 11*** apply to all parcels in this District:

TABLE 11: HMU DISTRICT REQUIREMENTS

	REQUIREMENT	IN ALL HAMLETS
A	Min. Parcel Area	232.0 m^2 (2,497.2 ft^2)
B	Max. Site Coverage	90%
C	Max. Building Height	13.5 m (44.3 ft)
D	Min. Front Yard Setback	0 m
E	Max. Front Yard Setback	3.0 m (9.8ft)
F	Min. Rear Yard Setback	3.0 m (9.8ft)
G	Min. Side Yard Setback	0 m
H	Min. Landscaping	See Section ***C.5.5 Landscaping***
I	Is Subdivision Allowed?	Yes

B.5.5 VEHICLE ACCESS

B.5.5.1 In Dead Man's Flats each parcel should have two (2) vehicle access points, where possible: one (1) from Second Avenue and one (1) from First Avenue in addition to any other requirements for access in this bylaw (see ***Section "C.3 Vehicle Access, Parking and Storage"***).

B.5.5.2 In all other Hamlets vehicle access shall comply with ***Section "C.3 Vehicle Access, Parking and Storage"***.

B.5.6 FLEX ACCOMMODATION

B.5.6.1 Flex Accommodation shall be located above a commercial use.

B.5.7 ACCESSORY DWELLING UNITS

B.5.7.1 Accessory Dwelling Units shall have an access at grade which is separate from the principal commercial use.

B.5.7.2 Accessory Dwelling Units shall be located above the principal commercial use.

~~B.5.8 RETAIL, LIQUOR STORE~~

B.5.8.1 ~~Liquor Stores shall not be a standalone building, but may be allowed within a space or unit within a larger commercial development.~~

B.5.9 OFFICES

B.5.9.1 Offices shall occupy a maximum of 35% of the main floor area of any development.

B.6 HAMLET INDUSTRIAL (H-ID) DISTRICT

B.6.1 PURPOSE

B.6.1.1 The purpose of this district is to provide land within a hamlet for industrial uses, including activities such as manufacturing, processing, servicing, warehousing, distribution, and storage.

B.6.2 USES

B.6.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings greater than 100.0 m2 (1,076.4 ft²)	D-A	*D.1*
B	Accessory Buildings less than 100.0 m2 (1,076.4 ft²)	P	*D.1*
C	Accessory Uses to an approved Use	D-A	*D.1*
D	Animal Boarding and Training Services	D-A	
E	Artisan Shop	P	
F	Bulk Fuel Storage and Sales	D-MPC	
G	Business Support Services	D-A	
H	Contractor Services	P	
I	Data Centre	D-MPC	*D.4.3*
J	Horticultural, General	D-A	
K	Household Equipment Repair Services	P	
L	Industrial, Heavy	D-MPC	
M	Industrial, Light	D-A	
N	Industrial, Medium	D-A	
O	Kennel, Commercial	D-MPC	*D.2.4*
P	Office	P	
Q	Pet Services	D-A	
R	Recreation Facilities	D-A	
S	Shipping Container	P	
T	Solar Energy System - Microgeneration Stand Alone	D-A	*D.4.9*
U	Storage, Indoor	P	
V	Storage, Outdoor	P	
W	Storage, Recreational Vehicles	D-A	*D.3.1*
X	Utility, Public	D-A	
Y	Vehicle - Auto Rentals, Repair Services and Sales	D-A	
Z	Veterinary Clinic	D-A	

B.6.3 SIGNAGE REGULATIONS

B.6.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and ***Discretionary Uses*** within this District.

B.6.4 DISTRICT REQUIREMENTS

B.6.4.1 The requirements listed in ***Table 12*** and shown in ***Figure 5*** apply to all parcels in this District:

TABLE 12: H-ID DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Min. Parcel Area	1,393.5 m^2 (15,000.0 ft^2)
B	Max. Site Coverage	60%
C	Max. Building Height	13.5 m (44.3 ft)
D	Min. Front Yard Setback	6.0m (19.7 ft)
E	Min. Rear Yard Setback	1.5 m (4.9 ft)
F	Min. Side Yard Setback	1.5 m (4.9 ft)
G	Min. Exterior Side Yard Setback (Corner Parcels)	4.0 m (13.1 ft)
H	Landscaping	See ***"C.5.5 Landscaping"***
I	Is Subdivision Allowed?	Yes
J	Vehicle Access	See ***Section "C.3 Vehicle Access, Parking and Storage"***
K	Screening	The property line of a ***site*** which abuts a residential district shall be screened in accordance with ***Section C.5.2***

B.6.5 ILLUSTRATIONS

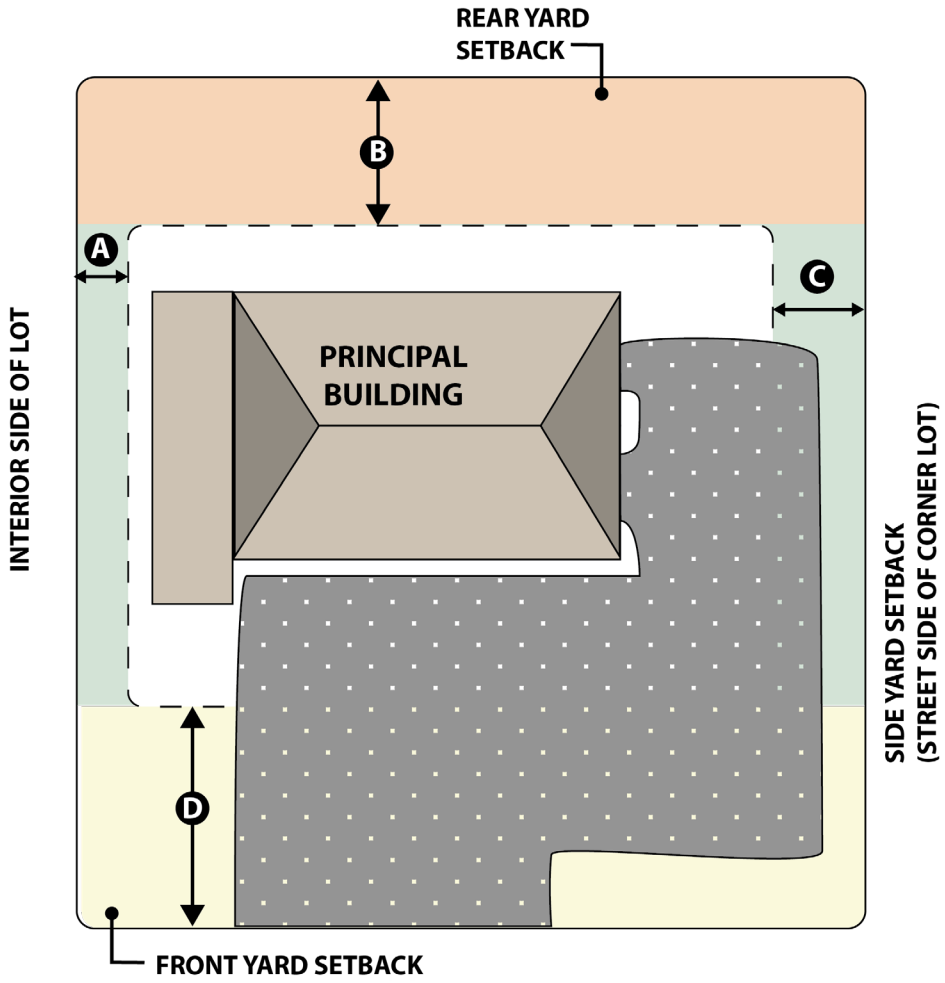


FIGURE 5: H-ID SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND	
A	Interior Side Yard Building Setback
B	Rear Yard Setback
C	Exterior Side Yard Setback
D	Front Yard Setback

B.6.6 OUTDOOR STORAGE

B.6.6.1 The maximum height of stored materials, excluding vehicles and equipment, shall not exceed 3.5 m (11.5 ft) in height, and materials stored within the setback areas are not to exceed the height of the screening fence [maximum of 2.0 m (6.6 ft)].

B.6.6.2 Shipping Containers shall not be stacked, unless:

a) All setbacks in this district are met;

b) Information is provided to ascertain the stacking of shipping containers will not pose a safety risk, to the satisfaction of the Development Authority; and

c) The stacking of Shipping Containers is in accordance with the *National Building Code – Alberta Edition*.

B.6.6.3 Uses which involve the outside storage of goods, machinery, derelict vehicles, building materials, waste materials and other similar objects that could be deemed unsightly in the opinion of the Development Authority shall be screened from adjacent sites and roads, through the use of fences, berms, landscaping, or a combination thereof, to the satisfaction of the Development Authority.

B.6.7 WATER RESTRICTIONS IN DEAD MAN'S FLATS

B.6.7.1 Any use that, in the sole discretion of the Development Authority, has the potential to consume a significant amount of water shall not be approved in Dead Man's Flats in accordance with the approved maximum capacities for the Hamlet set out in the applicable Water and Wastewater Agreement with the Town of Canmore.

B.7 HAMLET TRANSITION (HT) DISTRICT

B.7.1 PURPOSE

B.7.1.1 The purpose of this district is to preserve areas of land within hamlet boundaries from premature subdivision and development until the land is re-designated for development purposes, in accordance with policies within the Municipal Development Plan and any applicable Area Structure Plan. Re-designation of lands in the Hamlet Transition District to another hamlet land use district shall be required prior to approval of a plan of subdivision.

B.7.2 USES

B.7.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	D-A	
B	Accessory Use to an approved Use	D-A	
C	Dwelling, Factory Built	D-A	***D.6.3***
D	Dwelling, Single Detached	D-A	
E	Dwelling, Moved-On	D-A	***D.6.6***
F	Home-Based Business - Major	D-A	***D.6.4***
G	Home-Based Business - Minor	D-A	***D.6.4***
H	Utility, Public	D-A	

B.7.3 SIGNAGE REGULATIONS

B.7.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.7.4 DISTRICT REQUIREMENTS

B.7.4.1 The requirements listed in ***Table 13*** apply to all parcels in this District:

TABLE 13: HT DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL HAMLETS
A	Density	1 Dwelling Unit per Parcel
B	Min. Parcel Area	Existing Parcels
C	Max. Building Height	10.0 m (33.0 ft)
D	Min. Front Yard Setback	10.0 m (33.0 ft)
E	Min. Rear Yard Setback	10.0 m (33.0 ft)
F	Min. Side Yard Setback	10.0 m (33.0 ft)
G	Min. Landscaping	See ***Section "C.5.5 Landscaping"***
H	Is Subdivision Allowed?	No
I	Vehicle Access	See ***Section "C.3 Vehicle Access, Parking and Storage"***

B.8 PUBLIC SERVICE (P) DISTRICT

B.8.1 PURPOSE

B.8.1.1 The purpose of this district is to provide land for public and community developments for cultural, educational, institutional, recreational and utility uses, as well as to protect and enhance existing lands owned by the Municipality which are in a natural or largely undisturbed condition and may be used for non-intensive park and recreational uses.

B.8.2 USES

B.8.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Campground	D-MPC	
D	Cemetery and/or Crematorium	D-MPC	
E	Community Garden	P	
F	Day Care	D-A	
G	Government Services	P	
H	Group Home - Major	D-MPC	
I	Group Home - Minor	D-MPC	
J	Medical Services	D-MPC	
K	Medical Services, Extended	D-MPC	
L	Park	P	
M	Places of Religious Assembly	D-MPC	
N	Recreation Facilities	D-A	
O	School	D-MPC	
P	Shipping Container	D-A	
Q	Solar Energy System – Commercial	D-MPC	*D.4.8*
R	Solar Energy System – Microgeneration Stand Alone	D-A	*D.4.9*
S	Utility, Public	D-A	
T	Wind Energy Conversion System (WECS), Commercial	D-MPC	*D.4.5*
U	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	*D.4.6*

B.8.3 SIGNAGE REGULATIONS

B.8.3.1 Refer to Section *"D.7 Signage"* for Sign Regulations within this District.

B.8.4 DISTRICT REQUIREMENTS

B.8.4.1 The requirements listed in *Table 14* apply to all parcels in this District:

TABLE 14: P DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Max. Building Height – All Buildings	12.0 m (39.4 ft)
B	Min. Front Yard Setback – All Buildings	6.0 m (19.7 ft)
C	Min. Rear Yard Setback – All Buildings	6.0 m (19.7 ft)
D	Min. Side Yard Setback – All Buildings	2.0 m (6.6 ft)
E	Min. Landscaping	See ***Section*** *"C.5.5 Landscaping"*
F	Is Subdivision Allowed?	Yes
G	Vehicle Access	See ***Section*** *"C.3 Vehicle Access, Parking and Storage"*

B.8.5 ILLUSTRATIONS

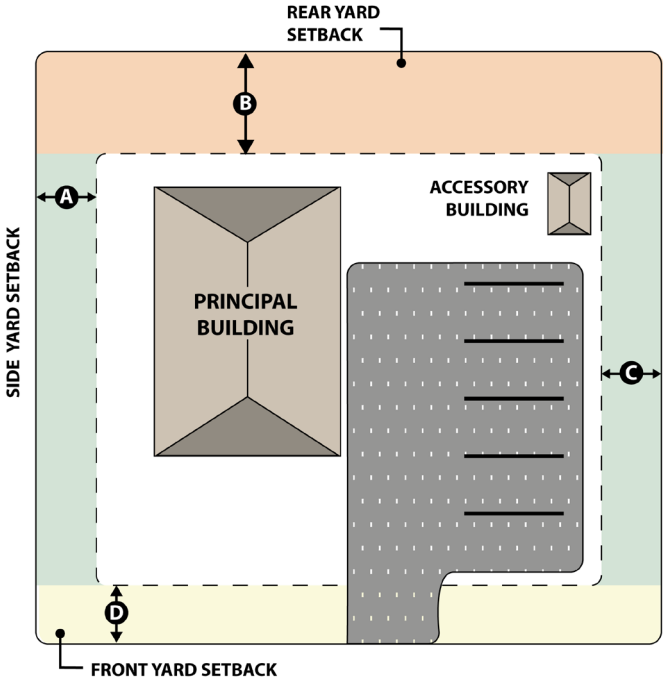


FIGURE 6: P SETBACK REQUIREMENTS

B.9 FOREST AREA (FA) DISTRICT

B.9.1 PURPOSE

B.9.1.1 The purpose of this district is to provide for the conservation of extensive areas of land which are primarily owned by the Crown, where development is limited due to factors of topography, soil, vegetation, wildlife, inaccessibility, isolation, environmental sensitivity, or watershed conservation. Logging, and Extensive and Intensive Agriculture and park uses are in keeping with the intent of this district.

B.9.2 USES

B.9.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Agriculture, General	P	
D	Agriculture, Intensive	P	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	*D.6.5*
G	Campground	D-A	
H	Cemetery	D-A	
I	Commercial Equestrian Centre	D-MPC	
J	Commercial Outfitting and Guiding	D-A	
K	Community Garden	P	
L	Dwelling, Factory Built	D-A	*D.6.3*
M	Dwelling, Single Detached	P	
N	Dwelling, Moved-On	D-A	*D.6.6*
O	Farm Structure	P	
P	Group Home - Major	D-A	
Q	Group Home - Minor	D-A	
R	Home-Based Business - Major	D-A	*D.6.4*
S	Home-Based Business - Minor	P	*D.6.4*
T	Horticultural, General	D-A	
U	Industrial Work Camp	D-MPC	*D.4.7*
V	Kennel, Commercial	D-MPC	*D.2.4*
W	Livestock *for equal to or less than 2.0 Animal Unit for 3 acres*	D-A	*D.2.2*

X	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC	***D.2.2***
Y	Kennel, Private	D-MPC	***D.2.4***
Z	Log Sorting and Transportation Staging Area	D-A	
AA	Logging	P	
BB	Manufacturing and Distribution, Agriculture	D-A	
CC	Natural Resource Extraction	D-A	***D.4.1***
DD	Natural Resource Extraction and Processing	D-A	***D.4.1***
EE	Park	P	
FF	Recreation Outdoor, Nature Based	P	
GG	Recreation Staging Area	D-A	
HH	Recreation, Outdoor High Impact	D-MPC	
II	Sawmill	D-A	
JJ	School	D-MPC	
KK	Shipping Container	P	
LL	Solar Energy System – Microgeneration Stand Alone	D-A	***D.4.9***
MM	Storage, Outdoor	D-A	
NN	Utility, Public	D-A	
OO	Waste Transfer Site	D-MPC	
PP	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	***D.4.6***

B.9.3 SIGN REGULATIONS

B.9.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.9.4 DISTRICT REQUIREMENTS

B.9.4.1 The requirements listed in ***Table 15*** apply to all parcels in this District:

TABLE 15: FA DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Max. Density	1 ***Dwelling Unit***
B	Max. Building Height – All Buildings	10.0 m (32.8ft)
C	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
D	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)
E	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)
F	Is Subdivision Allowed?	Yes

Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.

B.9.4.2 For parcels existing prior to the adoption of this Bylaw that cannot meet the setbacks listed in subsection a) due to parcel size, the Development Authority may reduce any setback in subsection a) to a minimum distance of 10.0 m (33.0 ft).

B.10 AGRICULTURE CONSERVATION DISTRICT (AC) DISTRICT

B.10.1 PURPOSE

B.10.1.1 The purpose of this district is to provide for the continuing use of land for agricultural and related activities while limiting fragmentation of agricultural land and encouraging land conservation practices

B.10.2 USES

B.10.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Agriculture, General	P	
D	Agriculture, Intensive	P	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	*D.6.5*
G	Commercial Equestrian Centre	D-MPC	
H	Community Buildings and Facilities	D-A	
I	Dwelling Unit, Accessory Attached	D-A	*D.6.1*
J	Dwelling Unit, Accessory Detached	D-A	*D.6.2*
K	Dwelling, Factory Built	D-A	*D.6.3*
L	Dwelling, Single Detached	P	
M	Dwelling, Moved-On	D-A	*D.6.6*
N	Farm Structure	P	
O	Group Home - Minor	D-A	
P	Group Home - Major	D-MPC	
Q	Home-Based Business - Major	D-A	*D.6.4*
R	Home-Based Business - Minor	P	*D.6.4*
S	Horticultural, General	P	
T	Kennel, Commercial	D-MPC	*D.2.4*
U	Kennel, Private	D-MPC	*D.2.4*
V	Livestock *for equal to or less than 1.0 Animal Unit for 3 acres*	P	*D.2.2*

W	Livestock *for greater than 1.0 Animal Unit for 3 acres and equal to or less than 2.0 Animal Units for 3 acres*	D-A	***D.2.2***
X	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC	***D.2.2***
Y	Log Sorting and Transportation Staging Area	D-A	
Z	Logging	D-A	
AA	Manufacturing and Distribution, Agriculture	D-A	
BB	Natural Resource Extraction	D-MPC	***D.4.1***
CC	Retreat, Day Use & Overnight	D-MPC	
DD	Retreat, Day-Use	D-A	
EE	Sawmill	D-MPC	
FF	Shipping Container	P	
GG	Solar Energy System - Microgeneration Stand Alone	D-A	***D.4.9***
HH	Storage, Outdoor	D-A	
II	Utility, Public	D-A	
JJ	Veterinary Clinic	D-A	
KK	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	

B.10.3 SIGN REGULATION

B.10.3.1 Refer to ***Section "D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.10.4 DISTRICT REQUIREMENTS

B.10.4.1 The requirements listed in ***Table 16*** and shown in ***Figure 7*** apply to all parcels in this District:

TABLE 16: AC DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL LANDS
A	Max. number of Parcels per quarter section	2
B	Min. Parcel Area (Residential Use Only)	1.2 ha (3.0 ac)
C	Max. Parcel Area (Residential Use Only)	4.05 ha (10.0 ac)
D	Residential Max. Density – Parcels less than 32 ha (79.1ac)	1 Single Detached Dwelling Unit and no more than 1 Accessory Dwelling Unit (Attached or Detached)
E	Residential Max. Density – Parcels 32 ha (79.1 ac) or greater	2 Single Detached Dwelling Units and no more than 2 Accessory Dwelling Units (Attached or Detached)
F	Min. Habitable Ground Floor Area per Dwelling Unit	55.0 m^2 (592.0 ft^2)
G	Max. Building Height	No Maximum for all Uses, except for the following Uses: Retreat, Day Use & Overnight; Retreat, Day-Use – Maximum Two (2) Storeys
H	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
I	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)
J	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)

B.10.5 SUBDIVISION OF AN EXISTING RESIDENTIAL DWELLING ("FARMSTEAD SEPARATION")

B.10.5.1 A single residential Parcel may be subdivided from an unsubdivided quarter section provided that:

a) An existing dwelling is located on that quarter section, either within the new Parcel to be created or on the remainder of the quarter section;

b) The dwelling is connected to an approved wastewater system; and

c) The parcel size shall be determined in accordance with Section B.10.4, with consideration of the location of the existing dwelling, accessory structures, uses, topographic features and environmental considerations.

B.10.5.2 Notwithstanding ***Section B.10.4*** above, where an unsubdivided quarter section is severed or separated by a public road, railway, river, creek, or lake from the balance of the titled land, a larger Parcel than the maximum 4.2 ha (10.4 ac) may be considered for subdivision at the sole discretion of the Development Authority.

B.10.6 ILLUSTRATIONS

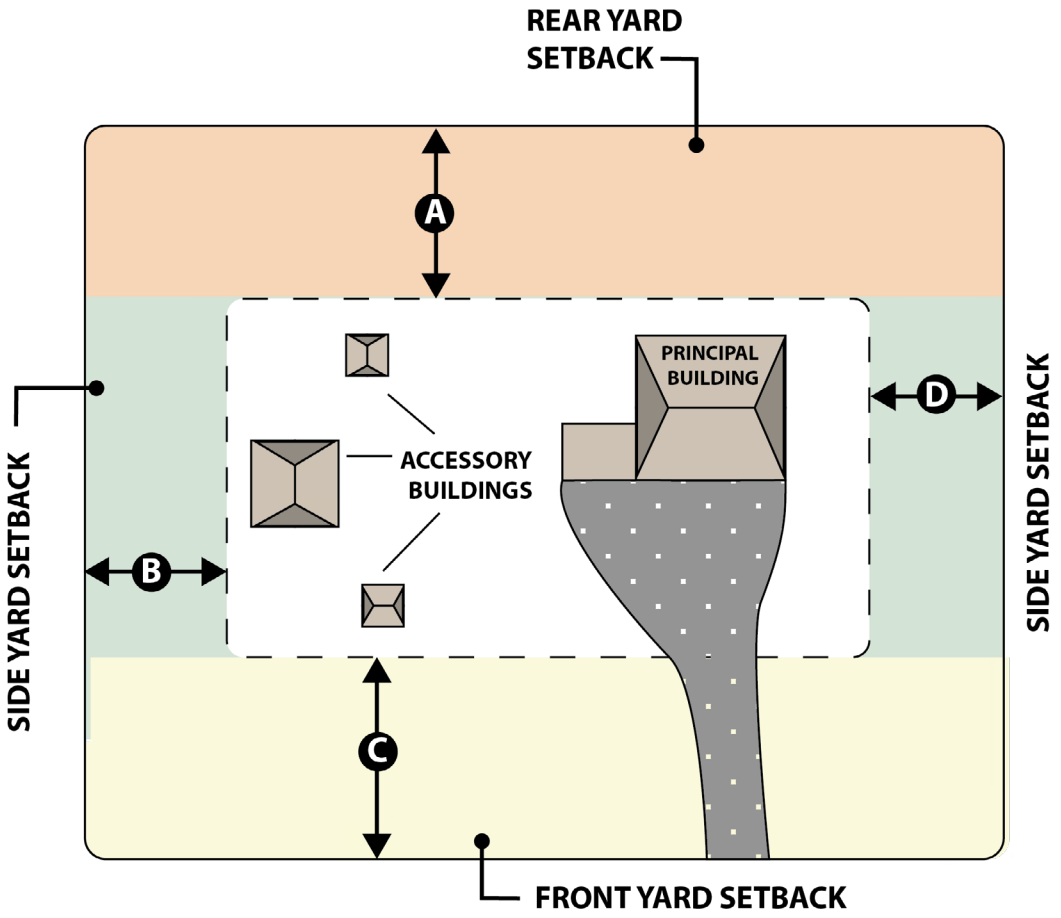


FIGURE 7: AC SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND	
A	Rear Yard Setback
B	Side Yard Setback
C	Front Yard Setback
D	Side Yard Setback

B.11 SMALL HOLDINGS (SH) DISTRICT

B.11.1 PURPOSE

B.11.1.1 The purpose of this district is to provide for the limited subdivision and development of residential uses and businesses that are compatible with the surrounding agricultural lands.

B.11.2 USES

B.11.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	***D.1***
B	Accessory Use to an approved Use	D-A	***D.1***
C	Agriculture, General	P	
D	Agriculture, Intensive	D-A	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	***D.6.5***
G	Community Buildings and Facilities	D-MPC	
H	Day Care	D-MPC	
I	Dwelling Unit, Accessory Attached	D-A	***D.6.1***
J	Dwelling Unit, Accessory Detached	D-A	***D.6.2***
K	Dwelling, Factory Built	D-A	***D.6.3***
L	Dwelling, Single Detached	P	
M	Dwelling, Moved-On	D-A	***D.6.6***
N	Farm Structures	D-A	
O	Group Home - Major	D-MPC	
P	Group Home - Minor	D-MPC	
Q	Home-Based Business - Major	D-A	***D.6.4***
R	Home-Based Business - Minor	P	***D.6.4***
S	Horticultural, General	P	
T	Kennel, Private	D-MPC	
U	Livestock *for equal to or less than 2.0 Animal Unit for 3 acres*	D-A	***D.2.2***
V	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC	***D.2.2***
W	Manufacturing and Processing, Agriculture	D-MPC	
X	Retreat – Day Use	D-A	
Y	Retreat – Day Use & Overnight	D-MPC	

Z	Shipping Container	P	
AA	Solar Energy System - Microgeneration Stand Alone	D-A	*D.4.9*
BB	Storage, Commercial Recreational Vehicles	D-MPC	*D.3.1*
CC	Storage, Outdoor	D-MPC	
DD	Utility, Public	D-A	
EE	Veterinary Clinic	D-MPC	
FF	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	*D.4.9*

B.11.3 SIGNAGE REGULATIONS

B.11.3.1 Refer to Section *"D.7 Signage"*, for a list of signs that are Permitted and Discretionary Uses within this District.

B.11.4 DISTRICT REQUIREMENTS

B.11.4.1 The requirements listed in *Table 17* and shown in *Figure 8* apply to all parcels in this District:

TABLE 17: SH DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Max. number of Parcels per quarter section	4
B	Min. Parcel Area	4.2 ha (10.4 ac)
C	Max. Residential Density	1 Single Detached Dwelling Unit; and 1 Accessory Dwelling Unit
D	Min. Parcel Width	90.0 m (295.3 ft)
	Parcel Orientation	At the discretion of the Development Authority after consideration of site constraints including but not limited to access, topography, the presence of waterbodies or watercourses, and registered instruments on the Certificate of Title.
E	Max. Building Height – Principal Building	12.0 m (39.4 ft)
F	Max. Building Height – Accessory Buildings	7.0 m (23.0 ft)
G	Max. Building Height – Attached Accessory Dwelling Unit	8.0 m (26.2 ft)
H	Min. Habitable Ground Floor Area per Dwelling Unit	55.0 m^2 (592.0 ft^2)
I	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
J	Min. Rear Yard Setback – Principal Building	30.0 m (98.4 ft)
K	Min. Interior Side Yard Setback – Principal Building	30.0 m (98.4 ft)
L	Min. Exterior Side Yard Setback – Principal Building (Corner Parcel)	40.0 m (131.2 ft)
M	Min. Rear Yard Setback – Accessory Building	15.0 m (49.2 ft)

N	Min. Side Yard Setback – Accessory Building	15.0 m (49.2 ft)

B.11.5 SUBDIVISION

B.11.5.1 Subdivision shall be in accordance with the Municipal Development Plan.

B.11.5.2 Notwithstanding the Minimum Parcel Size and Minimum Parcel Width listed in ***Section B.11.4*** above, where lands proposed to be subdivided have unique characteristics the Development Authority may approve alternative metrics with consideration of:

a) The natural environmental features and the physical characteristics of the land;

b) Maintaining lands appropriate for agricultural purposes in larger, unfragmented parcels; and

c) Minimizing land area requirements for roads and utility servicing.

B.11.6 ILLUSTRATIONS

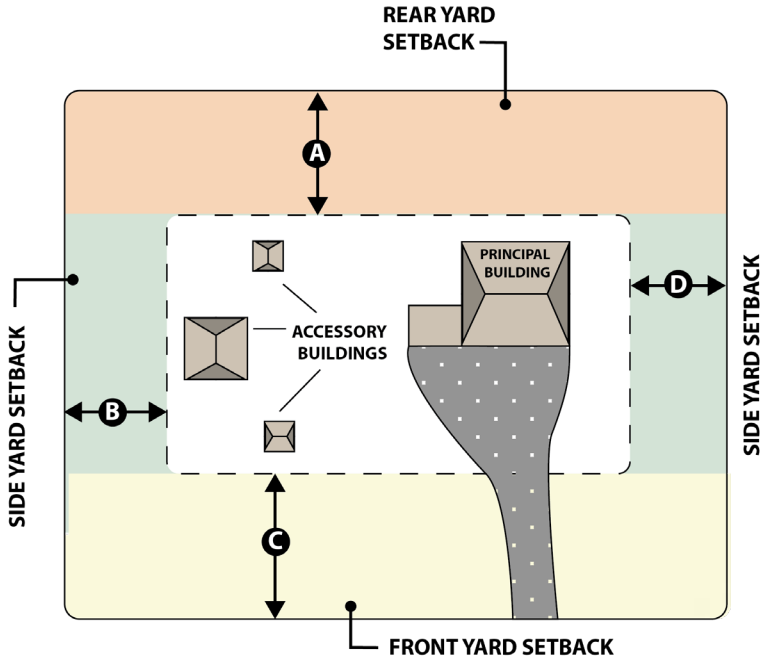


FIGURE 8: SH SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	***Rear Yard Setback Principal Building***	C	***Front Yard Setback***	E	Rear ***Yard Setback Accessory Building***

B	***Side Yard Setback*** Interior ***Principal Building***	D	***Side Yard Setback*** Exterior ***Principal Building***	F	***Side Yard Setback*** ***Accessory Building***

B.12 COUNTRY RESIDENTIAL (CR) DISTRICT

B.12.1 PURPOSE

B.12.1.1 The purpose of this district to provide smaller parcels of land for country residential development, in accordance with policies in the Municipal Development Plan and an adopted Area Structure Plan.

B.12.2 USES

B.12.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	GHOST RIVER	SCOTT LAKE	GHOST RESERVOIR	ALL OTHER PARCELS	SPECIFIC RULES
A	Accessory Building	P	P	P	P	*D.1*
B	Accessory Use to an approved Use	D-A	D-A	D-A	D-A	*D.1*
C	Accommodation, Staff	X	X	D-MPC	X	
D	Bed & Breakfast	D-A	D-A	D-A	D-A	*D.6.5*
E	Community Buildings and Facilities	D-A	D-A	D-A	D-A	
F	Dwelling Unit, Accessory Attached	P	P	P	P	*D.6.1*
G	Dwelling Unit, Accessory Detached	D-A	D-A	D-A	D-A	*D.6.2*
H	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business Major	D-MPC	D-MPC	D-MPC	P	*D.6.1*
I	Dwelling, Factory Built	D-A	D-A	D-A	D-A	*D.6.3*
J	Dwelling, Single Detached	P	P	P	P	
K	Dwelling, Moved-On	D-A	D-A	D-A	D-A	*D.6.6*
L	Farm Structure	X	X	D-A	D-A	
M	Government Services	D-A	D-A	D-A	D-A	
N	Home-Based Business - Minor	P	P	P	P	*D.6.4*
O	Home-Based Business - Major on a parcel with an approved Accessory Dwelling Unit	D-MPC	D-MPC	D-MPC	D-MPC	
P	Home-Based Business - Major	D-A	D-A	D-A	D-A	*D.6.4*
Q	~~Livestock - equal to or less than 2.0 Animal Units for 3 acres~~	~~D-A~~	~~X~~	~~X~~	~~X~~	~~D.2.2~~

R	Livestock ~~for greater than 2.0 Animal Units for 8 acres~~	D-~~MPC~~A-P	~~XD-A~~P	~~XD-A~~ P	~~XD-A~~ P	***D.2.2***
S	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	D-A	***D.4.9***
T	Utility, Private	D-MPC	D-MPC	D-MPC	D-MPC	
U	Utility, Public	D-A	D-A	D-A	D-A	
V	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	D-MPC	D-MPC	D-MPC	***D.4.6***

B.12.3 SIGN REGULATIONS

B.12.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.12.4 DISTRICT REQUIREMENTS

B.12.4.1 The requirements listed in ***Table 18*** apply to all parcels in this District:

TABLE 18: CR DISTRICT REQUIREMENTS

#	REQUIREMENT	GHOST RIVER	SCOTT LAKE	GHOST RESEVOIR	ALL OTHER PARCELS
A	Min. Parcel Area	0.4 ha (1.0ac)	0.6 ha (1.5 ac).	See B.12.4.2 and B.12.4.3	0.4 ha (1.0 ac)
B	Max. Parcel Area	N/A	1.6 ha (4.0 ac)		1.2 ha (3.0 ac)
C	Max. Residential Density	1 Single Detached Dwelling Unit; and one Accessory Dwelling Unit	1 Single Detached Dwelling Unit and one accessory dwelling unit	In accordance with special rules below and within the McDermid Area Structure Plan.	1 Single Detached Dwelling Unit; and one Accessory Dwelling Unit
D	Max. Building Height – Principal Building	11.0 m (36.1 ft)	11.0 m (36.1 ft)	12.0 m (39.4 ft)	11.0 m (36.1 ft)
E	Max. Building Height – Accessory Buildings	5.5 m (18.0 ft)	5.5 m (18.0 ft)	8.0 m (26.2 ft)	5.5 m (18.0 ft)
F	Max. Building Height – all other buildings	6.0 m (19.7 ft)	N/A	N/A	6.0 m (19.7 ft)
G	Min. Habitable Ground Floor Area per Dwelling Unit	60.0 m^2 (645 ft^2)	60.0 m^2 (645 ft^2)	60.0 m^2 (645 ft^2)	60.0 m^2 (645 ft^2)
H	Min. Front Yard Setback from service road	7.5 m (24.6 ft)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	7.5 m (24.6 ft)
I	Site Coverage	X	X	55%	X

J	Min. Rear Yard Setback – Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	7.5 m (24.6 ft)
K	Min. Rear Yard Setback – Accessory Building	1.5m (4.9 ft)	1.5m (4.9 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)
L	Min. Side Yard Setback – Principal Building	2.0 m (6.6 ft)	6.0 m (19.7 ft) or 10% of the lot width, whichever is the lesser	3.0 m (9.8 ft)	2.0 m (6.6 ft)
M	Min. Side Yard Setback – Accessory Building	1.5 m (4.9 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)
N	Subdivision	In accordance with the Ghost River Country Residential ASP	In accordance with the Scott Lake Area Structure Plan	In accordance with the McDermid Area Structure Plan.	Yes, Area Structure Plan required.

B.12.5 SUBDIVISION REGULATIONS FOR GHOST RESERVOIR

B.12.5.1 Subdivision of land within Ghost Reservoir shall be in accordance with the McDermid Area Structure Plan.

B.12.5.2 The 26.02 hectare (64.29 acres) site may be subdivided to create 2 lots where the minimum parcel area shall be 10 hectares (25 acres).

B.12.5.3 A maximum of eight (8) Bareland Condominium units where: The minimum Bareland Condominium unit size shall be 1.0 hectare (2.47 acres) across the entirety of the site.

a) The minimum Bareland Condominium unit size shall be 1.0 hectare (2.47 acres).

b) Where lands proposed to be subdivided through a Bareland Condominium, the subdivision layout shall be designed to:

i) Be sensitive to the natural environmental features and the physical characteristics of the land;

ii) Provide private roadways to increase efficiency of roads and provide individual utility servicing.

iii) Provide common property accessible by all country residential parcels for the enjoyment of the entire property

B.12.6 DENSITY REGULATIONS FOR GHOST RESERVOIR

#	REQUIREMENT	ALL PARCELS
A	Maximum Bareland Condominium Units Density	8 units per ASP area
B	Maximum Single Detached Dwelling Density	1 per parcel
C	Maximum Accessory Dwelling Unit Density	1 per single-detached dwelling
D	Maximum Staff Accommodation Density	1 unit with up to 2 bedrooms and a maximum of 2 bed units per bedroom

B.12.7 STAFF ACCOMMODATION

B.12.7.1 Staff accommodation where permitted in this district may also be used for housing employees associated with the maintenance of the grounds and common property operating on site.

B.12.8 ILLUSTRATIONS

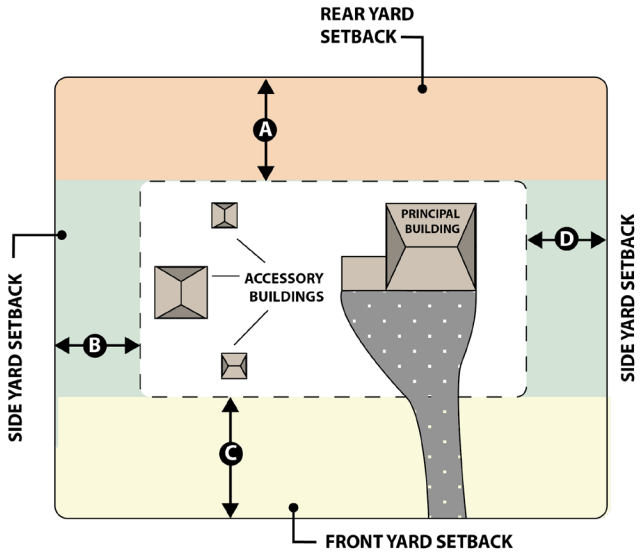


FIGURE 9: CR SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Rear Yard Setback Principal Building	C	Front Yard Setback	E	Rear Yard Setback Accessory Building
B	Side Yard Setback Interior Principal Building	D	Side Yard Setback Exterior Principal Building	F	Side Yard Setback Accessory Building

B.13 TOURISM & RECREATION (TR) DISTRICT

B.13.1 PURPOSE

B.13.1.1 The purpose of this district is to provide large parcels of land in rural areas that are suitable for tourism and recreational uses which have low-impact on the natural environment and are compatible with the surrounding area and land uses.

B.13.2 USES

B.13.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
A	Accessory Building	D-A	D-A	D-A	D-A	D-A
B	Accessory Use to an approved Use	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
C	Accommodation, Staff	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-A	D-A
D	Accommodation, Visitor - Major	D-A	X	D-A	X	D-A
E	Accommodation, Visitor - Minor	D-A	X	D-A	D-A	D-A
F	Agriculture, General	P	X	P	X	P
G	Agriculture, Intensive	D-A	X	X	D-A	D-A
H	Animal Boarding and Training Services	D-A	X	D-A	D-A	D-A
I	Artisan Shop	D-A	X	X	D-A	D-A
J	Campground	D-A	X	D-A	X	D-A
K	Commercial Equestrian Centre	D-A	X	D-A	D-MPC	D-A
L	Commercial Guiding and Outfitting	D-A	X	D-A	D-MPC	D-A
M	Community and Entertainment Facilities	D-MPC	~~D-MPC on Plan 241 0890; Block 2; Lot 2 only~~ X	~~D-MPC~~ X	X	D-MPC

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
N	~~Drinking Establishment~~ Community Buildings and Facilities	~~D-MPC~~ D-MPC	~~D-MPC on Plan 241 0890; Block 2; Lot 2 only~~ D-A on Plan 241 0890; Block 2; Lot 2 only	~~D-MPC~~ D-A	~~X~~ X	~~D-MPC~~ X
O	Dwelling Unit, Accessory Detached	D-A	X	D-A	D-A	D-A
P	Dwelling Unit, Accessory Attached	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
Q	Dwelling, Factory Built	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
R	Dwelling, Moved-On	D-MPC	D-MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-MPC	D-MPC	D-MPC
S	Dwelling, Single Detached	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	P	D-A
T	Eating Establishment, Major	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	D-A
U	Eating Establishment, Minor	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-MPC	D-A
V	Environmental Education Facilities	D-A	X	X	D-MPC	D-A
W	Health and Wellness Centre	D-A	X	D-A	D-MPC	D-A
X	Home-Based Business - Minor	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	X

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
Y	Home-Based Business - Major	D-MPC	D-MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	X	X	X
Z	Horticulture, General	D-A	X	X	D-A	D-A
AA	Livestock *for equal to or less than 1.0 Animal Unit for 3 acres*	P	X	P	P	P
BB	Livestock *for greater than 1.0 Animal Unit for 3 acres and equal to or less than 2.0 Animal Units for 3 acres*	D-A	X	D-A	D-A	D-A
CC	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC	X	D-MPC	D-MPC	D-MPC
CC	Main Amenities Lodge	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	D-A
DD	Marina	D-A	D-A	X	X	X
EE	Park	D-A	X	X	X	X
FF	Personal Service Business	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	X
GG	Places of Religious Assembly	D-A	X	X	X	D-A
HH	Recreation Staging Area	D-A	X	D-A	D-MPC	D-A
II	Recreation, Country Centre	D-A	X	D-A	X	D-A
JJ	Recreation, Outdoor High Impact	D-MPC	X	X	X	X
KK	Recreation, Outdoor Nature-Based	D-A	X	D-A	D-A	D-A
LL	Retail Store	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-A	D-A
MM	Retreat, Day Use & Overnight	D-A	X	D-A	D-MPC	D-A
NN	Retreat, Day-Use	D-A	X	D-A	D-A	D-A

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
OO	Shipping Container	D-A	~~D-A~~ X	D-A	D-A	D-A
PP	Short-Term Rental - Major	D-A	P on Plan 241 0875 only	D-A	X	D-A
QQ	Short-Term Rental - Minor	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
RR	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	D-A	D-A
SS	Tourist Information Centre	D-A	X	D-A	X	D-A
TT	Utility, Public	D-A	D-A on Plan 241 0875 only	D-A	D-A	D-A
UU	Utility, Private	D-A	D-A on Plan 241 0875 only	D-A	D-A	D-A

B.13.3 SIGN REGULATIONS

B.13.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.13.4 DISTRICT REQUIREMENTS

B.13.4.1 The requirements listed in ***Table 19*** apply to all parcels in this District:

TABLE 19: TR DISTRICT REQUIREMENTS

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
A	Max. Dwelling Units Per Parcel	1 Dwelling Unit + 1 Accessory Dwelling Unit	1 per parcel for Plan 241 0875 and Plan 241 0890; Block 2; Lot 1, and 0 per parcel for Plan 241 0890; Block 2; Lot 2	1	1	1
B	Max. Building Height – Principal Building	12.0 m (39.4ft)	13.0 m (42.7 ft)	-	12.0 m (39.4 ft) or 4 storeys	12.0 m (39.4 ft) or 4 storeys
C	Max. Building Height – Accessory Building	10.0m (32.8ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	10.0 m (32.8 ft)	12.0 m (39.4 ft) or 4 storeys
D	Max. Building Height - Amenity Buildings	10.0 m (32.8ft)	9.0 m (29.5) ft	9.0 m (29.5) ft	--	12.0 m (39.4 ft) or 4 storeys
E	Min. Rear Yard Setback – Principal Building	30.0 m (98.4 ft)	See Special Setbacks below	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
F	Min. Front Yard Setback – Principal Building	40.0 m (131.2 ft)	See Special Setbacks below	40.0 m (131.2 ft)	5.0 m (16.4 ft)	30.0 m
G	Min. Interior Side Yard Setback – All buildings	30.0 m (98.4 ft)	See Special Setbacks below	30.0 m (98.4 ft)	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	30.0 m (98.4 ft)

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0875 & PLAN 241 0890	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
H	Min. Exterior Side Yard Setback (Corner Parcels) – All buildings	30.0 m (98.4 ft)	See Special Setbacks below	--	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	30.0 m (98.4 ft)
I	Min. Front Yard Setback – Accessory Building	--	See Special Setbacks below	--	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	--
J	Min. Rear Yard Setback – Accessory Buildings	--	See Special Setbacks below	--	30.0 m (98.4 ft)	--
K	Is Subdivision Allowed?	Yes, ASP may be required.	In accordance with Concept Plan and boundary adjustment only	ASP Required	No	New ASP Required

*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.

B.13.4.2 Notwithstanding ***Table 19*** above, the following specialized setbacks shall be required for the following types of Development:

a) On all parcels unless otherwise identified:

i) The minimum Front Yard Setback for paintball facilities shall be 100m (330ft.);

b) For Plan 241 0875:

i) The minimum yard requirements shall be in accordance with ***Figure 10***.

ii) Notwithstanding the minimum yard requirements within ***Figure 10***, the minimum rear yard may be relaxed to a minimum recommended by a Qualified professional that supports the request for a Variance to the minimum required yard along the Bow River.

c) For Plan 241 0890:

i) The minimum yard requirements shall be in accordance with ***Figure 10***.

ii) Notwithstanding the minimum yard requirements within ***Figure 10***, the minimum side and rear yards may be relaxed to a minimum recommended by a Qualified professional that supports the request for a Variance to the minimum required yard along the

Bow River.



SETBACKS
PLAN 241 0890 & PLAN 241 0875

Parcels & Setbacks
- Parcel
- Front
- Side
- Rear
- 10m
- Buildable Lands

- Dispositions
- Paved Highway
- Major Waterbodies

NORTH

1:1,500

0 10 20 30 40 50 m

Projection: NAD83 / UTM zone 11N

FIGURE 10: PLAN 241 0890 & PLAN 241 0875 LEGAL LAND LOCATIONS MAP

d) For Plan 191 0540:

i) The minimum Setbacks from the existing water and wastewater treatment plants that service Plan 241 0875 shall be established by the Government of Alberta.

e) For LSD 12; Sec 26; TWP 24; RGE 8; W5M, the minimum yard requirements for Discretionary Uses may be relaxed as follows:

i) To a minimum of 5m (16.4ft.) for front yard and side yards with an approved Variance where there is an obvious advantage obtained from such relaxation in terms of recognizing existing development or site constraints at the discretion of the Development Authority;

ii) To the minimum recommended by a Qualified Professional that supports the request for a Variance to the minimum required rear yard along the Kananaskis River;

f) For LSD 7, 8, 9; Sec 27; TWP 24; RGE 8; W5M, the minimum yard requirements may be relaxed as follows:

i) To a minimum of 1.5m (4.9ft.) with an approved Variance where there is a need to accommodate existing development or its expansion along a common boundary of two (2) private (titled) properties which have the same landowner ;

ii) To a minimum of 5m (16.4ft.) for front, rear, and side yards with an approved Variance where there is an obvious advantage obtained from such relaxation in terms of recognizing existing development or site constraints at the discretion of the Development Authority; and

iii) To ~~a~~ the minimum ~~6.0m setback from the bed and shore of the Kananaskis River, and an additional 30m setback of a Rear Yard from the river with potential variance from a~~ recommended by a Qualified Professional that supports the request for a Variance to the minimum required side yard along the Kananaskis River.

B.13.4.3 Notwithstanding the definition for Short-Term Rental, there shall be no time limits on stays for Short-Term Rental - Major and Short-Term Rental - Minor uses on all parcels within Plan 241 0875.

B.13.4.4 A Wildlife Impact Assessment shall be submitted for any application for a Discretionary Use on LSD 12; Sec 26; TWP 24; Rge 8; W5M, unless an exemption has been granted by the Development Authority.

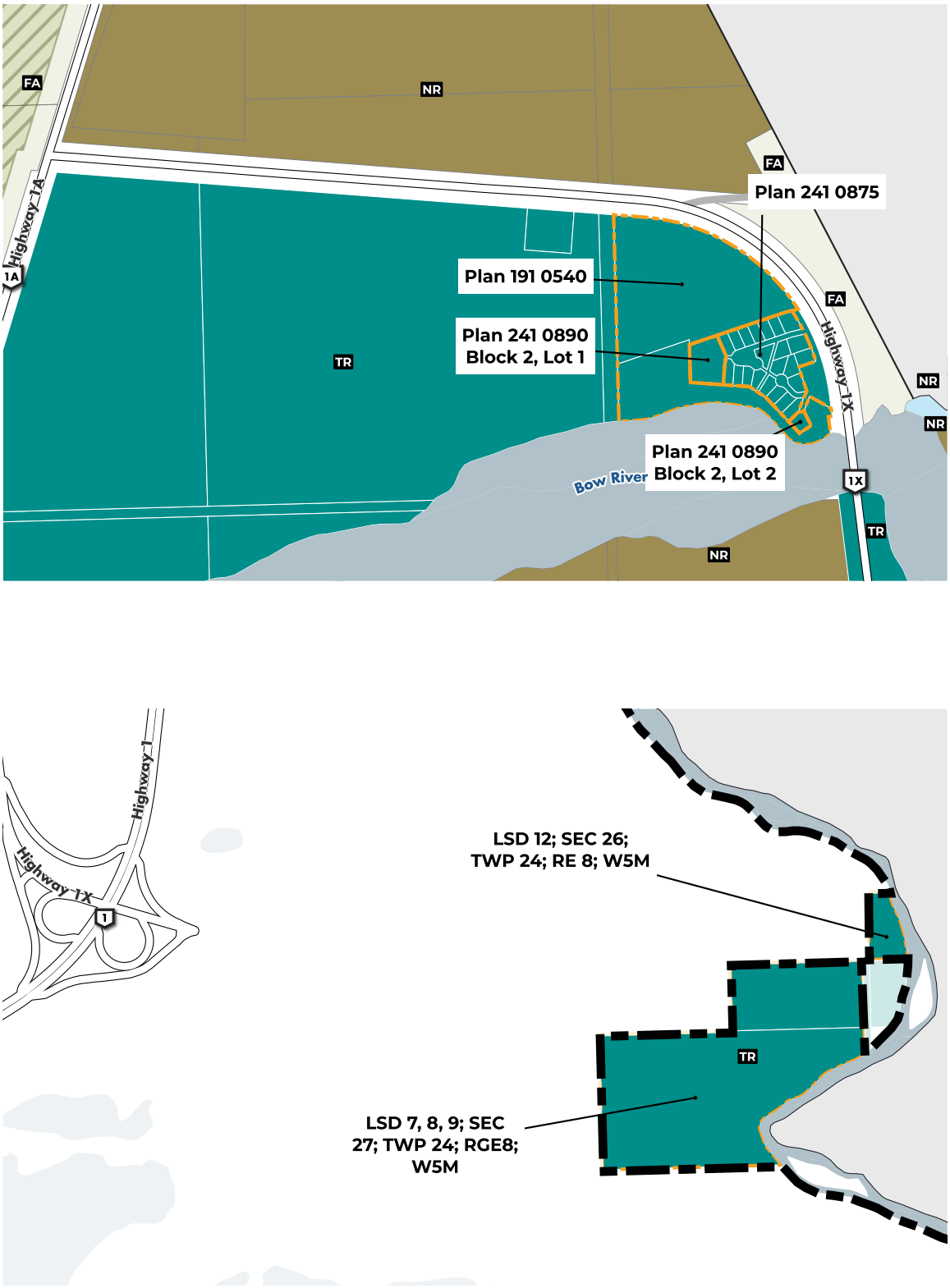
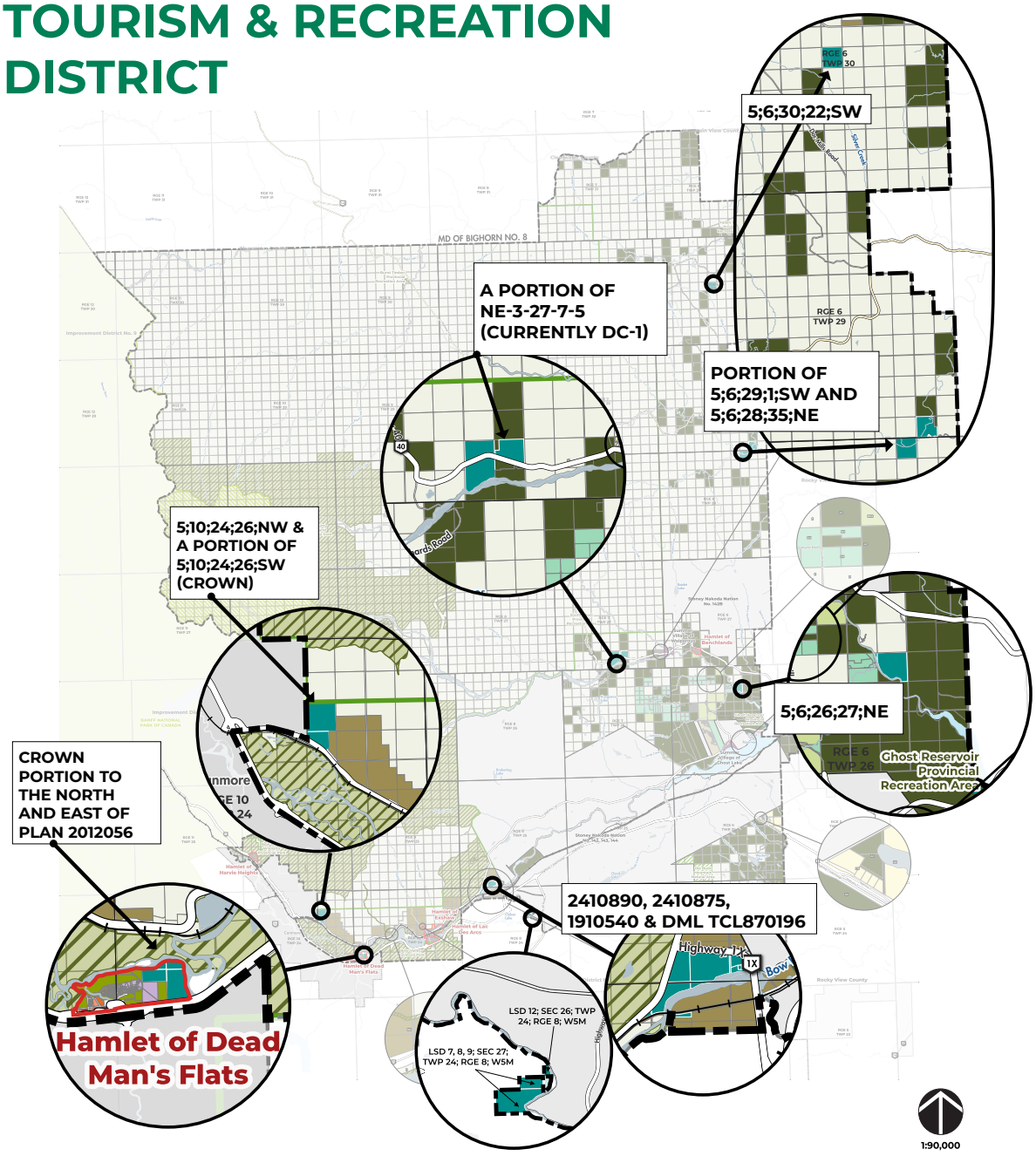


FIGURE 11: TOURISM RECREATION (TR) DISTRICT LEGAL LAND LOCATIONS MAP

B.13.5 CONCEPT PLANS & AREA STRUCTURE PLANS

B.13.5.1 All development must be in conformance with any and all approved Concept Plans and Area Structure Plans.

TOURISM & RECREATION DISTRICT



Legend

- MD of Bighorn No. 8

Land Use

- AC - Agriculture Conservation District
- SH - Small Holdings District
- CR - Country Residential District
- CR-G - Country Residential - Ghost Reservoir District
- R1 - Hamlet Residential - Unserviced District
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HMU - Hamlet Mixed Use District
- HWY-C - Highway Commercial District
- TR - Tourism & Recreation District
- HT - Hamlet Transition District
- TSD - Transfer of Subdivision Density District
- F - Forestry District
- HI - Hamlet Industrial District
- RI - Rural Industrial District
- NR - Natural Resource Extraction District
- P - Public District
- NPA - Natural & Protected Areas District
- DC-1 - Direct Control 1
- Hamlet
- Summer Village
- Railway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Town
- Rocky Mountains Forest Reserve
- National Park
- Natural Area
- Provincial Park
- Provincial Recreation Area
- Wilderness Area

A B C D E F G

TOC

B.14 HIGHWAY COMMERCIAL (HWY-C) DISTRICT

B.14.1 PURPOSE

B.14.1.1 The purpose of this district is to allow for a range of commercial uses that provide services to the traveling public and to the local residents.

B.14.2 USES

B.14.2.1 In accordance with ***"Part E. Authorities and Procedures"*** uses that may be approved in this District are listed in the chart below:

#	USE	DEAD MAN'S FLATS	HARVIE HEIGHTS	SCOTT LAKE	ALL OTHER PARCELS
A	Accessory Building	D-A	P	D-A	D-A
B	Accessory Use to an approved Use	D-A	D-A	D-A	D-A
C	Accommodation, Flex	D-MPC	X	X	X
D	Accommodation, Staff	D-MPC	D-MPC	D-MPC	D-MPC
E	Accommodations, Visitor - Major	D-A	D-A	X	D-A
F	Accommodations, Visitor - Minor	D-A	D-A	D-A	D-A
G	Artisan Shop	P	P	P	P
H	Dwelling Unit, Accessory Attached	D-A	X	D-A	D-A
I	Dwelling Unit, Accessory Detached	D-A	X	D-A	D-A
J	Eating Establishment, Drive-Through	X	X	D-A	D-A
K	Eating Establishment, Major	P	P	P	P
L	Eating Establishment, Minor	P	P	P	P
M	Government Services	P	D-A	D-A	D-A
N	Medical Services	D-A	D-A	X	D-A
O	Office	P	D-A	X	P
P	Personal Service Business	P	P	X	P
Q	Recreation Facilities	X	D-A	X	P
R	Retail Store	P	P	P	P
S	Retail, Cannabis	D-MPC	X	X	X
T	Retail, Liquor Store	D-MPC	X	X	X
U	Solar Energy System - Microgeneration Stand Alone	X	X	D-A	D-A
V	Tourist Information Centre	P	X	P	P
W	Utility, Public	D-A	D-A	D-A	D-A
X	Vehicle - Service Station	P	X	P	P
Y	Vehicle - Truck Service Centre	X	X	D-MPC	D-MPC

Z	Wind Energy Conversion System (WECS), Microgeneration	X	X	D-MPC	D-MPC

B.14.3 SIGNAGE REGULATIONS

B.14.3.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.14.4 DISTRICT REQUIREMENTS

B.14.4.1 The requirements listed in ***Table 20*** apply to all parcels in this District:

TABLE 20: HWY-C DISTRICT REQUIREMENTS

#	REQUIREMENT	DEAD MAN'S FLATS	HARVIE HEIGHTS	SCOTT LAKE
A	Min. Parcel Area	0.3 ha (0.7 ac)	0.7 ha (1.7 ac).	0.8 ha (2.0 ac).
B	Min. Parcel Width	40.0 m (131.2 ft)	50.0 m (164.0 ft).	60.0 m (196.9 ft).
C	Max. Density	2 Accessory Dwelling Units per Parcel	N/A	N/A
D	Max. Building Height	13.5 m (44.3 ft)	Four (4) storeys	9.0 m (29.5 ft)
E	Min. Front Yard Setback – All Buildings	3.0 m (9.8 ft)	5.0 m (16.4 ft)	8.0 m (26.2 ft)
F	Min. Rear Yard Setback – All Buildings	3.0 m (9.8 ft)	See ***Table 22*** and ***Figure 12*** below	10.0 m (32.8 ft)
G	Min. Side Yard Setback – All Buildings	3.5 m (11.5 ft), except one side adjacent to a commercial lot may be reduced to a zero-yard setback	3.0 m (9.8 ft)	3.5 m (11.5 ft)
H	Min. Yard Setback – Primary Building from primary highway	40.0m (131.2 ft)	N/A	N/A

B.14.5 WATER RESTRICTIONS

B.14.5.1 Any use that, in the sole discretion of the Development Authority, has the potential to consume a significant amount of water shall not be approved in Harvie Heights in accordance with the approved maximum capacities for the Hamlet set out in the applicable Water and Wastewater Agreement with the Town of Canmore.

TABLE 21: HWY-C DISTRICT HARVIE HEIGHTS SETBACKS				
#	PLAN	BLOCK	LOT	MINIMUM REAR YARD SETBACK
A	793 JK	23	1	10.0 m (32.8 ft)
B	793 JK	23	2	10.0 m (32.8 ft)
C	793 JK	23	3	10.0 m (32.8 ft)
D	793 JK	23	4	6.0 m (19.7 ft)
E	793 JK	23	5	10.0 m (32.8 ft)
F	170 JK	24	1	18.0 m (59.1 ft)
G	891 0713	24	6	18.0 m (59.1 ft)
H	891 0713	24	7	18.0 m (59.1 ft)
I	170 JK	24	3	18.0 m (59.1 ft)

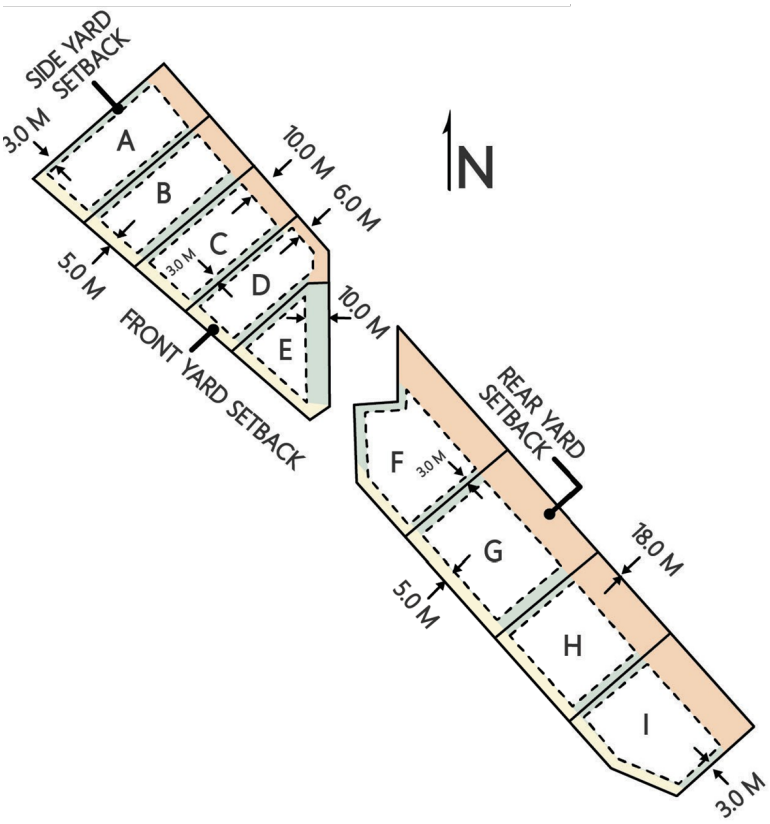


FIGURE 12: HARVIE HEIGHTS YARD SETBACKS FOR IRREGULAR HWY-C PARCELS

B.14.6 ADDITIONAL SETBACK AREA IN HARVIE HEIGHTS

B.14.6.1 No development, except fencing and landscaping, shall be permitted in the shaded setback area as indicated in ***Figure 13*** on Plan 170 JK; Block 24; Lot 1.

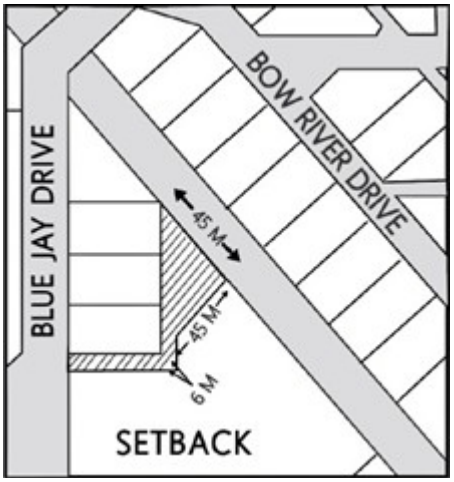


FIGURE 13: ADDITIONAL SETBACK AREA IN HARVIE HEIGHTS

B.14.7 ADDITIONAL REQUIREMENTS – DEAD MAN'S FLATS

B.14.7.1 The following apply to all HWY-C parcels located in the Hamlet of Dead Man's Flats:

a) ***Screening***

i) All sites abutting a residential district shall be screened to the satisfaction of the Development Authority.

ii) Uses which involve the outside storage of goods, machinery, vehicles, building materials, waste materials and other similar objects shall be screened from adjacent sites and roads, through the use of fences, berms, landscaping, or a combination thereof, to the satisfaction of the Development Authority.

iii) All mechanical equipment shall be adequately screened from adjacent sites and roads, and shall be sited in a location to not cause a nuisance to adjacent residential uses.

b) ***Landscaping***

i) A minimum of ten percent (10%) of the total site area shall be landscaped, excepting Visitor Accommodation uses shall landscape a minimum of 20% of the total site area in accordance with an approved landscaping plan.

ii) Landscaping shall be primarily located within the front yard.

iii) Outdoor amenity space, including but not limited to plazas, patios and pedestrian gathering spaces that blend with the natural environment may be included in the total landscaped area.

c) ~~Parking~~ ***Parking***

i) Up to 30% of the required parking may be dedicated for bus parking provided that adequate maneuvering space is incorporated into the site design.

d) *Accessory Dwelling Units*

i) Accessory dwelling units shall have a separate access at grade from the principal commercial use and may be located to the rear or above the principal commercial use.

e) *Liquor store*

i) Liquor stores shall not be a standalone building but may be allowed in a space or unit within a larger commercial development.

B.14.8 ADDITIONAL REQUIREMENTS – HARVIE HEIGHTS

B.14.8.1 The following apply to all HWY-C parcels located in the Hamlet of Harvie Heights:

a) *Building Height*

i) A maximum height relaxation of 2.7 m (8.9 ft) may be allowed over 30% of the total development footprint if, in the opinion of the Development Authority, the architectural presentation of the development will be appreciably enhanced.

b) *Landscaping*

i) Landscaping shall be completed according to an approved landscaping plan stamped by an accredited landscape architect.

ii) Outdoor amenity space, including but not limited to plazas, patios and pedestrian gathering spaces that blend with the natural environment may be included in the total landscaped area.

c) *Fencing and Retaining Walls*

i) An opaque fence with a minimum height of 1.8 m (5.9 ft) shall be erected on the rear property line or any property line adjacent to a residential lot. Where the location of the fence would be, in the opinion of the Development Authority, inappropriate due to slope, the removal of existing vegetation or similar factors, the Development Authority shall define the required fence alignment.

ii) Fences and retaining walls shall be designed and constructed of durable natural materials such as rock or wood.

d) *Staff Accommodation*

i) The provision of Staff Accommodation units as an Accessory Use to the principal Visitor Accommodation use shall be limited to a maximum density of one (1) Bed Unit per twelve (12) Guest units

ii) A single manager suite may be approved at the discretion of the Development Authority, in addition to other Staff Accommodation units.

B.14.9 ADDITIONAL REQUIREMENTS – SCOTT LAKE

B.14.9.1 The following apply to all HWY-C parcels located in the Scott Lake Area Structure Plan:

a) *Visitor Accommodations*

i) Notwithstanding Section B.14.8, a building for visitor accommodations may be allowed to be up to a maximum of 12.0 m (39.4 ft) in height (3 storeys), provided that:

(1) At least 80% of the required parking is located within a parking structure; and

(2) At least 30% of the site is landscaped.

b) *Screening*

i) All sites abutting a residential district shall be screened to the satisfaction of the Development Authority.

ii) All areas used for outdoor storage shall be screened from adjacent sites and roadways to the satisfaction of the Development Authority.

iii) All mechanical equipment shall be adequately screened from adjacent sites and roads, and shall be sited in a location to not cause a nuisance to adjacent residential uses.

c) *Landscaping*

i) A minimum of 25% of the total site area shall be landscaped in accordance with an approved landscaping plan.

ii) Landscaping shall be primarily located within the front yard.

iii) Outdoor amenity space, including but not limited to plazas, patios and pedestrian gathering spaces that blend with the natural environment may be included in the total landscaped area.

d) ~~Parking~~*Parking*

i) ~~A minimum of a 1.8 m (5.9 ft) wide landscaped separation or island shall be used to break up groups of 12 surface parking stalls or more.~~

ii) At the discretion of the Development Authority, up to ten percent (10%) of the required parking may be dedicated for bus, Recreational Vehicle or truck parking provided that adequate maneuvering space is incorporated into the site design.

B.15 RURAL INDUSTRIAL (R-ID) DISTRICT

B.15.1 PURPOSE

B.15.1.1 The purpose of this district is to provide land for development of a variety of industries which are not compatible in a hamlet and typically require larger sites or larger buildings, while considering adjacent land uses and the natural environment. Such industries may carry out a portion of their operation outdoors or require outdoor storage areas, do not require municipal services, and are located on sites close to primary transportation corridors.

B.15.2 USES

B.15.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	***D.1***
B	Accessory Use to an approved Use	D-A	***D.1***
C	Bulk Fuel Storage and Sales	D-MPC	
D	Contractor Services	P	
E	Construction Materials Recycling	D-MPC	
F	Data Centre	D-MPC	***D.4.3***
G	Data Centre and Power Generation Facility	D-MPC	***D.4.3***
H	Horticultural, General	D-A	
I	Industrial Work Camp	D-MPC	***D.4.7***
J	Industrial, Heavy	D-MPC	
K	Industrial, Light	D-A	
L	Industrial, Medium	D-A	
M	Logging	D-A	
N	Office	P	
O	Portable Batch Plant	D-MPC	
P	Sawmill	D-MPC	
Q	Shipping Container	P	
R	Solar Energy System - Microgeneration Stand Alone	D-A	***D.4.9***
S	Storage, Commercial Recreational Vehicles	D-A	***D.3.1***
T	Storage, Indoor	P	
U	Storage, Outdoor	D-A	
V	Utility, Public	D-A	
W	Vehicle - Auto Body Services	D-MPC	

X	Vehicle - Auto Rentals, Repair Services and Sales	D-A	
Y	Vehicle - Service Station	D-A	*D.8.1*
Z	Vehicle - Truck Service Centre	D-A	
AA	Waste and Recycling Facility	D-MPC	Construction Recycling Only
BB	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	

B.15.3 SIGNAGE REGULATIONS

B.15.3.1 Refer to Section *"D.7 Signage"*, for a list of signs that are Permitted and Discretionary Uses within this District.

B.15.4 DISTRICT REQUIREMENTS

B.15.4.1 The requirements listed in *Table 22* apply to all parcels in this District:

TABLE 22: R-ID DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Min. Parcel Area	1.0 ha (2.5 ac).
B	Max. Building Height	18 .0 m (59.0 ft)
C	Min. Front Yard Setback	10.0 m (32.8 ft)
D	Min. Rear Yard Setback	8.0 m (26.2 ft)
E	Min. Side Yard Setback	6.0 m (19.7 ft)
F	Min. Yard Setback adjacent to residential district	23.0 m (75.5 ft)
G	Is Subdivision Allowed?	Yes

B.15.5 SCREENING REQUIREMENTS

B.15.5.1 Uses which involve the outside storage of goods, machinery, vehicles, building materials, waste materials and other similar objects shall be screened from adjacent sites and roadways, through the use of fences, berms, landscaping, or a combination thereof, to the satisfaction of the Development Authority.

B.15.6 FENCING REQUIREMENTS

B.15.6.1 The maximum height of fencing in the Rural Industrial (R-ID) District is 2.4m (8.0 ft).

B.15.7 ILLUSTRATIONS

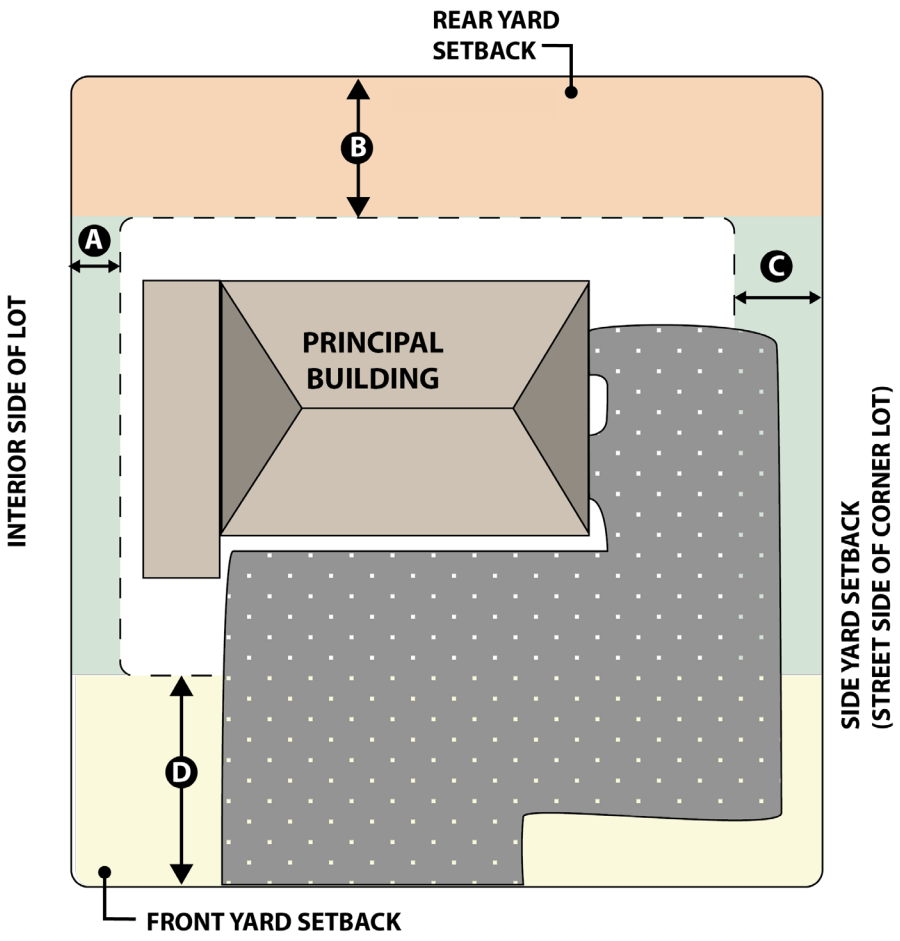


FIGURE 14: R-ID SETBACK REQUIREMENTS

Rear Yard
Front Yard
Side Yard
Principal Building Area
Property Line

LEGEND					
A	Rear Yard Setback Principal Building	C	Front Yard Setback	E	Rear Yard Setback Accessory Building
B	Side Yard Setback Interior Principal Building	D	Side Yard Setback Exterior Principal Building	F	Side Yard Setback Accessory Building

B.16 NATURAL RESOURCE (NR) DISTRICT

B.16.1 PURPOSE

B.16.1.1 The purpose of this district is to provide for the development and diversification of natural resource extractive and related processing industries, while considering adjacent land uses and the natural environment.

B.16.2 USES

B.16.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Aquaculture	D-MPC	
D	Construction Materials Recycling	D-MPC	
E	Composting Facility	D-MPC	
F	Dwelling, Factory Built (accessory to an approved Natural Resource Extraction use)	D-A	Accessory to Resource Extraction Use Only
G	Dwelling, Single Detached (accessory to an approved Natural Resource Extraction use)	D-A	Accessory to Resource Extraction Use Only
H	Horticultural, General	D-A	
I	Kennel, Commercial	D-MPC	*D.2.4*
J	Log Sorting and Transportation Staging Area	D-MPC	
K	Logging	P	
L	Natural Resource Extraction	D-MPC	*D.4.1*
M	Natural Resource Extraction and Processing	D-MPC	
N	Natural Resource Extraction Facility Addition	D-A	
O	Portable Batch Plant	D-MPC	
P	Shipping Container	P	
Q	Solar Energy System - Microgeneration Stand Alone	D-A	*D.4.9*
R	Storage, Industrial	D-A	
S	Storage, Outdoor	D-A	
T	Utility, Public	D-A	
U	Recycling Facility	D-MPC	
V	Wind Energy Conversion System (WECS), Commercial	D-MPC	*D.4.5*
W	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	

B.16.3 SIGNAGE REGULATIONS

B.16.3.1 Refer to Section *"D.7 Signage"*, for a list of signs that are Permitted and Discretionary Uses within this District.

B.16.4 DISTRICT REQUIREMENTS

B.16.4.1 The requirements listed in *Table 23* apply to all parcels in this District:

TABLE 23: NR DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)*
B	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)*
C	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)*
*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.		
D	Subdivision of Land	Not Permitted

B.16.5 *SCREENING* REQUIREMENTS

B.16.5.1 Uses which involve the outside storage of goods, machinery, vehicles, building materials, waste materials and other similar objects shall be screened from adjacent sites and roadways, through the use of fences, berms, landscaping, or a combination thereof, to the satisfaction of the Development Authority.

B.17 TRANSFER OF SUBDIVISION DENSITY (TSD) DISTRICT

B.17.1 PURPOSE

B.17.1.1 The purpose of this district is to allow for residential and supporting land uses on a Receiving Parcel in the Jamieson Road Policy Area under the Municipal Development Plan that has been subject to a Transfer of Subdivision Density program. Land uses, subdivision and development standards will be in accordance with the Municipal Development Plan and approved Area Structure Plan policies regarding the district.

B.17.2 USES

B.17.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	*D.1*
B	Accessory Use to an approved Use	D-A	*D.1*
C	Agriculture, General	P	
D	Community Garden	P	
E	Dwelling, Factory Built	D-A	*D.6.3*
F	Dwelling, Single Detached	P	
G	Dwelling, Moved-On	D-A	*D.6.6*
H	Home-Based Business - Major	D-A	*D.6.4*
I	Home-Based Business - Minor	P	*D.6.4*
J	Livestock	D-A	
K	Recreation Facilities	D-A	
L	Recreation, Outdoor Nature Based	D-A	
M	Shipping Container	D-A	
N	Solar Energy Conversion System – Microgeneration	D-A	
O	Storage, Indoor	D-A	
P	Storage, Outdoor	D-A	
Q	Wind Energy Conversion System (WECS) – Microgeneration	D-A	
R	Utility, Private	D-A	
S	Utility, Public	D-A	

B.17.3 DISTRICT REQUIREMENTS

B.17.3.1 The requirements listed in ***Table 24*** apply to all parcels in this District:

TABLE 24: TSD DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS
A	Entire receiving parcel	In accordance with Municipal Development Plan and Area Structure Plan policies
B	Individual Lots	1 Dwelling Unit / lot
BUILDING REQUIREMENTS		
C	Max. Building Height – Principal Buildings	12.0 m (39.4 ft)
D	Max. Building Height – Accessory buildings associated with a dwelling	6.0 m (19.7 ft)
E	Max. Building Height – Other accessory buildings	14.0 m (45.9 ft)
F	Min. Habitable Ground Floor Area	55.0 m^2 (592.0 ft^2)
G	Min. Front Yard Setback – Principal Building	6.0 m (19.7 ft)
H	Min. Rear Yard Setback – Principal Building	6.0 m (19.7 ft)
I	Min. Side Yard Setback – Principal Building	6.0 m (19.7 ft)
J	Min. Setbacks – Accessory Buildings	3.0 m (9.8 ft)
K	Min. Setbacks from ASP Boundary – All Buildings	30.0 m (98.4 ft)

B.17.4 SUBDIVISION REGULATIONS

B.17.4.1 The maximum number of lots per quarter section shall be in accordance with the Municipal Development Plan and any applicable area structure plan.

B.17.4.2 The minimum area of the entire Receiving Parcel shall be 16.0 ha (39.5 ac).

B.17.4.3 The minimum area of individual lots or Bareland Condominium units shall be 0.4 ha (1.0 ac).

B.17.4.4 The district permits the creation of Bareland Condominium units under the *Condominium Property Act*, but not individual units situated within a building. Freehold lots may also be created.

B.17.5 ADDITIONAL REGULATIONS

B.17.5.1 Design Guidelines: The design of the units/lots and structures in the district shall be in accordance with an Area Structure Plan and Municipal Development Plan policies regarding the district.

B.17.5.2 Driveway Approach: Driveway approaches to individual units/lots shall in all cases be by internal roads and driveways constructed for the subdivision in accordance with the requirements of an Area Structure Plan.

B.17.5.3 Road rights-of-way required as part of the subdivision/condominium process must be designed in accordance with the Area Structure Plan for the subject lands.

B.17.5.4 Transfer of Subdivision Density Requirements: Sending and Receiving Parcels shall be located within the Jamieson Road Policy area as defined within the Municipal Development Plan.

B.17.5.5 Subdivision that would create new residential lots on a Receiving Parcel exceeding 4 lots per quarter section shall not be approved unless and until the Applicant has registered a Conservation Easement against the title of one or more Sending Parcels in the NPA District.

B.17.6 SIGNAGE REGULATIONS

B.17.6.1 Refer to Section ***"D.7 Signage"***, for a list of signs that are Permitted and Discretionary Uses within this District.

B.18 NATURAL & PROTECTED AREAS (NPA) DISTRICT

B.18.1 PURPOSE

B.18.1.1 The purpose of the Natural & Protected Areas District is to conserve important natural areas, and/or allow for limited land uses and development on parcels with a Conservation Easement which may be part of a Transfer of Subdivision Density program.

B.18.2 USES

B.18.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS
A	Agriculture, General	P
B	Accessory Buildings and Structures	D-A
C	Livestock *for equal to or less than 2.0 Animal Unit for 3 acres* (unless permitted in a Conservation Easement)	D-A
D	Livestock *for greater than 2.0 Animal Units for 3 acres* (unless permitted in a Conservation Easement)	D-MPC
E	Uses in accordance with a Conservation Easement registered on the Land Title	D-A

B.18.3 DISTRICT REQUIREMENTS

B.18.3.1 The requirements listed in apply to all parcels in this District:

TABLE 25: NPA DISTRICT REQUIREMENTS

#	REQUIREMENT	ALL PARCELS WITHIN A TSD PROGRAM	ALL PARCELS NOT WITHIN A TSD PROGRAM
A	Density – Min. Sending Parcel Area	32.0 ha (79.1 ac).	N/A
B	Max. Building Height	10.0 m (32.8 ft)	10.0 m (32.8 ft)
C	Min. Front Yard Setback	40.0 m (131.2 ft)	6.0 m (19.6 ft)
D	Min. Rear Yard Setback	30.0 m (98.5 ft)	6.0 m (19.6 ft)
E	Min. Side Yard Setback	30.0 m (98.5 ft)	3.0 m (9.8 ft)

B.18.4 ADDITIONAL REQUIREMENTS

B.18.4.1 Where a parcel is part of a Transfer of Subdivision Density program:

a) The Applicant shall enter into a Conservation Easement, which shall be registered on the Sending Parcels by a qualified organization in accordance with provincial legislation;

b) Any subdivision and development that is not in accordance with the terms of a registered Conservation Easement on the Sending Parcels, shall be prohibited in perpetuity; and

c) The Applicant shall provide a fund to cover the costs of preparation of the Conservation Easement and to ensure the on-going management of the land pursuant to the Conservation Easement.

B.19 DISTRICT CONTROL (DC-1) DISTRICT

B.19.1 PURPOSE

B.19.1.1 The purpose of this district is to allow for a Group Home - Major, extensive agriculture and associated uses on a 60.7 ha (150.0 ac) portion (the remainder) of NW-20-26-6-W5M, located adjacent to Jamieson Road.

B.19.2 USES

B.19.2.1 In accordance with ***"Part E. Authorities and Procedures"***, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS
A	Accessory Building	D-A
B	Accessory Use to an approved use	D-A
C	Accommodation, Staff	D-MPC
D	Agriculture, Intensive	D-A
E	Agriculture, General	P
F	Dwelling, Factory Built	P
G	Dwelling, Single-Detached	P
H	Farm Structures	P
I	Group Home - Minor	D-MPC
J	Group Home - Major	D-MPC
K	Home-Based Business - Minor	P
L	Livestock *for equal to or less than 1.0 Animal Unit for 3 acres*	P
M	Livestock *for greater than 1.0 Animal Unit for 3 acres and equal to or less than 2.0 Animal Units for 3 acres*	D-A
N	Livestock *for greater than 2.0 Animal Units for 3 acres*	D-MPC
O	Logging	D-A
P	Utility, Public	D-A
Q	Shipping Container	D-A
R	Signs (Fence, Freestanding)	P
S	Solar Energy System – Microgeneration Stand Alone	D-A
T	Value-Added Agricultural Industry	D-MPC
U	Wind Energy Conversion Systems (WECS), Microgeneration	D-MPC

B.19.3 SUBDIVISION REGULATIONS

B.19.3.1 There shall be no further subdivision of lots within this district.

B.19.4 DISTRICT REQUIREMENTS

B.19.4.1 The requirements listed in apply to all parcels in this District:

TABLE 26: DC-1 DISTRICT REQUIREMENTS		
#	REQUIREMENT	
A	Density – Group Home - Major	Maximum 5 units
B	Density – Staff Accommodation	Maximum 5 units
SETBACKS		
C	Minimum Front Yard Setback	40.0 m (131.2 ft.)
D	Minimum Rear Yard Setback	30.0 m (98.4 ft.)
E	Minimum Side Yard Setback	30.0 m (98.4 ft.)
BUILDING HEIGHT		
F	Maximum Height - Principal Building	12.0 m (39.4 ft.)
G	Maximum Height – Accessory Buildings	10.0 m (32.8 ft.)
FLOOR AREA		
H	Minimum Habitable Ground Floor	55.0 m^2 (592.0 ft^2)

B.19.5 DECISION AUTHORITY

B.19.5.1 ***Council*** delegates decision-making authority to the Development Authority ~~and Municipal Planning Commission~~ for decisions in this district in accordance with this Bylaw.

a) Permitted Uses (P), Discretionary Uses – Admin (D-A), and Discretionary Uses – MPC (D-MPC) shall be decided in accordance with this Byla***w*** in ***Part E***.

B.19.6 ADDITIONAL REGULATIONS

B.19.6.1 Group Home - Major and Staff Accommodations

a) The units associated with the group care facility and staff accommodation may be contained within individual buildings or within a Factory Built Dwelling.

b) A maximum of 6 Principal Buildings shall be used in association with the Group Home - Major and staff accommodation.

c) Staff accommodation shall only be allowed as a use when it is associated with a Group Home - Major.

PART C: GENERAL DEVELOPMENT REGULATIONS



C.1 GENERAL REGULATIONS

C.1.1 APPLICABILITY

C.1.1.1 The following general regulations shall apply to all developments within the M.D., unless otherwise exempted in this part.

C.1.1.2 Where there is a conflict between regulations in this part and those in a district under Part B, the district regulations shall take precedence.

C.1.2 OBJECTS PROHIBITED OR RESTRICTED

C.1.2.1 The onsite management, processing or disposal of waste produced off-site, including but not limited to solid waste, biosolids, agricultural and industrial waste, and recycling materials shall be prohibited, unless a valid Development Permit has been issued by the Development Authority.

C.1.2.2 In all Hamlet Residential, Country Residential, Commercial, and Mixed-Use Districts, no person shall be allowed to maintain in public view:

a) Any excavation, storage or piling up of materials required during a construction stage that remains longer than necessary in the opinion of the Development Authority; or

b) Any unsightly object which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district.

C.1.2.3 In all Hamlet Residential, Country Residential, Commercial, and Mixed-Use Districts , no person shall be allowed to park or store:

a) An Industrial Vehicle or Commercial Vehicle, including but not limited to tractor trailers, semi- trailers, vehicles for 11 passengers or more, dump trucks or cube vans for longer than is necessary to load or unload the vehicle as determined by the Development Authority; and

b) Equipment used for industrial or commercial purposes, such as trailers, loaders, backhoes and other related equipment, except when such vehicle is required pursuant to a Development Permit for that site.

C.1.2.4 Notwithstanding Section ***C.1.2.3***, a Commercial Vehicle which is used regularly for full/part time employment~~;~~ or is approved as part of a Major Home-Based Business is permitted. ~~where it does not exceed a gross vehicle weight (GVW) rating of 4,500 kilograms.~~

C.1.3 RELOCATION OF BUILDINGS

Note: Moved-on Dwelling regulations are found in D.6.6

C.1.3.1 Approval of a Development Permit for the relocation of a building shall require that:

a) The building and the proposed location of the building meet the requirements of the land use district in which the building is to be relocated; and

b) The building meets the requirements of the *National Building Code – Alberta Edition*.

C.1.3.2 The Development Authority may issue a Development Permit for the proposed relocated building with or without conditions as deemed necessary to ensure that the building is renovated to a satisfactory condition.

C.1.3.3 The Development Authority may require the applicant to:

a) Renovate the relocated building to a satisfactory condition, as a condition of the Development Permit;

b) Provide a security deposit for 125% of the estimated cost of the renovations to:

i) Guarantee the satisfactory and timely completion of the work as outlined in the Development Permit application and the conditions of the permit; and/or

ii) Indemnify the Municipality against any damages that may occur to public utilities, roads or sidewalks as a result of relocating a building; and

c) Enter into an agreement, particularly in regard to the completion of the proposed renovations within a specified time period.

C.2 SITE ORIENTATION AND DESIGN

C.2.1 CORNER LOTS

C.2.1.1 The front yard of a corner lot shall be on the same road as the front yard of the abutting properties, having regard to the orientation of lots on the same block face (***Figure 15***).

C.2.1.2 The Development Authority may require secondary frontage on a corner lot based on access to the development. (***Figure 15***).

C.2.1.3 The Development Authority shall determine the front yard, rear yard, and side yards on irregularly shaped lots in accordance with this Bylaw. (***Figure 15***)

C.2.1.4 For lots other than corner lots with a secondary frontage, the Development Authority shall determine which lot line is the front yard setback and which is the rear yard setback, which would be based on the building orientation, traffic flow, primary access to the site, or historical approvals and have consideration for the available building envelope.

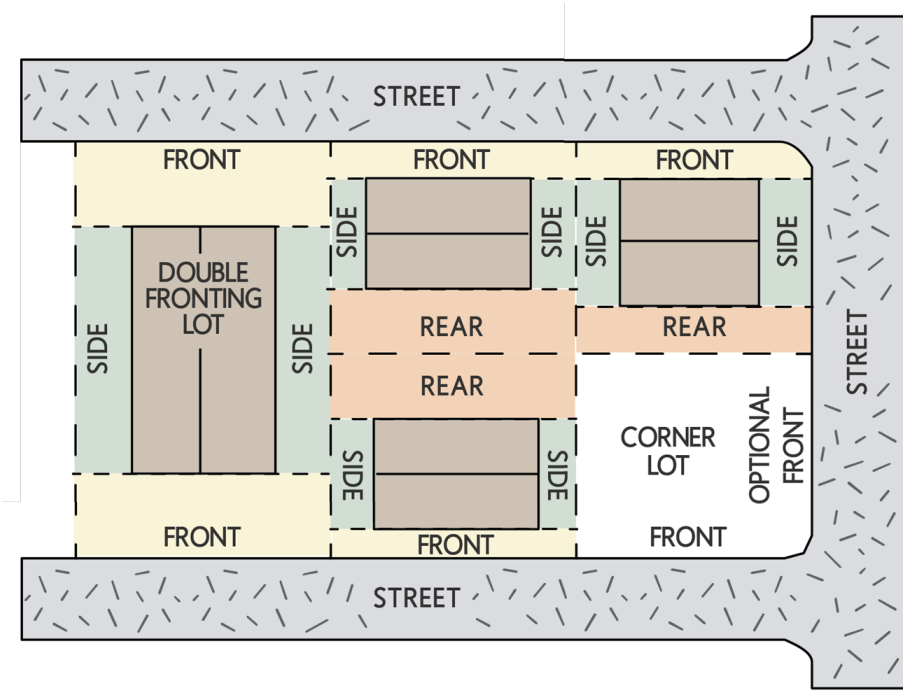


FIGURE 15: LOT ORIENTATION

C.2.2 DESIGN, CHARACTER AND APPEARANCE

C.2.2.1 All sides of a building that face a highway or public road shall be treated as a principal façade and be finished to the satisfaction of the Development Authority.

C.2.2.2 Architectural Controls for developments will be developed and administered by the developer or landowners.

C.2.2.3 The following additional requirements apply to all Dwelling Units in Hamlets:

a) An attached garage facing the road should not dominate the Dwelling Unit front façade and should not protrude from the main façade more than 3.0m (9.84 ft).

C.2.3 INTERSECTION SIGHT LINE TRIANGLES

C.2.3.1 No person shall place or maintain any structure, fence, sign, landscaping or similar object that is higher than 1.0 m (3.3 ft) in height measured from grade, which may restrict visibility from a public ***road*** and therefore create a safety hazard within any Intersection Sight Line Triangles on corner sites as per ***C.2.3.2*** and ***C.2.3.3*** (see ***Figure 16*** and ***Figure 17***).

C.2.3.2 For sites located outside a Hamlet, Intersection Sight Line Triangles are measured by drawing a 30.0m (98.4 ft) straight line from the corner point along the exterior boundary of each road frontage, and the exterior boundaries of the site by 30.0 m (98.4 ft) from the point where they intersect (see ***"Figure 16: Intersection Sight Line Triangles in Non-Hamlet Districts"***).

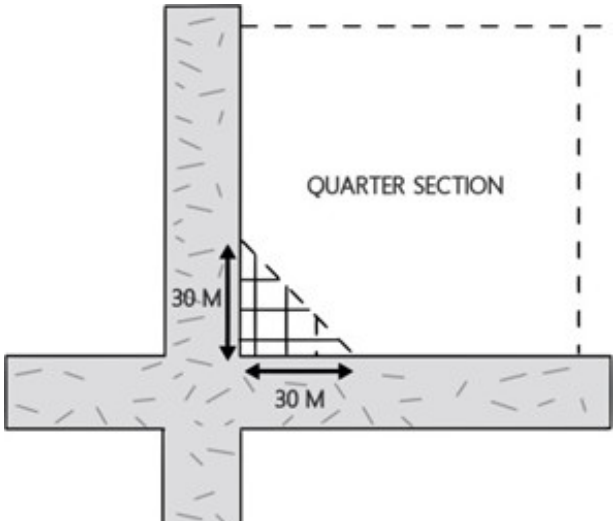


FIGURE 16: INTERSECTION SIGHT LINE TRIANGLES IN NON-HAMLET DISTRICTS

C.2.3.3 For sites located in hamlets, Intersection Sight Line Triangles are measured by drawing a 7.5m (24.61 ft) straight line from the corner point along the exterior boundary of each road frontage, and the exterior boundaries of the site by 7.5m (24.61 ft) from the point where they intersect (see ***"Figure 17: Intersection Sight Line Triangles in Hamlet Districts"***).

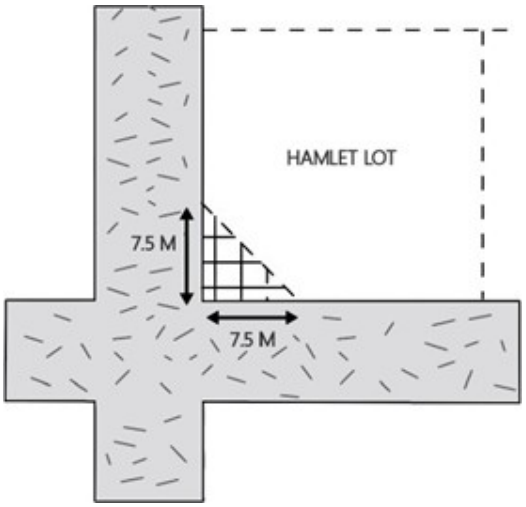


FIGURE 17: INTERSECTION SIGHT LINE TRIANGLES IN HAMLET DISTRICTS

C.2.4 PERMITTED PROJECTIONS INTO YARD SETBACKS

C.2.4.1 In all districts, the minimum yard setbacks do not apply to:

a) Construction wholly beneath the surface of the ground;

b) Patios and sidewalks;

c) Fences and retaining walls; and

d) Farm dugouts.

C.2.4.2 In Hamlet Districts, portions of buildings located above ground may project over or into a required yard setback, without a variance, as shown in ***"Figure 18: Visualization of Permitted Projections into Yard Setbacks"*** and ***"Table 27: Permitted Projections In Yard Setbacks"***, and where applicable, in accordance with the *National Building Code – Alberta Edition*.

TABLE 27: PERMITTED PROJECTIONS IN YARD SETBACKS

#	STRUCTURE	MAXIMUM PERMITTED PROJECTION		
		FRONT YARD	REAR YARD	SIDE YARD
A	***Balcony***, Cantilevered Wall	0.6 m (2.0 ft)	0.6 m (2.0 ft)	None
B	Bay Window	1.0 m (3.3 ft)	1.0 m (3.3 ft)	0.6 m (2.0 ft), but in no case shall be closer than 1.2 m (4.0 ft) to a property line
C	Chimney	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft), but in no case shall be closer than 1.2 m (4.0 ft) to a property line
D	***Deck***, Unenclosed ***Porch***	1 m (3.3 ft)	2.0 m (6.6 ft)	None
E	Exterior Steps, Stairway or Landing	2.0 m (6.6 ft)	2.0 m (6.6 ft)	No structures 0.6 m (2.0 ft) or greater in height above grade
F	Sills, Eaves, Gutters	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)
G	Air Conditioning / HVAC Units	None	None	0.6 m (2.0 ft), but in no case shall be closer than 0.5 m (1.6 ft) to a property line
H	***Hot Tubs***	None	Shall be no closer than 1.2 m (4.0 ft) of a property line	

C.2.4.3 Wheelchair ramps may be permitted to encroach into any required yard setback, at the discretion of the Development Authority, provided the ramp does not impede fire access to or around the building.

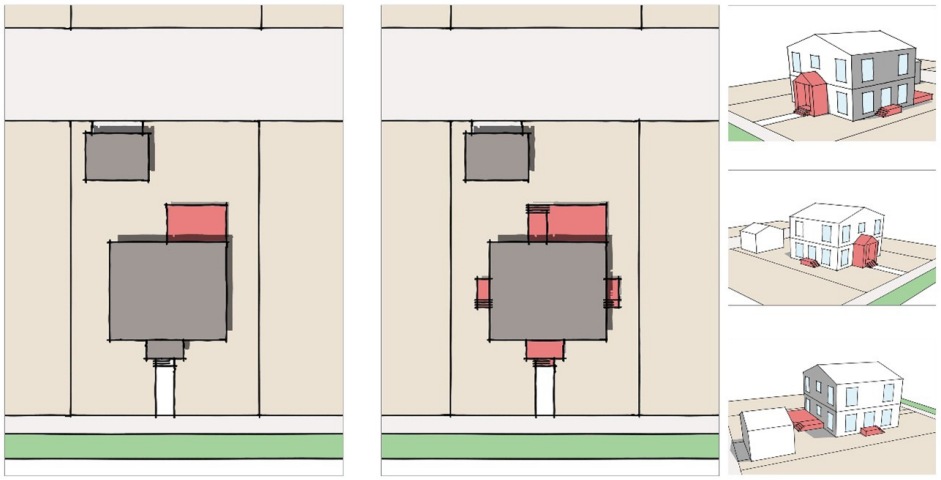


FIGURE 18: VISUALIZATION OF PERMITTED PROJECTIONS INTO YARD SETBACKS

C.2.5 GARBAGE AND RECYCLING

C.2.5.1 Every development shall contain all garbage and recycling material in:

a) Animal proof and weatherproof containers; and

b) Designed and located for easy pick up for offsite disposal.

C.2.6 SCREENING

C.2.6.1 The following shall be screened from the public roads, pedestrian pathways and residential properties, and sited in a location to not cause a nuisance to adjacent residential uses:

a) Garbage and recycling enclosures on private property;

b) Outdoor storage areas; and

c) Roof top mechanical equipment.

C.2.6.2 Notwithstanding ***C.2.6.1*** above, additional screening may be required at the discretion of the Development Authority to mitigate impacts between:

a) Commercial parking and loading areas and residential properties;

b) Non-residential properties adjacent to residential properties; and

c) Adjacent residential properties in Hamlets where structures are located less than 2.0m (6.6 ft) from the side property line and overlook directly into private areas of the neighbouring property.

C.2.6.3 Screening required under Section ***C.2.6*** or any other section of this Bylaw may be achieved by implementing one or more of the following, to the satisfaction of the Development Authority:

a) Opaque fences built to a minimum height of 1.8 m (5.9 ft) (***See "Figure 19: Screening"***);

b) Landscaping, where it is compliant with wildfire mitigation design best practices; and/or

c) Berms.

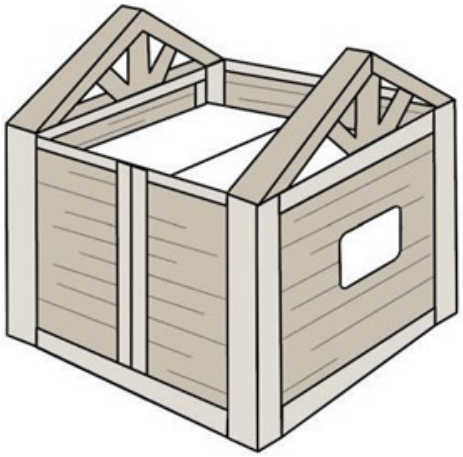


FIGURE 19: SCREENING

C.3 VEHICLE ACCESS, PARKING AND STORAGE

C.3.1 VEHICLE ACCESS AND CIRCULATION

C.3.1.1 Sites shall be designed to provide for adequate vehicular access/egress and safe on-site maneuvering, which may include an on-site turning area that allows vehicles to exit the site facing the roadway.

C.3.2 DRIVEWAY APPROACHES

Approving Authorities

C.3.2.1 All driveway approaches onto a highway shall be approved by the Provincial highway authority.

C.3.2.2 The location and number of driveway approaches onto a road controlled by the M.D., shall be at the discretion of the Development Authority.

C.3.2.3 In all districts, the driveway approach shall conform to the M.D.'s policies and regulations, as applicable, and an approved driveway approach permit is required.

General Design Standards

C.3.2.4 All driveway approaches shall:

a) Be located a minimum distance of 2.0m (6.66 ft) from all above ground infrastructure such as hydrants, power poles, utility installations, and other road furnishings;

b) Not be located within a Sight Line Triangle (see ***Section C.2.3***); and

c) Meet the minimum standards outlined in the M.D's policies and regulations.

C.3.2.5 Where allowed at the discretion of the Development Authority, shared driveway approaches shall require a Shared Access Agreement be registered on both property titles, where applicable.

Hamlet Residential Parcels

C.3.2.6 For all residential parcels in Hamlets, all driveway approaches shall be subject to the following regulations:

a) The number of driveway approaches shall not exceed:

i) One driveway approach from the lane, if applicable; and

ii) One driveway approach from a street abutting the side or front property line in accordance with subsection b).

b) Additional driveway approaches shall: ~~be at the discretion of the Development Authority. A second approach shall:~~

i) require a Development Permit and be a Discretionary Use – Administration; and

ii) Not be located within a Sight Line Triangle as per ***Section C.2.3***;

c) Not be approved on lots with a parcel width 15 m (50 ft);

d) The dimensional standards shall be in accordance with ***"Table 28: Driveway Approach Standards for Hamlet Residential Properties"*** below and as illustrated in ***"Figure 20: Driveway Approaches in Hamlets for Residential Uses"***:

TABLE 28: DRIVEWAY APPROACH STANDARDS FOR HAMLET RESIDENTIAL PROPERTIES

APPROACH TYPE	MIN. APPROACH WIDTH	MAX. APPROACH WIDTH	MIN. SETBACK FROM LANE OR ADJACENT PARCEL	MIN. LENGTH FROM PARCEL LINE SHARED WITH A STREET
Single Car	3.2m	5.3m	1.0m	6.0m
Double Car	5.0m	6.7m	1.0m	6.0m

*The surface material of a driveway approach and adjacent roadway or lane does not exempt the approach from complying with minimum driveway width, location, and drainage requirements.

e) Notwithstanding subsection a) above, additional driveway approaches may be approved at the discretion of the Development Authority, given the nature and size of the development, anticipated traffic generation, and the design of the adjacent road.

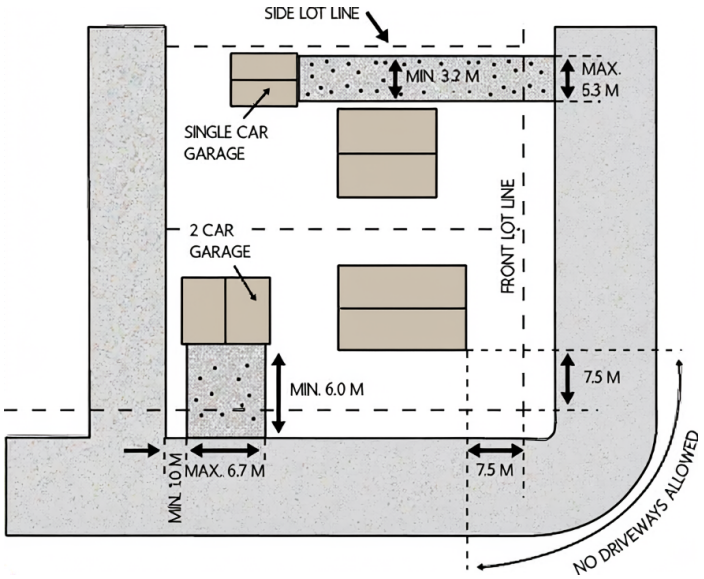


FIGURE 20: DRIVEWAY APPROACHES IN HAMLETS FOR RESIDENTIAL USES

Non-Residential Hamlet Parcels

C.3.2.7 For all non-residential uses in Hamlets, driveway approaches shall be subject to the following regulations:

a) A development shall normally be permitted a maximum of one (1) two-way driveway approach per road frontage or lane that meets the following criteria:

i) The driveway approach connects to the public road at a 90 degree angle;

ii) The driveway approach is not located within an Intersection Sight Triangle as per ***Section C.2.3***; and

iii) The dimensional standards are in accordance with the following ***Table 29*** and shown in ***Figure 21***:

TABLE 29: DRIVEWAY APPROACH STANDARDS FOR NON-RESIDENTIAL HAMLET PROPERTIES

MIN. APPROACH WIDTH	MAX. APPROACH WIDTH	MIN. SEPARATION DISTANCE BETWEEN TWO APPROACHES	MIN. SETBACK OF APPROACH FROM LANE OR ADJACENT PARCEL
7.5m	10.6m	6.0 m (19.7 ft)	1.0m

b) Notwithstanding subsection a) above, additional driveway approaches maybe approved at the discretion of the Development Authority, given the nature and size of the development, anticipated traffic generation, and the design of the adjacent road.

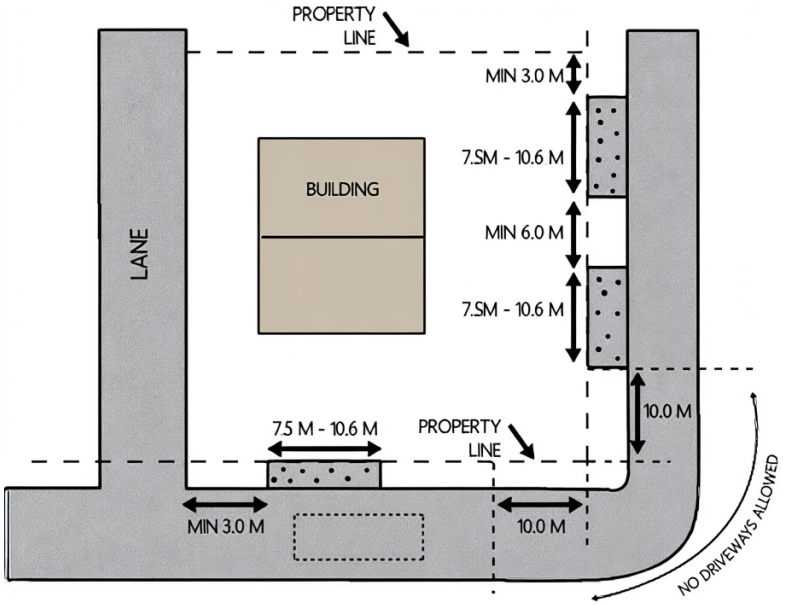


FIGURE 21: DRIVEWAY APPROACHES IN HAMLETS FOR USES OTHER THAN RESIDENTIAL

C.3.3 EMERGENCY ACCESS AND CIRCULATION

C.3.3.1 In addition to fire prevention measures under ***Section "C.4.8 Wildfire Protection Regulations"***, to provide adequate emergency access to a development that is located in a remote area removed from existing Municipal emergency services, the following emergency access measures may be required by the Development Authority:

a) The provision of a secondary vehicular emergency access to the site, pursuant to ***Section "C.3.2 Driveway Approaches"***; and/or

b) Sites shall be designed so that, in the opinion of the ***Development Authority***, appropriate access for fire fighting vehicles and equipment is provided to all buildings.

C.3.3.2 The Development Authority may request any of the following requirements:

a) Fire access lanes shall be:

i) A minimum of 6.0 m (19.7 ft) in width;

ii) Located between 3.0 m (9.8 ft) and 15.0 m (49.2 ft) from all buildings; and

iii) Shall be designed to support fire fighting vehicles.

b) All onsite vehicle access and circulation lanes that can accommodate a minimum centre-line turning radius, to the satisfaction of the MD, for firefighting vehicles.

c) Appropriate measures, including signs, brush and snow removal are utilized to ensure unobstructed access to and within the site for firefighting vehicles.

d) The inclusion of lock boxes in accordance with M.D. bylaws, including the Fire Services Bylaw and the *National Fire Code – Alberta Edition*.

e) The number and placement of fire hydrants or fire department connections shall be to the satisfaction of the Development Authority in consultation with the Fire Safety Codes Officer.

C.3.4 PARKING AND LOADING

C.3.4.1 Standard Parking Stalls shall be designed and constructed in accordance with ***"Figure 22: Minimum Standard Parking Stall and Drive Aisle Dimensions"*** and ***"Table 30: Minimum Standard Parking Stall and Drive Aisle Dimensions"***.

TABLE 30: MINIMUM STANDARD PARKING STALL AND DRIVE AISLE DIMENSIONS

(A)	(B)	(C)	(D)	
Parking Angle	***Min. Width of Stall***	***Min. Depth of Stall***	***Min. Width of Drive Aisle***	
			One-way	Two-way
30°	2.75 m (9.0 ft)	5.3 m (17.5 ft)	3.5 m (11.5 ft)	N/A
45°	2.75 m (9.0 ft)	6.0 m (19.7 ft)	3.5 m (11.5 ft)	N/A
60°	2.75 m (9.0 ft)	6.4 m (21.0 ft)	5.6 m (18.5 ft)	N/A
90° (perpendicular)	2.75 m (9.0 ft)	6.0 m (19.7 ft)	NA	7.3 m (24.0 ft)

0° (parallel)	2.75 m (9.0 ft)	6.7 m (22.0 ft)	3.7 m (12.1 ft)	6.0 m (19.7 ft)

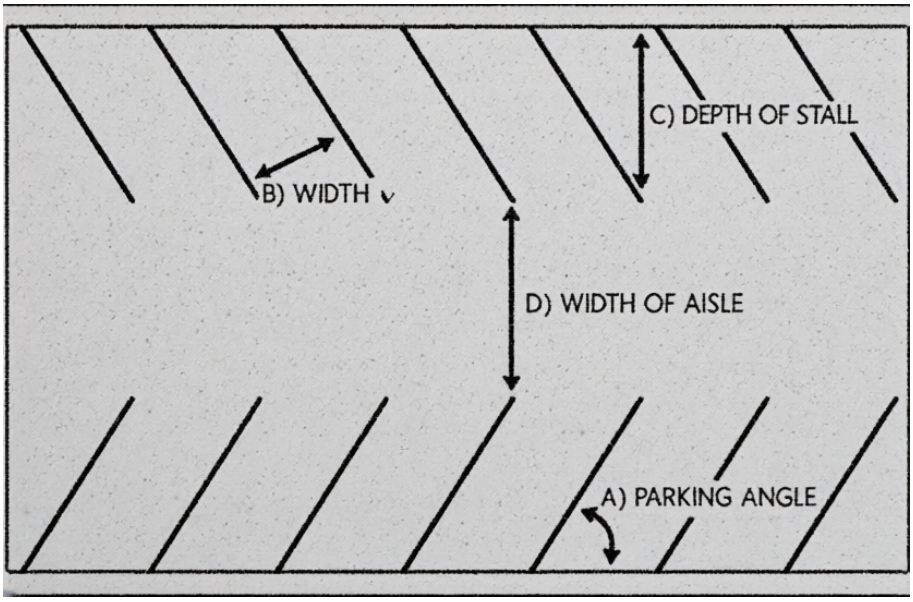


FIGURE 22: MINIMUM STANDARD PARKING STALL AND DRIVE AISLE DIMENSIONS

C.3.4.2 Notwithstanding ***"Figure 22: Minimum Standard Parking Stall and Drive Aisle Dimensions"***, in Hamlet Residential Districts, parking stalls may be located in the front yard provided that:

a) The minimum depth is 6.0 m (19.7 ft);

b) The maximum width is 7.0 m (23.0 ft), unless otherwise allowed by the Development Authority;

c) The maximum slope of the parking stalls does not exceed five percent (5%) and the maximum slope of the driveway does not exceed ten percent (10%);

d) The design and orientation of the parking area is to the satisfaction of the Development Authority; and

e) Where the parking area connects to a municipal road or lane it shall meet the driveway approach requirements specified in this Bylaw.

C.3.4.3 Loading Stall and Non-standard Parking ***stalls*** shall be designed and constructed in accordance with ***"Table 31: Loading and Non-Standard Parking Stalls"***:

TABLE 31: LOADING AND NON-STANDARD PARKING STALLS

STALL TYPE	MIN. WIDTH OF STALL	MIN. DEPTH OF STALL	MIN. OVERHEARD CLEARANCE	MIN. WIDTH OF DRIVE AISLE	
				One-way	Two-way
Loading	3.5m (11.5 ft)	8.0 m (26.0 ft)	4.3 m (14.0 ft)	8.0m (26.0 ft)	
Buses	2.75 m (9.0 ft)	12.0 m (32.0 ft)	NA	8.0 m (26.0 ft)	
Recreational Vehicles	2.75 m (9.0 ft)	12.0 m (32.0 ft)	NA	8.0 m (26.0 ft)	
Semi-trailers	2.75 m (9.0 ft)	16.0 m (52.5 ft)	NA	8.0 m (26.0 ft)	

Barrier Free	In accordance with *National Building Code - Alberta Edition*

C.3.4.4 In Hamlet Districts, parking and loading areas shall be appropriately finished with a hard-surfacing of asphalt or concrete for a minimum of 4.0 m (13.1 ft) where connected to a Municipal ***road*** or laneway of similar materials.

C.3.5 ABOVE OR BELOW GRADE PARKING STRUCTURES

C.3.5.1 Parking structures which provide parking stalls above or below grade shall be designed and constructed in accordance with the standards in ***C.3.4.1*** and the following:

a) Maximum vehicle ramp slope shall be twelve percent (12%) if unheated and fifteen percent (15%) if heated. The minimum transition length at the top and bottom of the vehicle ramp shall be 3.5 m (11.5 ft) with a maximum change in slope of ten percent (10%).

b) A minimum of one (1) queuing space shall be provided on-site before any control device (e.g. entrance or exit gate, stop sign) is reached. Designs that require queuing on a slope should be avoided.

c) Directional and informational signs consistent in color, symbols and graphics shall be provided to clearly identify the location of pedestrian and vehicle exits.

d) Sharp or blind corners shall be eliminated where possible, otherwise security mirrors or other devices shall be utilized.

e) An oil-grit separator shall be installed to remove contaminants that may otherwise enter the ground water or Municipal storm water drainage system.

C.3.6 AT-GRADE PARKING AND LOADING AREAS

C.3.6.1 Parking stalls and loading spaces shall be designed and constructed in accordance with the standards in ***C.3.4.1*** and the following, to the satisfaction of the Development Authority:

a) To clearly demarcate stalls and spaces, and be regularly maintained;

b) To be contained entirely on the site and not cause interference with pedestrian or vehicular movement on adjacent sites, roads or sidewalks;

c) To be graded to ensure that drainage is confined to the site and disposed of in a satisfactory manner; and where deemed necessary by the Development Authority, an oil-grit separator shall be installed to remove contaminants that may otherwise enter the ground water or Municipal storm water drainage system; and

d) With the appropriate curbs, curb cuts or concrete bumpers where required;

C.3.6.2 Where a parking lot at grade abuts a road, park or residential district, a landscaped strip

of at least 2.0 m (6.6 ft) shall be provided around that portion of the parking lot perimeter. The landscaped strip shall include, but is not limited to a combination of trees, shrubs, grass and other hard and soft landscaping materials.

C.3.7 PARKING STALL AND LOADING STALL QUANTITIES

C.3.7.1 The minimum on-site parking and loading requirements of this Bylaw shall be met for all developments, whether a new building, an enlargement or addition to an existing building, or a change in use.

C.3.7.2 Parking stalls shall be provided in accordance with ***"Table 32: Minimum Parking & Loading Requirements"***, and:

- **a)** Shall be calculated on the basis of Gross Floor Area, or where the term "seats" is used shall be calculated based upon fire occupancy ratings, or where the term "employees" is used shall be calculated based on the maximum number of on -site employees on a shift;
- **b)** Where a fractional number of stalls is required, it shall be rounded to the next higher figure;
- **c)** Where a development contains more than one use, the required number of stalls shall be the sum of the requirements for each of those land uses; and
- **d)** Where the parking requirements of a development are not specified in this Bylaw, the Development Authority shall be guided by the standards for similar uses.
- **e)** Electric vehicle (EV) parking stalls shall be included in the calculation of minimum parking requirements and shall:
  - **i)** Be signed as available to all users; and
  - **ii)** Exclusive EV parking may only be permitted where the total number of parking stalls exceeds the minimum requirement in ***Table 32***.

C.3.7.3 Parking spaces that are being counted towards the required stalls in ***Table 32***, shall be available at all times for vehicle parking only, and shall not be utilized for storage or other purposes if it hinders the ability to park a vehicle.

C.3.7.4 Where the future use of a development is uncertain, such as commercial or industrial bays, the minimum number of parking and loading spaces required for a development shall be at the discretion of the Development Authority based on typical uses for the district in which it is located.

Barrier Free Parking Requirements

C.3.7.5 Barrier Free Parking stalls shall:

- **a)** Meet the *National Building Code – Alberta Edition*;
- **b)** Be clearly demarcated and appropriately signed;
- **c)** Be located as close as possible to building entrances, elevators and ramps designed for ease of accessibility; and
- **d)** Be designed so users are not required to pass behind parked cars to access building entrances.

C.3.7.6 Designated barrier free parking stalls shall be provided in accordance with the *National Building Code – Alberta Edition* as amended, and shall be included as part of, and not in addition to, the applicable minimum parking requirements. Barrier-free parking stall requirements apply to all developments except residential uses where the development occurs on an individual lot and not a condominium.

TABLE 32: MINIMUM PARKING & LOADING REQUIREMENTS

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES
	Residential Uses	Parking
A	Single-Detached Dwelling or Duplex	2 stalls per principal dwelling unit
B	Accessory Dwelling Units (Attached or Detached)	1 stall per Bedroom
C	Residential Buildings greater than two principal dwelling units (e.g. apartments, townhouses, triplexes, four-plexes) including residential units in a mixed-use building.	i. 1 stall per Studio or 1-bedroom Unit; ii. 1.5 stalls per 2- bedroom Units; iii. 2 stalls per 3-bedroom Units; iv. plus visitor stalls as follows: a) 0-5 dwelling units = 1 visitor stall b) 6-10 dwelling units = 2 visitor stalls c) >10 dwellings units = 1 visitor stall per 5 dwelling units.
D	Group Home - Minor Group Home - Major	0.5 stall per bed unit plus 1 stall per on-site employee
E	Home-Based Business - Minor	0 stall
F	Home-Based Business - Major	1 stall
G	Short-Term Rental	1 stall/Bedroom plus 1 stall/ employee (if applicable)
H	Bed and Breakfast	1 stall/Bedroom plus 1 stall/ employee (if applicable)

C.3.7.7 ***Commercial*** Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	Commercial Uses	***Parking***	***Loading***
A	Convenience Store, Liquor Store, Artisan Shop, Eating Establishment – Minor (Café), Retail Store, Personal Service Business, Offices, Medical Services, Health and Wellness Center	1 stall per 50.0 m^2 (538.2 ft^2) plus 1 stall/employee	
B	Eating & Drinking Establishment, Eating Establishment - Major	1 stall per 4 seats	1 space
C	Visitor Accommodation – Minor Visitor Accommodation – Major	i. 1 stall per studio or 1-bedroom Units; ii. 1.5 stalls per 2- bedroom Units; iii. 2 stalls per 3-bedroom Units; iv. 2.5 stalls per 4-bedroom Units; v. 3 stalls per 5-bedroom (or larger) Units; vi. Plus an additional 0.5 stalls/employee (if applicable) is required; and vii. Where two or more adjacent accommodation units may be combined using a dual-direction door locking system (a lock-off), each accommodation unit shall be considered separately when determining parking requirements.	1 space
D	Retail Store, Personal Service Business, Offices, Medical Services, Health and Wellness Center, Service Station, Car Wash, Gas Bar	1 stall/37.0 m^2 (398.3 ft^2) Plus 1 stall/employee	
E	Staff Accommodation	1.0 stall per Bed Unit	
F	Community and Entertainment Facilities	1 stall per 10 m^2 of floor area used by patrons, plus one parking stall for each employee	

C.3.7.8 Industrial Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	Industrial Uses	***Parking***	***Loading***
A	Auto Body Services, Automotive Rental, Repair Services and Sales, Household Equipment Repair Services	1 stall/50 m^2 (538.2 ft^2) but shall not be less than 3 stalls	1 space/1,858.0 m^2 (20,000 ft^2), minimum of 1 space or at the discretion of the Development Authority for existing structures.
B	~~Contractor Services,~~ Manufacturing and Distribution, General Industrial Building	~~1 stall/50 m2 (538.2 ft²)~~ 1.5 stalls per employee on shift at one time plus 3 stalls for visitor parking	
C	~~General Industrial Building~~ Individual Industrial Bays	~~1 stall/50 m2 (538.2 ft²)~~ 2 stalls per bay with 3 stalls for visitor parking stalls for per complex	
D	Horticultural, General, Industrial Equipment Service, Rentals and Sales	1 stall/50 m^2 (538.2 ft^2)	
E	Natural Resource Extraction and Processing	1 stall per number of employees on shift at one time plus 5 stalls visitor parking	
F	Storage, Outdoor or Mini-Storage	1 stall/5 storage units plus 1 stall/ employee (if applicable)	
G	Storage, Indoor and Warehousing	1 stall per 50 m^2 (538.2 ft^2)	

C.3.7.9 Institutional & Recreational Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	Institutional Uses	***Parking***	***Loading***
A	Community Buildings and Facilities	1 stall per 10 m^2 (107.6 ft^2)	1 space
B	Day Care	1 stall per 50 m^2 (538.2 ft^2) plus 1 stall per employee	N/A
C	Extended Medical Services	1 stall per 2 beds	1 space
D	Government Services	1 stall per 50 m^2 (538.2 ft^2), except 1 stall per employee on shift for protective and emergency services	N/A
E	Places of Religious Assembly	1 stall per 5 seats	N/A
F	Recreation Facilities	1 stall per 5 seats or 1 stall per 10 m^2 (107.6 ft^2)	N/A
G	Elementary or Junior High School	2 stalls/classroom	N/A
H	Senior High School	5 stalls/classroom	N/A
I	Campground	1 per camping space, plus 1 visitor stall/10 camping spaces	N/A

C.3.8 *TANDEM PARKING*

C.3.8.1 In Hamlet Residential Districts, Tandem Parking is allowed where a maximum of one stall may be located within a garage and remains available for parking at all times.

C.3.9 CRITERIA FOR REDUCING PARKING STALL QUANTITIES

C.3.9.1 The Development Authority, when deciding on a proposed development that is deficient in parking or loading spaces, may, at its discretion, vary the number of parking stalls required.

a) In granting a variance for the required minimum parking stalls, the Development Authority may request the applicant to provide a Parking Study prepared by a Qualified Professional that supports the request for a variance to the parking standards.

C.3.9.2 Notwithstanding ***C.3.9.1*** above The Development Authority may approve a developer of non-residential sites to share parking stalls in order to fulfill parking requirements where:

a) In the opinion of the Development Authority, the parking requirements of users on the sites vary in a consistent manner according to time of day or days of the week so that the needs of each development can be met at any given time; and

b) The shared parking stalls are within 120.0 m (393.7 ft) of each site.

C.3.9.3 The Development Authority may require that a registrable and binding agreement securing the shared use of the parking lot be executed between the landowner of the site on which the parking is provided and the landowner of the site on which the parking is required.

C.3.10 RECREATIONAL VEHICLES

C.3.10.1 For this section, "occupancy" means the utilization of a Recreational Vehicle for overnight accommodation.

C.3.10.2 In all rural districts, occupancy of a Recreational Vehicle shall not exceed a total of fourteen consecutive (14) days within a three (3) month period, unless a valid Development Permit has been issued from the Development Authority.

C.3.10.3 Storage of recreational vehicles shall comply with this Bylaw, including ***Section D.3.1*** Commercial Recreational Vehicle Storage.

C.3.10.4 Recreational Vehicles shall not be used as a Primary Residence or offered for occupancy, except in accordance with this Bylaw.

C.3.10.5 The Development Authority may issue a temporary Development Permit for the full-time occupancy of a Recreational Vehicle for up to one (1) year, provided that a Development Permit has also been issued for the construction of a permanent dwelling on the same parcel.

C.3.10.6 A temporary Development Permit issued under ***C.3.10.5***, may be extended subject to the submission of a Development Permit amendment or extension application outlining rationale to support such an application at the discretion of the Development Authority.

Recreational Vehicles in Hamlets

C.3.10.7 In all Hamlets no Recreational Vehicle shall be stored on a residential parcel except in accordance with the following:

a) An occupied habitable dwelling exists on site;

b) No more than one (1) Recreational Vehicle is stored per parcel; and

c) The Recreational Vehicle must be fully accommodated on a driveway or parking area contained within the property boundary and shall not encroach upon the landscaped portion of the site; and

d) A valid Development Permit is obtained to allow the storage of additional Recreational Vehicles as an Accessory Use on site.

Recreational Vehicles in Rural Areas

C.3.10.8 Recreational vehicle storage in rural districts shall be in compliance with ***Section D.3.1*** of this Bylaw.

C.4 ENVIRONMENTAL PROTECTION AND HAZARD MANAGEMENT

Development Hazards and Constraints in the M.D.

C.4.1 DEVELOPMENT ADJACENT TO RAILWAYS

C.4.1.1 The purpose of this section is to provide regulations and recommendations for proposed and existing developments to ensure safety in the case of railway derailment, spills or environmental contamination, and to provide a higher quality of life through noise and vibration attenuation measures.

Subdivision

C.4.1.2 Subdivision of land located adjacent to a railway shall not be allowed unless the Applicant can demonstrate, to the satisfaction of the Development Authority, that adequate development setbacks as outlined in ***"Table 33: Minimum Building Setbacks from Railway"*** can be achieved.

Building Setbacks

C.4.1.3 The following building setbacks shall apply to buildings in proximity to a railway right-of-way. Buildings shall be the minimum distance specified below from the closest edge of the building to the railway right-of-way.

TABLE 33: MINIMUM BUILDING SETBACKS FROM RAILWAY

TYPE OF BUILDING	MINIMUM DISTANCE SEPARATION FROM BUILDING TO RAILWAY RIGHT-OF-WAY
a) All of the following buildings: • Residential buildings, • Buildings used for overnight accommodation, • Commercial buildings containing offices, • Institutional buildings, or • Buildings for other similar uses	30.0 m (98.4 ft)
b) All other buildings	15.0 m (49.2 ft)

C.4.1.4 Notwithstanding the above, the required setback distance specified in ***"Table 33: Minimum Building Setbacks from Railway"*** may be reduced by the Development Authority where the reduced setback is supported by the submission of a report by a Qualified Professional that specifies the impacts from the reduced setback (noise, vibration, visual intrusion, etc. from the railway) will be mitigated through measures such as fencing, berming, or building construction techniques.

TABLE 34: MINIMUM FENCE AND BERM CONSTRUCTION STANDARDS				
#	MITIGATION MEASURE		RESIDENTIAL, OVERNIGHT ACCOMMODATION, OFFICE AND INSTITUTIONAL USES	OTHER COMMERCIAL AND INDUSTRIAL USES
A	Berm	Height	2.5 m (8.2 ft)	2.5 m (8.2 ft)
B		Width	13.0 m (42.7 ft)	13.0 m (42.7 ft)
C		Maximum Slope	3:1	3:1
D	Fence	Height	3.0 m (9.8 ft)	2.0 m (6.6 ft)
E		Type	Acoustic	Chain Link

C.4.2 DEVELOPMENT ADJACENT TO STEEP SLOPES

C.4.2.1 A minimum building setback of 20.0 m (65.6 ft) is required from the crest or toe of an escarpment.

C.4.2.2 At the discretion of the Development Authority, a reduced setback may be considered where it is supported by a Slope Stability Assessment prepared and stamped by a Qualified Professional engineer stating that a lesser setback is warranted. The reduced setback is not subject to the maximum variances allowed by the Development Authority in ***Part E***. Any recommended mitigation measures for construction stated in the Slope Stability Assessment shall be followed.

C.4.3 DEVELOPMENT IN A FLOODWAY

See ***"Part F. Definitions"*** for all definitions related to flooding, including Design Flood, Flood Hazard Map, Floodway, Flood Fringe, High Hazard Flood Fringe, Protected Flood Fringe.

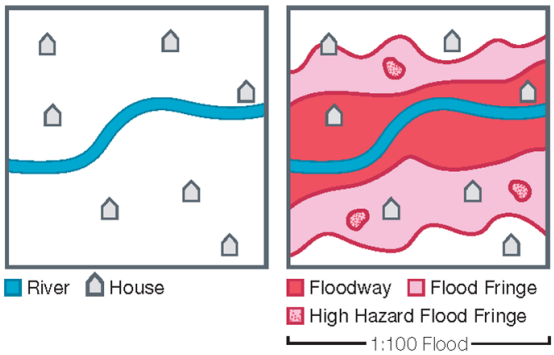


FIGURE 23: R-1S SETBACK REQUIREMENTS

C.4.3.1 Mapping of flood hazard areas shall be determined as follows:

a) Where Provincial Flood Hazard Mapping is available it shall be used; and

b) Where Provincial Flood Hazard Mapping is not available the Development Authority may request the applicant to complete a Flood Plain Study by a Qualified Professional to determine flood hazard areas.

C.4.3.2 The following shall not be allowed in a floodway:

a) New buildings, replacement of existing buildings, external alterations or additions to existing buildings;

b) Grading, filling or removal of material of any kind without prior approval from the Development Authority;

c) Outdoor storage; and

d) Storage of hazardous waste materials such as chemicals, explosives, flammable liquids or gases, toxic or waste materials.

C.4.3.3 Notwithstanding ***C.4.3.2*** the following may be allowed in a floodway, where applicable permits are obtained:

a) Structures intended for flood or erosion control; and

b) Buildings and structures associated with an approved hydro-electric generation facility, boat ramps, docks, and similar water-related activities.

C.4.3.4 A Hydraulic Assessment may be required if any buildings and/or structures are placed in the floodway, to prove that the structures do not impede flood passage or raise the flood elevation level.

C.4.4 DEVELOPMENT IN A FLOOD FRINGE

C.4.4.1 Redevelopment and new buildings in a Flood Fringe shall not be allowed except when:

a) The Applicant provides a report from a Qualified Professional that demonstrates to the satisfaction of the Development Authority preventative engineering and construction measures can be used to mitigate flood risk and make the site suitable for the intended use in accordance with ***Section C.4.4.2 below***.

C.4.4.2 Any Development authorized in the Flood Fringe shall be designed and constructed in accordance with the following minimum standards:

a) All building openings shall be a minimum 1m above the 1:100-year flood elevation; or

b) Other flood proofing measures and/or freeboard elevations can be considered if adequate level of safety is demonstrated by design drawings and documentation and/or certified by a Qualified Professional.

C.4.4.3 All developments in the Flood Fringe shall be designed and constructed in accordance with the following standards:

a) The bottom joists of the first floor or the top surface of the slab on grade shall be located above the required Flood Construction Level;

b) All electrical, heating, air conditioning and mechanical equipment shall be located above the Flood Construction Level; and

c) Backflow prevention valves shall be used.

C.4.4.4 Basements shall not be allowed in new buildings unless the flood risk to the space can be mitigated to the standards in ***Section C.4.4.2 above***.

C.4.4.5 Developments which are located behind an approved dike system that is sealed by a Qualified Professional and are below the 1:100 flood year elevation shall be adequately flood-proofed to the standards in ***Section C.4.4.2 above*** to the satisfaction of the Development Authority.

C.4.4.6 Indoor or outdoor storage of hazardous materials such as chemicals, explosives, flammable liquids or gases, toxic or waste materials shall not be allowed in the Flood Fringe with the exception of personal residential use in accordance with provincial regulations.

C.4.5 DEVELOPMENT SETBACKS FROM A WATER BODY OR WATER COURSE

C.4.5.1 Development adjacent to water bodies or watercourses shall have a minimum setback of 30 m (98.4 ft) from the ecological boundary or normal highwater mark, from the edge of wetlands as determined by an Alberta Legal Surveyor and biologist and will consider impacts to waterbody, wetlands, and catchment areas, where additional setbacks may be required.

C.4.5.2 A reduction to the setback required in ***Section C.4.5.1 above*** may be considered subject to the following:

a) Provincial approval and compliance, where applicable, and

b) That the applicant submit a Biophysical Impact Assessment, Wetland Assessment and Impact Report (WAIR), or Development Impact Assessment prepared by a Qualified Professional that states, to the satisfaction of the Development Authority, the proposed development would not significantly impact the water body, watercourse, or wetland.

C.4.5.3 The Development Authority may require the submission of a report, prepared by Qualified Professional, which delineates the ecological boundary of a wetland, and/or the high-water mark of a water body, or watercourse.

C.4.6 ENVIRONMENTAL PROTECTION STANDARDS

C.4.6.1 No activity may be undertaken in any district, which in the opinion of the Development Authority creates a nuisance, including but not limited to the generation of noise, dust, odour, smoke, vibration, heat, humidity or glare.

C.4.6.2 An Environmental Site Assessment may be requested by the Development Authority and one will be required for development of all brownfield/pre-developed/disturbed sites.

C.4.6.3 No development shall emit contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the *Environmental Protection and Enhancement Act* and regulations pertaining thereto.

C.4.6.4 No development shall discharge toxic or noxious materials:

a) Across the boundaries of a site;

b) Into a water body or watercourse;

c) Into groundwater / aquifers;

d) Through infiltration into the subsoil; or

e) Through infiltration from stockpiling of dirt/fill.

C.4.6.5 No development shall discharge toxic or noxious materials into the wastewater system, watercourse, water body or wetland.

C.4.6.6 When reviewing a Development Permit application on lands which may be considered to be environmentally sensitive (e.g. lake shorelands, rivers, wetlands, critical wildlife habitat, natural areas, reserves or parks) the Development Authority may require the following:

a) A Biophysical Assessment and/or Development Impact Assessment prepared by a Qualified Professional; and/or

b) Comments and recommendations from the applicable Provincial agencies.

C.4.7 LOGGING

C.4.7.1 A Development Permit is required when a person wishes to:

a) Log more than 10% of a privately owned parcel; or

b) Log a minimum of 6.0 ha (14.8 ac);

c) On privately owned lands that are identified on ***"Figure 24: Logging on Private Lands Requiring a Development Permit"***.

C.4.7.2 An applicant subject to ***Figure 24***, shall submit the additional application requirements identified under ***Section E.2.4.5 – Logging on Private Lands***.

C.4.7.3 The Development Authority may restrict the hours of logging operations involving hauling on public roads as follows:

a) March to November, effective the first day of Daylight Savings Time in March and ending on the day proceeding the end of Daylight Savings Time in November:

i) Hauling on public roads is limited to the hours between 7:00 a.m. to 10:00 p.m. on Monday through Saturday and between 12:00 p.m. to 8:00 p.m. on Sunday.

b) From November to March, effective the day ending Daylight Savings Time in November to the day proceeding the first day of Daylight Savings Time in March:

i) Hauling on public roads is limited to daylight hours only on Monday through Saturday and between 12:00 p.m. to sunset on Sunday.

c) Restricted hours of ***logging*** operations involving hauling on public roads to do not apply to sorting and loading of trees on private land.

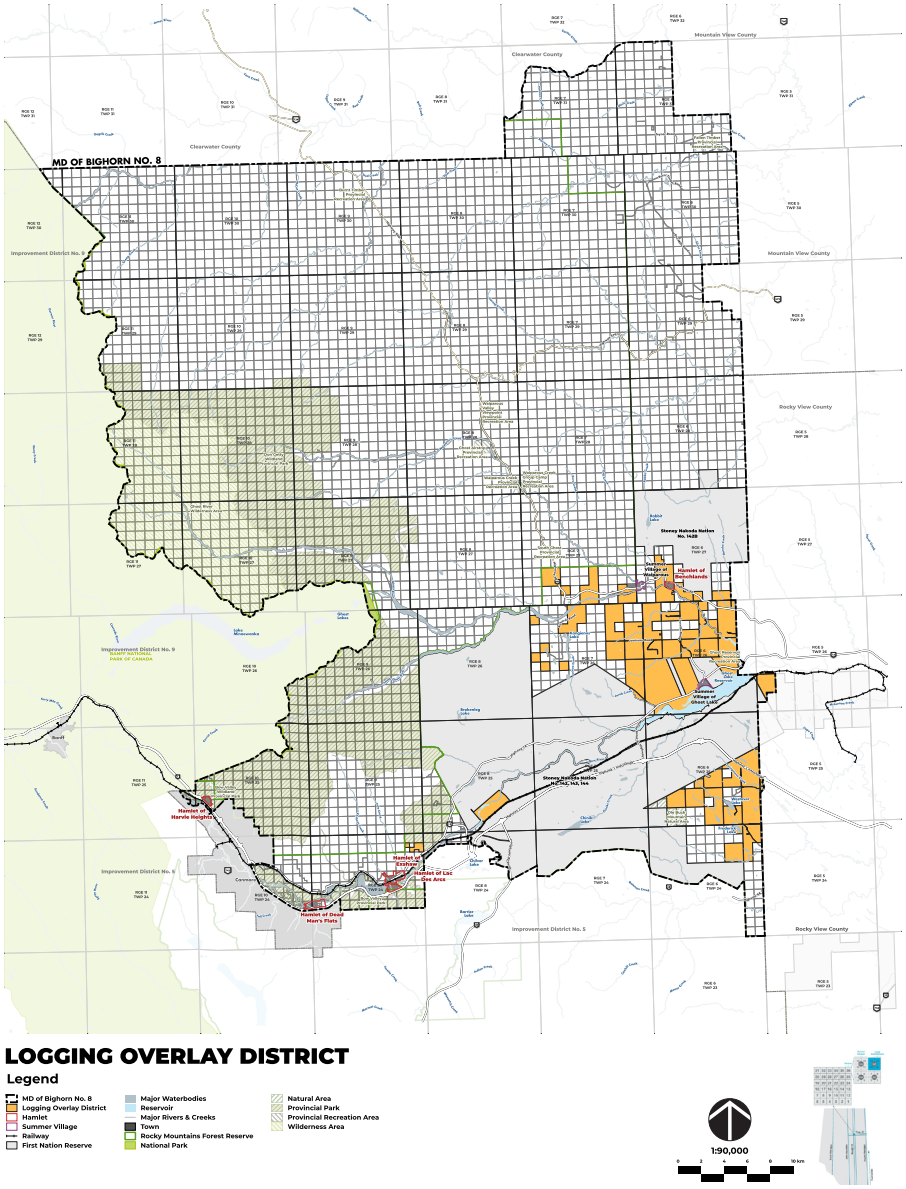


FIGURE 24: LOGGING ON PRIVATE LANDS REQUIRING A DEVELOPMENT PERMIT

C.4.8 WILDFIRE PROTECTION REGULATIONS



FIGURE 25: WILDFIRE PROTECTION HOME IGNITION ZONES

C.4.8.1 In accordance with recommendations within the FireSmart Canada – FireSmart Residential Guide (June, 2025), ~~T~~the Development Authority may, as a condition of a development permit approval, require the applicant to provide means of reducing the risks of wildfire to developments through:

a) The location of buildings and structures and applying setback separations, based on best practices and local site context;

b) Requiring fire resistant building materials and standards for new construction or when replacing or retrofitting an existing dwelling unit, building or structure, and

c) Requiring the implementation of landscaping and vegetation management, and other minimum standards for risk mitigation of wildfire to a development~~.~~, in accordance with the landscaping measure specified within this Bylaw.

C.4.8.2 To reduce the threat ~~from~~ of wildfire, the following measures may be required by the Development authority:

a) The submission of a Wildfire Risk Assessment from a Qualified Professional for development applications in higher wildfire risk areas as determined by the Development Authority; and

b) A requirement for the proposed development or subdivision to comply with the recommendations from the Wildfire Risk Assessment as a condition of approval.

C.4.8.3 In Commercial, Industrial, Multi-Residential Districts, the Development Authority may request the inclusion of lock boxes in accordance with the MD's bylaws and the *National Fire Code – Alberta Edition*.

C.4.8.4 Where a Municipal water system is not available, a water supply and fire department connection ~~shall be provided~~ may be required, to the satisfaction of the Development Authority in consultation with the MD's Fire Safety Codes Officer, that:

a) Is readily accessible by fire fighting vehicles;

b) Is available year-round; and

c) Will not be affected by seasonal, climatic, or environmental changes.

C.4.9 HAZARDOUS MATERIAL STORAGE

C.4.9.1 In Hamlet Residential Districts, no person shall store or permit to be stored a container for the storage of flammable liquids as defined in the *National Fire Code – Alberta Edition*, except where the container:

a) Contains no more than 46.0 Litres;

b) Meets the specifications of the *National Fire Code – Alberta Edition*; and

c) Is stored outside or within an Accessory Building.

C.4.9.2 All above-ground storage vessels for liquefied petroleum gases and flammable liquids shall:

a) Only be considered by the Development Authority as an Accessory Use to a development with a Hamlet Mixed-Use, Hamlet Industrial, Highway Commercial, Rural Industrial, and Natural Resource districts

b) Be registered with the Petroleum Tank Management Association of Alberta (PTMAA); and

c) Be a minimum of 3.0 m (9.8 ft) from all side and rear parcel lines.

C.4.9.3 The Development Authority may require an above-ground storage vessels for liquefied petroleum gases and flammable liquids to be screened from view of adjacent properties in accordance with ***Section "C.2.6 Screening"***.

C.5 EXTERIOR LIGHTING, LANDSCAPING, AND FENCING

C.5.1 EXTERIOR LIGHTING

C.5.1.1 Exterior lighting shall be designed and installed to:

a) Preserve the low ambient brightness in the area,

b) Minimize light trespass onto adjacent properties;

c) Shall not be flashing, strobing, or revolving; and

d) All spotlights or flood lamps shall be directed downward at a maximum angle of 45 degrees from vertical; and

e) Any lighting fixture with an output exceeding 2,000 lumens shall be fully shielded to prevent glare and light spills above the horizontal plane.

C.5.1.2 Permanent lighting shall adhere to the following Dark Sky Compliant approach to lighting:

a) For all developments light fixtures must be fully shielded and not produce direct glare visible to an observer or at ground level at the Property Line of any property within 100 m (328 ft) of the Site.

C.5.1.3 Exterior lighting shall be designed and installed to preserve the low ambient brightness in the area and minimize light trespass onto adjacent properties:

a) All spotlights or flood lamps shall be directed downward at a maximum angle of 45 degrees from vertical.

b) Any lighting fixture with an output exceeding 2,000 lumens shall be fully shielded to prevent glare and light spills above the horizontal plane.

C.5.1.4 No lighting shall be allowed on the rear of buildings backing onto wildlife fencing. Low cut light fixtures are required at side door entrances.

C.5.1.5 The following lighting fixtures, uses, or buildings are exempt from the exterior lighting regulations:

a) Lighting fixtures with a lumen output of 2,000 lumens or less;

b) All lighting required by provincial or federal agencies, or installed by the Municipality on a public roadway;

c) Lighting used for security purposes controlled by a sensor, or as required for emergency lighting within the *National Building Code – Alberta Edition*;

d) Temporary lighting used during construction, agricultural activities, civic activities, holiday displays, or an emergency; and

e) Lighting placed underwater to illuminate outdoor swimming pools or water features.

C.5.1.6 Exterior lighting shall not interfere with the effectiveness of traffic control devices or the vision of motorists, while maintaining a safe and secure on-site illumination level, and shall not be flashing, strobing, or revolving.

C.5.1.7 Where an Exterior Lighting Plan is required, subject to ***Section "E.2.3 Submission Requirements for All Applications"***, it shall contain the following information:

a) A description of the type, luminous output and number of each light fixture to be used;

b) A description of the method of mounting and height of each fixture at mounting; and

c) A site plan showing the location of all light fixtures.

C.5.2 FENCING

a) Any fence or retaining wall must be located on or within the property line of the parcel.

Hamlet Districts

C.5.2.1 For ***Hamlet*** residential districts, except within an Intersection Sight Line Triangle as outlined in ***Section "C.2.3 Intersection Sight Line Triangles"***: fencing shall be regulated as follows:

#	FENCING REGULATIONS	R-1 DISTRICT IN THE HAMLET OF BENCHLANDS	ALL OTHER HAMLET RESIDENTIAL DISTRICTS	ALL OTHER HAMLET NON-RESIDENTIAL DISTRICTS
A	Max. Height of Fencing in a Front Yard	2.0 m (6.6 ft.)	1.2 m (3.9 ft.)	1.2 m (3.9 ft.) unless Screening is required per Section C.2.6 – Screening.
B	Max. Height of Fencing in a Side Yard and Rear Yard	2.0 m (6.6 ft.)	2.0 m (6.6 ft.)	2.0 m (6.6 ft.)

C	Barbed Wire Fencing	Allowed, where necessary for fencing livestock animals	Prohibited	Prohibited
D	Illustration Reference	None	See Figure 26	See Figure 27 & Figure 28

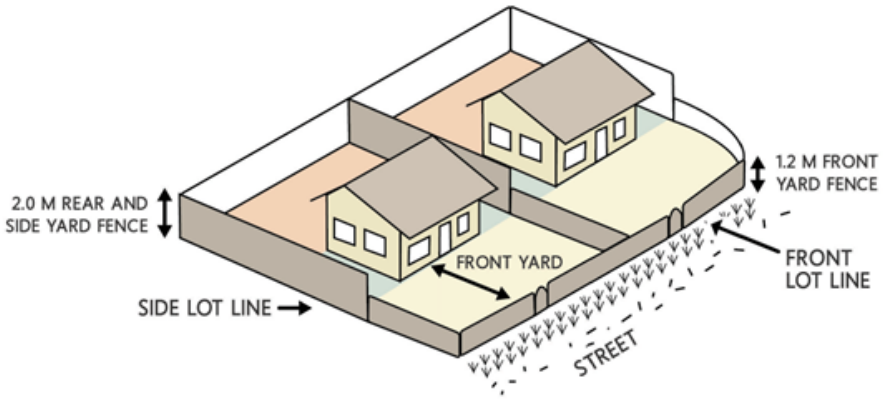


FIGURE 26: HEIGHT OF FENCING IN HAMLET RESIDENTIAL DISTRICTS EXCEPT BENCHLANDS

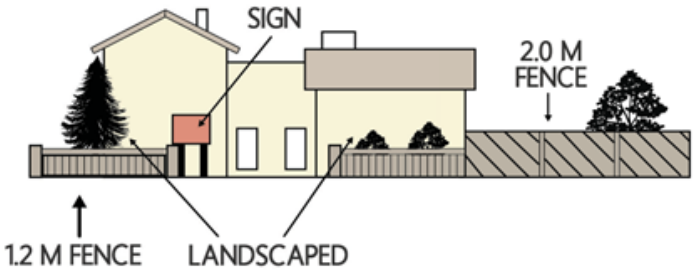


FIGURE 27: HAMLET NON-RESIDENTIAL DISTRICTS LANDSCAPING AND FENCING (ELEVATION)

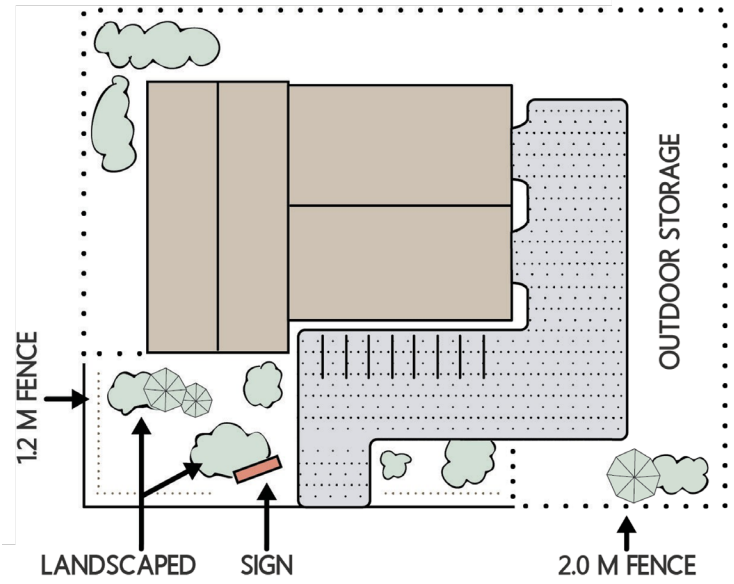


FIGURE 28: HAMLET NON-RESIDENTIAL DISTRICT LANDSCAPING AND FENCING (PLAN)

C.5.3 RETAINING WALLS

C.5.3.1 Retaining walls which are not part of or connected to a building foundation shall be designed and constructed to:

a) Not exceed 0.9 m (3.0 ft) in a rise, or where there is more than 1 rise, not exceed a maximum ***slope*** of 45 degrees as measured from the top of each rise of the ***retaining wall*** (***"Figure 29: Retaining Walls"***);

b) Maintain a positive overland drainage on all portions of the site to prevent water retention; and

c) Not divert overland drainage onto adjacent sites.

C.5.3.2 Where a retaining wall is located over two parcels of land, the ownership and maintenance of the retaining wall must be outlined in a legal agreement between the two landowners.

C.5.3.3 A retaining wall that is greater than 0.9 m (3.0 ft) in total height shall be designed and constructed in accordance with approved engineering and construction measures as determined by a professional engineer.

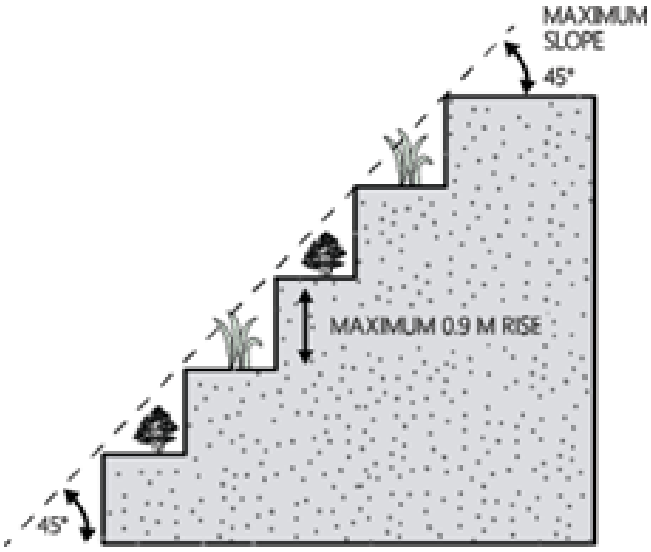


FIGURE 29: RETAINING WALLS

C.5.4 EXCAVATION, FILLING AND STRIPPING

C.5.4.1 This section shall apply to all activities except those carried out for agricultural purposes.

C.5.4.2 Excavation, filling, and stripping of land shall include, but are not limited to, topsoil stripping with site clearing including significant tree removal, and/or the construction of artificial water bodies or berms.

C.5.4.3 Any proposed excavation, filling or stripping of land shall require a Development Permit application.

C.5.4.4 Where any significant excavation (eg. 2m (6.56 ft.) or more fill is being moved), filling or stripping activities are proposed, the Development Authority may require that the activities be conducted in accordance with a Development Agreement or approved engineering plans created by a professional engineer.

C.5.4.5 The Development Authority may require that any area affected by excavation, filling or stripping activities be satisfactorily landscaped upon completion of the activities.

C.5.4.6 Notwithstanding ***C.5.4.2*** above, tree clearing activities on private land alone, not including Logging on Private Lands, does not require approval from the Development Authority, nor a Development Permit.

C.5.5 LANDSCAPING

Municipal Property

C.5.5.1 On Municipal property:

C.5.5.2 No person shall undertake any landscaping activities on Municipal property without the prior written consent of the Development Authority.

C.5.5.3 Trees on Municipal property that are damaged or removed due to development activities without consent shall be replaced at the cost of the person acting without consent.

C.5.5.4 At the discretion of the Development Authority, replacement of trees on Municipal property may be required, where possible in compliance with best practices in wildfire mitigation, at a ratio

of up to 3:1 of a similar species for each tree damaged or removed. A reduced ratio may be allowed where there are concerns regarding wildfire risk and protection.

All Property

C.5.5.5 The Development Authority shall require that landscaping be provided, which may include provision of a Landscaping Plan as part of any new or redeveloped parcel in accordance with the following:

a) The landowner shall be responsible for landscaping and proper maintenance for the life of the development. In the event that planting materials in an approved landscaping plan fails to survive, the Development Authority may require or approve alternate planting materials.

b) Noxious and prohibited weeds or invasive plants as described by provincial legislation or municipal bylaws shall not be used for landscaping purposes.

c) Plant materials shall:

i) Be hardy to the climatic region of the M.D.;

ii) Appropriate for the micro-climate of the proposed location in which they are to be planted; and

iii) Align with FireSmart principles for plant selection to the satisfaction of the Development Authority.

d) Water efficient landscaping techniques shall be used, including the use of drought-tolerant indigenous vegetation in combination with permeable or previous surface materials.

e) Existing trees and large shrubs on a site shall be preserved, protected or replaced where possible except where required to be removed as part of wildfire risk reduction strategies.

f) Any area required to be landscaped may, at the discretion of the Development Authority, be left in its natural state or be landscaped with a combination of hard and soft landscaping materials to enhance and complement the appearance of the development.

g) All approved landscaping shall be completed within one (1) year of the issuance of the Development Permit unless otherwise stated.

Wildlife Attractant Vegetation

C.5.5.6 For all new landscaping or replacement of existing vegetation in all Hamlet Districts and Country Residential Districts Wildlife Attractant Vegetation shall not be used for ***landscaping*** purposes.

C.5.5.7 Notwithstanding Section ***C.5.5.6*** above, vegetable gardens are permitted.

Landscaping Requirements for Multi-Residential, Commercial and Industrial Districts

C.5.5.8 Landscaping shall be provided in accordance with the following ***Table 35*** for the applicable districts.

C.5.5.9 Where a Minimum Landscaped Area is required in ***Table 35*** it shall be calculated dividing the total landscaped area by totaling the gross site area excluding structures and paved areas.

C.5.5.10 To accommodate mitigations for reducing wildfire risk, the Development Authority may, at its discretion:

a) Reduce the minimum landscape area requirement;

b) Specify the species of trees, plants or shrubs; and/or

c) Reduce the required number of trees, plants, or shrubs.

TABLE 35: COMMERCIAL & INDUSTRIAL LANDSCAPING REQUIREMENTS

#	LANDSCAPING REQUIREMENTS	APPLICABLE DISTRICTS		
		HAMLET MULTI-RESIDENTIAL (RM)	HAMLET MIXED-USE (HMU) HIGHWAY COMMERCIAL (HWY-C)	HAMLET INDUSTRIAL (H-ID)
A	Min. Landscaping Area (% of site coverage)	30% or 10% for more than 12 dwelling units	15%	10% of parcel area and 20% of front yard setback area.
B	Min. Landscaped Area: Parking Lots	For a parking and loading area requiring 30 or more parking spaces, a minimum landscaped area of: 1.0 m^2 (10.76 ft^2) per on-site parking space shall be provided.		N/A
C	Min. Number of Trees	One tree for every 30.0m2 (322.9 ft^2) of landscaped area.		One tree for every 30.0m2 (322.9 ft^2) of landscaped area.
D	Min. number of Shrubs	One shrub for every 60.0 m^2 (645.83 ft^2) of landscaped area		One shrub for every 80.0 m^2 (861.11 ft^2) of landscaped area; or a minimum of six shrubs; whichever is greater.
E	Min. Height at time of planting	Trees: 1.2 m (3.9 ft) Shrubs: 0.5 m (1.6 ft)		Trees: 1.2 m (3.9 ft) Shrubs: 0.5 m (1.6 ft)

C.6 SITE GRADING, UTILITIES AND SERVICES

C.6.1 SITE GRADING, DRAINAGE AND STORM WATER MANAGEMENT

C.6.1.1 All developments shall be adequately serviced for stormwater management.

C.6.1.2 Storm water run-off shall be contained on-site or disposed of in a manner acceptable to the Municipality and provincial or federal agencies.

C.6.1.3 Site grades shall be established to prevent drainage from one site to the next except where

drainage conforms to an approved local or subdivision drainage plan.

C.6.1.4 Grading shall be completed to provide effective site drainage.

C.6.1.5 The Development Authority may require the applicant to provide a security deposit to ensure that site grading is completed according to an approved plan, which is refundable upon submission of a survey, prepared by a qualified Alberta Land Surveyor, confirming such as-built grades.

C.6.1.6 The landowner of a site shall be responsible for ensuring that grading is maintained over time to provide effective drainage. Where maintenance of a common drainage swale or path at a property line is required, the responsibility of maintenance lies with the landowners of both sites. Where a drainage swale or path is established within an easement or right-of-way on a site, swale grades shall be maintained, and the swale shall be kept free of any obstructions.

C.6.1.7 The installation of an oil-grit separator is required where stormwater is drained from large parking areas or underground parkades, or where, in the opinion of the Development Authority, there is a potential hazard of contamination due to the nature of the land use.

C.6.2 WATER, SANITARY AND UTILITY SERVICES

C.6.2.1 All development shall be adequately serviced for water, sanitary and utility services in accordance with any relevant MD policy or provincial legislation pertaining to water, sanitary, and utility services, to the satisfaction of the Development Authority.

C.6.2.2 No excavation for a foundation or commencement of development shall occur until adequate provision has been made for all required utility services or facilities to the satisfaction of the Development Authority.

C.6.3 CONNECTION TO MUNICIPAL SERVICING INFRASTRUCTURE

C.6.3.1 New development shall be required to connect to municipal utilities when municipal servicing infrastructure has been installed to the edge of the property or within 25 metres of the property line.

C.6.3.2 The Development Authority may require that the applicant provide provisions for connection to future municipal water and sewer services, which may be accomplished by the registration of an agreement on title.

C.6.3.3 Except for a condominium development or as approved by the Development Authority, each unit of a side-by-side duplex, or attached dwelling shall be individually and directly connected to the water and sanitary lines located in the public right-of-way.

C.6.3.4 Until municipal water and sewer services become available, all new development shall include on-site or temporary water and sewer services suitable to the development, adequately serviced in compliance with *National Building Code – Alberta Edition* and relevant provincial regulations for private water and wastewater systems and to the satisfaction of the Development Authority.

C.6.3.5 A utility connection to municipal infrastructure must meet M.D. standards and must be inspected and approved by the Municipality. The applicant shall notify the Municipality of the installation date for inspection purposes.

C.6.4 PRIVATE (ON-SITE) SERVICES

C.6.4.1 Where on-site servicing is proposed, the applicant shall submit a report prepared by a Qualified Professional, confirming that the proposed systems have sufficient capacity, will meet all provincial

requirements, and will not adversely affect adjacent or downstream users or infrastructure.

C.6.4.2 Where a building is not connected to a municipal wastewater system, the Development Authority shall require, as a condition of issuing a Development Permit:

a) That, in the case of a new building, the applicant provides the Municipality with evidence that a Safety Code Permit has been obtained by the applicant for the installation of a private wastewater system in accordance with current provincial legislation and standards, prior to commencement of any construction; or

b) That, in the case of an addition to an existing building~~:~~ that results in an increase in the number of bedrooms or an intensification of use (resulting in increased water consumption or wastewater generation), the ~~a~~Applicant shall provide~~s~~ either a permit referenced in (a) above or a statement signed and sealed from a Qualified Professional that the existing wastewater system operates properly and is capable of handling the ~~additional~~ increased wastewater load ~~expected to be generated as a result of the addition,~~ prior to the commencement of any construction; and

c) That, in the case of the construction of a new building or the addition to an existing building, proof that the building or addition is not located over top of any existing or proposed wastewater systems.

C.6.4.3 In addition to ***C.6.4.2*** above, the Development Authority may require that an ~~a~~Applicant provide evidence that an inspection by a Safety Codes Officer ~~Permit~~ has been ~~obtained~~ completed for any installed private wastewater system.

C.6.4.4 No groundwater from wells situated within 300 m (984.3 ft) from a working wastewater lagoon or treatment facility shall be considered potable.

C.6.4.5 Notwithstanding ***C.6.4.4***, where a wastewater lagoon or treatment facility setback reduction has been granted by the Government of Alberta, groundwater from wells located within the reduced setback area may be considered potable at the sole discretion of the Development Authority.

C.6.5 UTILITY LOTS AND EASEMENTS

C.6.5.1 No building, structure, or part amenities shall be constructed on a utility easement unless:

a) Written consent has been provided by the Development Authority, confirming the building does not restrict access to the utility easement for the purpose of installation and maintenance of the public utility; and

b) Written consent has been obtained from the public utility company to which the easement has been granted.

C.6.5.2 Public utility facilities and equipment on a site shall be placed in locations and with yard setbacks that are satisfactory to the Development Authority.

C.6.5.3 Public utility lots may be permitted in any district except as specifically regulated in this Bylaw and are not required to conform to minimum site width or area requirements of those districts.

C.6.6 SHALLOW UTILITIES

C.6.6.1 The Development Authority may require confirmation from the relevant utility providers that alignments are within existing or new utility right-of-ways and sufficient service capacity exists to accommodate the proposed development prior to issuance of a Development Permit.

C.7 MEZZANINES

C.7.1 MEZZANINES

C.7.1.1 A mezzanine shall be deemed a full storey if it covers more than one-third of the area of the storey directly underneath such mezzanine storey.

C.7.1.2 A mezzanine shall be included in the calculation of gross floor area of a building for the purposes of this Bylaw.

C.7.1.3 A mezzanine shall not be used as an entire dwelling unit.

C.7.1.4 A mezzanine in a commercial or industrial building shall not be used as a dwelling unit.

PART D: SPECIFIC USE REGULATIONS



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D.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

D.1.1 ACCESSORY BUILDINGS, STRUCTURES AND USES - GENERAL REGULATIONS

D.1.1.1 Unless otherwise authorized in this Bylaw, an Accessory Building or use may only be developed or approved after a Development Permit has been issued for the Principal Use, Structure, or Building on the site.

D.1.1.2 Accessory buildings must be secondary and subordinate to the Principal Building, Structure, or use on the same site.

D.1.1.3 The determination of whether a use, building or structure is considered accessory shall be at the discretion of the Development Authority.

D.1.1.4 When an Accessory Building is attached to a Principal Building by a structural element such as a common foundation, roof, wall or breezeway, it shall be deemed to be part of the Principal Building and shall be subject to all yard setback and site coverage regulations of the district in which it is located, at the discretion of the Development Authority.

D.1.1.5 An Accessory Building shall not be used as a dwelling, except where approved by the Development Authority.

D.1.1.6 All fabric covered structures shall:

- **a)** Be properly maintained and anchored;
- **b)** Meet the minimum required setbacks for Accessory Buildings; and
- **c)** Not exceed the maximum site coverage as specified in the district regulations.

D.1.1.7 In ***Hamlet*** Residential and Country Residential Districts (R-1, R-1S, CR):

- **a)** Accessory Buildings should be similar and complementary to the Principal Building as it relates to exterior materials, color and appearance;
- **b)** The required minimum side and rear yard setbacks for an Accessory Building may be reduced, provided that:
  - **i)** No part of the Accessory Building, including eaves or footings or foundation will encroach into the adjacent site; and
  - **ii)** All roof drainage is directed by eaves troughs and downspouts onto the site where the Accessory Building is located.

D.1.2 ACCESSORY BUILDINGS - SHIPPING CONTAINERS

D.1.2.1 A Shipping Container shall not require a Development Permit where:

- **a)** It is used for the temporary purpose of moving a dwelling unit or a business for a duration not exceeding 30 days; and
- **b)** It is fully contained on a parcel.

D.1.2.2 A Shipping Container that does not meet the requirements of ***Section D.1.2.1*** shall be considered an Accessory Building for the purposes of measurable standards within this Bylaw.

D.1.2.3 A Shipping Container shall be properly maintained and screened from public view to the satisfaction of the Development Authority.

D.1.2.4 A Shipping Container shall not be used as a structure for installing or displaying a Sign.

D.1.2.5 Where a Shipping Container(s) are proposed to be used as a building material and modified and attached to other materials as part of the construction of a larger building or structure the development shall be considered a Discretionary Use –Admin.

D.1.3 BREEZEWAYS

D.1.3.1 A breezeway that connects two (2) or more buildings and is completely enclosed shall not exceed 3.0 m (9.8 ft) in length. At the discretion of the Development Authority, a longer breezeway may be allowed due to unique topographical features on the site.

D.1.4 ROOFTOP DECKS

D.1.4.1 Rooftop Decks in Hamlet Districts shall be:

a) Setback a minimum of 1.5 m (4.9 ft) from the building façade; and

b) No less than 2.5 m (8.2 ft) from any property line.

D.1.4.2 Rooftop Decks may require privacy screening to the satisfaction of the Development Authority.

D.1.5 SATELLITE DISHES AND ANTENNAS

D.1.5.1 Satellite dishes, antennas and all structural supports shall be located on the same site as the intended signal user.

D.1.5.2 Guy wires and other similar structural supports shall not be located closer than 2.0 m (6.6 ft) from any property line.

D.1.5.3 Satellite Dishes and Antennas shall not be illuminated and shall not display any advertising signage.

D.1.5.4 A satellite dish that is larger than 0.9 m (3.0 ft) in diameter shall not be located on a roof except for Apartment buildings and non-residential buildings, subject to the discretion of the Development Authority.

D.1.5.5 In Hamlet Districts, an amateur satellite or antenna and any structural supports shall not be erected to exceed 15.0 m (49.2 ft) in height above grade at the site of installation.

D.1.5.6 In Hamlet Districts, antennas shall not be erected in a front yard.

D.1.5.7 In Hamlet Residential Districts not more than one (1) freestanding or two (2) roof top antennas, and two (2) satellite dishes may be erected on a Parcel.

D.1.6 SWIMMING POOLS/HOT TUBS

D.1.6.1 Swimming pools shall be considered an Accessory Building for the purposes of measurable standards and regulations within this Bylaw.

D.2 AGRICULTURAL AND ANIMAL USES

D.2.1 COMMERCIAL EQUESTRIAN CENTRES

D.2.1.1 An application for a Development Permit for a commercial equestrian centre shall be referred to the M.D.'s Agricultural Fieldman who will consider and make recommendations to the Development Authority for conditions of approval, which may include:

a) The maximum number of livestock permitted to be kept on the site in accordance with Provincial legislation and this Bylaw; and

b) Any other condition that the Development Authority deems necessary.

D.2.1.2 Approval of overnight camping or facilities to accommodate overnight camping for equestrian centre participants shall be at the discretion of the Development Authority.

D.2.2 LIVESTOCK

D.2.2.1 In all land use districts within a Hamlet or Country Residential Subdivision, livestock is prohibited, except in accordance with "***Table 36: Livestock Regulations***".

D.2.2.2 Animal Units for each Livestock Category within ***Table 36*** will be used to determine livestock on sites less than 18 hectares (44.5 acres).

D.2.2.3 Other species not included in ***Table 36*** may be considered at the discretion of the Development Authority , who shall determine the applicable Animal Unit ratio based on the most comparable category within ***Table 36***.~~:~~

D.2.2.4 The maximum number of Animal Units shall be calculated proportionally based on the parcel size in accordance with ***Table 36***, and fractional Animal Units shall be allowed.

D.2.2.5 Livestock operations that exceed 2.0 Animal Units per acre shall be considered an intensive livestock operation and shall comply with all applicable Provincial regulations, including the *Agricultural Operation Practices Act (AOPA)*.

D.2.2.6 On any parcel of land in which livestock are kept, pasture management shall be maintained to ensure that there is no overgrazing, and manure management shall ensure that runoff does not enter adjacent lands, a water course or water body and that odours are reduced to the satisfaction of the Development Authority.

D.2.2.7 The keeping of Chickens shall:

a) Not be for commercial purposes (for clarity, small scale “hobby farm-type” sales or local neigbourhood sales are not considered “commercial purposes”);

b) Have a suitable and secure enclosure to the satisfaction of the Development Authority; and

c) ~~Not include the keeping of roosters or other poultry; and~~

d) Be located a minimum of 9.1 m (30.0 ft) from any property line, and shall in no case be located within the front yard.

D.2.2.8 Notwithstanding ***D.2.2.7 d)***, chickens may temporarily graze within a front yard, so long as the chickens are secured within a temporary chicken pen or enclosure at all times while grazing with a front yard.

D.2.2.9 Any applicable regulations and policies related to the keeping of chickens as outlined by the Province shall be adhered to.

D.2.2.10 The operator shall exercise best practice strategies in order to ensure a healthy, secure and safe operations, to the satisfaction of the Development Authority.

D.2.2.11 An application for a Development Permit for all Livestock uses shall be referred to the Agricultural Fieldman who will consider and make recommendations to the Development Authority for conditions of approval.

TABLE 36: LIVESTOCK REGULATIONS

Livestock Category and Density	Equivalent Animal Unit
Category A: One (1) Cow, ~~Bison,~~ Horse, Donkey, or Mule~~, Llama, Alpaca~~	1.0 Animal Unit
Category B: Two (2) Feeder Cattle, or ~~Six (6) Sheep, Goats, Miniature Horses, Miniature Cattle,~~ Swine	1.0 Animal Unit
Category C: ~~Twenty-Four (24) Chickens, Ducks, Geese, Turkeys, Rabbits, or Similar~~ Five (5) Sheep, Goats, Alpacas, or Llamas	1.0 Animal Unit
Category D: Ten (10) Geese or Turkeys	1.0 Animal Unit
Category E: Twenty-Four (20) Chickens, Ducks, Geese, Turkeys, Rabbits, Roosters, or Peacocks	1.0 Animal Unit

APPLICABLE PARCELS	CATEGORY A ~~CATTLE, BISON, HORSES, DONKEYS, MULES, LLAMAS, ALPACAS HIGHER IMPACT ANIMALS — HEAVIER, REQUIRE MORE GRAZING AREA~~	CATEGORY B ~~SHEEP, GOATS, MINIATURE HORSES, MINIATURE CATTLE, SWINE~~	CATEGORY C ~~CHICKENS, DUCKS, GEESE, TURKEYS, RABBITS OR SIMILAR (DOES NOT INCLUDE ROOSTERS AND PEACOCKS)~~	CATEGORY D	CATEGORY E
a) R-1 Parcels in the Hamlet of Benchlands	Maximum of 2 horses or llamas per parcel only, provided the total number of horses or llamas within the entire Hamlet of Benchlands does not exceed 10 horses or llamas		~~Maximum of 10 chickens per parcel~~	Not Permitted	Maximum of ten (10) chickens **only**
b) CR Parcels	Not Permitted ~~Maximum of 10 chickens per parcel~~			Not Permitted	Maximum of ten (10) chickens **only**
c) All other applicable parcels where Livestock is permitted in the district as per the below regulations:					

Land Area	*Category A*	*Category B*	*Category C*	*Category D*	*Category E*
ii. < 3 acres	At the discretion of the Development Authority ~~0.5 Animal Units per 3 acres~~ ~~0.5 Animal Units per 3 acres~~			1.0 Animal Unit	1.0 Animal Unit
iii. 3 – 44.5 acres	1.0 Animal Unit per 3 acres or refer to applicable Land Use District tables for increased Livestock density options.				

D.2.2.12 All offspring dependent on the parent and not yet weaned are not counted towards the Animal Unit.

D.2.2.13 Notwithstanding the species identified in Livestock Category C, the Development Authority may:

a) Refuse an application for Sheep or Goats; or

b) Require the Applicant to install no contact fencing in accordance with the Government of Alberta's fencing program for domestic Sheep and Goats.

D.2.2.14 Notwithstanding the Equivalent Animal Units within Table 36, the Development Authority may approve lower Animal Units on any given Parcel in accordance with the feeding, pasture and manure management plan submitted by the Applicant, and/or applicable Provincial legislation.

D.2.3 KEEPING OF PETS

D.2.3.1 Keeping of pets shall be regulated as per the M.D.'s Responsible Animal Ownership Bylaw.

D.2.4 KENNELS

D.2.4.1 The Development Authority shall, when issuing a Development Permit for a Kennel, Commercial determine the maximum number of dogs that may be kept at any one time by the operator of a commercial kennel. In determining the maximum number of dogs, the Development Authority shall take into account:

- **a)** The size of the property;
- **b)** The use of adjacent properties;
- **c)** The setback distances to any property line or residential dwelling on an adjacent property; and
- **d)** Noise attenuation measures.

D.2.4.2 In determining the number of dogs, pups less than 6 months of age shall not be included.

D.2.4.3 The setback distances specified in the district in which a Kennel, Commercial or Kennel, Private is located shall apply to all structures or facilities used in the kenneling operation, regardless of size or function of the structure or facility.

D.2.4.4 No buildings, pens, rooms, exercise runs or holding stalls used to accommodate the dogs shall be allowed within 300 m (984.3 ft) of an existing dwelling located on an adjacent or nearby Parcel.

D.2.4.5 All dog facilities, including buildings and exterior exercise areas, shall be located to the rear of the Principal Building and visually separated from the reception area of a Kennel, Commercial , unless otherwise approved by the Development Authority.

D.2.4.6 Kennel, Commercial or Kennel, Private facilities shall be screened by both a visual and sound barrier (fences and/or landscaping) from existing dwellings on adjacent Parcels to the satisfaction of the Development Authority.

D.2.4.7 Pens, rooms, exercise runs, and holding stalls of a Kennel, Commercial or Kennel, Private shall be adequately soundproofed to the satisfaction of the Development Authority, which shall consider the following:

- **a)** The recommendations of any noise study;
- **b)** The number of animals to be kept at the kennel;
- **c)** The proximity of the kennel to other uses or other kennels, and
- **d)** The potential for noise from the kennel to adversely affect residential ***use*** of the area.

D.2.4.8 The Development Authority may require dogs to be kept indoors between the hours of 7:00 p.m. to 8:00 a.m. inclusive, except when on leashed walks.

D.2.4.9 Where a Kennel, Commercial or Kennel, Private is to be located near known wildlife corridors or habitat areas, there shall be strict measures incorporated into the design of the development and operating procedures to ensure that dogs are securely restrained at all times.

D.2.4.10 A Kennel, Commercial or Kennel, Private shall be operated in accordance with provincial health regulations and, in particular, feces and similar wastes shall be disposed of in a manner

acceptable to the public health authority. In no case shall such waste be disposed of in the M.D.'s waste collection system without the written consent of the Municipality.

D.2.4.11 The Development Authority may require the applicant of a Kennel, Commercial to:

a) Obtain and submit an inspection report by a Doctor of Veterinary Medicine for either a new kennel application or the renewal of a permit;

b) Provide a detailed description of how the facility will meet the ***Canadian Veterinary Medical Association Code of Practice for Canadian Kennel Operations – Edition 2018***, and any subsequent editions or amendments thereto.

D.3 COMMERCIAL USES

D.3.1 COMMERCIAL RECREATIONAL VEHICLE STORAGE

D.3.1.1 In all rural districts, a development permit shall be required for Commercial Recreational Vehicle – Storage where the vehicles are not owned by the primary resident(s) or landowner(s) and:

a) More than three (3) recreational vehicles are stored; or

b) There is a combination of more than five (5) recreational vehicles, boats, ATVs/OHVs stored.

D.3.1.2 Commercial Recreational Vehicle Storage and associated buildings and equipment (e.g. propane refill) must meet the minimum building setbacks in the applicable district.

D.3.1.3 Commercial Recreational Vehicle Storage site access, internal roads, parking and loading areas must be:

a) Designed to provide a safe and clearly defined circulation pattern;

b) Be constructed of a durable hard surface of asphalt, gravel or similar material; and

c) Be drained and graded to the satisfaction of the Development Authority.

D.3.1.4 Commercial Recreational Vehicle Storage must not allow for the following to be located on-site:

a) Storage of hazardous materials, except for the sale of propane where granted the necessary approvals;

b) Day use or overnight accommodation or occupancy of recreational vehicles; and

c) Salvage or storage of derelict vehicles.

D.3.1.5 The Development Authority may require as a condition of approval that the storage site be fenced to mitigate concerns for noise, lighting, and visual impacts.

D.3.2 VISITOR ACCOMMODATIONS

D.3.2.1 Visitor Accommodations shall:

a) Maintain an open buffer space of sufficient size and composition adjacent to property boundaries to act as a visual and noise barrier from potential incompatible uses with surrounding properties; and

b) Not provide any form of permanent habitation, except when approved for staff accommodation or as a dwelling unit for the landowner or manager.

D.3.2.2 Visitor Accommodations shall not interfere with the rights of other residents to quiet enjoyment of their neighbourhood.

D.3.3 FLEX ACCOMMODATIONS

D.3.3.1 Flexible accommodation units in a mixed-use building shall:

a) Have an access at grade which is separate from the principal commercial use;

b) Grade access may be direct unit access or access via a communal entrance that serves multiple units;

c) Be located above the principal commercial use; and

d) Each flexible accommodation unit which has a separate entrance or an entrance to a

common hallway shall be considered an individual flexible accommodation unit for calculating minimum parking stall requirements.

D.3.4 RETREATS

D.3.4.1 Retreat – Day Use and Retreat – Day Use & Overnight shall have:

a) A maximum density in accordance with ***Table 37*** below; and

b) A 24-hour on-***site*** manager (either landowner or on-***site*** staff).

TABLE 37: MAXIMUM DENSITY PER PARCEL FOR RETREAT - DAY USE AND RETREAT - DAY USE & OVERNIGHT

LAND USE DISTRICT	PARCEL SIZE	MAXIMUM DENSITY PER PARCEL FOR RETREAT – DAY USE AND RETREAT – DAY USE & OVERNIGHT
Agriculture Conservation and Small Holdings	1-10 ac	At the discretion of the Development Authority based on the Development Permit application submission
	11-40 ac	0.5 person per acre*
	>40 ac	1 person per acre to a maximum of 80 people
Tourism & Recreation	1-10 ac	At the discretion of the Development Authority based on the Development Permit application submission
	>10 ac	1 person per acre
Other	Any size	At the discretion of the Development Authority based on the Development Permit application submission

~~*If a maximum density calculation results in a 0.5 person, the density number shall be rounded up to the next whole number.~~

D.3.4.2 Notwithstanding the maximum density requirements of ***Table 37***, the maximum density for Retreat – Day Use and Retreat – Overnight Use may be increased or decreased in the sole discretion of the Development Authority based on the scope of and type of Retreat – Day Use or Retreat – Day Use & Overnight within the Development Permit application submission, all feedback received from adjacent landowners during the Development Permit application circulation, and comments received from internal M.D. departments and/or external agencies during the Development Permit application referral process in accordance with this Bylaw.

D.3.4.3 Overnight accommodations for Retreat – Day Use & Overnight Uses within the Agriculture Conservation District and the Small Holdings District cannot exceed 50% of the approved Retreat – Day Use density, unless otherwise approved in the sole discretion of the Development Authority.

D.4 INDUSTRIAL AND ENERGY USES

D.4.1 NATURAL RESOURCE EXTRACTION PROCESSING

D.4.1.1 Where a reclamation plan for Natural Resource Extraction is not required by the Province, the Development Authority may:

a) Require submission of a reclamation plan prepared by a Qualified Professional prior to commencement of excavation;

b) Require a refundable security deposit to ensure that reclamation is completed as per the approved reclamation plan, the amount of which shall be as recommended by the third party engaged in the preparation of the reclamation plan; and

c) Require previous testing results.

D.4.1.2 A Development Permit for Natural Resource Extraction on Crown lands shall not be issued for a period exceeding the public land lease.

D.4.1.3 Natural Resource Extraction operations shall not excavate:

a) A distance of less than 150 m (492.1 ft) from the nearest part of a dwelling or building used for overnight accommodation purposes; or

b) Slopes that are steeper than 33.3% (1 rise:3 run) where adjacent to existing roads, a proposed road widening, or service road, except where it can be demonstrated that a steeper slope can be safely achieved.

D.4.1.4 The minimum distance that any sorting, screening, crushing, loading machinery or operations may be located from a dwelling or building used for overnight accommodation purposes shall not be less than 300 m (984.3 ft). This distance may be reduced where noise and visual mitigation measures, such as berming and screening, are provided to the satisfaction of the Development Authority.

D.4.1.5 Where feasible, Natural Resource Extraction operations adjacent to Municipal roads or highways shall be screened from view:

a) Where existing trees and vegetative screening exists, by a 30 m (98.4 ft) wide buffer; or

b) By berms using the topsoil and overburden material, combined with the planting of trees.

D.4.1.6 If upon removal of any natural resource, the operator encounters the water table at a level other than set out in the Development Permit application or which was not disclosed in the application, the operator shall cease operations and submit a revised plan complete with a Qualified Professional's report which shall outline any mitigative measures for approval by the Development Authority and/or the appropriate provincial authority.

D.4.1.7 All haul roads located on the site which are within 0.8 km (0.5 miles) of a Residential or Recreation District, and all entrances onto a public road shall be dust proofed with water, or other treatment acceptable to the Development Authority.

D.4.1.8 Any Municipal roadway used as a haul road that is within 150 m (492.1 ft) of an existing dwelling or recreational development, shall be dust proofed for a minimum distance of 300 m (984.3 ft) on either side of the development.

D.4.1.9 For any Natural Resource Extraction use which is not located within an NR District, the following provisions shall apply:

a) The operation shall not include extensive associated development such as accessory buildings or fuel storage tanks; and

b) The excavation area or associated operations shall not be located within any yard setback as specified in the district regulations in which the site is located.

D.4.1.10 A new Development Permit shall not be issued on a site to the same or different Applicant or landowner, unless or until any conditions of a previous Development Permit for Natural Resource Extraction have been fulfilled to the satisfaction of the Development Authority, or it has been determined by the Development Authority that the conditions are no longer required to be fulfilled.

D.4.1.11 A separate off-site storage area may be used for stockpiling of material such as surface soil, coal, reject material (i.e., crushed rock or gravel), and finished product. Contaminated or potentially acid generating material must not be included in a storage area. Lands used for offsite storage must be located within the Natural Resource (NR) District

a) Material stockpiles setbacks from a waterbody or watercourse shall be a minimum of 100m or at the discretion of a Qualified Professional based on site conditions, such that they will not be a source of contamination to watercourses, and at a sufficient distance to minimize impacts to watercourses, including allowing sufficient response time to mitigate potential impacts;

b) Stockpiled material must be managed to minimize impacts (e.g., erosion, seepage) to the surrounding area. Where necessary, stockpiles must be stabilized and ditched to prevent migration of material. Fine solids are to be disposed of in an area not subject to erosion;

c) An Erosion and Sediment Control Plan prepared by a Qualified Professional shall be required to the satisfaction of the Development Authority to prevent runoff into waterbodies and watercourses and assist with dust control. The plan shall address mitigation measures throughout the site and on associated roadways, as necessary;

d) All roads to and from the storage area must be maintained and adequately dust-proofed by the holder of the Development Permit; and

e) Water that comes into contact with stockpiles must not be released into the environment unless it complies with wastewater limits as specified by the Alberta Energy Regulator (AER).

D.4.1.12 Material stockpiles shall be positioned to be screened from view as much as possible from Highway 1, Highway 1A, and Highway 1X. Screening measures may be required by the Development Authority.

D.4.2 COMMUNICATION TOWERS AND FACILITIES

D.4.2.1 Federally regulated telecommunication antenna structures shall follow the MD's siting protocols. All other telecommunication antenna structures shall comply with this Land Use Bylaw.

D.4.3 DATA CENTRES

D.4.3.1 The following regulations apply to a Data Centre:

a) Setbacks are measured from the Development Area to the title Parcel boundary. The Development Area shall be determined by the Development Authority and includes the

area of all buildings, parking areas, internal roads, and storage areas.

b) Setbacks must adhere to the following:

i) Setbacks from any provincial highway shall be as per Alberta Transportation and Economic Corridors;

ii) Setbacks from any municipal road allowance shall be a minimum of 30.48m (100 ft.); and

iii) Any additional applicable setbacks in the land use district.

D.4.4 DATA CENTRES WITH POWER GENERATION FACILITIES

D.4.4.1 The following regulations apply to a Data Centre and Power Generation Facility:

a) Setbacks are measured from the outer edge of the Development Area to the nearest Residential Dwelling. The Development Area shall be determined by the Development Authority and includes the area of all buildings, parking areas, internal roads, and storage areas.

b) Setbacks must adhere to the following:

i) Setbacks from any provincial highway shall be as per Alberta Transportation and Economic Corridors;

ii) Setbacks from any municipal road allowance shall be a minimum of 30.48m (100 ft.);

iii) Setbacks from Residential Uses are at the discretion of the Development Authority in consultation with the Alberta Utilities Commission (AUC); and

iv) Any applicable building setbacks in the land use district.

D.4.4.2 The Development Authority may require the use of screening and/or landscaping to mitigate impacts to adjacent properties from the development.

NOTES

If the capacity of the plant is less than 10 MW, municipal approval is required, while 10 MW or greater AUC approval is also required in conjunction with a municipal approval.

D.4.5 WIND ENERGY CONVERSION SYSTEMS (WECS) COMMERCIAL

D.4.5.1 An application for a new Wind Energy Conversion System (WECS), Commercial or an application for an expansion to an existing Wind Energy Conversion System (WECS), Commercial use shall adhere to the following:

a) The maximum height of a Wind Energy Conversion System (WECS), Commercial shall be at the discretion of the Development Authority, which shall take into consideration the Site area and dimensions, system location, system specifications, and potential impact on neighbouring properties.

b) All power lines connecting the Wind Energy Conversion System (WECS), Commercial to a substation, grid or other facility to which power is provided shall be underground, unless an overhead installation is approved by the Development Authority.

c) The exterior of any Wind Energy Conversion System (WECS), Commercial shall be finished in a non-reflective matte colour which minimizes the visual impact of the system.

d) To ensure public safety, the Development Authority may require that a security fence not less

than 2.4 m (7.8 ft) in height be erected, or safety mechanism or procedures be employed to prevent access to the Wind Energy Conversion System (WECS), Commercial.

e) No signage, advertising or accessory installations shall be placed on the exterior of any part of a Wind Energy Conversion System (WECS), Commercial unless required by law.

f) When a Wind Energy Conversion System (WECS), Commercial becomes obsolete, it shall be immediately removed and the development site reclaimed to the satisfaction of the Development Authority.

D.4.5.2 An application for a new Wind Energy Conversion System (WECS), Commercial shall adhere to the following:

i) Minimum setback requirements for Wind Energy Conversion System (WECS), Commercial towers shall adhere to the following:

(1) Setbacks from any provincial highway shall be as per the Government of Alberta or its equivalent;

(2) Setbacks from any municipal road allowance shall be 30.48 m (100.0 ft) from the outside of the rotor arc;

(3) Where no road allowance is located between property lines and where both Parcels are included within the same WECS – Commercial development boundary – 7.62 m (25.0 ft) from the outside of the rotor arc; and

(4) Where the adjacent Parcel is located outside of the Site area the minimum setback shall be the greater of 550 m (1,804.5 ft) or the modeled sound level not exceeding 45 dBA to the adjacent property line.

D.4.6 WIND ENERGY CONVERSION SYSTEMS (WECS) MICROGENERATION

D.4.6.1 A WECS – Microgeneration shall be considered in accordance with the following requirements:

A) MAXIMUM TOWER HEIGHT	
i)	For ***Parcels*** 0.2 – 0.4 ha (0.5 – 1.0 ac) shall be 30.48 m (100.0 ft).
ii)	For ***Parcels*** greater than 0.4 ha (1.0 ac) shall be 40.0 m (131.0 ft).
iii)	Tower height shall be in accordance with the manufacturer requirements and shall conform to the ***setback*** requirements below.
B) SETBACKS	
i)	The WECS – Microgeneration tower base shall be no closer to the property line than the total height of the WECS – Microgeneration, and no part of the tower structure, including guy wire anchors, may extend closer than 3.05 m (10 ft) to the property boundaries of the site.
ii)	The WECS – Microgeneration tower base shall be no closer to a dwelling unit on an adjacent property than the total height of the WECS – Microgeneration. No variance or relaxation of this requirement is permitted. This distance may be greater if it is determined that shadow flicker is a factor on adjacent properties. (Note: shadow may be up to 3.6 times the distance of tower height in winter months).

D.4.6.2 A satisfactory report from a sound engineering professional may be required to ensure noise levels are not above that of normal ambient background noise on adjacent properties. This determination shall be measured at the at the property line of the Parcel in a direct line between the WECS – Microgeneration and the dwelling.

D.4.6.3 A WECS – Microgeneration shall be finished in a non-reflective matte and in a colour that minimizes any obtrusive impact to the satisfaction of the Development Authority.

D.4.6.4 Except for the manufacturer logo, no advertising shall appear on the tower, blades, or turbine.

D.4.6.5 If the active production of electricity from a WECS – Microgeneration is discontinued for two (2) years or more, then the WECS – Microgeneration shall be removed entirely, and the ***site*** shall be restored to pre-construction condition.

D.4.7 INDUSTRIAL WORK CAMPS

D.4.7.1 Industrial work camps shall be an accessory development to an approved development or use, or for a development which is exempt from Municipal approval.

D.4.7.2 Industrial work camps shall be considered Temporary Developments, and shall be limited to a maximum approval for a 1-year period, unless otherwise allowed by the Development Authority.

D.4.7.3 All required transportation access provisions (e.g. driveways, internal roads, entrances/exits, vehicular circulation, parking areas) for an industrial work camp shall be provided to the satisfaction of the Development Authority at the sole cost to the Applicant.

D.4.7.4 The Development Authority may place a maximum limit on the number of persons to occupy the camp in a period of time (i.e. maximum day shift and night shift personnel).

D.4.7.5 The Development Authority may require as a condition of a Development Permit that the Applicant provide a refundable security deposit to ensure that the work camp will be removed and the subject site returned to an acceptable state to the satisfaction of the Development Authority.

D.4.7.6 All buildings in work camps shall be located a sufficient distance from each other and sufficient precautions are taken to clear the site as required for fire protection purposes as determined by a Safety Codes Officer in consultation with the Development Authority.

D.4.7.7 Screening and fencing may be required to the satisfaction of the Development Authority.

D.4.8 SOLAR ENERGY SYSTEMS – COMMERCIAL

D.4.8.1 A Solar Energy System – Commercial development application shall be considered in accordance with the following requirements:

Minimum Setback Requirements:

a) The minimum distance between a ***building*** or ***structure*** associated with a ***Solar Energy System – Commercial*** and a property line shall be as follows:

(i) From any Provincial ***Highway***:	As per the Government of Alberta
(ii) From any municipal ***road*** allowance:	30.48 m (100.0 ft)
(iii) Where no ***road*** allowance is located between property lines and where both Parcels are included within the ***Solar Energy System – Commercial*** project area.	7.62 m (25.0 ft) or No ***setback*** required where: (i) both Parcels contain solar infrastructure, and (ii) both landowners have provided written agreement to the location of the placement of the solar infrastructure.
(iv) Where no ***road*** allowance is located between property lines and where one ***Parcel*** is not included within the ***Solar Energy System – Commercial*** project area	7.62 m (25 ft)

D.4.9 SOLAR ENERGY SYSTEM – MICROGENERATION

D.4.9.1 Development of Solar Energy System- Microgeneration – Attached shall follow the requirements for that principal building and use (i.e., solar panels on a roof).

D.4.9.2 Development of Solar Energy System- Microgeneration – Stand Alone shall follow the minimum requirements for Accessory Building and Uses in the applicable land use district.

D.5 COMMUNITY USES

D.5.1 COMMUNITY GARDEN

D.5.1.1 There shall be no composting of any off-site materials within the Community Garden.

D.5.1.2 Berry producing shrubs shall not be permitted.

D.5.1.3 A wildlife fence at least 2.4 m (7.8 ft) in height and designed to the satisfaction of the Development Authority in consideration of FireSmart Principles shall be erected around a Community Garden site which ~~prevents~~deters wildlife including, but not limited to bear, elk, deer, and rabbits~~;~~ from accessing the garden site.

D.5.1.4 Water servicing shall be provided in accordance with ***Sections C.6.2.1*** and ***C.6.3.1***, as applicable.

D.6 RESIDENTIAL USES

D.6.1 ACCESSORY DWELLING UNITS – GENERAL

Attached ADUs



Detached ADUs



D.6.1.1 The regulations in this subsection ***D.6.1*** apply to both Accessory Dwelling Units – Attached and Accessory Dwelling Units - Detached.

D.6.1.2 The Primary Resident(s) shall manage the subject property at all times.

D.6.1.3 An Accessory Dwelling Unit – Attached and an Accessory Dwelling Unit – Detached cannot be used as a Short-Term Rental, Visitor Accommodation, or any other short-term commercial use without obtaining a development permit from the Development Authority where this use is allowed within an applicable district in this Bylaw.

D.6.1.4 The portion of the dwelling or accessory building which contains the Accessory Dwelling Unit shall reflect the exterior design of the Principal Building, and incorporate features such as exterior cladding, window and door detailing, colors and roof lines.

D.6.1.5 Accessory Dwelling Units shall not interfere with the rights of other residents to quiet use and enjoyment of their neighbourhood and properties.

D.6.1.6 All resident and tenant parking for any Accessory Dwelling Unit shall be accommodated entirely on the subject property.

D.6.1.7 If the Development Permit is cancelled in writing by the Development Authority, the landowner shall remove all onsite improvements that were otherwise authorized as part of the Development Permit for the Accessory Dwelling Unit within sixty (60) days.

D.6.1.8 Notwithstanding ***D.6.1.7*** above, an Applicant that wishes to keep a kitchen associated with a canceled Development Permit for an Accessory Dwelling Unit may submit a Development Permit application for a Second Kitchen, which shall be processed as an Accessory Use in accordance with the applicable district.

D.6.1.9 Accessory Dwelling Units shall not be permitted in conjunction with a Short-Term Rental - Minor within the same property.

D.6.1.10 All new Accessory Dwelling Units shall be required to connect to municipal utilities at the

Applicant's expense, when municipal servicing infrastructure has been installed to the edge of the property line or within 25 metres of the property. The principal dwelling shall also be required to connect to municipal utilities when municipal servicing infrastructure is available.

D.6.1.11 Where an Accessory Dwelling Unit is proposed on a parcel with private water and wastewater systems, the Applicant shall be required to submit a report prepared by a Qualified Professional confirming the existing systems have sufficient capacity, will meet provincial requirements, and will not adversely affect adjacent or downstream users or infrastructure.

D.6.2 ACCESSORY DWELLING UNITS – DETACHED

D.6.2.1 Notwithstanding anything else in this Bylaw, an Accessory Dwelling Unit - Detached may be permitted to have a maximum height of 8.0 m (26.2 ft.) where it is located above a garage.

D.6.2.2 The maximum floor area for an Accessory Dwelling Unit – Detached that is not located above a garage shall be 50% of Habitable Ground Floor Area of the principal dwelling.

D.6.3 FACTORY BUILT DWELLING

D.6.3.1 In all districts, a Factory Built Dwelling shall:

a) Meet the minimum Habitable Ground Floor Area requirement of the applicable district ;

b) Meet the CSA A277 Procedure for Certification of Prefabricated Buildings, Modules, and Panels Standard for off-site certification, or meet the CSA Z240 MH Series-16 CSA Manufactured (Mobile) Homes Standard, and comply with all applicable requirements of the *National Building Code – Alberta Edition*; and

c) Be built on a permanent foundation to the satisfaction of the Development Authority.

D.6.4 HOME-BASED BUSINESSES

Notes for Readers:

In addition to a ***development*** permit, most businesses, including home-based businesses, also require an annual Business License from the M.D.. Please contact the M.D. to obtain your Business License.

There are three types of home-based businesses regulated in the M.D. under the Land ***Use Bylaw***.

1. ***Home-Based Business*** – ***Office*** - which are exempted from a ***Development Permit***
2. ***Home-Based Business*** – ***Minor*** – which requires a ***Development Permit*** and typically is listed as a ***permitted use*** within land ***use*** districts.
3. ***Home-Based Business – Major*** – which requires a ***Development Permit*** and requires circulation of the application to nearby properties prior to a decision.

D.6.4.1 The types of home-based businesses allowed shall be limited to those businesses which do not interfere with the rights of other residents to quiet enjoyment of their neighbourhood, and shall be incidental and subordinate to the principal residential use.

D.6.4.2 A home-based business shall not create a nuisance by way of dust, noise, smell, or smoke.

D.6.4.3 An Applicant and operator of a home-based business shall be a full-time resident of the property in which the home-based business is located. Where the resident is not the landowner of the property a letter from the landowner granting permission of the application is required.

D.6.4.4 The hours of operation for all Minor and Major home-based businesses shall be limited to 8:00 am to 8:00 pm inclusive, unless otherwise approved by the ***Development*** Authority.

D.6.4.5 A Home-Based Business – Minor shall meet the following criteria:

a) All activities and storage shall be located in a building;

b) On-site customer visits shall not exceed a total of five (5) per day, with each visit not exceeding more than two (2) customers;

c) No outdoor storage of goods; and

d) No on-site employees other than the residents of the Dwelling Unit.

D.6.4.6 A maximum of one (1) sign for a Home-Based Business – Minor shall be permitted in accordance with ***Section "D.7 Signage"***.

D.6.4.7 A Home-Based Business – Major shall be determined as any Home-Based Business that meets one (1) or more of the following criteria:

a) Operations are within an Accessory Building;

b) The business has on-site sales or customer visits totaling six (6) or more per day or more than two (2) customers at a time (e.g. group music lessons, yoga class);

c) The business requires parking of a maximum of one (1) commercial vehicle associated with the Home-Based Business;

d) The business includes outdoor storage;

e) The business requires on-site employees other than the residents of the Dwelling Unit to a maximum of two (2); and/or

f) The business occupies greater than 20% of the gross floor area of the Dwelling Unit, but does not exceed 30% of the gross floor area of the Dwelling Unit.

D.6.4.8 A maximum of two (2) signs for a Home-Based Business – Major shall be permitted in accordance with ***Section "D.7 Signage"***.

D.6.5 BED & BREAKFASTS AND SHORT-TERM RENTALS

D.6.5.1 A Bed & Breakfast shall:

a) Not interfere with the rights of other residents to quiet enjoyment of their rural area and shall be an incidental and subordinate use to the Principal Residence;

b) Have no more than two bed units per bedroom;

c) Be restricted to the principal residence;

d) Not be allowed within an Accessory Dwelling Unit;

e) Be operated by the permanent residents of the Principal Residence and employ no more than one (1) person in addition to the residents; ~~and~~

f) Not change the residential character or external appearance of the Principal Residence~~.~~; and

g) Not be permitted on the same property with an Accessory Dwelling Unit.

D.6.5.2 The Development Permit number of the Bed & Breakfast shall be listed on all online advertisements.

D.6.5.3 An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the Bed & Breakfast shall be located on the property. The ***sign*** shall:

a) Be weatherproof, visible and reasonable readable from the adjacent roadway;

b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2); and

c) Limited to a maximum of one (1) sign per Bed & Breakfast ~~shall not be permitted on the same property with an Accessory Dwelling Unit~~.

D.6.5.4 A Short-Term Rental - Minor shall:

a) Only be allowed ~~within a Single Detached Dwelling that is occupied and operated by the primary resident(s)~~ on a parcel where a Single Detached Dwelling is already an approved use, and where the Single Detached Dwelling is occupied by the primary resident(s);

b) Have no more than six (6) Guests ~~are permitted~~ at any one time per Short-Term Rental, where no more than two (2) bed units are permitted per bedroom and/or living room area; and

c) Shall not be permitted in conjunction with a Home-Based Business – Major when located in a Hamlet.

D.6.5.5 An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the STR - Minor shall be located on the property. The sign shall:

a) Be weatherproof, visible and reasonable readable from the adjacent roadway; ~~and~~

b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2)~~:~~ ; and

c) Limited to a maximum of one (1) sign per Short-Term Rental – Minor.

D.6.5.6 A Short-Term Rental - Minor located in a rural area may be permitted in conjunction with a Home-Based Business - Major if minimum parking requirements for all uses on site are met.

D.6.5.7 A Short-Term Rental - Major shall:

a) Be allowed within a Single Detached Dwelling;

b) Have no more than six (6) Guests at one time per Short-Term Rental, where no more than two (2) bed units are permitted per bedroom and/or living room area; and

c) Shall provide and maintain a 24-hour contact number for the landowner or operator of the Short-Term Rental.

d)

D.6.5.8 An M.D. approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the Short-Term Rental - Major shall be located on the property. The sign shall:

a) Be weatherproof, visible and reasonable readable from the adjacent roadway; ~~and~~

b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2)~~:~~; and

c) Limited to a maximum of one (1) sign per Short-Term Rental – Major.

D.6.5.9 Where the maximum limit of Short-Term Rentals set forth in the District regulations has been approved in a Hamlet, no additional approvals shall be granted unless a Development Permit for a Short-Term Rental:

a) Is canceled by the M.D.; or

b) Is canceled by the landowner in writing.

D.6.6 MOVED-ON DWELLINGS

D.6.6.1 In all districts, a Moved-On Dwelling shall:

a) Meet all the regulations within the applicable land use district;

b) Obtain all necessary *Safety Code* permits;

c) Require submission of an APEGA certified Professional Engineer's report stating the dwelling meets the requirements of the *National Building Code – Alberta Edition*, that it is structurally capable of being moved, and meets the minimum Habitable Ground Floor Area requirements under the applicable land use district, prior to being moved;

d) Have an approved transportation route to the satisfaction of the Development Authority;

e) Be built on a permanent foundation to the satisfaction of the Development Authority;

f) Be moved onto the permanent foundation within 60 days of arrival at the site;

g) Provide a security deposit for a minimum of $5,000 or 125% of the estimated cost of the renovations (whichever is higher) to;

i) Guarantee the satisfactory and timely completion of the work as outlined in the Development Permit application and the conditions of the permit; and/or

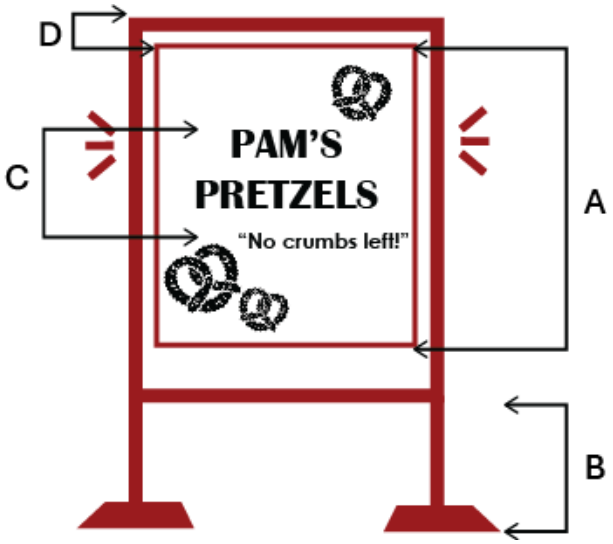
ii) Indemnify the Municipality against any damages that may occur to public utilities, roads or sidewalks as a result of relocating the dwelling; and

h) Enter into an agreement, particularly in regard to the completion of the proposed renovations within a specified time period.

D.7 SIGNAGE

D.7.1 GENERAL SIGN REGULATIONS

D.7.1.1 Sign Components: The components that make up a sign are shown in ***Figure 30*** below, including the Sign Face, Support Structure (Label "B"); Graphics and Lettering (Label "C"); and the Frame (Label "A").



Component A ***Sign*** Face/Panel (i.e. Copy Area)

Component B ***Sign*** Support ***Structure*** (& Mounting Hardware)

Component C Graphics & Lettering (i.e. Copy)

Component D Frame/Border

FIGURE 30: SIGN COMPONENTS

D.7.1.2 Unless specifically exempt from the requirement to obtain a Development Permit pursuant to this Bylaw, all signs placed or erected on land or any building or structure require a Development Permit.

D.7.1.3 In determining the relative merits of a Development Permit application for a sign, the Development Authority shall consider both the Sign Structure and the appearance of the Copy Area of the sign, including any wording or images. Applicants are advised to consider both elements in making their application.

D.7.1.4 No sign shall be placed on, affixed to or overhang any Municipal property or road right-of-way without the prior written consent of the Municipality or appropriate public body. Election signs on municipal property shall be in conformance with municipal Election Sign Policy.

D.7.1.5 Signs which are proposed to be illuminated shall be lit by top-mounted lights pointed downwards or internally illuminated. Lighted signs shall not cause light trespass onto or adversely affect neighbouring properties, and shall be Dark Sky Compliant lighting, pursuant to ***Section "C.5.1 Exterior Lighting"***. Notwithstanding this provision, no illuminated signs shall be permitted within residential districts.

D.7.1.6 All signs shall be kept in a safe, clean, free of overgrown vegetation, and well-maintained condition. The Development Authority may require the cleaning, removal or renovation of a sign determined to be otherwise.

D.7.1.7 The quality, design and character of a sign shall be to the satisfaction of the Development Authority which shall have due regard for the amenities of the district in which the sign is proposed to be located. Signs shall not adversely affect the use or enjoyment of neighbouring

properties.

D.7.1.8 Where a sign does not conform to any of the identified sign types defined in this Bylaw, the Development Authority shall consider a Development Permit application for a sign on its merits.

D.7.2 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

D.7.2.1 A Development Permit is not required for the following signs provided that the proposed sign complies with all applicable regulations of this Bylaw and any regulations specified in the land use district in which it is located:

a) Alterations to a sign which do not change the physical dimensions or location or lighting of a sign;

b) Signs erected by the M.D. on municipal property;

c) Signs erected by the provincial highway authority within a highway right-of-way;

d) Address signs;

e) Garage or yard sale signs, provided the signs are located on the site in which the sale is to occur, and such signs are displayed no longer than 7 days prior to the event and are removed the day after the event has occurred;

f) Election signs on private property identifying a political campaign provided such signs are displayed no longer than from the date of the election writ or declaration and are removed within 7 days following the election, referendum or plebiscite;

g) Signs providing information of a campaign or drive provided such signs are posted for a maximum period of 14 days, and are located on the lot the event is proposed to occur;

h) Signs displaying an informational or warning message, including signs related to construction or demolition activities on a site for which a development or demolition permit has been issued, traffic control, and warning signs;

i) An identification sign for a residential dwelling, provided that the sign contains only the municipal address and the name of the residential landowners or occupants, and does not include a sign identifying or advertising a home-based business or Short-Term Rental;

j) A-Board Signs, provided that:

- **i)** No more than one (1) A-Board Sign is displayed per business frontage;
- **ii)** Where a business fronts onto more than one road right-of-way, no more than one (1) A-Board Sign is displayed on each business frontage; and
- **iii)** The A-Board Signs do not exceed 0.6 m (2.0 ft) in width and 1.0 m (3.3 ft) in height;

k) Flag Signs, provided that:

- **i)** The Flag Signs display only identification messages or are of a decorative nature;
- **ii)** No more than three (3) Flag Signs are erected on a site; and
- **iii)** The maximum size of a Flag Sign is no greater than 2.0 m^2(21.5 ft^2) in area;

l) Real Estate Signs, provided that:

- **i)** The signs are removed within 21 days after the sale or rental agreement has been entered into; and

ii) The maximum size of the Real Estate Sign is no greater than 0.5 m^2 (5.4 ft^2) in sign area;

m) Window Signs, provided that:

i) The maximum area of Window Signs does not exceed 25% of the window in which the signs are located; and

n) Temporary notice signs for Development Permits.

D.7.3 PROHIBITED SIGNS

D.7.3.1 Except for directional signs, no signage shall be located on a site for a business or activity that is not on the site in which the business or activity is located.

D.7.3.2 No sign shall be erected that will obstruct free and clear vision of vehicular traffic, or be located, or display a light intensity or color where it may interfere with, or be confused with any authorized traffic sign, signal or device and in doing so create a traffic hazard.

D.7.3.3 To ensure safe vehicle and pedestrian movement all signs shall comply with ***Section "C.2.3 Intersection Sight Line Triangles"***.

D.7.3.4 Rotating and flashing signs, including animated signs and electronic variable message signs, are prohibited.

D.7.3.5 Notwithstanding ***D.7.1.6*** and ***D.7.3.4***, electronic variable message signs may be permitted when associated with a Vehicle - Service Station and used for the sole purpose of advertising fuel prices to the traveling public. The sign lighting must be Dark Sky Compliant.

D.7.3.6 Signs shall not cover architectural detailing of a building, including but not limited to windows, cornices, arches, sills or mouldings.

D.7.4 AWNING AND CANOPY SIGNS



D.7.4.1 Awning and Canopy Signs shall be clear, legible, visually attractive and compatible with the building it is attached to and with the surrounding street-scape.

D.7.4.2 Awnings and canopies attached to a building that are used for signs shall:

a) Only extend 75% of the length of the building or bay to which it is attached;

b) Be a maximum of 1.5 m (4.9 ft) vertical distance from the bottom to the top of the awning or canopy; and

c) Have a minimum clearance of 2.8 m (9.2 ft) above grade.

D.7.4.3 Freestanding canopies, or canopies that are intended to cover a motor vehicle used for signs shall:

a) Be a maximum of 1.0 m (3.3 ft) vertical distance from the bottom to the top of the awning or canopy;

b) Have a minimum clearance of 4.2 m (13.9 ft) and shall not exceed 5.2 m (17.1 ft) in height

above grade; and

c) Be located a distance of 0.6 m (2.0 ft) from a property line.

D.7.5 FASCIA SIGNS



D.7.5.1 Fascia Signs shall not project more than 0.4 m (1.3 ft) from the building face.

D.7.5.2 The combined copy area of all Fascia Signs shall not exceed 15% of the face of the building or bay to which the sign is attached.

D.7.5.3 Fascia Signs may be permitted to be located below the floor level of the second and third storeys of a building.

D.7.5.4 Fascia Signs are encouraged to be lit by top-mounted lights, but internally illuminated Fascia Signs may be permitted to enhance visibility where required.

D.7.6 FENCE SIGNS

D.7.6.1 A fence used for a sign shall be in good condition and properly maintained. An Applicant may be required by the Development Authority to provide evidence of the fence condition upon application for a Development Permit.

D.7.6.2 Fence Signs shall not exceed the height above grade of the fence to which it is attached, and shall be securely fastened.

D.7.6.3 A Fence Sign shall not exceed 2.0 m^2 (21.5 ft^2) in ***sign*** area.

D.7.7 FREESTANDING SIGNS



D.7.7.1 One (1) Freestanding Sign shall be permitted per lot frontage where allowed in the applicable land use district.

D.7.7.2 Freestanding Signs shall not exceed:

a) A maximum sign area of 6 m^2 (64.6 ft^2) on each sign face; and

b) A maximum sign height of 3 m (9.8 ft) above grade, excepting a maximum sign height of 6 m (19.68 ft) above grade in a Commercial or Mixed-Use District adjacent to the Trans Canada (Highway 1)

and Highway 1A.

D.7.7.3 Notwithstanding ***D.7.7.2*** above, the maximum sign area and height of a Freestanding Sign which identifies a condominium or subdivision development shall be at the discretion of the Development Authority.

D.7.7.4 A support structure for a Freestanding Signs shall be setback a minimum of 0.6 m (2.0 ft) from any property line and no part of the sign shall encroach on to or overhang an adjacent property or road right-of-way.

D.7.7.5 The electrical supply to a lighted Freestanding Signs shall be located underground.

D.7.7.6 For a Service Station, the Development Authority may allow a maximum of three (3) additional Freestanding Signs containing advertising sign messages to be located on a site. Each sign shall be a maximum of 1.5 m2 (16.1 ft^2) in sign area and 2 m (6.6 ft) in sign height above grade.

D.7.8 PORTABLE SIGNS



D.7.8.1 Excepting Portable Signs erected by the Municipality as Informational Signs, or signs approved by the Development Authority to be erected as a Temporary Sign, no person shall place, erect, or use a portable sign within the M.D..

D.7.8.2 Portable Signs shall only contain public messages and shall not contain commercial advertising of products, goods or services.

D.7.9 PROJECTING SIGNS



D.7.9.1 No more than two (2) Projecting Signs shall be permitted per site, or where a building contains multiple businesses, not more than one (1) Projecting Sign shall be permitted per business / bay.

D.7.9.2 Projecting Signs shall:

a) Have a maximum ***sign*** area no greater than 1.0 m^2 (10.8 ft^2);

b) Have a vertical clearance of not less than 2.4 m (7.8 ft) above grade;

c) Not project greater than 1.5 m (4.9 ft) from the building face; and

d) Be spaced at a minimum horizontal distance of 5 m (16.4 ft).

D.7.9.3 Supports and structures for a projecting sign which are visible shall be of a style and character that is complimentary to the building to which it is attached.

D.7.10 ROOF SIGNS



D.7.10.1 The vertical height of a Roof Sign shall not exceed 3 m (9.8 ft) in height, and when mounted on the building, shall not exceed the maximum height limit for that building as specified in the applicable land use district.

D.7.10.2 Roof Signs may only be authorized if they do not interfere with public safety in the opinion of the Development Authority.

D.7.10.3 Roof Signs shall not be used in conjunction with Fascia Signs.

D.7.11 TEMPORARY SIGNS

D.7.11.1 Signs may be permitted on a temporary basis at the discretion of the Development Authority, which shall take into consideration the appropriate time period, sign message and intent, and the use of the site.

D.7.12 WALL (MURAL) SIGNS

D.7.12.1 Wall Signs may be permitted to be painted or engraved into the surface of a building, wall or surface of any structure at the discretion of the Development Authority, which shall take into consideration: the use of the site; the height and setback of the building or structure; the proposed size, design, appearance, illumination and visibility of the sign; and the potential impact of such sign on adjacent properties.

D.7.13 SIGN TYPES ALLOWED BY DISTRICT

D.7.13.1 The following sign types are allowed in the districts listed below in ***Table 38***. The uses are listed as: Permitted Use (P) and Discretionary Use – Admin (D-A) and shall be processed accordingly in accordance with this Bylaw.

TABLE 38: SIGN TYPES ALLOWED BY DISTRICT

DISTRICT	SIGN TYPES						
	AWNING & CANOPY	FASCIA	FENCE	FREE STANDING	PROJECTING	ROOF	WALL / MURAL
R-1	X	X*	X*	X*	X*	X	X
R-1S	X	X*	X*	X*	X*	X	X
	*Signs are allowed in conjunction with an approved STR-Minor or STR-Major						
RM	X	D-A	X	D-A	X	X	D-A
HMU	P	P	D-A	D-A	P	D-A	D-A
H-ID	P	P	P	P	P	D-A	D-A
HT	X	X	D-A	D-A	X	X	D-A
P	P	P	P	P	P	P	P
F	D-A	D-A	P	P	D-A	D-A	D-A
AC	X	X	P	D-A	X	X	X
SH	D-A	D-A	P	D-A	D-A	X	D-A
CR	X	D-A	D-A	D-A	X	X	X
T&R	D-A	D-A	D-A	D-A	D-A	D-A	D-A
HWY-C	P	P	D-A	D-A	D-A	D-A	D-A
R-ID	P	P	P	D-A	D-A	D-A	D-A
NR	D-A	D-A	P	P	D-A	X	D-A
TSD	D-A	D-A	D-A	D-A	D-A	D-A	D-A
NPA	D-A	D-A	D-A	D-A	D-A	D-A	D-A

D.8 VEHICULAR-ORIENTED USES

D.8.1 VEHICLE SERVICES - GAS BARS AND SERVICE STATIONS

D.8.1.1 The following uses: Vehicle - Service Station; and Vehicle – Truck Service Centre shall comply with the following standards, in addition to any other relevant standards in this Bylaw:

a) All fuel pump islands shall be located a minimum of 5 m (16.4 ft) from a parcel line or parking area.

b) A canopy used to cover motor vehicles shall be located a minimum distance of 0.6 m (2.0 ft) from any parcel line.

c) The front yard shall be no less than 12.0 m (39.4 ft); and

d) The parcel boundaries other than those fronting a road, shall be appropriately screened to the satisfaction of the Development Authority.

D.8.2 QUEUING SPACES

D.8.2.1 Where queuing spaces are required by the Development Authority for vehicular-oriented uses, the queuing spaces shall:

a) Not interfere with other vehicular or pedestrian movements;

b) Be a minimum of 2.75 m (9 ft) in width and 6.5 m (21.3 ft) in length and provide sufficient space for the turning and maneuvering of vehicles;

c) Provide sufficient queuing spaces for the proposed use or business including a minimum of:

i) One (1) space per fuel pump; and

ii) Two (2) spaces per car wash bay.

D.9 TEMPORARY DEVELOPMENTS

D.9.2.1 A Development Permit issued for a temporary use shall indicate the date of commencement of the development and the date of expiry of the permit and may contain conditions necessary to ensure that the development ceases and that the area in which the development occurs is returned to its natural state.

PART E: AUTHORITIES & PROCEDURES



E.1 APPROVAL AUTHORITIES

E.1.1 DEVELOPMENT OFFICER

E.1.1.1 Council establishes the office of the Development Authority to exercise development powers and perform duties on behalf of the Municipality. The role of the Development Authority shall be carried out by the following:

a) The Development Officer; and

b) The Municipal Planning Commission.

E.1.1.2 The Development Officer shall:

a) Advise, assist and provide recommendations to the Municipal Planning Commission and Council where applicable, in regard to the planning of orderly and economical development;

b) Ensure that any proposed development is in accordance with this Bylaw and is consistent with the Municipal Development Plan, other municipal statutory plans and adopted municipal policies;

c) Receive, determine the completeness, and process development applications in accordance with ***Section "E.2 Development Permit Applications"***;

d) Refer for decision to the Municipal Planning Commission (MPC), all development permit applications assigned to the MPC as outlined in the Use Lists of each Land Use District under ***Part B*** or any other application referred to the MPC by Administration, or at the request of an ***Applicant*** if requested at the time of the application submission;

e) Receive, determine the completeness, and process, all applications for Subdivision in accordance with the ***Act*** and ***Section "E.3 Subdivision Applications"***;

f) Receive, determine the completeness, and support the processing of Land Use Bylaw amendment applications in accordance with ***Section E.4***;

g) Coordinate, prepare, and issue letters on behalf of the M.D., in response to application referrals from adjacent municipalities for Development Permit, subdivision, statutory plan, or bylaw amendment applications;

h) Enforce this Bylaw per ***Section E.6***, through Stop Orders and ensuring violation tickets are issued; and

i) Keep a register of all applications for development, including the decisions thereon and where applicable the reasons therefore, and all orders, for the period established in the Records Retention Schedule Bylaw.

E.1.2 DECISIONS AND VARIANCE POWERS

E.1.2.1 The Development Officer may consider and decide on development permit applications listed as:

a) Permitted Uses (P);

b) Discretionary Uses – Admin (D-A); and

c) Temporary Development Permit applications,

as listed in each Land Use District under ***"Part B. Land Use Districts"*** and ***Section "D.7.12 Wall (Mural) Signs"*** of this Bylaw.

E.1.2.2 The Development Officer may consider and decide on the following subdivision applications:

a) Boundary adjustments;

b) The first parcel subdivision of a quarter section in the Agriculture Conservation (AC) District.; and

c) An application proposing up to four (4) new parcels within the Jamieson Road Policy Area of the Municipal Development Plan.

E.1.2.3 At their sole discretion, the Development Officer may refer any Development Permit or subdivision application described in Sections E.1.2.1 and E.1.2.2 to the MPC for review and decision.

E.1.2.4 The Development Officer shall approve an application for a Permitted Use that conforms to the provisions of this Bylaw, with or without conditions.

E.1.2.5 The Development Officer may approve an application for a Development Permit described in ***Section E.1.2.1*** that requires one (1) or more of the following variances, in accordance with the following:

a) A variance to maximum site coverage, maximum building height, or minimum parking stall requirements not exceeding 10%; or

b) A variance to minimum parking stall requirements not exceeding 30% where supported by a Traffic Impact Assessment or Parking Study completed by a Qualified Professional that supports the variance and will not result in severely contributing to parking congestion in the area to the satisfaction of the Development Authority; and

c) A variance to all other measurable standards applicable to Permitted Uses and Discretionary Uses – Administration, not exceeding 30%.

E.1.2.6 In making a decision on an application that requires a variance described above, the Development Officer may approve the application with or without conditions or refuse the application, stating reasons for the refusal, and directing how an appeal can be made.

E.1.2.7 Where the Development Officer approves an application for a variance with or without conditions, the Development Officer shall determine that:

a) The proposed development would not unduly interfere with the amenities of the neighbourhood, or materially affect the use, enjoyment or value of neighbouring parcels of land; and

b) The proposed development conforms to the use prescribed for the land use district in which it is located.

Time Extensions and Amendments

E.1.2.8 Where a Development Permit has been issued for a Temporary Development Permit, the Development Authority may issue a time extension to the permit.

E.1.2.9 The Development Authority shall consider the following when deciding on the issuance of a time extension for a Temporary Development Permit:

a) Whether the site remains a suitable location for the proposed use(s);

b) If developments in the vicinity of the site remain compatible with the proposed use(s), including any recent new developments;

c) Whether the development will result in unacceptable concerns to servicing (water, wastewater, sewer) in the area; and

d) Whether the application complies with any applicable changes to municipal land

use regulations.

E.1.2.10 The Development Officer may decide on time extensions or amendments to Development Permits which:

a) The Development Officer issued; or

b) The Municipal Planning Commission issued, if the following criteria are met:

i) No record of complaint or non-compliance exists with the MD;

ii) Providing the extension or amendment does not increase density or intensity of activities on site; and

iii) Does not cause additional off-site impacts.

E.1.3 MUNICIPAL PLANNING COMMISSION

E.1.3.1 The Municipal Planning Commission (MPC), is established by a separate bylaw and hereby appointed by Council as a Development Authority.

Duties

E.1.3.2 The MPC shall consider and decide on development permit applications assigned to the MPC.

Decisions and Variance Powers

E.1.3.3 The MPC is authorized to render a decision on the following applications:

a) All Discretionary Uses - MPC (D-MPC);

b) All development permits, including temporary development permits, and subdivision applications which have been referred to the MPC by the Development Officer; and

c) For time extensions or amendments to Development Permits which:

i) Have been referred to it by the Development Officer; or

ii) Where the original decision was made by the MPC and the provisions of ***Section E.1.2.6*** have not been met.

E.1.3.4 The MPC may approve a new Development Permit or a change to an existing Development Permit which requires a variance to:

a) Minimum parking stall requirements not exceeding 75% where supported by a Traffic Impact Assessment or Parking Study completed by a Qualified Professional that supports the variance and will not result in severely contributing to parking congestion in the area; and

b) 100% of any measurable standard in this Bylaw, or a variance of any measurable standard in this Bylaw which cannot be measured in percentages.

E.1.3.5 In making a decision on a development permit application, the MPC may:

a) Approve the application with or without conditions; or

b) Refuse the application, stating reasons for the refusal and directing how an appeal can be made.

E.1.3.6 In making a decision on an application that requires a variance, the MPC may:

a) Approve the application with or without conditions, if in the opinion of the MPC:

i) The proposed development would not unduly interfere with the amenities of the neighbourhood, or materially affect the use, enjoyment or value of neighbouring parcels

of land; and

ii) The proposed development conforms to the use prescribed for the land use district in which it is located; or

b) Refuse the application, stating reasons for the refusal and directing how an appeal can be made.

E.1.4 SUBDIVISION AUTHORITY

E.1.4.1 The Subdivision Authority, is established by a separate bylaw and hereby appointed by Council as a Subdivision Authority. This includes the Development Officer, and the Municipal Planning Commission.

E.1.4.2 The Subdivision Authority shall perform such duties as prescribed in the:

a) Municipality's Subdivision Authority Bylaw;

b) The ***Act***; and

c) The ***Matters Related to Subdivision and Development Regulation***.

E.1.4.3 In rendering a decision on a subdivision application, the Subdivision Authority may:

a) Approve the application with or without conditions; or

b) Refuse the application with reasons.

E.1.4.4 The Subdivision Authority shall render a decision on a subdivision application within sixty (60) days of receiving a completed application except:

a) Where the ***Act*** and the ***Matters Related to Subdivision and Development Regulation*** stipulate a shorter time period; or

b) An extension to the deadline for the decision has been granted by the Applicant in accordance with the ***Act***.

E.1.4.5 Unless restricted in the applicable land use district, the Subdivision Authority may approve an application for a subdivision that requires one (1) or more of the following variances:

a) A variance to the minimum or maximum parcel area; or

b) A variance to the minimum or maximum parcel width or length.

E.1.4.6 Where an application for a Subdivision does not comply with the Land Use Bylaw it shall be referred to the MPC for a decision.

E.1.4.7 In making a decision on an application that requires a variance described above, the Subdivision Authority may:

a) Approve the application with or without conditions, if in the opinion of the Subdivision Authority the proposed subdivision demonstrates compliance with:

i) The ***Act***;

ii) The Municipal Development Plan;

iii) The Municipality's infrastructure and service requirements;

iv) Applicable environmental legislation; and

v) Any specific plans or policies (i.e. Area Structure Plans); or

b) Refuse the application, stating reasons for the refusal, and directing how an appeal can

be made.

E.1.4.8 The Subdivision Authority may decide on time extensions or amendments to subdivision applications.

E.1.5 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

E.1.5.1 The Subdivision and Development Appeal Board (SDAB) is established under the Municipality's Subdivision and Development Appeal Board Bylaw.

E.1.5.2 The Subdivision and Development Appeal Board shall perform such duties as prescribed in the:

a) Subdivision and Development Appeal Board Bylaw; and

b) The ***Act***.

E.2 DEVELOPMENT PERMIT APPLICATIONS

E.2.1 DEVELOPMENT PERMITS REQUIRED

E.2.1.1 Except as provided for below, no person shall commence and undertake any development unless:

a) A Development Permit has first been issued pursuant to this Bylaw; and

b) The development has proceeded in accordance with the terms and conditions of the Development Permit.

E.2.2 DEVELOPMENT PERMITS NOT REQUIRED

E.2.2.1 A Development Permit is not required for the following developments provided that the proposed development complies with all applicable regulations (such as height, setbacks, density) of this Bylaw:

EXCEPTION	CONDITION(S) OF EXCEPTION
a) Maintenance, repair or alteration to buildings	The work does not include structural alterations and does not change the use or intensity the use of the building
b) Installation of temporary equipment, structures or buildings for construction	During the period of the construction, excluding any buildings for residential occupancy. A Development Permit is not required for the installation of equipment, structures or buildings that are required for construction activities associated with a valid Development Permit.
c) Stripping, grading or removal of soil	As part of a development for which a Development Permit has been issued and applicable conditions of the permit have been met, or a Development Agreement has been signed.
d) Construction, completion, alteration or maintenance of a roadway, lane, driveway, walkway, or utility, including a well or private wastewater or water supply system	When undertaken on: i. A public roadway, utility right-of-way, easement, or undertaken to connect the same with any lawful use of any buildings or land, as approved by the Municipality; ii. Private land except second driveway approaches in accordance with Section C.3.2.6.b); or iii. Crown lease land.

e) Installation, maintenance or repair of public works, services and utilities	When undertaken on a public roadway, utility right-of-way, easement, or undertaken to connect the same with any lawful use of any buildings or land, as approved by the Municipality.
f) Erection, construction or maintenance of a fence, gate,	When fences, gates are 2 m (6.6 ft) or less in height, pursuant to the regulations in Section C.2.6.
g) Erection, construction or maintenance of retaining walls	When retaining walls are 0.9 m (3 ft) or less in total height.
h) Temporary use of a building	For temporary polling station for a Federal, Provincial or Municipal election or referendum or plebiscite.
i) Landscaping activities	Which do not adversely affect the grading and drainage of the subject or adjacent properties; adhere to Fire Smart principals; and is in accordance with the *Environmental Protection and Enhancement Act*.
j) Home-Based Business – Office	N/A
k) Temporary occupancy of a recreational vehicle outside of a Hamlet	The vehicle must be fully accommodated on a driveway or hard-surfaced parking area, contained within the property boundary, and do not encroach upon the landscaped portion of the site; the occupancy period does not exceed 14 consecutive days in a 3-month period; and The vehicle is allowed on the property without any form of remuneration in exchange for the temporary occupancy. For the purpose if this provision "occupancy" means the use of a Recreational Vehicle for overnight accommodation.
l) Storage of a recreational vehicle in a hamlet district or country residential district	Up to a maximum of one (1) Recreational Vehicle when the vehicle is fully accommodated on a driveway or hard-surfaced parking area, contained within the property boundary, does not encroach upon the landscaped portion of the site; There is an existing dwelling on site available for occupancy; and The vehicle is allowed on the property without any form of remuneration in exchange for the storage.
m) Storage of derelict or dismantled vehicle, or stock car	When stored in a building in any district; or In the Agriculture Conservation District or Forest Area District, when stored outside no closer than 40 m (131.2 ft) from a public road.
n) Construction or maintenance of patios and decks or other structures (excluding swimming pool)	When structures are under the height of 0.6 m (2.0 ft).
o) Hot Tubs	Must comply with all required setbacks and building permit requirements.
p) Rental of a Dwelling Unit or room	When the period is for a long-term basis of thirty (30) consecutive days or more.
q) Construction or maintenance of an accessory building or structure	When the accessory building or structure is 10.0 m^2 (107.6 ft 2) or less in floor area, subject to the regulations in Section 4.1 and any applicable regulations of the land use district in which the development is proposed to be located.

r) Construction or maintenance of Farm Structures	When used for the housing of livestock or the storage or maintenance of equipment or materials or produce associated with an existing agricultural operation; and Where Farm Structures are listed as a Permitted Use and the parcel size is 18 ha (44.5 ac) in area or greater.
s) Extensive agricultural uses and livestock	Where extensive agriculture and livestock are listed (either together or separately) as Permitted Uses and the parcel size is 18 ha (44.5 ac) in area or greater.
t) Logging and other forestry uses or activities	In accordance with Section "C.4.7 Logging" and E.2.4.5 - Logging.
u) Above or below ground fuel storage tanks	That are less than 2,500 L and meet all *Safety Codes* requirements
v) Shipping Containers	For the temporary use (30 days or less) in the assistance of moving a household or business and must be located completely within the site unless otherwise approved by the Municipality.
w) The installation of Solar System, Microgeneration Attached	Provided that: i. The energy produced is primarily for on-site use; ii. The solar collectors are flush-mounted on a wall, roof or fence; iii. Pole-mounted or ground-mounted solar collectors do not exceed a maximum height of 4 m (13.1 ft) above grade; and iv. The solar collectors meet the minimum yard setback distances specified in the land use district in which it is located.
x) Satellite dishes or the addition of a satellite dish or antenna to an existing communication tower or facility	See Section D.1.5.
y) Demolition of a building	When a valid demolition permit has been issued by the Safety Codes Officer.
z) Air Conditioning Units	When a valid Building Permit is obtained.
aa) Signs	See Section D.7.1

E.2.3 SUBMISSION REQUIREMENTS FOR ALL APPLICATIONS

E.2.3.1 An application for a Development Permit shall be made to the Development Officer using the prescribed form and accompanied by:

a) One digital set of plans drawn to a metric scale of 1:100 in Adobe Acrobat PDF format, which shall at minimum show:

i) North arrow and scale;

ii) Legal description of the property, and municipal address if available;

iii) Legal lot lines and setback dimensions;

iv) Site topography showing grades and drainage, at not less than 0.5 m (1.6 ft) contour intervals;

v) Environmental features, including but not limited to escarpments, water courses and water bodies;

vi) Location of existing and proposed buildings or structures, dimensioned to property lines;

vii) Development density and site coverage calculations;

viii) Location of existing and proposed on-site water and wastewater systems, including septic tanks and disposal fields;

ix) Location of existing and proposed driveway approaches, culverts, driveways;

x) Location of parking plan illustrating that the required on-site parking is provided in accordance with the Land Use Bylaw;

xi) Location of existing and proposed trees, landscaping, fencing, retaining walls and other physical features;

xii) Location of existing and proposed garbage and storage areas;

xiii) Location of existing and proposed fencing or screening proposed;

xiv) Location of existing and proposed on-site signage; and

xv) Location of easements.

b) Floor plans of each level identifying the use of all building areas;

c) Elevation drawings of each side of the building, including which property line the façade faces (i.e. east, west, southwest, etc.), building height measurements, representation of exterior finishing materials and colours, and number of storeys, in accordance with the definitions in this Bylaw;

d) A description of uses and activities taking place on site;

e) Written confirmation from the landowner verifying the applicant's authority to make an application regarding their property, which may be provided by signature on the applicable development permit application form, or a letter, signed and dated by the landowner;

f) High-quality colour photographs from all sides (north, south, east, west) of the site;

g) A signed authorization granting right of entry to M.D. staff;

h) A current copy of the Certificate of Title (must obtained from Alberta Land Titles within 30 days of submission) for the subject lands; and

i) An application requiring a variance to a provision of this Bylaw shall be accompanied by a detailed description outlining reason(s) for the required variance and why the proposed development cannot be accommodated under the prescribed provisions of this bylaw and the applicable land use district, and accompanied by any applicable studies by Qualified Professional(s).

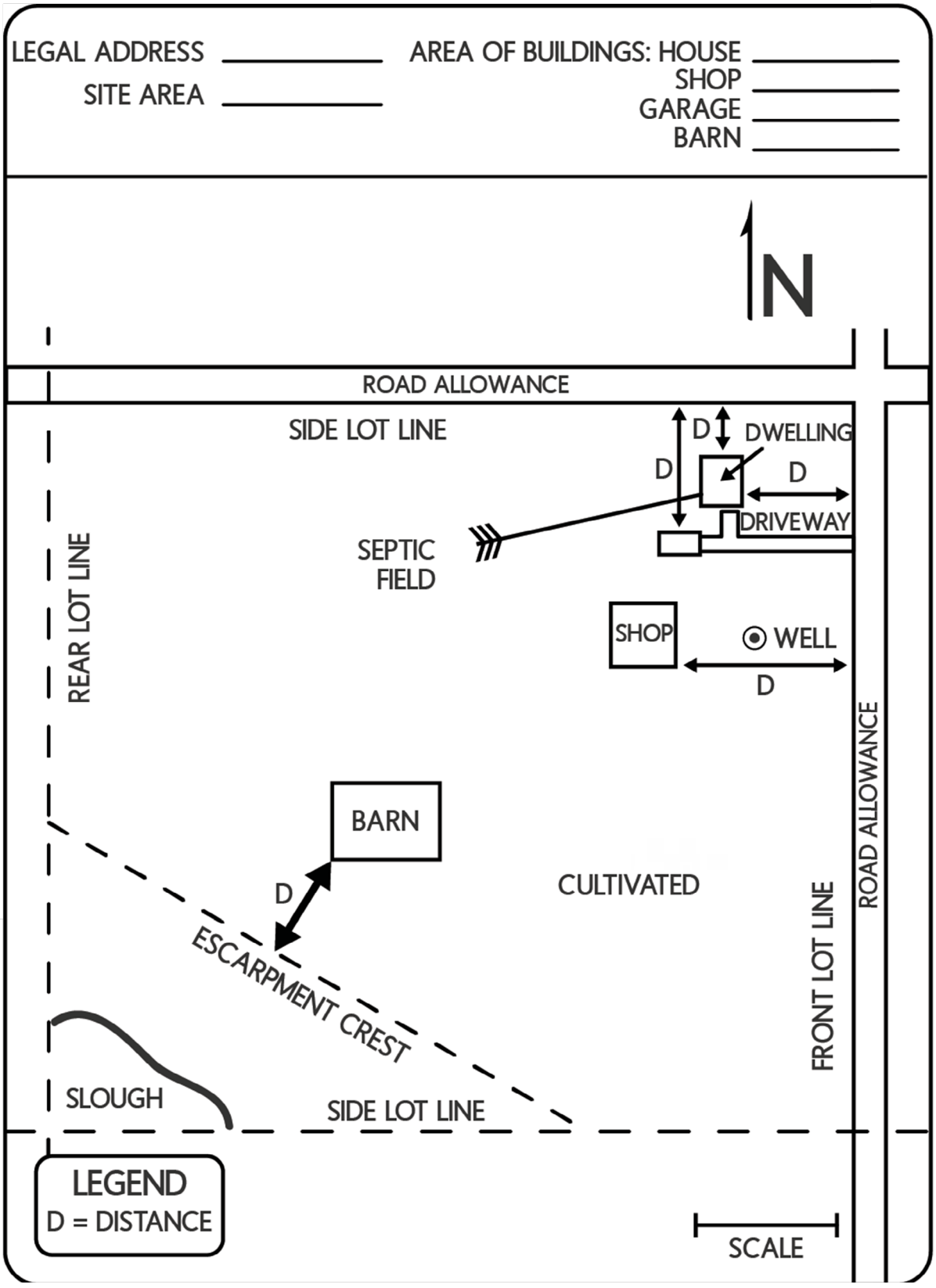


FIGURE 31: RURAL SITE PLAN EXAMPLE

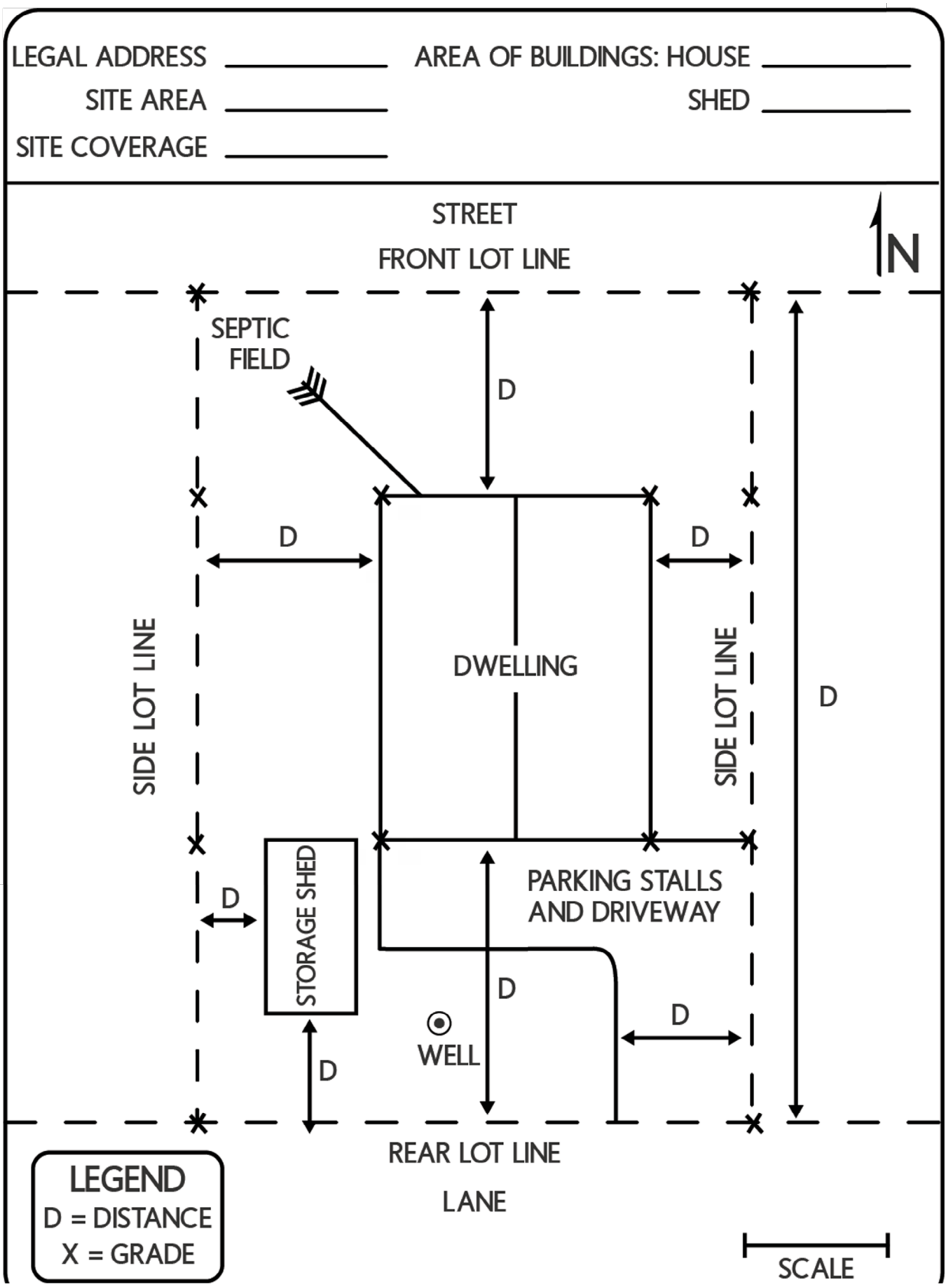


FIGURE 32: HAMLET & COUNTRY RESIDENTIAL SITE PLAN EXAMPLE

E.2.3.2 In addition to the above Development Permit application requirements, the Development Authority may require any of the following be submitted:

a) Accommodation statutory declaration form, either

i) A statutory declaration from the landowner or tenant of the subject property which states that the landowner will occupy and utilize the property as a Primary Residence upon building occupancy approval and will continue to do so for the duration of the Development Permit; or

ii) Where the landowner or tenant of the property is a corporate body, a statutory declaration form that a specifically named Director or Officer of the body corporate will occupy and utilize the property as a Primary Residence upon building occupancy approval and will continue to do so for the duration of the Development Permit.

b) Animal (Domestic and/or Livestock) Management Plan;

c) Building Moving Plan that includes;

i) A recent photograph of the building to be moved,

ii) The location that the building is to be moved from,

iii) A report detailing the structural integrity of the building from a qualified person (such as a structural engineer or building Safety Codes Officer),

iv) A description of any proposed renovations to be undertaken after the building is moved, information regarding the method, route and timing of the proposed relocation, and

v) A copy of any required Alberta Transportation Permits;

d) Construction Management Plan;

e) Cross sections;

f) Description of accommodation or bed units;

g) Description of facilities/equipment for firefighting purposes;

h) Development Impact Assessment and/or Environmental Site Assessment;

i) Exterior Lighting Plan that must demonstrate compliance with Dark Sky principles to minimize light pollution, reduce glare, and preserve night sky visibility;

j) Floodplain Study;

k) Waste and Recycling Management Plan;

l) Geo-technical Report and/or Slope Stability Assessment;

m) Stripping and Grading Plan;

n) Groundwater Assessment or Hydrological Assessment;

o) Harvesting Plan;

p) Haul Route Plan;

q) Hazardous Management Plan;

r) Heritage Resource Impact Assessment;

s) Landscaping Plan;

t) Description of mitigation measures (noise, traffic, visual);

u) Offsite features within 300 m (984.2 ft) of the site such as hydrographic and topographic features, roads, buildings and dwellings;

v) Photographs or aerial photographs of the site or surrounding site;

w) Plan of Survey, Topographical Survey, and/or Real Property Report;

x) Reclamation Plan;

y) Servicing details including a statement of intent respecting the method to be used for the supply of potable water and disposal of wastewater, accompanied by supporting documentation;

z) Stormwater Management Plan;

aa) Traffic Report, Parking Study, or Traffic Impact Assessment;

ab) Utilities or Servicing Study;

ac) Weed Control Plan; or

ad) Any other such information that may be required at the discretion of the Development Authority.

E.2.3.3 A Stripping and Grading Plan submitted as part of an application shall include:

a) Source location and volume (m^3) of soil and fill;

b) Contaminant testing results;

c) Haul routes and estimated truck traffic per day;

d) Proof of Alberta approval for highway use, if applicable; and

e) A Road Use Agreement for overweight / over-dimensional loads to the satisfaction of the Development Authority.

E.2.3.4 Where a Landscaping Plan is required by the Development Authority, no landscaping work shall be commenced until the Landscaping Plan is approved by the Development Authority; and shall include the following:

a) Boundaries and dimensions of the site;

b) Adjacent land uses;

c) Location and name of adjacent roads, lanes, driveway entrances, sidewalks and trails;

d) Footprint and dimensions of all buildings;

e) Location of any utilities or right-of-ways;

f) Pedestrian circulation and open space systems;

g) Location and description of any existing or proposed physical features such as fences, berms, retaining walls, outdoor furniture, decorative paving, water features;

h) Location and description of any hard landscaping materials such as rocks or mulching;

i) Location and description of any existing or proposed plant materials, identifying plant common and botanical name, quantity and size at planting; and

j) Site area proposed to be landscaped, and the percentage of site coverage.

E.2.3.5 At the discretion of the Development Authority, a Landscaping Plan may be required to be stamped by a registered Landscape Architect.

E.2.3.6 The Development Authority may require, as a condition of a Development Permit or Development Agreement, that the Applicant provide a landscaping security deposit. The security deposit shall only be returned in full to the Applicant upon completion of the landscaping according to the approved plan, to the satisfaction of the Development Authority.

Third Party Review

E.2.3.7 The M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the Applicant.

E.2.4 ADDITIONAL SUBMISSION REQUIREMENTS FOR SPECIFIC USES

Data Centres and Data Centre and Power Generation Facilities

E.2.4.1 In the case of a proposed Data Centre or a proposed Data Centre and Power Generation Facility, the Proponent shall provide the following to the Development Authority:

a) Details on the type of system, building or structure being used;

b) Source of electricity including the size, capacity and details on any on-site power generation facility (including all provincial applications and approvals);

c) Cooling system proposed including details on the source and discharge of cooling water and the daily amount of water used;

d) Projected noise levels and noise abatement plans;

e) Land and topographic conditions;

f) Details on vegetation on the site; and within 150 m (492.1 ft) of the development with it being illustrated on a professionally prepared site plan;

g) Fire response plan;

h) Copies of any applications, reports or materials submitted to provincial authorities related to the development; and

i) Public road and access available to the site.

Solar Energy System - Commercial

E.2.4.2 In addition to other application requirements specified in this Bylaw, an Applicant shall submit a copy of all provincial approvals (e.g., AUC approval) as part of an application for a Solar Energy System – Commercial development.

Livestock

E.2.4.3 In addition to the general Development Permit application requirements the Applicant shall provide:

a) A description specifying the number and type of ***livestock***, and the expected length of stay of the animals during a typical year;

b) The submission of a feeding, pasture and manure management plan;

c) A description of how surface water run-off will be contained on the ***site*** using berms, ditches or other means;

d) Identification of the grass and forage species in the proposed pasture; and

e) A site plan of the property illustrating:

i) Where the animals would be kept, including the location of any animal paddocks and other livestock structures.

ii) The general contours of the land at approximately 1.5 m (4.9 ft) intervals to indicate drainage patterns and any areas that may not be suitable for grazing or containment due to steep slopes;

iii) Proposed manure storage areas and bedding sites;

iv) Livestock watering resources;

v) Water wells and septic fields on the subject and adjacent properties;

vi) Distance to neighboring residences; and

vii) Identification of all water bodies on the property and distance of these water bodies to where livestock will be kept and/or grazed.

Livestock (Chickens)

E.2.4.4 In addition to the general Development Permit application requirements the Applicant shall provide:

a) A ***site plan*** showing where the chickens would be kept;

b) A description of all proposed enclosures and buildings;

c) The submission of a best practice strategy plan which addresses how the chickens will be maintained to ensure that odours are minimized, disease is controlled, and they do not become a wildlife attractant, to ensure a healthy, secure and safe operation;

d) The submission of a management plan that addresses manure handling and disposal; and

e) A description of chicken breed and the number of chickens.

Logging on Private Lands

E.2.4.5 To log more than 10% of a privately owned parcel, or a minimum of 6 ha (14.8 ac) on privately owned lands that are identified on ***"Figure 24: Logging on Private Lands Requiring a Development Permit"*** on Private Lands, the Applicant shall submit the following additional items to the satisfaction of the Development Authority:

a) A Harvesting Plan to be prepared in accordance with the Alberta Timber Harvest Planning and Operating Ground Rules, and the plan is to be reviewed and signed by an Alberta Registered Professional Forester;

b) A location plan showing all hydrographic and topographic features, roads, buildings and residences within 150 m (492.1 ft) of the property;

c) A haul route plan showing which haul roads are to be used and methods for dust control; and

d) A Reclamation Plan.

Retreats

E.2.4.6 In addition to other application requirements specified in this Bylaw, an Application for a Retreat – Day Use or Retreat – Day Use & Overnight shall submit the following.

a) Detailed description of the proposed activities, events, and land uses occurring on the site, including the maximum anticipated number of people and employees on the site at one time;

b) Water and Wastewater Servicing Plan;

c) Solid Waste Disposal Plan;

d) Emergency Response Plan;

e) Wildfire Risk ~~Reduction Plan~~ Assessment;

f) Noise Abatement Plan; and

g) Wildlife Impact Mitigation Plan.

E.2.5 NOTICE OF INCOMPLETE APPLICATION

E.2.5.1 The Development Officer shall deem an application for a Development Permit as "incomplete" if

one (1) or more requirements listed in this ***bylaw***:

a) Has not been submitted; or

b) Has been submitted, but lacks information or the information submitted is unclear, illegible, outdated, or lacks necessary details required for an accurate evaluation of the development proposal.

E.2.5.2 If the Development Officer determines the application is incomplete, the Development Officer shall, in accordance with the timelines under Section 683.1 of the ***Act*** email a Notice of Incomplete Application to the Applicant:

a) Listing the missing application requirements;

b) Setting a deadline date by which the missing requirements must be received by the Development Authority; and

c) Advising the Applicant that if the requested items are not received by the deadline, then the application shall be "deemed refused" in accordance with Section 683.1 of the ***Act***.

E.2.5.3 Notwithstanding ***Section E.2.5.2*** above, the Development Officer has discretion to extend the deadline set in the notice for an incomplete application to avoid a deemed refusal. To extend the deadline:

a) The Development Officer must issue a Time Extension Agreement; and

b) The Applicant must sign and return the Time Extension agreement on or before the deadline.

E.2.6 NOTICE OF COMPLETE APPLICATION

E.2.6.1 When the Development Authority determines a Development Permit application is complete, the Development Authority must email a Notice of Complete Application to the Applicant, which at minimum includes the:

a) Subject Development Permit number;

b) Civic address and legal description of the subject property;

c) Date the application was deemed complete; and

d) Date the Development Authority must render a decision in accordance with the ***Act***.

E.2.7 REFERRAL OF COMPLETE APPLICATIONS TO GOVERNMENTS AND AGENCIES

E.2.7.1 The Development Officer shall refer all complete applications to:

a) Internal Municipal departments;

b) Those authorities and agencies prescribed within the Matters Related to Subdivision and Development Regulation;

c) Council, where the application is governed by a Direct Control District, unless otherwise regulated in the respective District; and

d) An adjacent municipality or government authority:

i) When required by an Intermunicipal Development Plan or Intermunicipal Collaboration Framework; or

ii) For lands not subject to an Intermunicipal Development Plan or intermunicipal

agreement, but within a 1.6 km (1 mile) boundary of another local government, the following shall be circulated for review and comment:

iii) Discretionary use Development Permits;

iv) Statutory plans and amendments thereto;

v) Concept Plans and amendments thereto;

vi) Amendments to this Bylaw; and

vii) Any other subdivision and development proposals deemed to have an impact on adjacent local government, and discretionary use development applications.

E.2.7.2 Where a Development Permit application has been referred to internal departments, external authorities and/or agencies for comments, the Development Authority shall provide a minimum of 30 days from the date of the referral for a response.

E.2.8 REFERRAL OF COMPLETE APPLICATIONS TO ADJACENT LANDOWNERS

E.2.8.1 When a Development Permit application either for a Permitted Use requiring a variance or a Discretionary Use is deemed complete, the Development Authority shall issue a Notice of Complete Application that is sent by regular mail to:

a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw all landowners of parcels ~~of land~~ within 50 m (164 ft);

b) In the case of an application for a ~~commercial use (including~~ Home-Based Business – Major ~~and Home-Based Business – Minor),~~ within the Hamlet of Benchlands or a ~~CR (~~Country Residential~~)~~ Land Use District, all landowners within the Hamlet or~~and~~ the Country Residential subdivision;

c) In the case of an application within the Hamlets of Lac Des Arcs and Harvie Heights, all landowners of parcels ~~of land~~ within 100 m (328 ft);

d) In the case of an application within ~~the~~a Country Residential ~~(CR)~~ Land Use District all landowners of parcels ~~of land~~ within 500 m (1,640 ft);

e) In the case of an application for all other applicable ~~residential~~ uses within the Hamlet of Benchlands, all landowners of parcels ~~of land~~ within 300m (984 ft); ~~and~~

f) in the case of all other applications not stated above, all landowners of parcels of land within 1.0 km (0.6 miles); and

g) Any other landowners that in the opinion of the Development Authority may be affected.

E.2.8.2 Notice of Complete Application referred to in ***E.2.8.1 above*** shall include:

a) Subject Development Permit number;

b) Civic address and legal description of the subject property;

c) A description of the proposed use and/or development, including the Applicant's rationale for any variances being requested;

d) A location map of the subject property;

e) Where further information may be obtained;

f) Contact details for submitting comments to the Development Authority; and

g) The deadline for submitting a response to the Development Authority, which must be a

minimum of 15 days, starting from the date the notice was sent by regular mail from the M.D..

E.2.8.3 In addition to the Notice required in ***Section E.2.8.1 above***, the Applicant should provide notification on the property in accordance with E.2.8.4 ***below***.

E.2.8.4 Where notification on-site is required in ***Section E.2.8.3 above***, the notification shall adhere to the following:

a) Must be at a location that is visible and reasonably readable from the public realm at the front of the subject property;

b) Be posted for a minimum period of 10 days prior to the issuance of a Notice of Decision; and

c) Shall describe the proposed use and/or development and advise any interested parties where further information may be obtained.

E.2.9 ISSUANCE OF DEVELOPMENT PERMITS

Development for a Permitted Use

E.2.9.1 When an application for a Development Permit for a Permitted Use that meets all provisions of this Bylaw is approved, the Development Officer shall:

a) Immediately issue a Development Permit by email to the Applicant; and

b) Publish the Development Permit on the Municipal website.

Development Permit for a Permitted Use with a Variance or a Discretionary Use

E.2.9.2 When an application for a Development Permit is approved for a Discretionary Use, or for a Permitted Use with a variance, the Development Authority shall:

a) Issue the Development Permit by email to the Applicant;

b) Publish the Development Permit on the M.D. website and at least one (1) newspaper within the Municipality stating at minimum:

i) The legal description and civic address (if applicable) of the subject property;

ii) A description of the development, including any variances being approved; and

iii) State the procedure for making an appeal and that an appeal may be filed within 21 days after the date on which the notice of issuance of the permit is published on the M.D. website. ~~was given in accordance with the Land Use Bylaw.~~

E.2.9.3 Notwithstanding ***E.2.9.2*** above, at the discretion of the Development Authority a notice of issuance of a Development Permit may be sent by regular mail to:

a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw all landowners of parcels ~~of land~~ within 50 m (164 ft);

b) In the case of an application for a ~~commercial use,~~Home-Based Business - Major within the Hamlet of Benchlands or a ~~CR (~~Country Residential~~)~~ Land Use District, all landowners within the Hamlet ~~and~~or the Country Residential subdivision;

c) In the case of an application within the Hamlets of Lac Des Arcs and Harvie Heights, all landowners of parcels ~~of land~~ within 100 m (328 ft);

d) In the case of an application within the Country Residential ~~(CR)~~ Land Use District all landowners of parcels ~~of land~~ within 500 m (1,640 ft);

e) In the case of an application for all other applicable ~~residential~~ uses within the Hamlet of Benchlands, all landowners of parcels ~~of land~~ within 300m (984 ft);

f) In the case of all other applications not stated above, all landowners of parcels of land within 1.0 km (0.6 miles);

g) Government departments or agencies; and

h) Any other landowners that in the opinion of the Development Authority may be affected.

Permit Validity

E.2.9.4 When an application for a Development Permit is approved, the Development Permit shall not come into effect until the 21-day appeal period has expired, which is determined as follows:

a) Pursuant to Section 686 of the *Act* ~~MGA~~, the appeal period for any affected party is 21 days from the date notice is published on the M.D. website ~~sent by regular mail~~; and

b) For the Applicant, 21 days from the date notice is given by email in accordance with ~~as per~~ the ***Act***.

E.2.9.5 If an appeal is made the Development Permit is not valid unless it is upheld or varied by the applicable Appeal Board.

E.2.9.6 Once issued, a Development Permit remains in effect until:

a) It expires in cases where it was issued for a limited period of time;

b) It expires due to failure to commence or complete the development;

c) It is cancelled or suspended; or

d) It is replaced with a new Development Permit

E.2.10 FAILURE TO RENDER A DECISION

E.2.10.1 If the Development Authority does not render a decision within 40-days of an application being deemed complete, the Applicant may:

a) Accept the application has been deemed refused; or

b) Enter into a Time Extension agreement with the Development Authority to extend the 40-day period.

E.2.11 REPEAT DEVELOPMENT PERMIT APPLICATIONS

E.2.11.1 If a Development Permit application is refused or cancelled by the Development Authority, the submission of an application must not be accepted for the same or similar use on the same site for at least six (6) months after the refusal.

E.2.11.2 Notwithstanding ***E.2.11.1*** above, Council may waive the six (6) month time period for re-submission of a refused or cancelled same or similar Use application.

E.2.11.3 Determination of what constitutes the same or similar use shall be made by the Development Authority.

E.2.11.4 Section ***E.2.11.1*** above does not apply to applications deemed refused under ***Section E.2.6***, where the ***Applicant*** has not submitted the information requested to determine if the application is complete.

E.2.12 CONDITIONS FOR APPROVED DEVELOPMENT PERMITS

E.2.12.1 The Development Authority may impose any of the conditions listed below in ***Sections E.2.12.2*** through ***E.2.13.1*** as deemed necessary.

Third Party Review

E.2.12.2 The M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the Applicant.

Development Agreements

E.2.12.3 The Development Authority may require that the Applicant enter into a Development Agreement with the M.D..

Performance Security

E.2.12.4 The Development Authority may require the Applicant and/or the landowner provide a performance security up to 125% of the value of performing or completing particular requirements of the Development Agreement or Development Permit.

Additional Information

E.2.12.5 The Development Authority may require that additional information be provided by the Applicant in accordance with ***Section "E.2.3 Submission Requirements for All Applications"*** and ***Section "E.2.4 Additional Submission Requirements for Specific Uses"***.

Additional Approvals Required

E.2.12.6 If a Development is to be serviced by a Private Utility, the Development Authority shall impose a condition requiring such Private Utility to be approved by appropriate authorities prior to the Development proceeding.

E.2.13 RESTRICTIONS ON USES AND DEVELOPMENTS

E.2.13.1 The Development Authority may impose the following conditions on Development Permits for Permitted Uses, Discretionary Uses or for Permitted Uses with a variance, for the purpose of mitigating impacts to nearby properties:

a) The time within which a development or any part of it is to be completed;

b) Time limits respecting the duration that a Development Permit may continue to be in effect;

c) The phasing of a development;

d) Development and construction practices;

e) The maximum density of Dwelling Units, persons or animals that may be allowed to occupy a site;

f) The size, location, orientation, appearance and character of a building or other structure;

g) Lot grading;

h) The consolidation of parcels;

i) The hours of operation of a business;

j) Water conservation measures, including the installation of low-flow plumbing fixtures;

k) Measures for the mitigation of dust, vibrations, odour and noise;

l) Improvements to municipal infrastructure such as roads and water and wastewater treatment or distribution systems;

m) Compliance with the Municipality's Transportation Policies, including but not limited to:

- **i)** The development of the municipal road allowance to Municipal standards;
- **ii)** The landowner to enter into a valid agreement with a neighbouring property for access purposes; and
- **iii)** The landowner to sign a Release/Hold Harmless agreement with the Municipality for registration on the subject property;

n) The Applicant shall comply with any reports/studies prepared by a Qualified Professional to the satisfaction of the Development Authority;

o) Proof that the Applicant has met recommendations of any reports/studies submitted to and/or accepted by the Development Authority; and

p) Any other condition to ensure that this Bylaw, any statutory plans, the ***Act*** and its regulations affecting the land to be developed or subdivided are complied with.

E.2.14 COMMENCEMENT AND COMPLETION OF DEVELOPMENT

Incomplete Developments

E.2.14.1 Unless otherwise specified in the Development Permit, Notice of Decision, or in an associated Development Agreement, if the development authorized by a Development Permit is:

- **a)** Not commenced within 12 months from the effective date of the permit; or
- **b)** Not completed within 24 months from the effective date of the permit; then
- **c)** Such permit approval ceases, and the permit is cancelled and without effect, unless an extension to this period has been granted by the Development Authority in writing.

E.2.14.2 A development once begun shall not be abandoned or left for an extended period of time in what the Development Authority considers to be an unsightly or unsafe condition.

Time-Limited Development Permits

E.2.14.3 The Development Authority may, prior to the expiry date of a time limited permit accept an application for a new Development Permit to renew/extend the time duration of an existing Development Permit provided that the Applicant has submitted a complete application.

Suspension or Cancellation of a Development Permit

E.2.14.4 The Development Authority may cancel or suspend a Development Permit by written notice to the permit holder if, after a Development Permit has been issued, the Development Authority becomes aware that:

- **a)** The application for the Development Permit contains a misrepresentation;
- **b)** Facts concerning the application, or the Development were not disclosed at the time the application was considered;
- **c)** Any condition under which the Development Permit was issued has been contravened;
- **d)** The Development Permit was issued in error; or
- **e)** The landowner provides a written request for cancellation or withdrawal to the Development Authority.

E.2.14.5 Notice of the Development Authority's decision to cancel the Development Permit shall state the reasons for cancellation and shall be provided to the following:

- **a)** Landowner;

b) ***Applicant***; and

c) Other parties at the discretion of the ***Development Authority***.

E.2.15 DEVELOPMENT COMPLETION CERTIFICATES

E.2.15.1 As a condition of approval, the Development Authority shall require the Applicant of an approved Development Permit apply for a Development Completion Certificate, prior to the permit expiring per ***Section E.2.14.4 – Commencement and Completion of Development***.

E.2.15.2 To obtain a Development Completion Certificate, the Applicant may be required to schedule a site inspection with a Designated Officer, at the discretion of the Development Authority.

E.2.15.3 The Development Authority or Designated Officer shall only issue a Development Completion Certificate if:

a) All conditions are being met and complied with;

b) All performance securities have been returned; and

c) The Development Agreement has been removed or is the process of being removed from the land title, per ***Section E.2.12.2– Development Agreements***.

E.2.15.4 Notwithstanding subsections .1 through .3 above, the Development Authority may determine a Development Completion Certificate is not required in circumstances where:

a) No construction was undertaken;

b) No exterior site alterations were required;

c) No Utilities or infrastructure improvements were required; and

d) No additional information, authorizations, permits, or evidence has been required as conditions of the approval.

E.3 SUBDIVISION APPLICATIONS

E.3.1 NOTICE REQUIREMENTS

E.3.1.1 Within 20 days of receiving a subdivision application, the Subdivision Authority shall determine the completeness of the application and issue a notice in accordance with ***E.3.2*** or ***E.3.3***.

E.3.1.2 A written agreement, between the Applicant and Subdivision Authority, may be granted to extend the 20-day period to determine if the application is complete.

E.3.2 NOTICE OF COMPLETE APPLICATION

E.3.2.1 If the ***Subdivision*** Authority determines that the application is complete, the Subdivision Authority must issue a written notice to the Applicant that includes:

a) The date on which the application is deemed complete;

b) The legal land description of the property subject to the application;

c) The date the Subdivision Authority is required to render a decision; and

d) Any other information at the discretion of the Subdivision Authority.

E.3.3 NOTICE OF INCOMPLETE APPLICATION

E.3.3.1 If the Subdivision Authority determines the application is incomplete, the Subdivision Authority must issue a written notice to the Applicant that includes:

a) The date on which the application is deemed incomplete;

b) The legal land description of the property subject to the application;

c) A list of outstanding information and the deadline for submitting the required information; and

d) Any other information at the discretion of the Subdivision Authority.

E.3.4 SUBMISSION REQUIREMENTS FOR ALL SUBDIVISION APPLICATIONS

E.3.4.1 A complete application for subdivision shall include:

a) A signed application on the prescribed form;

b) The required fee;

c) A signed authorization granting right of entry to M.D. staff;

d) One digital set of plans drawn to scale in Adobe Acrobat (.pdf) format, showing:

i) Location, dimensions and boundaries of the parcel to be subdivided;

ii) Location, dimension and boundaries of each proposed lot to be created including any reserve land;

iii) Existing rights-of-way of each public utility, or other rights-of-way;

iv) Location, use and dimensions of all buildings on the land that is the subject of the application, indicating those buildings that are proposed to be demolished or removed;

v) Location of any existing or proposed wells, any private wastewater disposal systems and the distance from these to the existing or proposed buildings or property lines;

vi) Location and boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water that is contained within or bounds the proposed parcel of land;

vii) Location of any slopes which have a gradient of 15% or greater;

viii) Existing and proposed access to the proposed parcels and the remainder of the titled area;

ix) Location of any gas or oil wells or pipelines on the site and within 1.5 km (0.9 mile) of the site;

x) Presence and location of any abandoned gas or oil wells on the lands subject to the application; and

xi) Any additional information as specified in the Subdivision and Development Regulation required by the Subdivision Authority to determine whether the application meets the requirements of the ***Act***;

e) Written explanation of how the application complies with:

i) The Municipal Development Plan; and

ii) The MD's Standards for Subdivision Policy; and

f) Written explanation containing reasons for any variance being requested by the Applicant.

E.3.4.2 Due to the detailed nature or size of the proposed subdivision, the Subdivision Authority may require oversized sets of plans drawn to scale, the number of which shall be determined based on the application referral requirements.

E.3.5 ADDITIONAL SUBMISSION REQUIREMENTS FOR SUBDIVISION APPLICATIONS

E.3.5.1 In addition to the general subdivision application requirements listed above, the Subdivision Authority may require any of the following:

a) A real property report showing any existing buildings on the property that are proposed to remain;

b) If a proposed subdivision is not to be served by a water distribution system, a report that meets the requirements of the *Water Act*;

c) If a proposed subdivision is not to be served by a wastewater collection system, information supported by the report of a person qualified to make it respecting the intended method of providing wastewater disposal facilities to each lot, including the suitability and viability of that method;

d) An assessment prepared by a Qualified Professional of subsurface characteristics of the land that is to be subdivided including but not limited to susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-site wastewater disposal system;

e) A servicing concept plan, including water, sanitary sewer, storm sewer, electricity, gas, telephone and cable utilities;

f) A report certified by a professional engineer providing details of proposed on and off-site servicing, any required upgrading of that servicing, and considering cumulative impacts;

g) Compliance with the Municipality's Transportation Policies in order to secure legal access for the subject property, including but not limited to, the execution of any agreements with the Municipality and/or neighbouring landowners;

h) A site grading plan, showing proposed building elevations in comparison to adjacent roadways and lots;

i) Identification of all drainage channels and other water bodies, wetlands, major tree stands, ravines, views and any other distinctive physical characteristics within and adjacent to the subdivision;

j) Where the provision of municipal reserves are proposed, an evaluation of those reserves in accordance with any municipal statutory plan and the Community Services Master Plan;

k) Where the provision of environmental reserves are proposed or required, an evaluation of those reserves in regard to their effectiveness in protecting bodies of water and riparian habitat, the provision of public access, and the protection of other natural resources or features as required by the ***Act***;

l) Calculations of the gross area of land in the plan area and the allocation of that land to roads, lanes, lots and reserves;

m) A slope stability analysis for lands which have a gradient of 15% or greater;

n) A wildfire hazard analysis that assesses structure location, design and landscaping on the subject property as well as vegetation cover in the surrounding area;

o) Location of any proposed or designated wildlife corridors or environmentally sensitive areas on or within the subdivision; and

p) A review of potential historically significant features on site, and if such features are present, a report detailing the steps required to mitigate impacts of development on said features.

E.3.5.2 When a proposed subdivision is part of a larger area, the whole of which may eventually be subdivided and for which no overall plan has been prepared, the Subdivision Authority may require the area be comprehensively planned in accordance with ***Section "E.5 Area Structure Plans and Concept Plans"***, prior to accepting the application as complete. Submission of an overall plan or approval of a conceptual scheme for the whole area before considering the subdivision application.

E.3.6 REFERRAL OF SUBDIVISION APPLICATIONS

E.3.6.1 Completed applications shall be circulated in accordance with the Matters Related to Subdivision and Development Regulation. The Subdivision Authority may also refer an application for subdivision to any municipal, provincial or federal department, or any other agency or body it deems appropriate, or as required by an Intermunicipal Development Plan, or Cooperation Framework.

E.3.7 NOTICE OF DECISION

E.3.7.1 When a decision has been made on an application for subdivision, the Notice of Decision shall be sent to the:

a) Applicant; and

b) Those persons and authorities that are required to be circulated a copy of the application under the Matters Related to Subdivision and Development Regulation.

E.3.7.2 A decision on an application for subdivision is not an approval to develop, construct or build on the land. Site grading, earthworks, or any other construction shall not commence nor proceed until the conditions of subdivision approval have been met, a Development Agreement has been signed, or a Development Permit has been issued.

E.3.8 REPEAT SUBDIVISION APPLICATIONS

E.3.8.1 When an application for subdivision has been refused, the submission of another application for a subdivision on the same property for the same or similar subdivision, submitted by any Applicant, may not be accepted by the Subdivision Authority for at least six (6) months after the date of refusal.

E.3.9 CONDITIONS OF SUBDIVISION APPROVAL

E.3.9.1 In addition to the conditions lists under ***Section E.3.9***, generally, the Subdivision Authority may impose any condition that:

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a) Ensures compliance with this Bylaw, including but not limited to regulations around lot size, setbacks, density, and permitted uses;

b) Mitigate environmental impact concerns, including but not limited to requiring environmental reserve dedication, conservation easements, mitigating potential impacts on natural areas, weed management, and/or addressing soil contamination;

c) Regulating aesthetics including landscaping, fencing, and other elements to ensure compatibility with the surrounding area;

d) Measures to manage drainage, prevent erosion, and protect water quality;

e) Measures to mitigate development from environmental hazards, such as flood prone areas, slope and soil instability, and implementation of FireSmart design principles;

f) Registration of easements, covenants, and/or dedication of reserves or deferred reserve caveats on title, in accordance with the ***Act*** and Subdivision and Development Regulations.

E.3.9.2 Subject to the standards of the applicable land use district, other regulations in this Bylaw, the provisions of any statutory plan, and the ***Act*** and its regulations when approving a subdivision application, the Subdivision Authority may impose any conditions it deems necessary, including but not limited to the following:

a) That the Applicant make satisfactory arrangements for the supply of gas, water, electric power, telephone, sewer service, vehicular and pedestrian access or any other utility or service or facility, including payment of installation or construction costs by the Applicant;

b) That the Applicant enter into a Development Agreement with the Municipality in accordance with the ***Act***;

c) That the Applicant enter into an agreement with the Municipality to ensure the conditions of the subdivision approval have been met;

d) That any subdivision approval does not exempt the Applicant from obtaining any necessary permits from other government departments or agencies;

e) The consolidation of parcels;

f) Improvements to municipal infrastructure such as roads and water and wastewater treatment or distribution systems;

g) Compliance with the Municipality's Transportation Policies, including but not limited to:

- **i)** The development of the municipal road allowance to Municipal standards,
- **ii)** The landowner to enter into a valid agreement with a neighbouring property for access purposes, and
- **iii)** The landowner to sign a Release/Hold Harmless agreement with the Municipality for registration on the subject property;

h) That the Applicant comply with any reports/studies prepared by a Qualified Professional to the satisfaction of the Subdivision Authority;

i) Proof that the Applicant has met recommendations of any reports/studies submitted to and/or accepted by the Development Authority;

j) That the M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the Applicant; and

k) Any other condition to ensure that this Bylaw, any statutory plans, the ***Act*** and its regulations affecting the land to be developed or subdivided are complied with.

Security

E.3.9.3 Where an agreement is entered into or a permit is issued, the Development Authority or Subdivision Authority may require the Applicant to provide security to ensure the terms of the agreement or permit are carried out, or to mitigate any issues created by the development if the Applicant defaults on the development. The security may amount to 125% of the value of performing or completing particular requirements of the agreement or permit.

Registration of Conditions on Title

E.3.9.4 The Municipality shall register a caveat in respect of a Development Agreement against the certificate of title for the property that is the subject of the development or subdivision. This caveat shall be discharged when the agreement has been complied with, at the request of the landowner or the landowners' agent.

E.4 LAND USE BYLAW AMENDMENT APPLICATIONS

E.4.1 AUTHORITY TO AMEND THIS BYLAW

E.4.1.1 Any person may apply to amend this ***Bylaw*** pursuant to the ***Act*** by making an application in accordance with ***E.4.2 and E.4.3*** below.

E.4.2 SUBMISSION REQUIREMENTS FOR BYLAW AMENDMENT APPLICATIONS

E.4.2.1 An application to amend this Bylaw shall include:

a) A completed application on the prescribed form;

b) A written statement of the nature and reasons of the proposed amendment;

c) A statement in support of the amendment, describing how the Municipal Development Plan, any Area Structure or Redevelopment Plan and other relevant statutory plans affecting the application have been considered; and

d) The application fee, as established in the Municipality's Fee Schedule Bylaw.

E.4.2.2 If the amendment application includes the re-districting (i.e. rezoning) of land to a different land use district established in Section B, then the following shall also be required:

a) A certificate of title issued from Alberta Land Titles within 30 days of the date of application submission;

b) Copies of any restrictive covenant or caveats, or any other documentation satisfactory to the Development Authority;

c) If the Applicant is an agent of the landowner, written approval from the landowner verifying the agent's authority to make application;

d) Permission for right-of-entry by an Officer, as outlined in ***Section E.6***; and

e) A map drawn to scale in Adobe Acrobat (.pdf) format, clearly indicating the affected site and its relationship to existing land uses on adjacent properties.

E.4.3 ADDITIONAL SUBMISSION REQUIREMENTS FOR BYLAW AMENDMENT APPLICATIONS

E.4.3.1 In addition to the above, the Applicant may be required to provide the following information:

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a) Any technical or background study listed in ***E.2.3*** or ***E.2.4***, to confirm the suitability of the land and infrastructure capacity to support the proposed land use;

b) Comprehensive planning documents in accordance with ***Section "E.5 Area Structure Plans and Concept Plans"***;

c) Preparation, execution, and documentation of a public engagement and consultation plan; and

d) Any other information that may be required.

E.4.4 APPROVAL PROCESS

Referrals

E.4.4.1 Prior to first reading, an application may be referred by the Development Officer to any of the following for review and comment:

a) Any internal M.D. department; and/or

b) Any external agency or authority.

E.4.4.2 The Development Officer shall provide a minimum of 30 days for referrals to review and comment on an application.

E.4.4.3 Regardless if referrals provide comments, the Development Officer may prepare the application to present at Council for first reading after 30 days from the date of referral have passed.

First Reading

E.4.4.4 After first reading of an amending bylaw, the date, time and place for a public hearing on the proposed bylaw shall be established and advertisement of the hearing shall be undertaken in accordance with ***Section E.4.4.5 – Advertising Requirements***.

Advertising Requirements

E.4.4.5 Advertisement and circulation of the public hearing notice shall be in accordance with the ***Act***, the Municipal Development Plan, and any other applicable municipal advertising bylaws.

Council Decisions

E.4.4.6 After considering the Municipal Development Plan, an Area Structure or Redevelopment Plan and/or Concept Plan affecting the application, the Bylaw, and representations made at the public hearing, 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; or

d) Refuse the proposed Bylaw as it is, stating reasons for the refusal.

E.4.5 REPEAT AMENDMENT APPLICATIONS

a) Where an application for an amendment to this Bylaw has been refused by Council, another application for the same or similar amendment shall not be submitted within 6 months of the date of refusal, unless Council directs otherwise.

E.5 AREA STRUCTURE PLANS AND CONCEPT PLANS

E.5.1 MULTI-LOT SUBDIVISIONS AND AREA STRUCTURE PLANS

E.5.1.1 Multi-Lot Subdivision applications proposing to create more than four (4) new parcels shall only be

considered where the lands are subject to an adopted Area Structure Plan.

E.5.1.2 The MD shall require an Applicant to prepare an Area Structure Plan or Concept Plan for the development of a rural industrial park, prior to rendering a decision on an application for subdivision.

E.5.1.3 The MD shall require an Applicant prepare an Area Structure Plan for Large-Scale Tourism Uses in accordance with the Municipal Development Plan.

E.5.1.4 An Area Structure Plan or Concept Plan submitted for Council adoption shall consider and provide information on the following matters:

a) The phasing of development;

b) The size and number of parcels proposed;

c) The installation and construction of roads and utilities;

d) Opportunities to serve future transportation needs such as transit and non-automotive modes, as appropriate;

e) The types of uses to be contained on the site, with particular specificity provided in the case of any use involving the storage and/or transportation of explosives;

f) Potential impact on adjacent land uses, and proposed measures to reduce the impact;

g) Any applicable provincial and federal regulations (i.e. *Private Sewage Disposal Regulation, Explosives Act*, and the Regulations);

h) The environmental suitability of the site with particular consideration to soils, slopes, drainage and any hazard lands; and,

i) Any other matters the M.D. considers necessary.

E.5.1.5 Notwithstanding Section ***E.5.1.1***, the M.D. may require an Applicant to prepare an Area Structure Plan, or Concept Plan to support a Development Permit application, land use amendment application or subdivision application on a specific site, where one (1) or more of the following occurs:

a) The Development Authority has reasonable grounds that subdivision and/or development of the site may result in increased development pressure for the area and there is community benefit to cooperatively planning future infrastructure;

b) The Development Authority has reasonable grounds that the site may be subject to multiple Development Permits and/or a phased construction timeline;

c) More than one (1) landowner is involved;

d) Several parcels of fragmented land are adjacent to the proposal; and/or

e) Internal public roads are required.

E.6 ENFORCEMENT AND PENALTIES

E.6.1 OFFENCES

E.6.1.1 It is an offence for any person or development to contravene or to cause, allow, or permit a contravention of any provision of this Bylaw. No person shall permit a contravention of this Bylaw or a condition of a permit issued under this Bylaw.

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E.6.1.2 It is an offence to cause, allow, or permit any of the following if a Development Permit is required by this Bylaw and has not been obtained or is no longer valid:

a) Construct a building or structure;

b) Construct an addition or make an alteration to a building or structure;

c) Commence a use;

d) Change of use or change the intensity of a use; or

e) Place a sign on any lands, buildings, or structures;

E.6.1.3 It is an offence:

a) To Contravene a valid Development Permit, including conditions of approval;

b) For a person to not undertake corrective measures outlined in a Stop Order issued under Part E of this Bylaw; or

c) For any person to continue to develop after a Development Permit has expired, been cancelled, or been suspended.

E.6.2 ENFORCEMENT AUTHORITY

E.6.2.1 For the purposes of ***Part E*** of this Bylaw, a Development Officer, Subdivision Officer, Peace Officer, Bylaw Enforcement Officer, or other person designated by Council is a Designated Officer under the ***Act***.

E.6.2.2 The Designated Officer may enforce the provisions of the ***Act*** and regulations thereunder, the Matters Related to Subdivision and Development Regulation, the conditions of a Development Permit, and this Bylaw.

E.6.2.3 For the purposes of ***Part E*** of this Bylaw, a Peace Officer or Bylaw Enforcement Officer is hereby authorized and empowered to issue a Violation Tag to any person whom the Peace Officer or Bylaw Enforcement Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw, allowing for payment of the penalty in lieu of prosecution for the offence.

E.6.2.4 To enforce this Bylaw, a Designated Officer may ***issue***:

a) Written Warnings;

b) Stop Orders; or

c) Violation tickets.

E.6.3 RIGHT OF ENTRY

E.6.3.1 Pursuant to the ***Act*** a Designated Officer may, immediately in the case of an emergency, or otherwise after providing a reasonable notice and during reasonable hours, enter upon any land and/or structure within the municipality for ensuring compliance with this Bylaw. For the purposes of this Bylaw:

a) A reasonable notice shall be 48 hours; and

b) During reasonable hours shall be between the hours of 08:00 to 18:00 hours.

E.6.4 PENALTIES

E.6.4.1 Pursuant to the ***Act***, any person who violates the provisions of or contravenes this Bylaw is guilty of an offence and is liable to penalty as set out in the MD' s Fee Schedule Bylaw as set by Council from time to time. Where a penalty is not listed, the minimum penalty for an offence shall be $100.00.

E.6.4.2 A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable, upon summary conviction, to a fine in accordance with the ***Act***.

E.6.4.3 Penalty amounts for the same provisions of the Bylaw that occur within 12 months must:

a) Double for a second offence; and

b) Triple for third and subsequent offences.

E.6.4.4 Payment of penalties will not relieve any person from the requirement to remedy the conditions of the original offence.

E.6.4.5 A Violation Tag may be issued to such person personally or by mailing a copy to such person at their last known address.

E.6.4.6 Where contravention of this Bylaw is of a continuing nature, further Violation Tags or a Violation Ticket may be issued by a Peace Officer or Bylaw Enforcement Officer, provided that no more than one (1) Violation Tag or Ticket is issued for each calendar day that the contravention continues.

E.6.5 STOP ORDERS

E.6.5.1 Pursuant to the ***Act***, the Development Authority may issue a Stop Order.

E.6.5.2 Where a Stop Order has been issued for a Development Permit requiring renewal:

a) The development permit shall not be renewed by the Development Authority; and

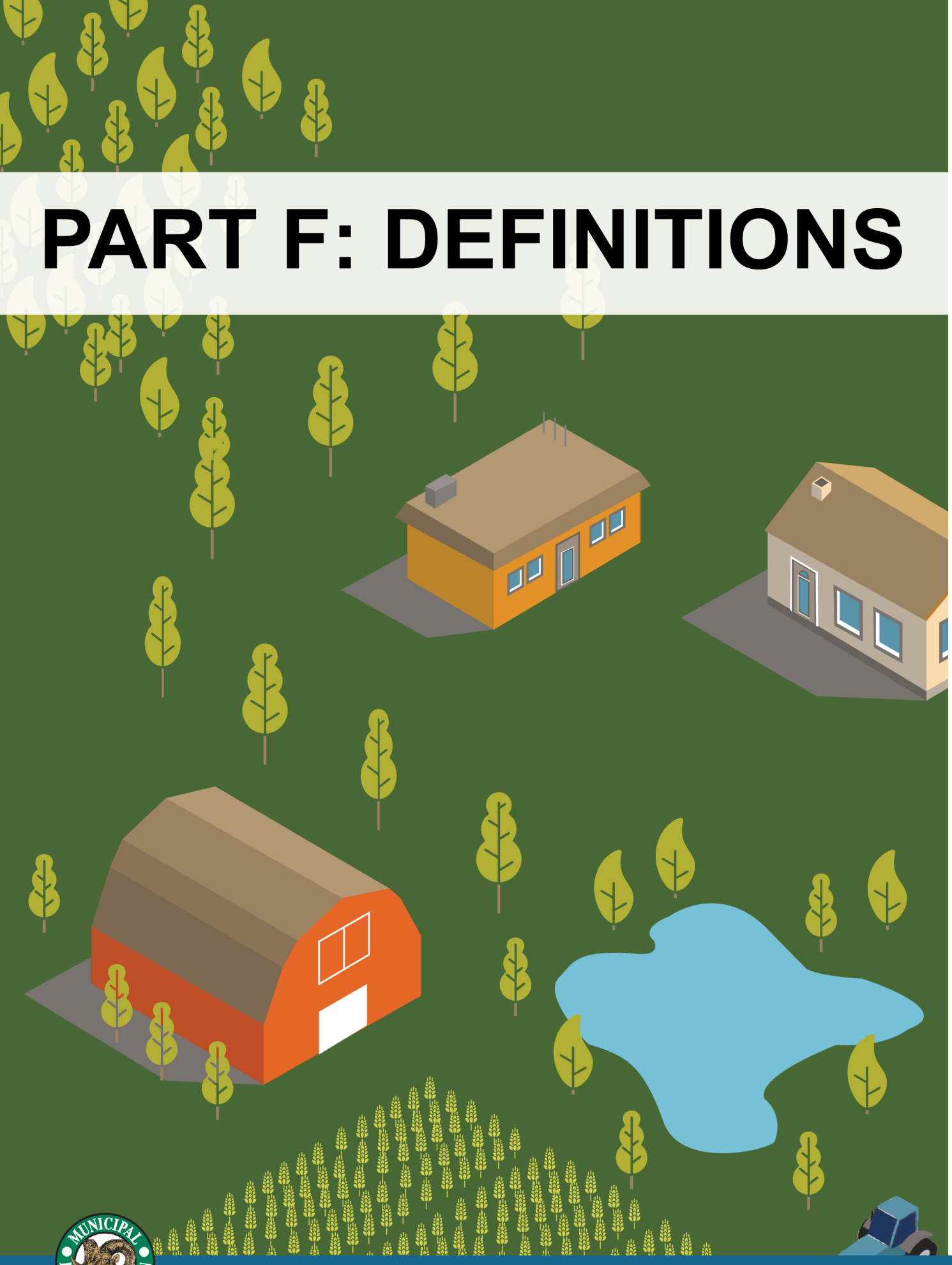
b) A new Development Permit application for the same or similar use on the same property shall not be accepted by the Development Authority until 24 months following the date of expiry of the original permit.

E.6.6 STOP ORDER APPEALS

E.6.6.1 Stop Order appeals shall be in accordance with the ***Act***.

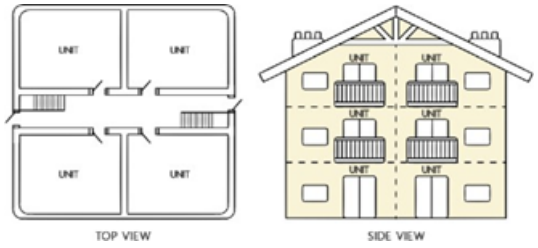
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PART F: DEFINITIONS

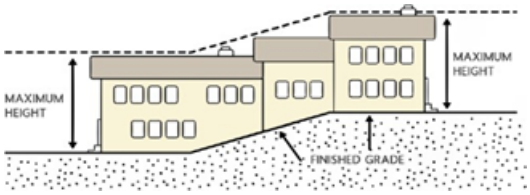


F.1 DEFINITIONS

TERM / WORD	DEFINITION	TYPE
ABUTTING	Means immediately contiguous to or physically touching, and when used with respect to a Lot or Site, means that the Lot or Site physically touches upon another Lot, Site, or piece of land, and shares a property line or boundary line with it. Lots or Sites which touch at corners only shall be deemed abutting.	General
ACCESSORY BUILDING	Means a detached building or structure which is secondary and subordinate to the Principal Building or use that is located on the same site. This may include garages, sheds, gazebo, swimming pool, and fabric covered structures.	***Use***
ACCESSORY USE	Means a use which is associated with, but is secondary and subordinate to the principal use that is located on the same site.	***Use***
ACCOMMODATION UNIT	Means a Guest room or unit within a Visitor Accommodation building, which has a separate entrance or an entrance to a common hallway.	***Use***
ACCOMMODATION, FLEX (Flex Accommodation)	Means an dwelling unit that can be used as a primary residence or for overnight accommodations with no time limits on visitor stays.	***Use***
ACCOMMODATION, STAFF (Staff Accommodation)	Means a single or attached building or portion thereof consisting of one or more Dwelling Units or Bed Units operated for the sole purpose of on-site housing of employees of the principal use on that site, and may contain private or double occupancy sleeping units with washing and sanitary facilities and may contain common social, meal preparation areas.	***Use***
ACCOMMODATION, VISITOR (Visitor Accommodation)	Means the use of a dedicated commercial building that: a) Has been designed for commercial rental of accommodation units for overnight guests; and b) Is not a Primary Residence for any individual.	***Use***
ACCOMMODATION, VISITOR - MAJOR, (Visitor Accommodation – Major)	Means the use of a property for Visitor Accommodations with six (6) or more rooms or dwelling units. The use may include Accessory Uses such as: food and drinking establishments, retail stores, personal service businesses, recreational facilities, and meeting or convention rooms.	***Use***
ACCOMMODATION, VISITOR - MINOR, (Visitor Accommodation – Minor)	Means the use of a property for Visitor Accommodations with five (5) or less rooms or dwelling units and may include on-site food services for guests, but does not include accessory uses such as food and drinking establishments, retail stores, personal service businesses, and meeting or convention rooms.	***Use***
ACT	Means the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, and amendments thereto.	General
ADDITION, BUILDING (Building Addition)	Means the subsequent external construction to an existing building which results in increasing the building's area or external dimensions.	General

TERM / WORD	DEFINITION	TYPE
ADJACENT LAND	Means land that is contiguous to the parcel of land proposed for development, subdivision or re-designation and includes land that would be contiguous if not for a highway, road, river, or stream.	General
AGRICULTURE, GENERAL	Means the raising of crops for gain or reward, which requires large areas of lands and includes equipment, buildings and other structures incidental to the operation. This does not include a "Confined Feeding Operation" or "Commercial Equestrian Centre".	***Use***
AGRICULTURE, INTENSIVE (Intensive Agriculture)	Means an outdoor horticultural, general operation where there is a concentration of crops being raised and represents a more intense or concentrated use of the land compared to extensive agriculture. Typical uses include, but are not limited to, a tree or sod farm. Intensive agriculture does not include "Horticultural, General", "Confined Feeding Operation," "Boarding and Training Services" or "Commercial Equestrian Centre".	***Use***
AMENITY AREA	Means indoor or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a development, and which may be for private or communal use and may be owned individually or in common.	General
ANIMAL BOARDING AND TRAINING SERVICES	Means a business providing animal services to the public in the nature of boarding and/or training and/or exercising of horses and/or other domestic animals. This does not include “Veterinary Clinics,” “Commercial Equestrian Centres” or "Commercial, Kennels" or "Private, Kennels”.	***Use***
APARTMENT	Means a building designed and built to contain three (3) or more separate Dwelling Units with shared services, facilities and building entrances.	***Use***
APARTMENT		Image
APPLICANT	Means the person who makes an application and may be the landowner of the land or a representative agent certified as such.	General
AQUACULTURE	Means the farming of fish, shellfish and aquatic plants in enclosed freshwater ponds, holding tanks or water re-circulation systems.	***Use***
ARCHITECTURAL CONTROLS	Means a set of development guidelines or standards that have been established by the developer and registered on a certificate of title for the purpose of creating and maintaining a specific architectural style for a particular subdivision and/or development project.	General

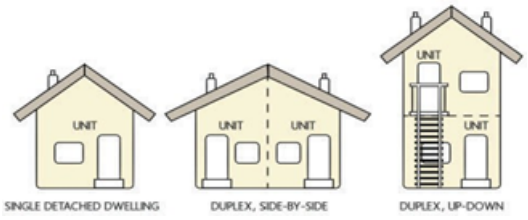
TERM / WORD	DEFINITION	TYPE
ARTISAN SHOP	Means a development used for the purpose of small scale, on-site production of goods by simple processes or hand manufacturing, primarily involving the use of hand tools. Typical uses include pottery, ceramic and sculpture studios, custom jewelry manufacturing and artist and photography studios.	***Use***
AWNING	Means a retractable, cloth-like or light-weight metal shelter or covering attached to and projecting from a building.	General
BALCONY	Means a platform greater than 0.6 m (2.0 ft) above grade, attached to and projecting from a building which may or may not have a supporting structure at grade level. A balcony is only accessible from within the building and is enclosed by a railing.	General
BARELAND CONDOMINIUM	Means land that is situated within a parcel and is a unit in a Bareland Condominium plan or a proposed Bareland Condominium plan. In this Bylaw a Bareland Condominium unit is considered to be a site.	General
BASEMENT	Means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m (5.9 ft) of its clear height above grade. For the purpose of this Bylaw, a basement does not constitute a storey.	General
BEAR ATTRACTANT VEGETATION	Means any type of native or non-native plants that may attract bears, including, but not limited to fruit trees or shrubs, berry patches, buffalo berry and wolf willow.	General
BED & BREAKFAST	Means a type of overnight lodging: a) provided within the Principal Residence and not a separate dwelling unit, b) with or without meals, c) to members of the travelling public for remuneration, d) which is operated by the full-time residents of the dwelling, and includes e) guest access and use of common living and dining areas in the principal residence. Bed and Breakfast does not include Short-Term Rental - Minor or Short-Term Rental - Major.	***Use***
BED UNIT	Means a single bed-width space intended to be used by an individual.	General
BIOPHYSICAL ASSESSMENT	Means an assessment or evaluation of the impact of a proposed project on identified environmentally significant areas and other natural areas for the purpose of protecting areas with ecologically diverse components and prevent or minimize environmental impacts.	General
BLADE	Means an element of a wind energy conversion system rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.	General
BLADE CLEARANCE	Means the distance from grade to the Blade of a wind energy conversion system at the lowest point of the rotor's arc.	General

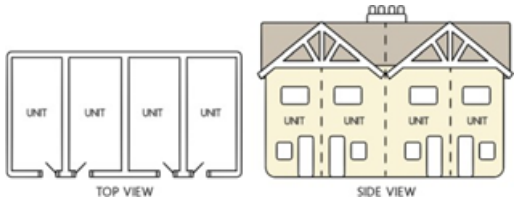
TERM / WORD	DEFINITION	TYPE
BOARDING AND TRAINING SERVICES	See Animal Boarding and Training Services	***Use***
BUFFER	Means a row of trees, shrubs, earth berms or fencing to provide visual screening and separation or noise attenuation between sites, districts, public roads, and non-compatible uses.	General
BUILDING	Defined as per the ***Act***.	General
BUILDING HEIGHT	Means the vertical distance as measured from the average elevation of the finished grade at the base of each exterior wall to: The highest point on a flat roof; The average level between the eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof; or The greater of the two measurements referred to above in the case of a building with more than one type of roof. The calculation of building height excludes permitted projections as outlined in this Bylaw.	General
BUILDING HEIGHT		Image
BUILDING PERMIT	Means a permit or document issued in writing by a designated Safety Codes Officer within the building discipline pursuant to the *Safety Codes Act* authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.	General
BULK FUEL STORAGE AND SALES	Means a facility used for the storage and wholesale of petroleum products, but does not include a “Service Station” or “Gas Bar”.	***Use***
BUSINESS SUPPORT SERVICES	Means those businesses which are characterized by the use of mechanical equipment for printing, binding, duplicating or photographic processing and similar types of purposes, or the provision of office maintenance and custodial services, and the repair or rental of office furniture and equipment.	***Use***
BUSINESS LICENCE	Means a license issued in compliance with the M.D.’s Business License Bylaw which grants the business owner the right to operate a business within the M.D..	***Use***
BYLAW	Means the Municipal District of Bighorn No. 8 Land Use Bylaw.	General

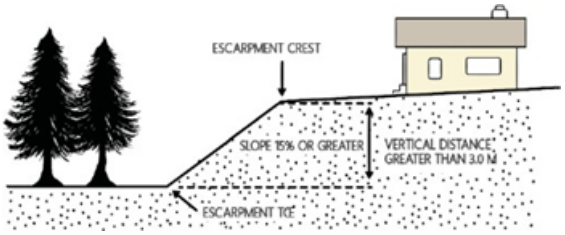
TERM / WORD	DEFINITION	TYPE
CAMPGROUND	Means a recreational development or the use of land for the purpose of providing seasonal accommodation within Recreational Vehicles or tents, and includes facilities and amenities subordinate to the operation of the Campground. A Campground allows for seasonal occupancy of a site only and does not allow for permanent habitation or residency.	***Use***
CEMETERY	Means a use of land or a building for the intent for the interment of the deceased. Typical uses include memorial parks, burial grounds and gardens of remembrance.	***Use***
COMMERCIAL	Means the use of land and/or buildings for the purpose of public sale, display and storage of goods and/or services on the premises.	***Use***
COMMERCIAL EQUESTRIAN CENTRE	Means land and facilities, including buildings and shelters, where horses are boarded, trained, exercised, and used for recreational purposes. Such activities may include riding lessons, horse shows, rodeos and guided trail rides. This does not include "Veterinary Clinics" or "Boarding and Training Services".	***Use***
COMMERCIAL OUTFITTING AND GUIDING	Means a commercial operation in which an individual or company provides equipment and guidance in activities such as hunting, horse packing, fishing, rafting and backpacking, and includes any associated buildings or structures.	***Use***
COMMERCIAL VEHICLE	Means any vehicle that is not a pick-up truck with commercial advertising or used for carrying business goods or equipment, or fare-paying passengers that exceeds a gross vehicle weight (GVW) rating of 4,500 kilograms. This definition does not include attached trailers.	General
COMMUNICATION TOWERS AND FACILITIES	Means any structure, building, antenna, supporting structure or other thing that is used or is capable of being used for emission, transmission, and reception of information by radiocommunication, including the broadcasting industry. Amateur satellite dishes and antennas, including television or radio reception equipment for residential or small commercial uses are excluded.	***Use***
COMMUNITY AND ENTERTAINMENT FACILITIES	Means a development for the purpose of entertainment, instruction, or community activity and includes such things as a community hall for events, ~~homeowners amenity building,~~ museum, art gallery, live performances, theater, concerts and dance festivals. Places of Religious Assembly are not included in this category.	***Use***
COMMUNITY BUILDINGS AND FACILITIES	Means buildings and facilities which are available for the use and enjoyment of residents and guests, including homeowner's amenity building, clubs, for the purpose of assembly, culture, and recreational activity. "Places of Religious Assembly" are not included in this category.	***Use***
COMMUNITY GARDEN	Means an area within a site that does not contain a residence, on which vegetables, fruits or edible plants are cultivated for consumption or distribution on a not-for-profit basis.	***Use***
COMPOSTING FACILITY	Means land and facilities used for the purpose of biodegradation of organic waste materials, excluding biosolids composting.	***Use***

TERM / WORD	DEFINITION	TYPE
CONCEPT PLAN	Means a non-statutory plan that provides detailed land use direction, subdivision design, and development guidance.	General
CONDOMINIUM	Means a condominium plan registered in a Land Titles office that complies with the requirement of the *Alberta Condominium Property Act*.	General
CONFINED FEEDING OPERATION	Means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, as defined and regulated by provincial legislation.	***Use***
CONSERVATION EASEMENT	Means a legal agreement between a landowner and a qualified organization that limits uses of the land in order to protect conservation values, and as further defined in the *Alberta Land Stewardship Act*.	General
CONSTRUCTION MANAGEMENT PLAN	Means a plan that considers all relevant aspects of demolition, development and building work and outlines methods for avoidance or mitigation of identified impacts. A Construction Management Plan typically addresses issues such as public safety, traffic control, operating hours, control of noise and vibration, air quality and dust management, stormwater and sediment control, site contamination, waste disposal and materials re-use or recycling.	General – Application Requirement
CONSTRUCTION MATERIALS RECYCLING	Means a development used for the collection, sorting, storage, processing and sale of recycled construction materials such as concrete, asphalt, gypsum, wood and metals but does not include the processing of alternative fuels.	***Use***
CONTRACTOR SERVICES	Means the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar construction services which require on-site storage space for materials, construction equipment or vehicles. Any sales, display, office or technical support service areas shall be accessory to the principal use only.	***Use***
COUNCIL	Means the Council of the M.D. of Bighorn No. 8. "Municipal Council" has a corresponding meaning.	General
COUNTRY RESIDENTIAL DEVELOPMENT	Means a development on a relatively small area of land intended as a site for a private dwelling in a rural surrounding and in respect of which this Bylaw may allow other subordinate uses of the dwelling on the site. The expressions "Country Residential Use" and "Country Residential Purposes" have a corresponding meaning.	***Use***
CROSS SECTIONS	Means a detailed, scaled drawing or representation that shows a vertical cut through a road, street, or other infrastructure element, illustrating the arrangement and dimensions of its components from one side to the other.	General
DARK SKY (DARK SKIES) COMPLIANT	Means outdoor lighting that meets the International Dark Sky Associations (IDA) requirements for reducing waste of ambient light. Fixtures within this category are fully shielded thereby reducing light pollution, such as full-cutoff light fixtures.	General

TERM / WORD	DEFINITION	TYPE
DATA CENTRE	Means the industrial use of a building, dedicated space within a building, or a group of buildings to house computer systems and associated components, such as telecommunications and storage systems. It generally includes backup components and infrastructure for power supply, data communication connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices. This definition includes data processing for the purposes of artificial intelligence, digital transactions and digital currency processing.	***Use***
DATA CENTRE AND POWER GENERATION FACILITY	Means a Data Centre that has an integrated electrical power generation facility that provides for the electrical needs of the Data Centre.	***Use***
DAY CARE	Means a licensed establishment for the temporary care and supervision of seven (7) or more children by an individual other than the child's parents. A day care includes an out of school care program and a pre-school program, but specifically does not include a "Family Day Home".	***Use***
DAY HOME, FAMILY (Family Day Home)	Means a Major Home-Based Business operated by full-time residents of the Dwelling Unit, where temporary care and supervision is provided to no more than six (6) children, excluding the residents' own children, or as otherwise regulated in accordance with the *Human Services Standards and Child Care Licensing Act*.	***Use***
DECK	Means a platform of wood frame or other construction, the height of which exceeds 0.6 m (2.0 ft) above grade, is enclosed by a railing and is accessible by exterior stairs.	General
DECK, ROOFTOP (Rooftop Deck)	Means a raised surface on which people can stand, that is located on top of a roof of a building, but does not project beyond any façade of the storey below; is surrounded by guard rails, parapet walls, or similar feature; and is intended for use as an amenity space.	General
DENSITY	Means a measure of development intensity expressed as a ratio of any of: the number of units to parcel area; or the number of people to parcel area; or the number of parcels per quarter section.	General
DEVELOPER	Means a landowner, agent, person, firm, or company required to obtain or who has obtained a Development Permit or development agreement, or who has undertaken the development work.	General
DEVELOPMENT	Defined as per the ***Act***.	General
DEVELOPMENT AUTHORITY	Defined as per the ***Act***.	General
DEVELOPMENT COMPLETION CERTIFICATE	Means an official document issued by the Municipality certifying that all conditions of approval have been satisfied and the required construction and works have been completed to the standards and specifications described in the approved plans.	General

TERM / WORD	DEFINITION	TYPE
DEVELOPMENT IMPACT ASSESSMENT (DIA)	Means a report, prepared by a qualified and independent third-party biologist or other approved professional to determine the impact of the development on the local environment, wildlife and adjacent parcels. This report includes: a history of the subject site's ownership and use; a history of any environmental regulatory activity affecting the site; the soil and slope conditions of the site and surrounding area; a description of the natural and social environment and the resources on and surrounding the site, and the potential impacts on these features; the nature of any potential impacts on air, land, water, flora or fauna; an environmental mitigation or protection plan which identifies measures to alleviate any adverse impacts and monitor the performance of the mitigation strategies; and other measures as may be required by the Development Authority.	General
DEVELOPMENT PERMIT	Defined as per the ***Act***.	General
DISCRETIONARY USE	Means the use of land or of a building, as listed under the 'Discretionary Uses' section of a district, for which a Development Permit may be issued with or without conditions, or refused, by the Development Authority.	General
DOMESTIC ANIMAL MANAGEMENT PLAN	Means a plan describing the number of domestic animals proposed to be kept on the site for commercial purposes (such as "Kennels" or "Boarding and Training Services"), and a description of the proposed method for handling and disposal of animal wastes.	General
DRIVEWAY APPROACH	Means the connection located within a municipal road allowance, or registered road plan between the carriageway of a developed road or lane and an adjoining existing private property or a new private property being created through Subdivision.	General
DWELLING, SIDE-BY-SIDE DUPLEX (Side-By-Side Duplex)	Means a building designed, built for and containing two Dwelling Units side-by-side with separate entrances, separated by a party or common wall extending from ground to roof.	***Use***
DWELLING, UP-DOWN DUPLEX, (Up-Down Duplex)	Means a building containing two Dwelling Units, one above the other and each having separate entrance, separated horizontally by a floor/ceiling conforming to the current *National Building Code*.	***Use***
DWELLING, UP-DOWN DUPLEX, (Up-Down Duplex)		Image
DWELLING UNIT	Means a room or suite of rooms operated as a self-contained unit that usually contains cooking, eating, sleeping and sanitary facilities. Dwelling Units shall have a separate entrance controlled by the person or persons occupying the Dwelling Unit.	General

TERM / WORD	DEFINITION	TYPE
DWELLING, ATTACHED	Means a building designed and built to contain three (3) or more Dwelling Units separated from each other by a fire rated wall, with each unit having separate entrances from grade, and for the purposes of this Bylaw includes row and townhouse units.	***Use***
DWELLING, ATTACHED		Image
DWELLING UNIT, ACCESSORY (Accessory Dwelling Unit) (ADU)	Means a dwelling unit in a separate building or within an existing dwelling that: (i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and (ii) is secondary and accessory to the lot's principal building, structure, and use.	***Use***
DWELLING UNIT, ACCESSORY ATTACHED (Attached Accessory Dwelling Unit)	Means an Accessory Dwelling Unit that is attached to or located within the lot's principal building; and is a secondary use to the Lot's principal building, structure, and use.	***Use***
DWELLING UNIT, ACCESSORY DETACHED (Detached Accessory Dwelling Unit)	Means an Accessory Dwelling Unit that is located within a separate building and is unattached to the Lot's principal building; and is a secondary use to the Lot's principal building, structure, and use.	***Use***
DWELLING, FACTORY BUILT (Factory Built Dwelling)	Means a building containing only one (1) Dwelling Unit, and which the building is constructed in whole, or in part, in a factory or manufacturing facility in accordance with the *National Building Code – Alberta Edition*. Except as otherwise allowed in this Bylaw, a Factory Built Dwelling shall be used solely as a Residence. It may include, but is not limited to, "Modular Homes" and "Manufactured Homes," and does not include "Dwellings, Single Detached" or mobile homes.	***Use***
DWELLING, MOBILE (Mobile Home or Mobile Dwelling)	Means a dwelling that is transported in either single or multiple sections and conforms to the CAN-CSA Z240 standard, as amended or replaced from time to time, for mobile homes.	***Use***
DWELLING, MOVED-ON	Means a previously occupied single-detached dwelling that has been relocated to a new parcel for use as a dwelling. This does not include a "Dwelling, Factory Built".	***Use***
DWELLING, SINGLE DETACHED (Single Detached Dwelling)	Means a building containing only one Dwelling Unit. Except as otherwise allowed in this Bylaw, a Single Detached Dwelling is used solely for residential purposes and does not include a "Dwelling, Factory Built".	***Use***

TERM / WORD	DEFINITION	TYPE
EATING ESTABLISHMENT – DRIVE-THROUGH	Means a development where food and beverages are prepared and served and may include a drive-through component. This term refers to such uses as restaurants, cafes, lunch and tearooms, ice cream parlours, banquet facilities and take-out restaurants where alcohol is not served.	***Use***
EATING ESTABLISHMENT - MAJOR	Means a development where food and beverages are prepared and served and may include supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This term refers to such uses as restaurants, cafes, lunch and tearooms, ice cream parlours, banquet facilities and take-out restaurants where alcohol may be served.	***Use***
EATING ESTABLISHMENT - MINOR	Means a development where food and beverages are prepared and served primarily for take and go customers with limited seating and menu and does not include supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This term refers to such uses as cafes, lunch and tearooms, and ice cream parlours, and includes take-out services.	***Use***
ECOLOGICAL BOUNDARY OF A WATER BODY OR WATER COURSE	Means the boundary of a water body or water course that is the farthest landward extent of the feature directly influenced by and ecologically part of the water body. It is defined by a distinct change in soils and/ or vegetation as compared to the adjacent upland vegetation, and includes the riparian area.	General
ENVIRONMENTAL EDUCATION FACILITIES	Means a development which provides opportunities for interpretive facilities, environmental education and scientific research and may include short-term or occasional lodging and boarding or other services operated incidentally to the principal use.	***Use***
ENVIRONMENTAL SITE ASSESSMENT	Means an investigation conducted to determine whether a property is contaminated or potentially contaminated due to current or historical activities. It is a critical part of land development, site remediation, and regulatory compliance under Alberta's *Environmental Protection and Enhancement Act (EPEA)*.	General
ESCARPMENT	Means a steeply sloping area with a slope of 15% or greater that is separating two (2) comparatively level or more gently sloping lands, where the elevation difference between them is greater than 3 m (9.8 ft).	General
ESCARPMENT		Image
ESCARPMENT CREST	Means the transition line with the upper portion of the slope between the escarpment and the adjacent upland area where slopes are less than or equal to 15%, as determined by a Qualified Professional.	General
ESCARPMENT TOE	Means the transition line with the lower portion of the slope between the escarpment and the adjacent land area where slopes are less than or equal to 15%, as determined by a Qualified Professional.	General

TERM / WORD	DEFINITION	TYPE
EXCAVATION	Means targeted removal of earth (soil, rock, muck) beyond topsoil for construction elements such as foundations, trenches, or basements.	General
EXISTING	Means as of the date of adoption of this Bylaw.	General
EXTERIOR LIGHTING PLAN	Means a detailed document submitted as part of a development permit application that outlines the design, placement, and specifications of all outdoor lighting fixtures on a proposed site.	General
FARM STRUCTURE	Means any building or structure used exclusively for agricultural purposes in connection with an existing Extensive or Intensive Agriculture use. It does not include a Dwelling Unit; a building that is part of a "Commercial Equestrian Centre" or "Boarding and Training Services"; or a building used for a "Confined Feeding Operation".	***Use***
FINISHED GRADE	See Grade, Finished	General
FIRE WALL	Means a type of fire separation of non-combustible construction which subdivides a building or separates adjoining buildings to resist the spread of fire and which has a fire resistance rating.	General
FLOOD CONSTRUCTION LEVEL	Means the 1:100 year flood level plus 0.5 (1.6 ft.) of freeboard as demonstrated by a design drawings certified by a Qualified Professional.	General ***(Flood)***
FLOOD FRINGE	The flood fringe is the area outside of the floodway that is flooded or could be flooded during the 1:100 design flood. The flood fringe typically represents areas with shallower, slower, and less destructive flooding, but it may also include "high hazard flood fringe" areas. Areas at risk of flooding behind flood berms may also be mapped as "protected flood fringe" areas.	General ***(Flood)***
FLOOD FRINGE, HIGH HAZARD	The high hazard flood fringe identifies areas within the flood fringe with deeper or faster moving water than the rest of the flood fringe. High hazard flood fringe areas are likely to be most significant for flood maps that are being updated, but they may also be included in new flood maps.	General ***(Flood)***
FLOOD FRINGE, PROTECTED	The protected flood fringe identifies areas that could be flooded if dedicated flood berms fail or do not work as designed during the 1:100 design flood, even if they are not overtopped. Protected flood fringe areas are part of the flood fringe and do not differentiate between areas with deeper and faster moving water and shallower or slower moving water.	General ***(Flood)***
FLOOD HAZARD MAP	A flood hazard map is a specific type of flood map that identifies the area flooded for the 1:100 design flood, and divides that flood hazard area into floodway and flood fringe zones. Flood hazard maps can also show additional flood hazard information, including the incremental areas at risk for more severe floods like the 1:200 and 1:500 floods.	General ***(Flood)***
FLOOD PLAIN STUDY	Means a technical assessment prepared by a qualified professional that evaluates the risk and extent of flooding along rivers or watercourses. It is used to identify areas that may be inundated during various flood events and to inform land use planning, emergency response, and infrastructure design.	General ***(Flood)***

TERM / WORD	DEFINITION	TYPE
FLOOD, DESIGN (Design Flood)	The design flood standard in Alberta is the 1:100 flood, which is a flood that has a 1% chance of occurring in any given year. Different sized floods have different chances of occurring – for example, a 1:200 flood has a 0.5% chance of occurring in any given year and a 1:500 flood has a 0.2% chance of occurring in any given year – but only the 1:100 design flood is used to define the floodway and flood fringe zones on flood hazard maps.	General ***(Flood)***
FLOODWAY	Means a geographic area defined on flood hazard mapping that represents the highest flood hazard area where flows are deepest, fastest, and most destructive during the 1:100 design flood.	General ***(Flood)***
~~FORESTRY~~	~~Means the use of land for the purpose of management, development, logging and cultivation of timber resources, including associated reforestation and reclamation activities. It does not include wood processing or off-site, stand-alone "Log Sorting and Transportation Staging Areas".~~	~~Use~~
FOUNDATION, PERMANENT	Means a foundation constructed of permanent materials such as concrete (e.g. poured reinforced concrete basement or concrete block basement, crawl space, concrete pad) or engineered approved preserved wood in accordance with the provisions of the *National Building Code – Alberta Edition*.	General
FRAGMENTED LAND	Means an area of land that is severed or separated from the lands held in title by a public road, railway, river or other permanent water body shown on a registered plan or township plan, or which appears as an exception on the certificate of title.	General
FREEBOARD	Means a vertical distance added to the 1:100 flood level as determined in this Bylaw or by the Development Authority, to provide an additional factor of safety against surges and other open water conditions.	General ***(Flood)***
GARAGE	Means an accessory building designed for the storage of private motor vehicles and includes a carport.	General
GEOTECHNICAL REPORT	Means a report signed and stamped by a professional engineer that characterizes the site soil and groundwater conditions through field investigation and laboratory testing, and provides design and construction recommendations for a development.	General
GOVERNMENT SERVICES	Means development providing municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property.	***Use***
GRADE, FINISHED (Finished Grade)	Means either: a) the average elevation of the finished level of the ground adjoining a building, with that average based on inclusion of all sides of the building or, b) in the event that elevation grades have been established for each parcel in a new subdivision to deal with drainage or other issues, those established elevations	General

TERM / WORD	DEFINITION	TYPE
GRADING	Means cutting, filling, and leveling land to achieve specific elevations and slopes.	General
GRADIENT	See definition of "Slope".	General
GROSS FLOOR AREA	Means the total area of all floors of a building measured to the inside surface of the interior walls, or where buildings are separated by fire walls, to the centre line of the common fire wall. Attached garages are not included in the Gross Floor Area calculation.	General
GROUNDWATER ASSESSMENT	Means a scientific evaluation by a qualified professional of subsurface water resources, focusing on the quantity, quality, movement, and sustainability of groundwater within an aquifer system.	General
GROUP HOME - MINOR	Means a facility which is intended as a social care facility that provides room and board for four (4) residents or less, excluding staff, for the aged, or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The occupants of a Group Home live together as a single housekeeping group and use shared cooking facilities. This does not include dwellings used for addiction treatment, rehabilitation of offender or young offenders, or half-way houses.	***Use***
GROUP HOME - MAJOR	Means a facility which is intended as a social care facility that provides room and board for more than four (4) residents, excluding staff, for the aged, or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The occupants of a Group Home live together as a single housekeeping group and use shared cooking facilities. This does not include dwellings used for addiction treatment, rehabilitation of offender or young offenders, or half-way houses.	***Use***
HABITABLE GROUND FLOOR AREA	Means any finished ground floor area intended primarily for human occupancy and meets the *Alberta Safety Codes Act* and the regulations thereunder and for the avoidance of doubt, includes kitchen, bathroom, hallways, stairways, and closets, but does not include porches.	General
HAMLET	Means an unincorporated area as defined by the ***Act*** and by Bylaw, developed for residential and other urban classes of use; the design of which envisions urban standards of services.	General
HEALTH AND WELLNESS CENTRE	Means a recreational development to provide for physical and mental recreation and therapy for patrons through means of health and spa facilities that may include, and not be limited to, outdoor and indoor swimming and hot pools, massage, beauty and spa parlors, diet clinics, rejuvenation facilities and fitness centres. This definition does not include "Visitor Accommodations", "Medical Services" or "Medical Services, Extended".	***Use***
HEIGHT, BUILDING	See Building Height	General

TERM / WORD	DEFINITION	TYPE
HIGHWAY	Means land used or surveyed for use as a provincial highway or 900 series secondary road, and includes any structure, such as a bridge associated with the highway.	General
HIGHWAY COMMERCIAL	Refers to essential services provided to the traveling public located on sites adjacent to a primary or secondary highway.	***Use***
HOME-BASED BUSINESS	Means an occupation, trade, profession, or craft operated by an occupant of a Dwelling Unit as an accessory use to the principal residential use of the building pursuant to this Bylaw.	***Use***
HOME-BASED BUSINESS - MAJOR (Major Home-Based Business)	Means a more intensive Home-Based Business that meets the criteria set forth in this Bylaw for a Home-Based Business - Major. This does not include a "Short-Term Rental"	***Use***
HOME-BASED BUSINESS - MINOR (Minor Home-Based Business)	Means a less intensive Home-Based Business that meets the criteria set forth in this Bylaw for a Home-Based Business - Minor. This does not include a "Short-Term Rental"	***Use***
HOME-BASED BUSINESS - Office (Office Home-Based Business)	Means a Home-Based Business that only involves a home office located within the dwelling unit and not within an accessory building, typically including a computer and desk and does not include any on-site sales or customer visits, on-site production or creation of goods, on-site employees, commercial vehicles, and does not occupy more than 10% of the gross floor area of the dwelling unit.	***Use***
HORTICULTURAL, GENERAL	Means the intensive growing and storing of plants, fruits, vegetables, bedding and ornamental trees or plants, in an indoor structure or facility, and includes greenhouses and plant nurseries. Horticultural for the purpose of personal use only, shall be considered an Accessory Building.	***Use***
HOUSEHOLD EQUIPMENT REPAIR SERVICES	Means a development for the repair and servicing of equipment and appliances normally found in the home and includes, but is not limited to televisions and similar devices, refrigerators and other appliances, and household furniture.	***Use***
INDUSTRIAL WORK CAMP	Means one or more transportable buildings providing accommodation for a work force living and working in a temporary location, and includes camps of government military forces. The camp may include sleeping accommodation, food services, and recreation facilities for the workers.	***Use***
INDUSTRIAL, HEAVY (Heavy Industrial)	Means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods. Typical uses include wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.	***Use***
INDUSTRIAL, LIGHT (Light Industrial)	Means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Typical uses include laboratories, general contractors and landscaping services, construction firms, general industrial buildings, self storage facilities, and warehousing .	***Use***

TERM / WORD	DEFINITION	TYPE
INDUSTRIAL, MEDIUM (Medium Industrial)	Means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a Nuisance.	***Use***
KENNEL, COMMERCIAL (Commercial Kennel)	Means the keeping on a site of four (4) or more dogs, normally in return for remuneration, for the purposes of being trained, bred, boarded and cared for, sold, or which are used in association with a commercial operation.	***Use***
KENNEL, PRIVATE (Private Kennel)	Means the keeping, for any purpose, of four (4) or more dogs on a parcel by the occupant of a dwelling located on that parcel, and all of the dogs are owned by the occupant.	***Use***
LANDSCAPED AREA	Means an area designed, constructed, and laid out so as to maintain, change or modify the natural features of a site so as to make it attractive and desirable by the use of grass, trees, shrubs, ornamental planting, fencing, or walks.	General
LANDSCAPING	Means the modification and enhancement of a site through the use of any or all of the following elements: soft landscaping (vegetation such as trees, shrubs, hedges, grass, ground cover) and hard landscaping (non-vegetative materials such as brick, stone, concrete, tile and wood).	General
LANDSCAPING PLAN	Means a document that outlines the design, layout, and maintenance strategy for all landscaped areas on a site. It ensures that vegetation, hardscaping, and environmental features are integrated into the development in a way that enhances aesthetics, supports ecological health, and complies with municipal standards. A landscaping plan may include information and documentation on proposed method to maintain landscaped areas, including the use of herbicides, pesticides, fungicides and other chemicals, their impacts on the environment, and mitigating measures that will be employed to minimize adverse effects.	General
LANE	Means a public thoroughfare which provides a secondary means of vehicle access to a site or sites.	General
LIVESTOCK	Means animals kept for agricultural, commercial, or recreational purposes, including but not limited to cattle, horses, sheep, goats, bison, swine, poultry, rabbits, llamas, alpacas, and bees. For the purposes of this bylaw, livestock does not include wildlife, wild boar, household pets, or animals regulated under provincial wildlife legislation.	Use
LOADING SPACE	Means a space for parking a Commercial Vehicle while being loaded or unloaded.	General
LOG SORTING AND TRANSPORTATION STAGING AREA	Means a development used for the sorting and loading of logs on a parcel that may be separate from the parcel in which the logging activities occurred.	***Use***

TERM / WORD	DEFINITION	TYPE
LOGGING	Means the removal or cutting of logs from harvestable timber for commercial purposes, and includes a "Log Sorting and Transportation Staging Area".	***Use***
LOT	Means that area contained within the boundaries of a lot as shown on a plan of subdivision or described in a certificate of title.	General
LOT LINE	Means a legally defined limit of any lot. The terms "Boundary" or "Boundary Line" or "Parcel Line" and "Property Line" have a corresponding meaning.	General
LUMEN	Means a unit of luminous flux; used to measure the amount of light emitted by a bulb.	General
MAIN AMENITIES LODGE	Means a building that provides amenities for the users of a development, and may include such features as kitchen, dining area(s), indoor recreation, seating and gathering areas, conference rooms, laundromat, washroom/shower facility and other similar uses, and may include overnight accommodations or bedrooms that are incidental, subordinate or accessory to the Principal Use of the Building.	***Use***
MAINTENANCE	Means the upkeep of a building or a property that does not involve structural change, a Change of Use, or a change in Intensity of Use.	General
MANUFACTURED HOME	Means a type of Factory Built Dwelling Unit that is manufactured in a controlled environment, which conforms to the CSA-Z240 MH Series-16 Manufactured (Mobile) Homes Standards, that are transported and assembled on a parcel in one (1) or more sections.	***Use***
MANUFACTURING AND DISTRIBUTION	Means a development used for the manufacturing, fabrication, assembling, packaging or processing of products primarily from extracted or raw materials and the bulk storage, warehousing and distribution of those products. This industry includes, but is not limited to the manufacturing of chemicals, stonework and concrete products, and the fabrication of metal, wood or similar products. This does not include the processing of waste as defined in the *Environmental Protection and Enhancement Act*; or "Construction Materials Recycling".	***Use***
MANUFACTURING AND DISTRIBUTION, AGRICULTURE ***(Agriculture Manufacturing and Distribution)***	Mean Manufacturing and Distribution primarily for the manufacturing and distribution of agricultural products.	***Use***
MARINA	Means a development which provides a sheltered area where boats are kept in the water and services for the needs of recreational boating purposes are found. This may include re-fueling, washing and repair stations.	***Use***
MEDICAL SERVICES	Means a facility for the provision of human health services without overnight accommodation for patients and includes medical, dental or counselling services.	***Use***

TERM / WORD	DEFINITION	TYPE
MEDICAL SERVICES, EXTENDED (Extended Medical Services)	Means a facility that provides overnight medical services and may include outpatient services and accessory staff residences.	***Use***
MEZZANINE	An intermediate or fractional storey between the floor and ceiling of a main storey that: covers no more than one-third of the storey directly underneath it, and used for a purpose accessory to the principal use.	General
MODULAR HOME	Means a type of Factory Built Dwelling Unit that is constructed from a number of pre-assembled units in a controlled environment, which conforms to the CSA-A277 Procedure for Certification of Prefabricated Buildings, Models, and Panel Standards, that are transported and assembled on a parcel in one (1) or more sections. See Factory Built Dwelling Unit.	***Use***
MUNICIPALITY or MUNICIPAL DISTRICT	Means the Municipal Corporation of the Municipal District of Bighorn No. 8; and where the context requires, means the area of land contained within the boundaries of the Municipality's corporate limits at the time of adoption of this Bylaw, or as included by any subsequent annexations.	General
NATURAL RESOURCE EXTRACTION	Means a development chiefly devoted to the extraction of on-site resources including aggregates such as clay as clay, sand, gravel, and limestone, shale, and fossil fuels such as coal, petroleum and natural gas.	***Use***
NATURAL RESOURCE EXTRACTION AND PROCESSING	Means a development chiefly devoted to the extraction of on-site resources such as clay, sand, gravel, limestone, shale, coal, petroleum and natural gas and related processing facilities. It may include activities that bring one or more of these materials together with other elements such as power or water into an integrated process for the purpose of primary treatment of the material into a marketable form. This use does not include "Portable Batch Plants".	***Use***
NATURAL RESOURCE EXTRACTION FACILITY ADDITION	Means ancillary buildings over 20 square metres and uses related to the approved Natural Resource extraction operation onsite. Structures under 20 square metres are considered Accessory Buildings.	***Use***
NUISANCE	Means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.	General
OCCUPANCY	Means the utilization of a building or land for the use for which it was approved.	General
OFFICES	Means a facility for the provision of professional, management, administrative, consulting or financial services, such as offices for clerical, secretarial, employment, telephone answering and similar office support services, offices of lawyers or accountants, banks or other financial institutions, and offices for real estate and insurance firms. "Medical Services" is not included in this category.	***Use***

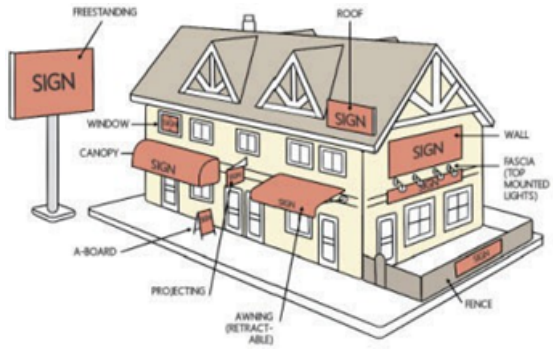
TERM / WORD	DEFINITION	TYPE
OFF-SITE MATERIAL STORAGE	Means an area within a Natural Resources District, but outside of an existing approved extraction operation, that is used to stockpile material such as: surface soil, coal, reject material (i.e., crushed rock or gravel), and finished product.	***Use***
PARCEL	Means the aggregate of the one or more lots or 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 the Land Titles offices. For the purposes of this bylaw, a Parcel also means one (1) Bareland Condominium unit.	General
PARCEL LINE, FRONT (Front Parcel Line)	Means the parcel line which abuts a public road, other than a bridge, lane, or walkway. In the case of a parcel which has two parcel lines which abut a public road, the front parcel line is determined by the public road to which the parcel has been municipally addressed. Where access is gained by easement or similar private roadway, the front parcel line shall be on the side in which access is obtained, unless otherwise determined by the Development Authority.	General
PARCEL LINE, REAR (Rear Parcel Line)	Means either the property line of a parcel which is furthest from and opposite the front parcel line, or, where there is no such property line, the point of intersection of any property lines other than a front parcel line which is furthest from and opposite the front parcel line.	General
PARCEL LINE, SIDE (Side Parcel Line)	Means the property line of a parcel other than a front parcel line or a rear parcel line.	General
PARCEL, CORNER (Corner Parcel)	Means a parcel fronting on two or more public roads, other than a lane, at their intersection or junction.	General
PARCEL, INTERIOR (Interior Parcel)	Means a parcel which is bounded by only one public road, other than a lane.	General
PARK	Means land designed or reserved for the active or passive recreational use by the general public and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purpose of parks. Typical uses include tot lots, picnic grounds, pedestrian pathways and trails, landscaped buffers and playgrounds.	General / ***Use***
PARKING STRUCTURE	Means a structure designed and erected to provide space for the parking of vehicles at, above or below finished grade.	General
PARKING, BARRIER FREE (Barrier Free Parking)	Means parking spaces which can be used by persons with disabilities and designed in accordance with the *National Building Code*.	General
PARKING, TANDEM (Tandem Parking)	Means two parking spaces, one behind the other, with a common or shared point of access to the maneuvering aisle.	General
PATIO	Means a platform, the height of which may be up to but does not exceed 0.6 m (2.0 ft) from grade, that may or may not be attached to a building.	General
PERSONAL SERVICE BUSINESS	Means a use or development which provides services on a commercial basis to individuals, and includes such services as registered massage therapy, hairdressers, tailors, laundromats, and tanning salons. “Medical Services” are not included in this category.	***Use***

TERM / WORD	DEFINITION	TYPE
PET SERVICES	Means a use or development that offers day time grooming and day care services for household pets, primarily within indoor facilities. Retail sales of pet-related products are included in this category.	***Use***
PLACES OF RELIGIOUS ASSEMBLY	Means a development owned by a religious organization used for worship and related religious, philanthropic or social activities including accessory rectories, manses, classrooms and auditoriums. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. This does not include schools.	***Use***
PORCH	Means an entrance structure typically attached to the front or side of a residential dwelling at the ground or main floor entry level, consisting of a roof and a floor, where the sides of the structure may or may not be enclosed.	General
PORTABLE BATCH PLANT	Means an operating installation of equipment including batchers and mixers as required for the preparation of materials such as concrete and asphalt aggregate mixtures.	***Use***
PRE-DEVELOPMENT GRADE	Means the elevation of the ground on all sides of a building prior to the excavation of the ground for a development.	General
PRINCIPAL BUILDING	Means a building, which in the opinion of the Development Authority: occupies the major or the central portion of a site; is the chief or the main one among the buildings on the site; or constitutes by reason of its use the primary purpose for which the site is used.	General
PRINCIPAL USE	Means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site or building is used.	General
PRIVATE UTILITY (Utility, Private)	Means a privately owned system or works operated by or on behalf a private group of landowners and/or businesses used to provide one or more of the following for public consumption, benefit, convenience or use: water; wastewater disposal; irrigation; drainage; fuel; electric power; heat; or waste management, including recycle depots; or, transportation.	***Use***
PUBLIC UTILITIES AND BUILDINGS	Means installations and facilities, including any building, owned or operated by or for the Municipality, the Provincial Government, the Federal Government or a corporation under Federal or Provincial statute for the purpose of furnishing public utilities or services or commodities to or for the use of the general public.	***Use***
PUBLIC UTILITY (Utility, Public)	Means a system or works operated by or on behalf of the Municipality used to provide one or more of the following for public consumption, benefit, convenience or use: water; wastewater disposal; irrigation; drainage; fuel; electric power; heat; or waste management, including recycle depots; or, public transportation.	***Use***
QUALIFIED ENGINEER	Means an individual who holds a certificate of registration to engage in the practice of engineering to engage in the practice of engineering under the *Alberta Engineering and Geoscience Professions Act*.	General

TERM / WORD	DEFINITION	TYPE
QUALIFIED PROFESSIONAL	Means an individual who, because of their knowledge, training, and/or experience, is deemed to be qualified to perform a specified duty safely and properly. Where applicable under Provincial or Federal Guidelines as specified herein, the individual must have accreditation to complete the work in Alberta.	General
RECEIVING PARCEL	Means land that is granted the benefit of more subdivision and/or development than the base density allows as the result of a comprehensive Transfer of Subdivision Density program implemented in accordance with Municipal Development Plan policy.	General
RECLAMATION PLAN	Means a document prepared by a qualified third party that outlines how land disturbed by aggregate mining (such as sand, gravel, or crushed stone operations) will be restored to a stable, productive, and environmentally sustainable condition after extraction activities are complete.	General
RECREATION FACILITIES	Means any development providing amusement, active or passive recreation and enjoyment for the residents, guests, or customers. Typical developments include but are not limited to athletic facilities, such as swimming pools, squash, tennis, and racquet ball courts, orientation programs and similar recreational activities.	***Use***
RECREATION STAGING AREA	Means a day use area or site used for the off-loading of recreation equipment and vehicles, horses, hiking, skiing, rafting, fishing and camping equipment, and supplies related to the activity or the use of a site for the operation of a base camp out of which guiding, hiking and touring programs are conducted. This use includes the temporary parking of motor vehicles used for the transportation of the equipment and supplies.	***Use***
RECREATION, COUNTRY CENTRE (Country Centre Recreation)	Means a recreational development conducted on a unified basis on a single site where the primary reasons for location are to take advantage of natural physical features, or the availability of large areas of land, to provide for physical recreation for the patrons through means of day-to-day sporting and athletic facilities and structures. The development may include structures and services incidental and accessory only to the recreational use. Appropriate uses could include but would not be limited to commercial equestrian centres, golf courses, picnicking, boating, skiing, swimming and other similar uses that are suited to the location and compatible with adjacent land uses and the natural environment.	***Use***
RECREATION, OUTDOOR HIGH IMPACT (Outdoor High Impact Recreation)	Means the development and use of land for high impact outdoor recreation activities and associated uses that may have permanent spectator seating and often have off-site impacts including noise, vibrations, lights, odour, and traffic. Typical uses may include: paintball, shooting range, and motorized off-road vehicle courses and/or racing.	***Use***

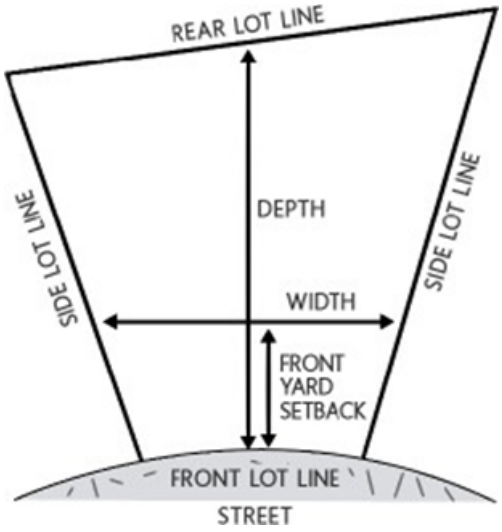
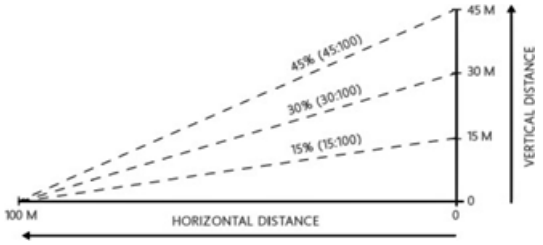
TERM / WORD	DEFINITION	TYPE
RECREATION, OUTDOOR NATURE-BASED	Means the development and use of land for low impact nature-based outdoor recreation activities and associated uses that do not have spectator events and do not have off-site impacts. Typical uses include: hiking, mountain biking, paddling, nature-based educational tours, low-impact backcountry camping, bird watching and sight-seeing. Accessory uses may include washrooms, waste / recycling disposal bins, and parking areas.	***Use***
RECREATIONAL VEHICLE	Means a portable structure designed and built to be pulled by a vehicle, or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes, but is not limited to, such vehicles as a motor home, a camper, a travel trailer and a tent trailer.	General
RECYCLING FACILITY	Means a development for the purchasing, collecting or receiving of goods that are intended to be re-used or recycled. Typical uses include bottle, can and paper recycling depots. Waste Transfer Sites are a separate use.	Use
REGISTERED OWNER	Means the legal owner of the property represented by the land title certificate, and has full rights of ownership subject to the restrictions of law.	General
RESIDENCE	Means a Dwelling Unit which is not available for public use and which is utilized for primary or secondary residential use by the occupant who is either the registered owner of the property or who occupies the Dwelling Unit pursuant to a lease or similar form of agreement, as opposed to temporary vacation or other form of commercial temporary accommodation use.	General
RESIDENCE, PRIMARY (Primary Residence)	Means the Residence which the Resident occupies or utilizes as his/her Primary Residence as an landowner or tenant, with the intent and ability to arrive and leave at his/her discretion, and with the intent to remain for an undetermined or indefinite period of time (except in accordance with a residential lease agreement) and with the intent to return to the Residence following temporary absences such as vacations.	General
RESIDENT	Means a person who occupies and utilizes a Residence as his/her primary or secondary residence as the registered owner of the Residence or pursuant to a lease or similar form of agreement.	General
RESTAURANT	See Eating ~~and Drinking~~ Establishment – Major	***Cross-reference***
RETAIL STORE	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 items sufficient only to service such stores. This specifically does not include "Retail, Liquor" or "Retail, Cannabis".	***Use***
RETAIL, CANNABIS STORE	Means an establishment licensed in the Province of Alberta for the retail sale to the public of cannabis in addition to a limited range of associated convenience products, for consumption off the licensed premises.	Use

TERM / WORD	DEFINITION	TYPE
RETAIL, LIQUOR STORE (Retail Liquor Store)	Means an establishment licensed in the Province of Alberta for the retail sale to the public of alcoholic beverages such as wine, beer and liquor, in addition to a limited range of associated convenience products, for consumption off the licensed premises.	***Use***
~~RETAIL, SMALL STORE ***(Small Store Retail)***~~	~~Means a "Retail Store" which does not exceed 250 m2 (2,691 ft²) in Gross Floor Area. This does not include "Retail, Liquor".~~	~~Use~~
RETAINING WALL	Means a structure or series of structures constructed to withstand lateral pressure to hold back earth, soil, loose rock, or similar materials but does not include walls that form part of a building.	General
RETREAT, DAY USE & OVERNIGHT (Day Use & Overnight Retreat)	Means a building, group of buildings, or land a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services and overnight stays or accommodations.	***Use***
RETREAT, DAY-USE (Day-Use Retreat)	Means a building, group of buildings, or land a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities; b) includes an on-site manager (either landowner or on-site staff); and c) may include food services, but does not include overnight stays or accommodations.	***Use***
ROAD	Means land shown as a road on a plan of survey that has been filed or registered in a land titles office, or used as a public road, and includes a bridge forming part of a public roadway and any structure incidental to a public road, but does not include a controlled highway.	General
ROTOR ARC	Means the largest circumferential path traveled by a Blade of a wind energy conversion system.	General
SATELLITE DISHES AND ANTENNAS	Means amateur structures associated with residential or small commercial uses for the purpose of transmitting, relaying, or receiving television, radio, microwave, and other similar signals.	General
SAWMILL	Means a building or structure used to process wood from saw logs to another use and may include land used for open storage of raw or finished lumber or products.	***Use***
SCHOOL	Means a facility or institution for the purposes of education, training or instruction, and includes public, separate, private and charter schools, community colleges, universities and technical schools.	***Use***
SCREENING	Means a visual separation between sites, districts, or land use activities provided by a fence, wall, berm or natural landscaping.	General

TERM / WORD	DEFINITION	TYPE
SENDING PARCEL	Means land that is restricted from future subdivision and/or development as part of a comprehensive Transfer of Subdivision Density program. Sending Parcels require the registration of a Conservation Easement on the certificate of title to ensure the terms of the development restrictions remain in effect in perpetuity.	General
SHIPPING CONTAINER	Means a large metal container with suitable strength for the shipping, handling and storage of goods. Shipping Containers can be used as Accessory Buildings and are also known as 'sea cans' or 'intermodal containers'.	General / ***Use***
SHORT-TERM RENTAL (STR)	Means the commercial use of a dwelling unit rented as temporary accommodation for tourists or members of the travelling public for a period of less than 30 consecutive days at a time. Characteristics include, but are not limited to: being occupied on a temporary basis rather than being utilized as a primary or secondary Residence; advertising the suite as a "vacation property," "vacation rental," or other short-term rental accommodation; the commercial nature of the suite; imposition of a fee or charge for use; and/or use of a system of reservations, deposits, confirmations and/or forms of electronic payment.	***Use***
SHORT-TERM RENTAL - MAJOR (STR) (STR – Major)	Means a Short-Term Rental that: ~~May i~~Includes an entire dwelling unit ~~or a portion of a dwelling unit,~~ and May be operated by a person(s) who does not declare the residence as their primary residence. For clarity STR – Major does not include Bed & Breakfast.	***Use***
SHORT-TERM RENTAL -MINOR (STR) (STR – Minor)	Means a Short-Term Rental that is: Incidental and subordinate to the primary use of the dwelling and takes places within an accessory dwelling unit~~.~~; ~~a~~ A permanent residence for the operator(s) of the rental; and The operator(s) declares the residence as their primary residence. For clarity STR – Major does not include Bed & Breakfast.	***Use***
SIGN		Image
SIGN HEIGHT	Means the vertical distance measured from the highest point of the sign or sign structure from grade.	General

TERM / WORD	DEFINITION	TYPE
SIGN MESSAGE (i.e. Sign Copy)	Means the nature of information displayed on a sign, presented through words and images, and includes address, advertising, directional, identification, and informational sign messages.	General
SIGN, A-BOARD (A-Board Sign)	Means a moveable, self-supporting A-shaped sign with only two (2) visible sides which is set on the ground adjacent to a business, also known as a sandwich board sign.	***Use***
SIGN, ADDRESS (Address Sign)	Means a sign message which displays the municipal or rural address of a site, building or business.	***Use***
SIGN, ADVERTISING (Advertising Sign)	Means a sign message which refers to goods or services produced, offered for sale, or obtainable at the premises only on which the sign is displayed.	General
SIGN, ANIMATED (Animated Sign)	Means a sign that shows motion or changes in copy or color.	***Use***
SIGN, AWNING (Awning Sign)	Means a sign attached to or constructed in or on an awning.	***Use***
SIGN, CANOPY (Canopy Sign)	Means any sign attached to or constructed in or on a canopy.	***Use***
SIGN, COPY AREA (Copy Area Sign)	Means the area of the smallest geometric figure which will enclose the actual copy of the sign.	General
SIGN, DIRECTIONAL (Directional Sign)	Means a sign message which contains no advertising but is limited to the distance and direction to a place of business or other premises indicated on the sign.	***Use***
SIGN, ELECTRONIC VARIABLE MESSAGE (Electronic Variable Message Sign)	Means a sign that displays a sign message through the use of changing lights where the message and the rate of change can be programmed. This does not include “Signs, Animated”.	***Use***
SIGN, FASCIA (Fascia Sign)	Means a sign affixed to and placed flat against the face of a building and projects no more than 0.4 m (1.31 ft) from the face surface. This does not include “Signs, Wall”.	***Use***
SIGN, FENCE (Fence Sign)	Means a sign which is fastened to or painted onto a fence.	***Use***
SIGN, FLAG (Flag Sign)	Means a sign of fabric or other material that is attached to a pole.	***Use***
SIGN, FREESTANDING (Freestanding Sign)	Means a permanent sign which displays identification messages and is supported independently of a building, wall or structure. It is supported by one or more columns, uprights or braces anchored in or on the ground.	***Use***
SIGN, IDENTIFICATION (Identification Sign)	Means a sign message which contains no advertising but is limited to the name of a building, institution or the occupation and the hours of operation, and is placed on the premises which it identifies.	***Use***
SIGN, INFORMATIONAL (Informational Sign)	Means a sign message which contains no advertising but communicates through the use of words or symbols, and includes traffic signs and construction signs to provide guidance to vehicles or pedestrians, and community event signs or other such signs that display important public information.	***Use***

TERM / WORD	DEFINITION	TYPE
SIGN, PORTABLE (Portable Sign)	Means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including but not limited to: signs designed to be moved on wheels; balloons or inflatable devices used as signs; and signs attached to or painted on vehicles parked and visible from a public road, unless said vehicles are used in the normal day-to-day operations of that business.	***Use***
SIGN, PROJECTING (Projecting Sign)	Means a sign attached perpendicularly to and extends beyond the fascia of the building. Awning and canopy signs are not included in this category.	***Use***
SIGN, REAL ESTATE (Real Estate Sign)	Means a temporary sign identifying real estate that is for sale, for lease, for rent, or has been sold.	***Use***
SIGN, ROOF (Roof Sign)	Means any sign erected upon, against or above a roof or a parapet of a building.	***Use***
SIGN, TEMPORARY (Temporary Sign)	Means a sign which is in place no longer than 21 consecutive days and no longer than 42 days in a year, unless a shorter period is specified in a Development Permit or elsewhere in this Bylaw.	***Use***
SIGN, WALL (Wall Sign)	Means a sign which is painted on or engraved into a wall of a building or structure, but excludes a "Sign, Fascia".	***Use***
SIGN, WARNING (Warning Sign)	Means an on-premises sign providing a warning to the public, including such signs as no trespassing or private driveway.	***Use***
SIGN, WINDOW (Window Sign)	Means and includes any sign either painted on, attached to, or placed inside a window for the purpose of viewing from outside the premises. A window sign does not include merchandise on display.	***Use***
SIMILAR USE	Means a specific use of land or of a building that is not expressly mentioned in this Bylaw but which the Development Authority has determined to be similar in character and purpose to a use listed as a permitted or Discretionary Use in the district in which such use is proposed.	General
SITE	Means a parcel, part of a parcel, or multiple parcels on which a development exists or for which an application for a Development Permit is made. A Bareland Condominium unit is considered to be a site for purposes of this Bylaw.	General
SITE AREA	Means the total horizontal area contained within an existing or proposed boundary of a site.	General
SITE COVERAGE	Means that portion of a site upon which buildings or structures are located at or higher than 0.6 m (2.0 ft) above grade, measured from the exterior walls of the building, but does not include steps, eaves, uncovered decks, patios or balconies.	General
SITE DEPTH	Means the horizontal distance between the front and rear parcel lines.	General
SITE GRADING PLAN	Means a technical drawing prepared by a qualified professional that illustrates how land will be shaped and contoured to manage drainage of surface water, support construction, and integrate with surrounding properties and infrastructure.	General

TERM / WORD	DEFINITION	TYPE
SITE PLAN	Means a plan showing the boundaries of the site, the location of all existing and proposed buildings upon that site, and the use or the intended use of the portions of the site on which no buildings are situated, and showing fencing, screening, grassed areas, and the location and species of all existing and proposed shrubs and trees within the development.	General
SITE WIDTH	Means the horizontal distance between the side parcel lines, calculated at the front yard setback distance measured along the line perpendicular to a line connecting the mid-points of the front and rear parcel lines.	General
SITE WIDTH		Image
SLOPE	Means the relationship of the vertical distance of a slope to its horizontal distance.	General
SLOPE		Image
SLOPE STABILITY ASSESSMENT	Means a geotechnical evaluation that determines the safety, stability, and potential for movement or failure of natural or man-made slopes. In Alberta, this type of assessment is often required for developments near river valleys, escarpments, or other areas with significant elevation changes.	General
SOLAR ENERGY SYSTEM	Means a device for extracting the energy of the sun directly into a more useable or storable form, and includes solar thermal and photo voltaic collectors.	***Use***
SOLAR ENERGY SYSTEM – COMMERCIAL	Any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and which is intended to primarily provide electrical power for commercial resale.	***Use***

TERM / WORD	DEFINITION	TYPE
SOLAR ENERGY SYSTEM – MICROGENERATION ATTACHED	Any device or system that is attached to a building and used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.	***Use***
SOLAR ENERGY SYSTEM – MICROGENERATION STAND ALONE	Any device or system that is unattached to another building and used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.	***Use***
STATUTORY PLAN	Means any intermunicipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by Council.	General
STEPBACK	Means a setback of an upper level or portion of a building which is greater than the setback of the lower floors.	General
STOCKPILING	Means the exterior storage of soil or other similar materials from Excavation activities either on or off site.	General
STORAGE, INDOOR (Indoor Storage)	Means an indoor space used exclusively to store personal or business-related goods entirely within an enclosed building.	***Use***
STORAGE, OUTDOOR (Outdoor Storage)	Means a development for storage of materials, vehicles such as Recreational Vehicles and trailers, machinery, equipment or the products of other industries. For the purposes of clarification, Outdoor Storage does not include "Manufacturing and Distribution," processing, auto-wrecking, "Warehousing," sales or commercial servicing functions.	***Use***
STORAGE, COMMERCIAL RECREATIONAL VEHICLE (Recreational vehicle storage)	Means a principal or accessory use where recreational vehicles as well as boats and off-highway vehicles are stored outdoors on a parcel on a commercial basis when they are not in use. This use does not include a Campground or Outdoor Storage.	***Use***
STORAGE, RECREATIONAL VEHICLE (Recreational Vehicle Storage)	Means a use where recreational vehicles as well as boats and off-highway vehicles are stored outdoors on a parcel when they are not in use. This use does not include a Campground or Outdoor Storage.	***Use***
STORMWATER MANAGEMENT PLAN	Means a document prepared by a professional engineer that outlines how stormwater runoff will be managed on a development site to minimize flooding, erosion, and water pollution, while protecting downstream water bodies and infrastructure.	General
STRIPPING	Means the removal of topsoil, vegetation, and organic material from a site.	General
STRUCTURE	Means anything constructed or erected with or without a fixed location on the ground, or attached to something having a fixed location on the ground. This includes fences, light standards, pipes, signs, and walls.	General

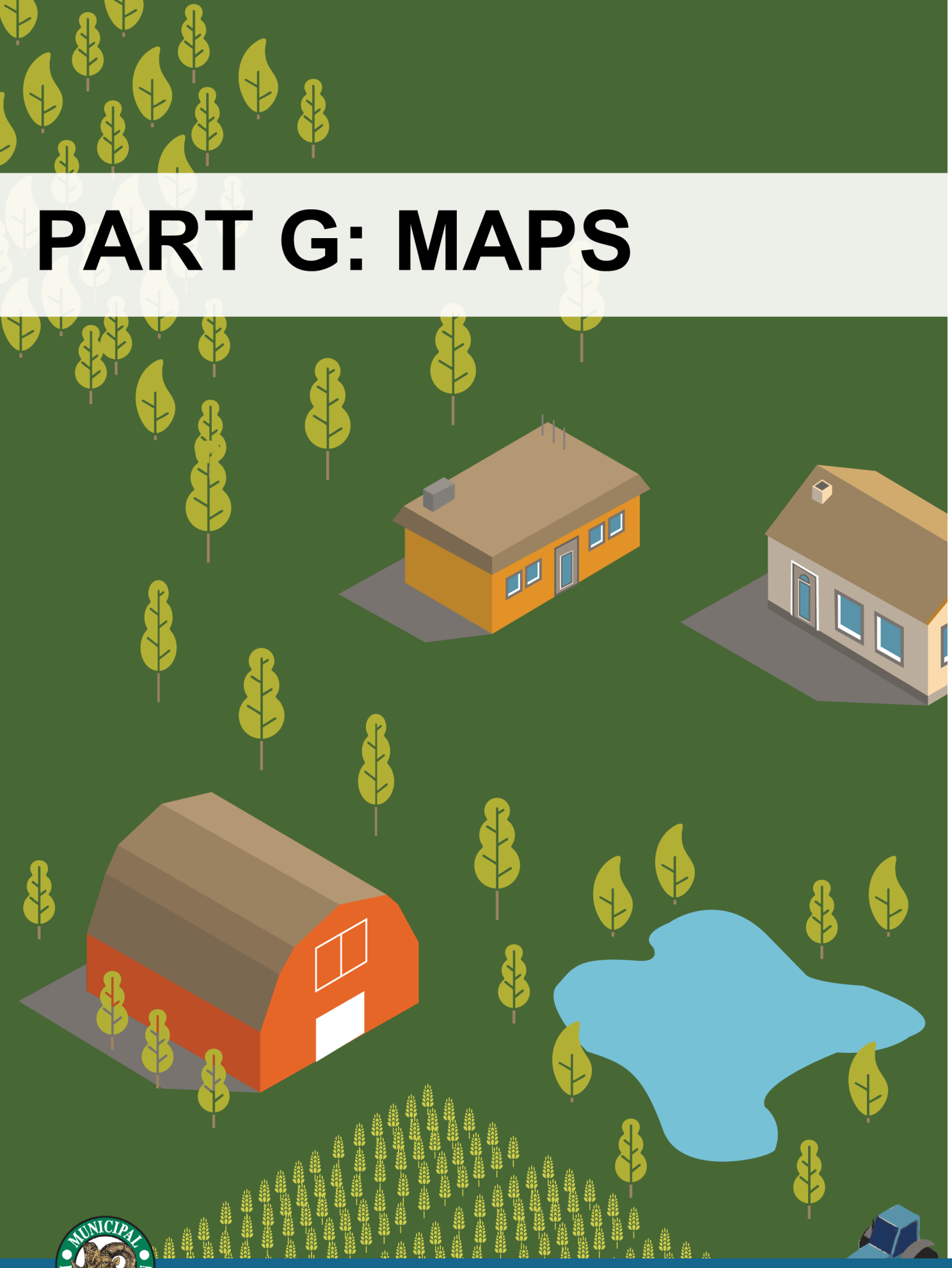
TERM / WORD	DEFINITION	TYPE
SUITE, SECONDARY (Secondary Suite)	See Accessory Dwelling Unit, Attached.	
SUITE, STUDIO (Studio Suite)	See Accessory Dwelling Unit, Detached.	
SUITE, VISITOR ACCOMMODATION (Visitor Accommodation Suite)	See Short-Term Rental.	
TEMPORARY DEVELOPMENT	Means a development for a building, structure or use, issued for a period of time, of up to one (1) year, or as otherwise specified in the regulations of this Bylaw or by the Development Authority within a Development Permit.	General
TOURIST INFORMATION CENTRE	Means an establishment where information is available regarding attractions, lodgings, and other items relevant to tourism.	***Use***
TRAFFIC IMPACT ASSESSMENT (TIA)	Means a technical study that evaluates the potential effects of a proposed development on the surrounding transportation network. It is used to determine whether the existing road infrastructure can accommodate the additional traffic generated by the development and to identify any necessary improvements.	General
TRAILER	Means a vehicle that is designed to be attached to and drawn by a motor vehicle.	General
TRANSFER OF SUBDIVISION DENSITY (TSD)	Means a land use policy that reduces or eliminates subdivision potential in one or more parcels while increasing, by the same number, subdivision potential in one or more other parcels. This technique divides the land into Sending and Receiving Parcels by gathering a base development density assigned to all parcels in an area.	General
UNSUBDIVIDED QUARTER SECTION	Means as defined in "Matters Related to Subdivision and Development Regulation.	General
UTILITIES / SERVICING STUDY	Means a technical report prepared by a professional engineer to evaluate the availability, capacity, and design requirements for municipal services and utilities needed to support a proposed development. This includes water supply, sanitary sewer, stormwater drainage, electricity, natural gas, and telecommunications.	General
UTILITY, PUBLIC	See "Public Utility"	Cross Reference
VALUE-ADDED AGRICULTURAL INDUSTRY	Means a secondary agricultural process, activity or development that clearly demonstrates an added value to a primary extensive or intensive agricultural activity or product. This includes agricultural product manufacturing, food-processing and non-food processing activities.	***Use***
VEHICLE	Means a device in, on or by which a person or thing may be transported.	General

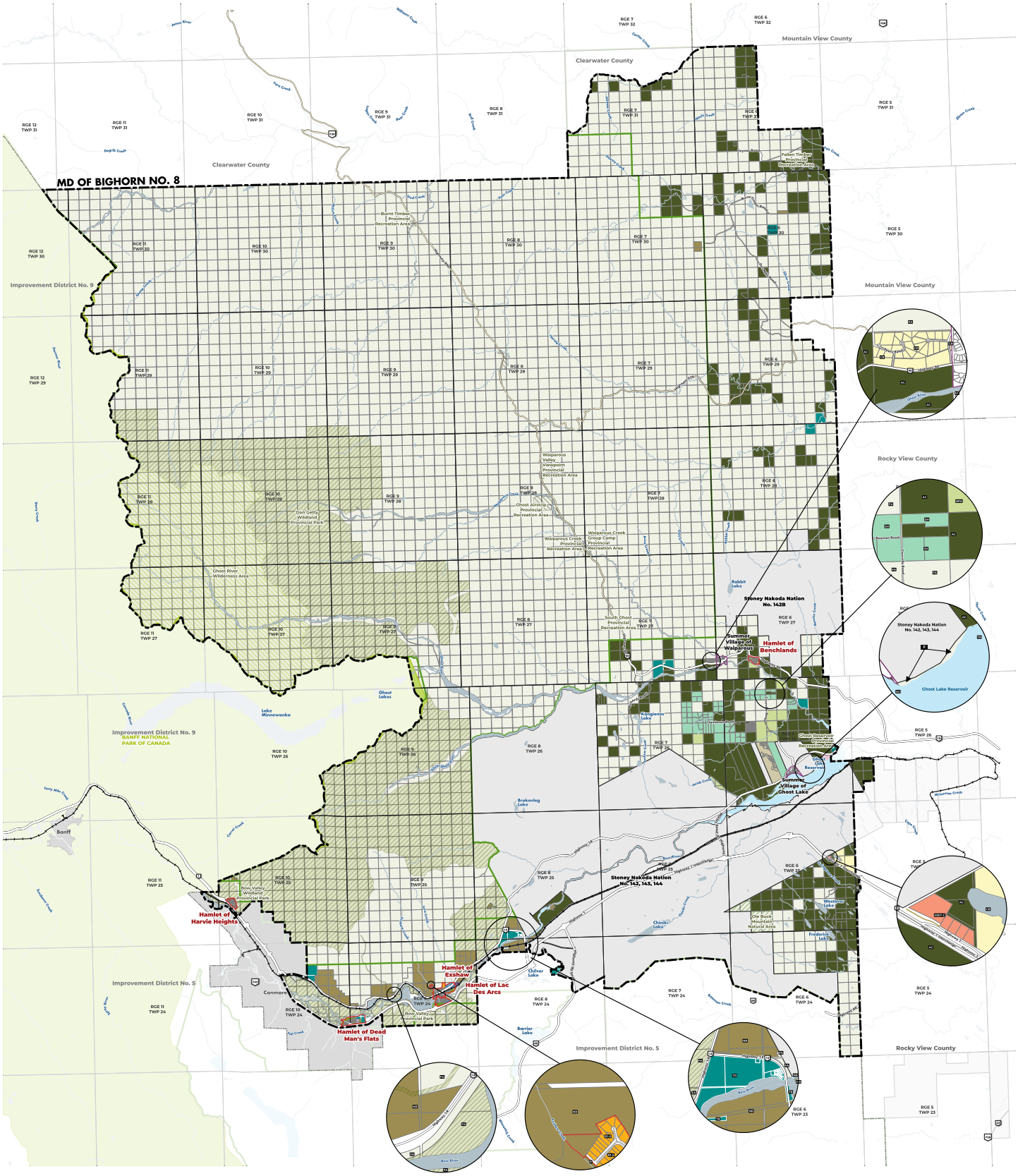
TERM / WORD	DEFINITION	TYPE
VEHICLE - AUTO BODY SERVICES	Means a facility for the repair and painting of motor vehicle bodies but does not include the sale of petroleum products or the repair of mechanical and electrical parts. This does not include "Vehicle - Auto Rentals, Repair Services and Sales" or "Vehicle - Car Wash".	***Use***
VEHICLE - AUTO RENTALS, REPAIR SERVICES AND SALES	Means a facility for the rental, sales, servicing and repair of motor vehicles and related equipment and includes the sale, installation and servicing of related parts and accessories. This does not include "Vehicle - Auto Body Services" or "Vehicle - Car Wash".	***Use***
VEHICLE - CAR WASH	Means a building or part of a building used for the washing of motor vehicles.	***Use***
VEHICLE - SERVICE STATION	Means a development for the sale of petroleum products and minor accessories for motor vehicles, and may include the servicing and minor repairing of motor vehicles. "Vehicle – Car Wash", Vehicle- Auto Body Services, "Vehicle – Auto Rentals, Repair Services and Sales", and "Vehicle - Truck Service Centre" are not included in this definition.	***Use***
VEHICLE - TRUCK SERVICE CENTRE	Means a building or site that provides for the service and maintenance of trucks and truck parking and includes the sale of fuel, automotive parts and minor accessories. The centre may also provide for the transfer and storage of loads, as well as services to the truck drivers and motoring public, including eating and temporary (overnight) lodging facilities.	***Use***
VETERINARY CLINIC	Means a facility for the medical treatment of animals and may include outdoor pens, runs or enclosures having regard for the amenities of the adjacent properties and the neighbourhood in general. This does not include "Commercial Equestrian Center" or "Boarding and Training Services".	***Use***
VISITOR ACCOMMODATIONS	See Accommodations, Visitor – Major	Cross Reference
VIOLATION TAG	Means a tag or similar document issued by the Municipality pursuant to the ***Act***.	General
VIOLATION TICKET	Means a ticket issued pursuant to Part II of the *Provincial Offences Procedures Act* and regulations enacted thereunder.	General
WAREHOUSING	Means the use of a building for the storage and distribution of materials, products, goods or merchandise but does not include the retail sale of merchandise. This does not include "Storage, Indoor" or "Storage, Mini".	***Use***
WASTE	Means any solid or liquid material or product or combination of solid or liquid material or product. This includes, but is not limited to, rubbish, refuse, garbage, paper, packaging, containers, bottles, cans, manure, human or animal excrement, sewage or the whole or a part of an animal carcass, or the whole or part of any article, raw or processed material, vehicle or other machinery that is disposed of.	General
RECYCLING FACILITY	Means a development for the purchasing, collecting or receiving of goods that are intended to be re-used or recycled. Typical uses include bottle, can and paper recycling depots. Waste Transfer Sites are a separate use.	***Use***

TERM / WORD	DEFINITION	TYPE
WASTE & RECYCLING MANAGEMENT PLAN	Means a comprehensive plan for the management of waste and recycling materials.	General
WASTE TRANSFER SITE	Means a depot that receives and temporarily stores waste in a designated area for minor segregation and/or minor resource recovery prior to their transport to a provincially-approved depot for further sorting, resource recovery or disposal.	***Use***
WATERCOURSE or WATER BODY	Means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood. This includes, but is not limited to: the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh, wetland or other natural body of water; or a canal, ditch, reservoir or other man-made surface feature.	General
WEED CONTROL PLAN	Means a formal strategy developed to prevent, control, and manage the spread of noxious and prohibited noxious weeds as defined under *Alberta's Weed Control Act*. It is often required as part of land development, agricultural operations, or reclamation projects to ensure compliance with provincial legislation and to protect native ecosystems, agricultural productivity, and land usability.	General
WILDFIRE RISK ASSESSMENT	Means a formal report resulting from an assessment of a particular area's potential for wildfire ignition and spread, as well as the potential impact and risk to life and property. This report includes an analysis of local conditions and provides recommendations for mitigating wildfire risk through various treatments to vegetation and design of the buildings and development.	General
WIND ENERGY CONVERSION SYSTEM (WECS), COMMERCIAL	A system consisting of a wind turbine(s) and related facilities in accordance with the Alberta Utilities Commission regulations, and which is intended to primarily provide electrical power for commercial resale. The boundary of a WECS – Commercial shall be defined by the legal boundaries of all titled parcels where the development has infrastructure proposed or located within.	***Use***
WIND ENERGY CONVERSION SYSTEM (WECS), MICROGENERATION	A single power plant consisting of a wind turbine and related facilities rated in accordance with the Alberta Utilities Commission regulations, and which is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale. The boundary of a WECS – Microgeneration shall be the legal boundaries of the titled parcel where the wind turbine is located.	***Use***
YARD	Means a portion of a site upon or over which no structure or building shall be erected, except those specific permitted projections as specified elsewhere in this Bylaw. A yard is not a setback.	General
YARD, FRONT (Front Yard)	Means that portion of the site extending across the full width of the site from the front parcel line of the site to the nearest exterior wall of the Principal Building. It shall be measured at right angles to the front property boundary.	General

TERM / WORD	DEFINITION	TYPE
YARD, REAR (Rear Yard)	Means that portion of the site extending across the full width of the site from the rear parcel line of the site to the nearest exterior wall of the Principal Building. It shall be measured at right angles to the rear property boundary.	General
YARD, SIDE (Side Yard)	Means that portion of the site situated between the front yard and the rear yard, which extends from the side property boundary of the site to the nearest exterior wall of the Principal Building. It shall be measured at right angles to the side property boundary	General

PART G: MAPS





LAND USE DISTRICTS

Legend

- MD of Bighorn No. 8

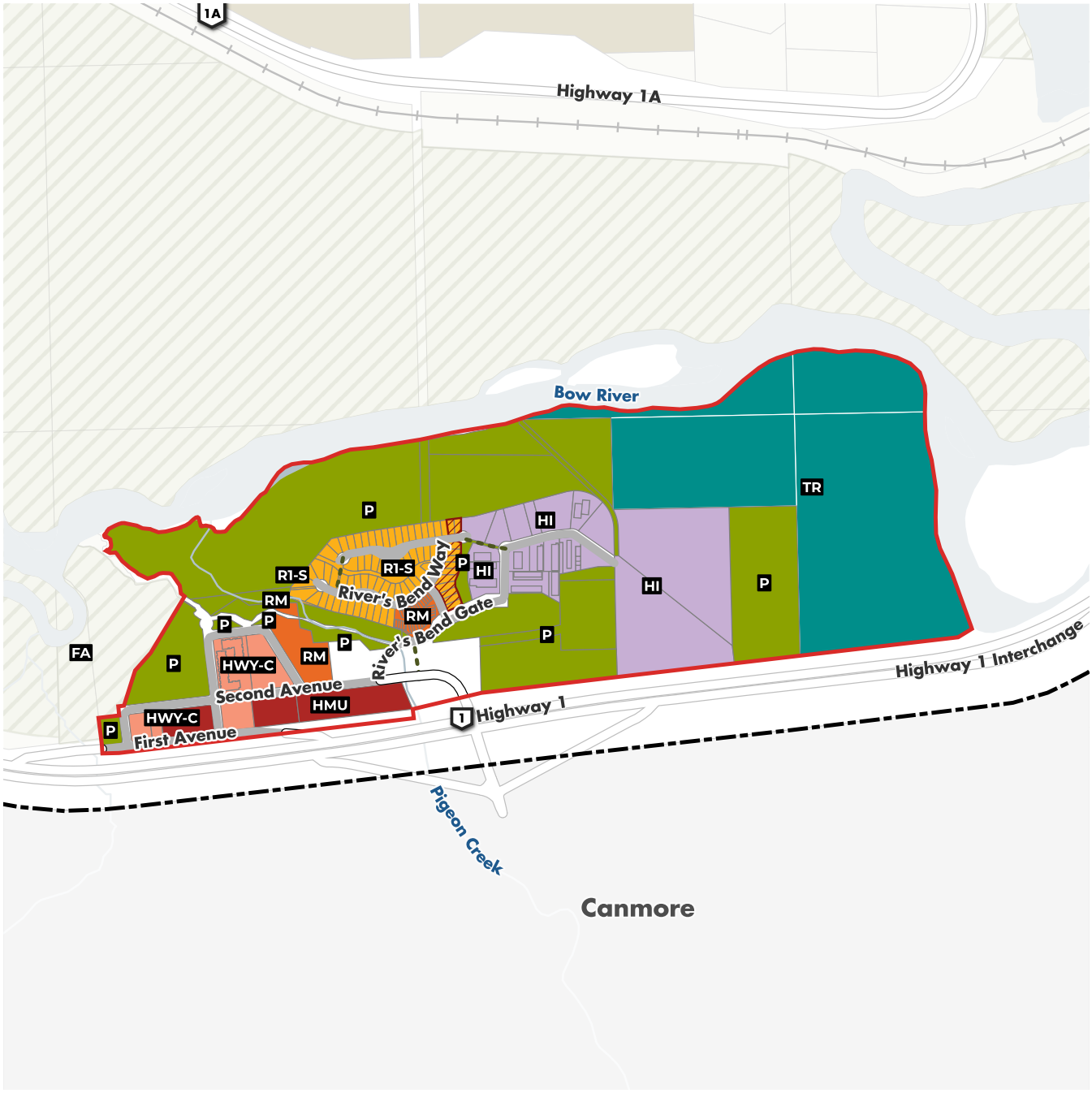
Land Use

- AC - Agriculture Conservation District
- SH - Small Holdings District
- CR - Country Residential District
- CR-G - Country Residential - Ghost Reservoir District
- R1 - Hamlet Residential - Unserviced District
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HMU - Hamlet Mixed Use District
- HWY-C - Highway Commercial District
- TR - Tourism & Recreation District
- HT - Hamlet Transition District
- TSD - Transfer of Subdivision Density District
- FA - Forestry Area District
- HI - Hamlet Industrial District
- RI - Rural Industrial District
- NR - Natural Resource Extraction District
- P - Public District
- NPA - Natural & Protected Areas District
- DC-1 - Direct Control 1
- Hamlet
- Summer Village
- Railway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Town
- Rocky Mountains Forest Reserve
- National Park
- Natural Area
- Provincial Park
- Provincial Recreation Area
- Wilderness Area

1:90,000

0 2 4 6 8 10 km

PROJECTION: NAD83 / UTM zone 11N



LAND USE DISTRICTS
HAMLET OF DEAD MAN'S FLATS

MD of Bighorn No. 8
Hamlet of Dead Man's Flats Boundary

Land Use

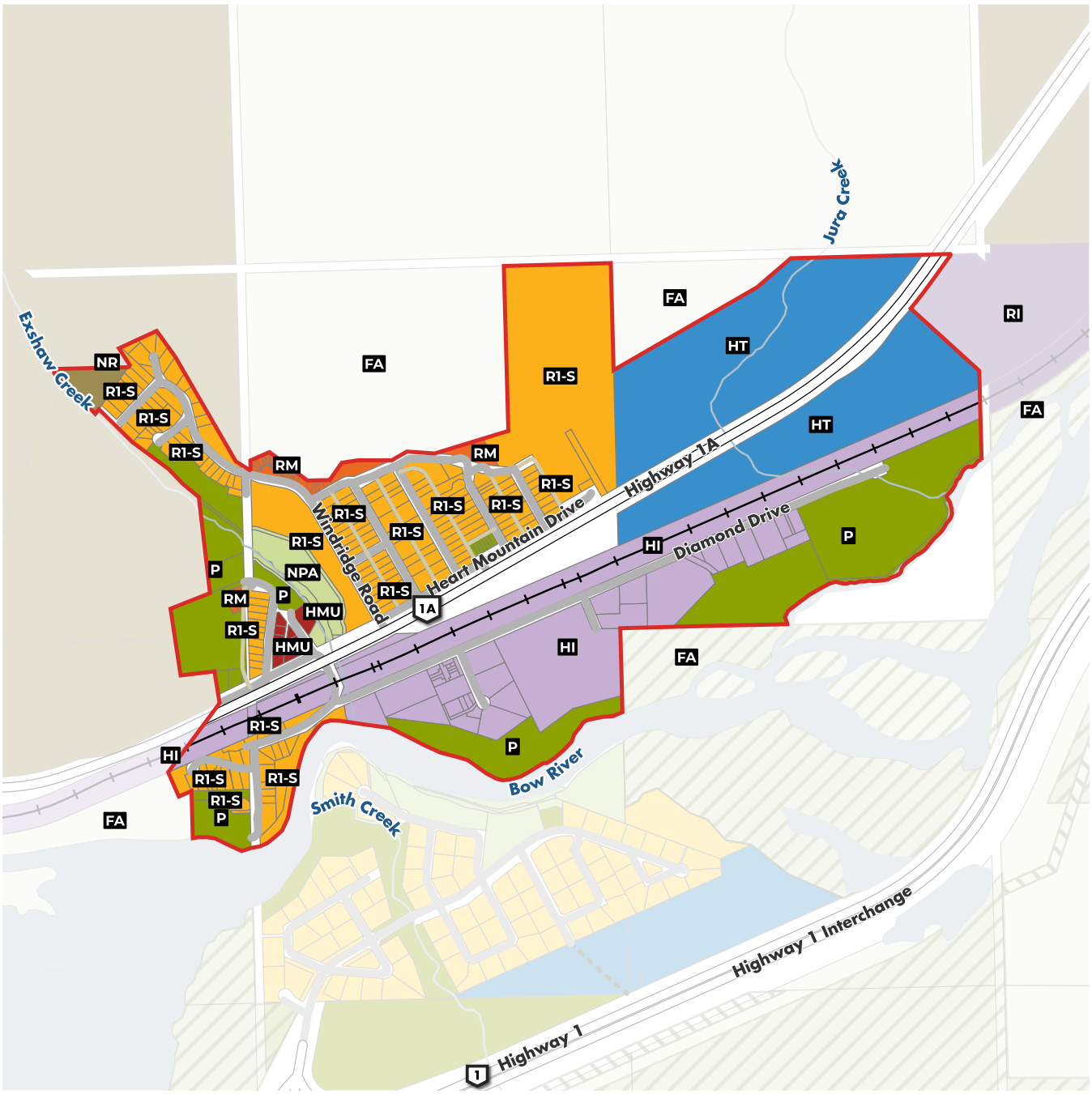
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HMU - Hamlet Mixed Use District
- HWY-C - Highway Commercial District
- TR - Tourism & Recreation District
- FA - Forestry Area District
- HI - Hamlet Industrial District
- NR - Natural Resource Extraction District
- P - Public District
- Overlay Areas
- Railway
- Primary Road
- Emergency Access Lane
- Major Waterbodies
- Major Rivers & Creeks
- Town
- Provincial Park

NORTH

1:12,500

0 100 200 300 400 500 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

HAMLET OF EXSHAW

Hamlet of Exshaw Boundary

Land Use

- R1 - Hamlet Residential - Unserviced District
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HMU - Hamlet Mixed Use District
- HT - Hamlet Transition District
- FA - Forestry Area District
- HI - Hamlet Industrial District
- RI - Rural Industrial District
- NR - Natural Resource Extraction District
- P - Public District
- NPA - Natural & Protected Areas District
- Railway
- Primary Road
- Lane
- Emergency Access Lane
- Major Waterbodies
- Major Rivers & Creeks
- Provincial Park
- Provincial Recreation Area

NORTH

1:12,500

0 100 200 300 400 500 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

HAMLET OF LAC DES ARCS

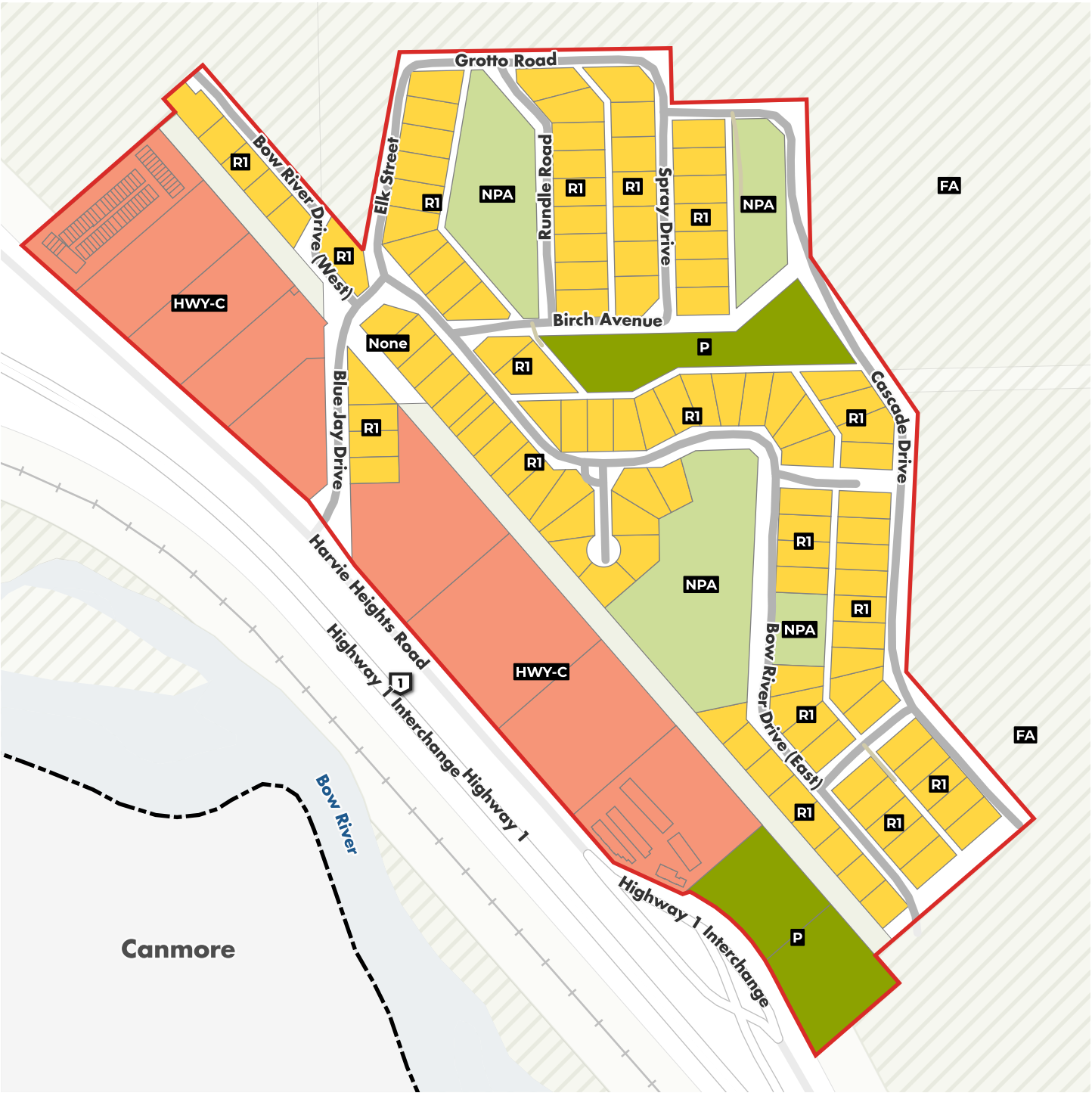
- Hamlet of Lac des Arcs Boundary
- Railway
- Primary Road
- Lane
- Emergency Access Lane
- Major Waterbodies
- Major Rivers & Creeks
- Provincial Park
- Provincial Recreation Area

NORTH

1:7,500

0 50 100 150 200 250 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

HAMLET OF HARVIE HEIGHTS

MD of Bighorn No. 8
Hamlet of Harvie Heights Boundary

Land Use

- R1 - Hamlet Residential - Unserviced District
- HWY-C - Highway Commercial District
- FA - Forestry Area District
- P - Public District
- NPA - Natural & Protected Areas District

- Railway
- Primary Road
- Lane
- Major Waterbodies
- Major Rivers & Creeks
- Town
- Provincial Park

NORTH

1:5,000

0 50 100 150 200 250 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS
HAMLET OF BENCHLANDS

MD of Bighorn No. 8
Hamlet of Benchlands Boundary
Primary Road
Major Waterbodies
Major Rivers & Creeks

Land Use

AC - Agriculture Conservation District
R1 - Hamlet Residential - Unserviced District
FA - Forestry Area District
NPA - Natural & Protected Areas District

NORTH

1:5,000

0 50 100 150 200 250 m

Projection: NAD83 / UTM zone 11N

A B C D E F G

TOC



LAND USE DISTRICTS

R1-S OVERLAY - DEAD MAN'S FLATS

Overlay Areas

Land Use

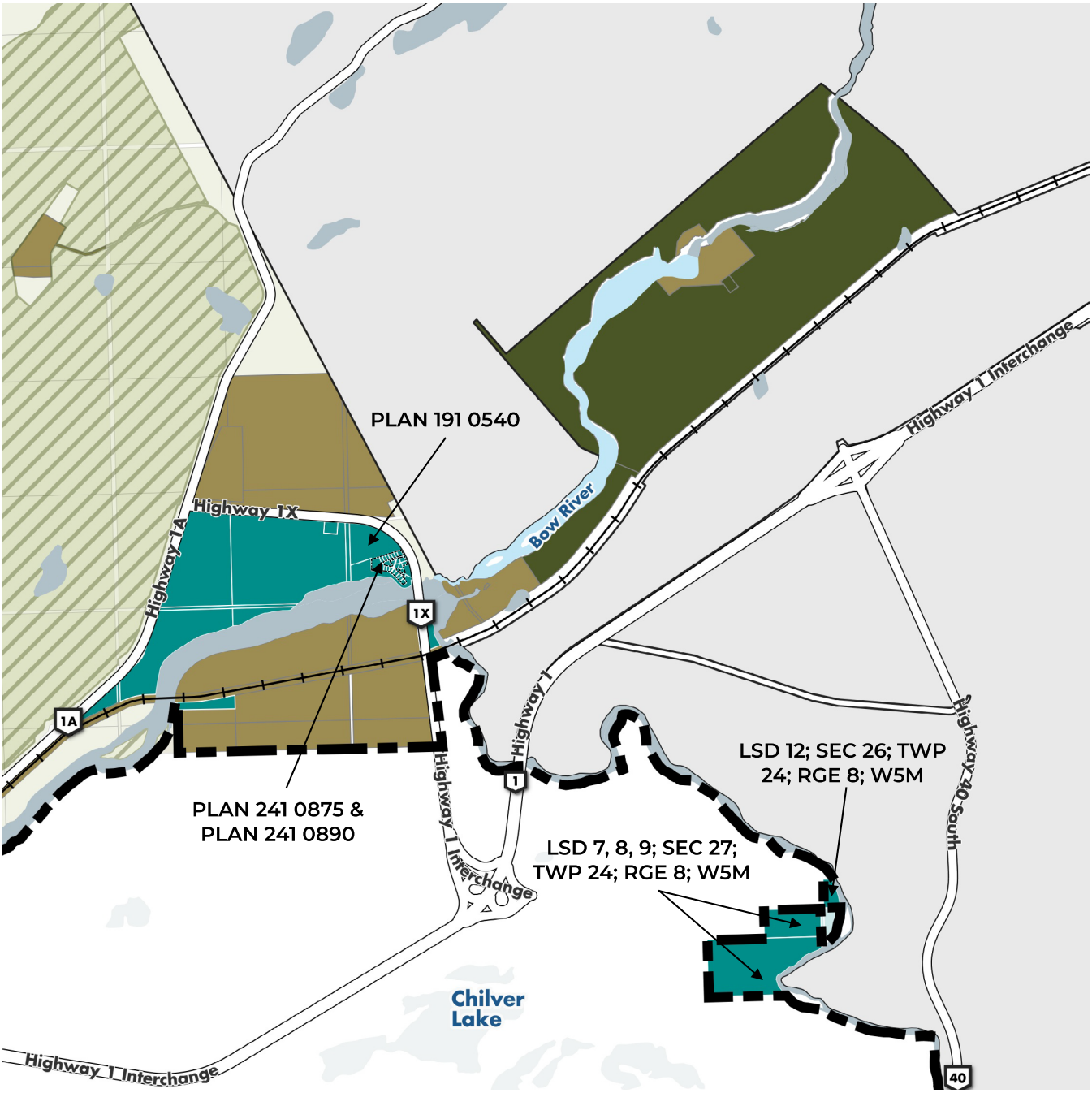
- R1-S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential
- HI - Hamlet Industrial District
- P - Public District

NORTH

1:1,500

0 10 20 30 40 50 m

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

KANANASKIS RANCH & AREA

MD of Bighorn No. 8

Land Use

- AC - Agriculture Conservation District
- TR - Tourism & Recreation District
- FA - Forestry Area District
- NR - Natural Resource Extraction District

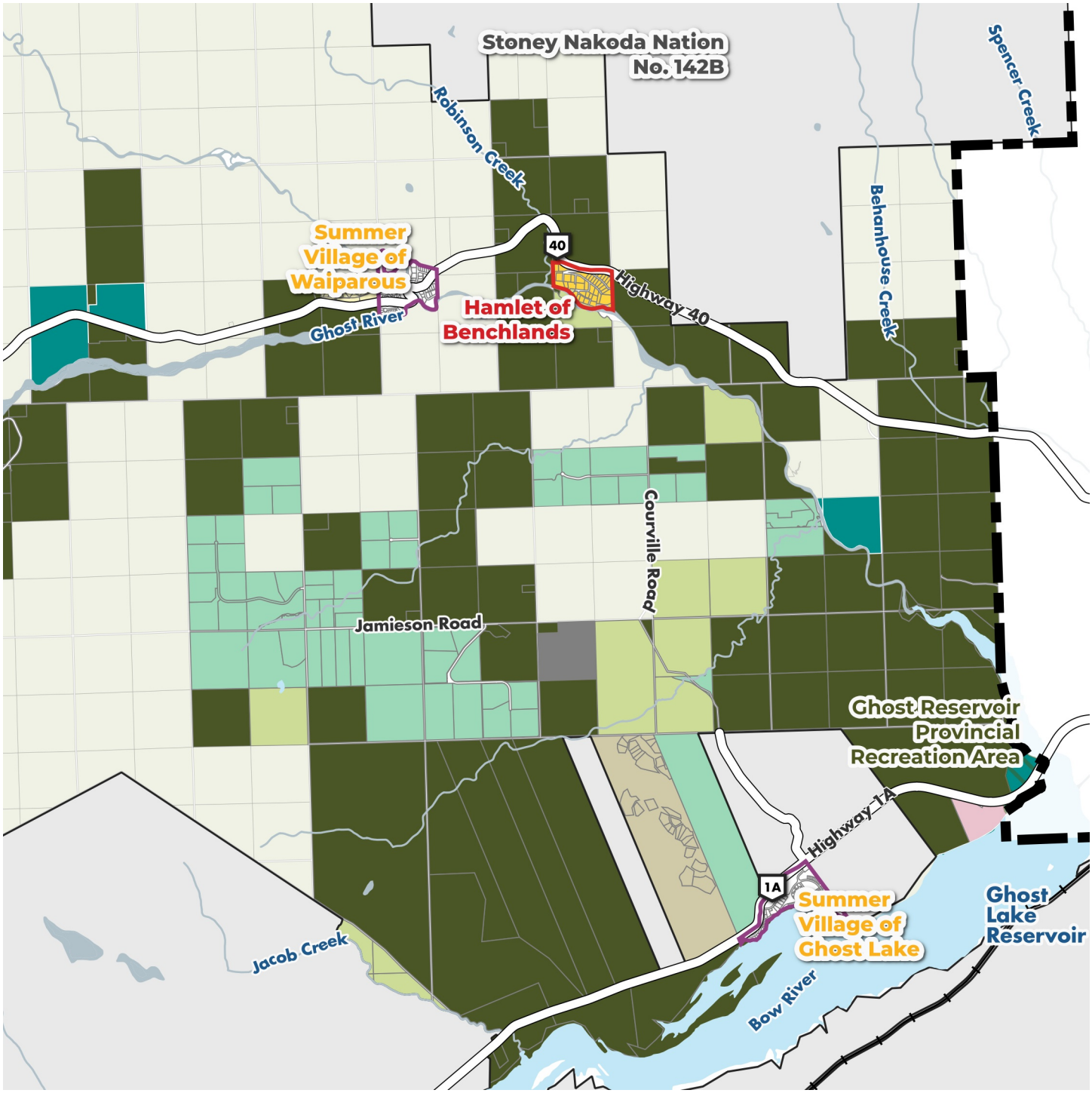
- Paved Highway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Provincial Park

NORTH

1:40,000

0 0.25 0.5 0.75 1 1.25 km

Projection: NAD83 / UTM zone 11N



LAND USE DISTRICTS

BENCHLANDS & GHOST LAKE AREA

MD of Bighorn No. 8

Land Use

- AC - Agriculture Conservation District
- SH - Small Holdings District
- CR - Country Residential District
- CR-G - Country Residential - Ghost Reservoir District
- R1 - Hamlet Residential - Unserviced District
- TR - Tourism & Recreation District
- TSD - Transfer of Subdivision Density District
- FA - Forestry Area District
- NPA - Natural & Protected Areas District
- DC-1 - Direct Control 1

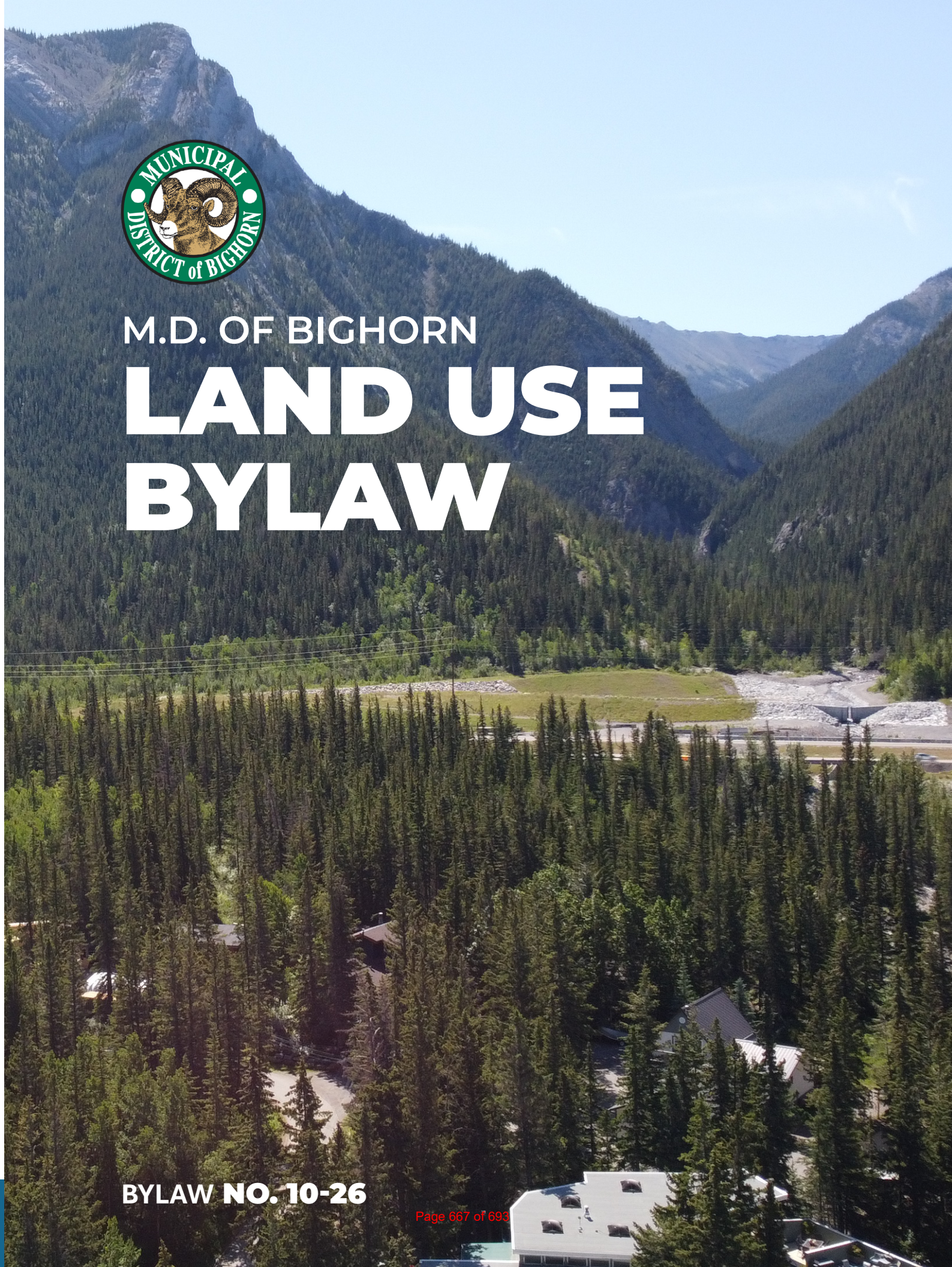
- Hamlet
- Summer Village
- Paved Highway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Provincial Recreation Area

NORTH

1:80,000

0 0.5 1 1.5 2 2.5 km

Projection: NAD83 / UTM zone 11N



M.D. OF BIGHORN

LAND USE BYLAW

BYLAW **NO. 10-26**

Edit #	LUB Section	Land Use Bylaw 10-26 Amendments – Red-Lined
1	B.2.2.1.d)	Dwelling Unit, Accessory Attached – Benchlands D-A (30% cap)
2	B.2.2.1.d)	Dwelling Unit, Accessory Attached – Lac des Arcs D-A (30% cap)
3	B.2.2.1.e)	Dwelling Unit, Accessory Detached – Benchlands D-A (30% cap)
4	B.2.2.1.e)	Dwelling Unit, Accessory Detached – Lac des Arcs D-A (30% cap)
5	B.2.2.1.f)	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business – Major – Lac des Arcs ~~D-MPC~~ X
6	B.2.2.1.l)	~~Home-Based Business – Major – Lac des Arcs D-MPC (10% cap)~~
7	B.2.2.1.m)	Home-Based Business - Major on a parcel with an approved Dwelling Unit, Accessory – Lac des Arcs ~~D-MPC~~ X
8	**Delete** B.2.2.1.o) **Renumber following uses**	~~Short-Term Rental – Minor~~
9	B.2.5.1	~~In addition to the regulations in Section "D.6.4 Home-Based Businesses" a maximum of 10% of developed Single-Detached Dwellings within the R1 district for the Hamlet of Lac Des Arcs may be approved for a Home-Based Business - Major.~~
10	B.2.8	~~Short-Term Rentals~~ Accessory Dwelling Units
11	B.2.8.1	~~In addition to the regulations in Section D.6.5 Bed & Breakfasts and Short-Term Rentals a maximum of 10% of developed Single-Detached Dwellings within the R1 district for the Hamlet of Lac des Arcs may be approved for a Short-Term Rental – Minor.~~ In addition to the regulations in Section D.6.1 Accessory Dwelling Units – General and Section D.6.2. Accessory Dwelling Units – Detached, a maximum of 30% of developed Single Detached Dwellings within the R-1 district for the Hamlet of Lac des Arcs and the Hamlet of Benchlands may be approved for an Accessory Dwelling Unit. For clarity, this is a 30% cumulative cap for both Accessory Dwelling Unit – Attached and Accessory Dwelling Unit – Detached.
12	B.3.6.4	Notwithstanding Section B.3.6.3, a Development Permit for a Bed & Breakfast with an existing approved Development Permit at the time of adoption of this Bylaw many be renewed for a period of up to three (3) years at the sole discretion of

		the Development Authority, having consideration for the following factors: a) Any complaint or enforcement history related to the Bed & Breakfast use; and b) Comments received from adjacent landowners.
13	**Delete B.3.8**	~~B.3.8 FRONT GARAGE DESIGN REQUIREMENTS~~ ~~B.3.8.1 The following additional requirements apply to all Dwelling Units in this District:~~ ~~a) An attached garage facing the road should not dominate the dwelling façade and shall not~~ ~~protrude greater than 3 m (9.84 ft) from the main façade of the dwelling~~
14	**B.4.4.1.a) (Table 6)**	a) Apartment Density Limits – Maximum Density: 60 ~~99~~ units per hectare (24.3 ~~40.1~~ units per acre), or in accordance with the approved Area Structure Plan.
15	**Delete B.5.2.1.i)**	~~**Drinking Establishment** – Exshaw; Dead Man's Flats: D-MPC~~
16	**B.5.2.1.l) now k)**	**Eating Establishment, Minor** – Dead Man's Flats: D–A
17	**B.5.5.1**	In Dead Man's Flats each parcel should have two (2) vehicle access points, where possible: one (1) from Second Avenue and one (1) from First Avenue in addition to any other requirements for access in this bylaw (see *Section "C.3 Vehicle Access, Parking and Storage"*).
18	**B.5.8. and B.5.8.1**	~~B.5.8 RETAIL, LIQUOR STORE~~ ~~B.5.8.1 Liquor Stores shall not be a standalone building,but may be allowed within a space or unit within a larger commercial development.~~
19	**B.9.4.1**	*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.
20	**B.10.4.1.g)**	**Maximum Building Height:** No Maximum for all Uses, except for the following Uses: Retreat, Day Use & Overnight; Retreat, Day-Use – Maximum Two (2) Storeys
21	**Add NEW B.11.4.1.e)** **Renumber following points**	**Parcel Orientation:** At the discretion of the Development Authority after consideration of site constraints including but not limited to access, topography, the presence of waterbodies or watercourses, and registered instruments on the Certificate of Title.
22	**B.12.2.1.q)**	**Livestock** – Ghost River: P, Scott Lake: P, Ghost Reservoir: P, All Other Parcels: P ~~– equal to or less than 2.0 Animal Units for 3 acres – Ghost River: D–A~~

23	**Delete B.12.2.1.r)** **Renumber following uses**	~~**Livestock** – for greater than 2.0 Animal Units for 3 acres – Ghost River: D–MPC, Scott Lake: X, Ghost Reservoir: X, All Other Parcels: X~~
24	**B.13.2.1.b)**	**Accessory Use to an approved Use** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only
25	**B.13.2.1.c)**	**Accommodation, Staff** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0890; Block 2; Lot 2 only
26	**B.13.2.1.m)**	**Community and Entertainment Facilities:** **All Parcels Unless Identified:** D-MPC **Plan 241 0890 and Plan 241 0875:** ~~D-MPC on Plan 241 0890; Block 2; Lot 2 only~~ X **Plan 191 0540:** ~~D-MPC~~ X **LSD 12; SEC 26; TWP 24; RGE 8; W5M:** X **LSD 7,8,9; SEC 27; TWP 24; RGE 8; W5M:** D-MPC
27	**Replace B.13.2.1.n)**	~~**Drinking Establishment** – All Parcels Unless Identified: D-MPC, D-MPC on Plan 241 0890; Block 2; Lot 2 only: D-MPC, Plan 191 0540: D-MPC, LSD 12; SEC 26; TWP 24; RGE 8; W5M: X, LSD 7, 8, 9; SEC 27; TWP 24; RGE 8; W5M: D-MPC~~ **Community Buildings and Facilities:** **All Parcels Unless Identified:** D-MPC **Plan 241 0890 and Plan 241 0875:** D-A on Plan 241 0890; Block 2; Lot 2 only **Plan 191 0540:** D-A **LSD 12; SEC 26; TWP 24; RGE 8; W5M:** X **LSD 7,8,9; SEC 27; TWP 24; RGE 8; W5M:** X
28	**B.13.2.1.p)**	**Dwelling Unit, Accessory Attached** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only
29	**B.13.2.1.q)**	**Dwelling, Factory Built** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only
30	**B.13.2.1.r)**	**Dwelling, Moved-On** – Plan 241 0890 & Plan 241 0875 – D–MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only
31	**B.13.2.1.s)**	**Dwelling, Single Detached** – Plan 241 0890 & Plan 241 0875 – P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only
32	**B.13.2.1.x)**	**Home-Based Business – Minor** – Plan 241 0890 & Plan 241 0875 – P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only

33	**B.13.2.1.y)**	**Home-Based Business – Major** – Plan 241 0890 & Plan 241 0875 – D–MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only
34	**B.13.2.1.oo)**	**Shipping Container** – Plan 241 0890 & Plan 241 0875 – ~~D~~ A **"X"**
35	**B.13.2.1.pp)**	**Short-Term Rental – Major** – Plan 241 0890 & Plan 241 0875 – P on Plan 241 0875 only
36	**B.13.2.1.qq)**	**Short-Term Rental – Minor** – Plan 241 0890 & Plan 241 0875 – P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only
37	**B.13.2.1.tt)**	**Utility, Public** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 only
38	**B.13.2.1.uu)**	**Utility, Private** – Plan 241 0890 & Plan 241 0875 – D–A on Plan 241 0875 only
39	**B.13.4.1.(Table 19)**	*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.
40	**Add NEW B.13.4.2.b).i)** **Renumber remaining points**	For Plan 241 0875: i) The minimum yard requirements shall be in accordance with Figure 10 ii) Notwithstanding the minimum yard requirements within Figure 10, the minimum rear yard may be relaxed to a minimum recommended by a Qualified professional that supports the request for a Variance to the minimum required yard along the Bow River.
41	**Add NEW B.13.4.2.c).i)** **Renumber remaining points**	For Plan 241 0890: i) The minimum yard requirements shall be in accordance with Figure 10. ii) Notwithstanding the minimum yard requirements within Figure 10, the minimum side and rear yards may be relaxed to a minimum recommended by a Qualified professional that supports the request for a Variance to the minimum required yard along the Bow River.
42	**Add NEW (Figure 10)**	**See New Figure 10 – Attached as Schedule "A" – Plan 241 0890 & Plan 241 0875 Legal Land Locations Map**
43	**Revise B.13.4.2.f).ii)** **Renumber remaining points**	To a minimum of 5m (16.4ft.) for front, rear, and side yards with an approved Variance where there is an obvious advantage obtained from such relaxation in terms of recognizing existing development or site constraints at the discretion of the Development Authority; and
44	**Revise B.13.4. 2.f).iii)** **Renumber remaining points**	To the minimum ~~6.0m setback from the bed and shore of the Kananaskis River, and an additional 30m setback of a Rear Yard from the river with potential variance from a~~

		recommended by a Qualified Professional that supports the request for a Variance to the minimum required side yard along the Kananaskis River.
45	**Add NEW B.13.4.4**	A Wildlife Impact Assessment shall be submitted for any application for a Discretionary Use on LSD 12; Sec 26; TWP 24; Rge 8; W5M, unless an exemption has been granted by the Development Authority.
46	**Add NEW (Figure 11)** **Renumber remaining Figures**	**See New Figure 11 – Attached as Schedule "B" – Tourism Recreation (TR) District Legal Land Locations Map**
47	**B.14.9.1.d).(i)**	~~A minimum of a 1.8 m (5.9 ft) wide landscaped separation or island shall be used to break up groups of 12 surface parking stalls or more.~~
48	**B.16.4.1**	*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority.
49	**B.19.5.1**	Council delegates decision-making authority to the Development Authority ~~and Municipal Planning Commission~~ for decisions in this district in accordance with this Bylaw. a) Permitted Uses (P), Discretionary Uses – Admin (D-A), and Discretionary Uses – MPC (D-MPC) shall be decided in accordance with this Bylaw in *Part E*.
50	**C.1.2.4**	Notwithstanding Section C.1.2.3, a Commercial Vehicle which is used regularly for full/part time employment~~,~~ or is approved as part of a Major Home-Based Business is permitted. ~~where it does not exceed a gross vehicle weight (GVW) rating of 4,500 kilograms.~~
51	**C.3.2.6.b)**	b) Additional driveway approaches shall: i) require a Development Permit and be a Discretionary Use – Administration; and ~~at the discretion of the Development Authority. A second approach shall:~~ i) Not be located within a Sight Line Triangle as per Section C.2.3;
52	**C.3.7.8.b)**	~~Contractor Services,~~ Manufacturing and Distribution, General Industrial Building – ~~1 stall / 50m^2 (528.2ft^2)~~ 1.5 stalls per employee on shift at one time plus 3 stalls for visitor parking
53	**C.3.7.8.c)**	~~General Industrial Building – 1 stall / 50m^2 (528.2ft^2)~~ Individual Industrial Bays – 2 stalls per bay with 3 stalls for visitor parking stalls for per complex
54	**Replace (Figure 22)**	**See New Figure 24 – Attached as Schedule "C" – Logging on Private Land Requiring a Development Permit**

	Now identified as Figure 24 due to additions of NEW Figure 10 and Figure 11	
55	**C.4.8.1**	In accordance with recommendations within the FireSmart Canada – FireSmart Residential Guide (June 2025), the Development Authority may, as a condition of a development permit approval, require the applicant to provide means of reducing the risks of wildfire to developments through: a) The location of buildings and structures and applying setback separations, based on best practices and local site context; b) Requiring fire resistant building materials and standards for new construction or when replacing or retrofitting an existing dwelling unit, building or structure; and c) Requiring the implementation of landscaping and vegetation management, and other minimum standards for risk mitigation of wildfire to a development, in accordance with the landscaping measure specified within this Bylaw.
56	**C.4.8.2**	To reduce the threat ~~from~~ of wildfire, the following measures may be required by the Development authority: a) The submission of a Wildfire Risk Assessment from a Qualified Professional for development applications in higher wildfire risk areas as determined by the Development Authority; and b) A requirement for the proposed development or subdivision to comply with the recommendations from the Wildfire Risk Assessment as a condition of approval.
57	**C.4.8.4**	Where a Municipal water system is not available, a water supply and fire department connection ~~shall be provided~~ may be required~~,~~ to the satisfaction of the Development Authority in consultation with the MD's Fire Safety Codes Officer, that: a) Is readily accessible by fire fighting vehicles; b) Is available year-round; and c) Will not be affected by seasonal, climatic, or environmental changes.
58	**C.6.4.2.b)**	b) That, in the case of an addition to an existing building~~,~~ that results in an increase in the number of bedrooms or an intensification of use (resulting in increased water consumption or wastewater generation), the Applicant shall provide~~s~~ either a permit referenced in (a) above or a statement signed and sealed from a Qualified Professional that the existing wastewater system operates properly and is capable of handling the ~~additional~~ increased wastewater load, ~~expected to be generated as a result of the addition,~~ prior to the commencement of any construction; and
59	**C.6.4.3**	In addition to C.6.4.2 above, the Development Authority may require that an A~~a~~pplicant provide evidence that an inspection

		by a Safety Codes Officer ~~Permit~~ has been ~~obtained~~ completed for any installed private wastewater system.
60	**D.2.1.1.**	An application for a Development Permit for a Commercial Equestrian Centre shall be referred to the M.D.'s Agricultural Fieldman who will consider and make recommendations to the Development Authority for conditions of approval, which may include: a) The maximum number of livestock permitted to be kept on the site in accordance with Provincial legislation and this Bylaw; and b) Any other condition that the Development Authority deems necessary.
61	**D.2.2.3**	Other species not included in Table 36 may be considered at the discretion of the Development Authority, who shall determine the applicable Animal Unit ratio based on the most comparable category within Table 36.
62	**D.2.2.7**	The keeping of Chickens shall: a) Not be for commercial purposes (for clarity, small scale "hobby farm-type" sales or local neigbourhood sales are not considered "commercial purposes"); b) Have a suitable and secure enclosure to the satisfaction of the Development Authority; and ~~c) Not include the keeping of roosters or other poultry;~~ d) Be located a minimum of 9.1 m (30.0 ft) from any property line, and shall in no case be located within the front yard.
63	**D.2.2.11 (Table 36)**	**See Amended Table 36 – Attached as Schedule "D"**
64	**Add NEW D.2.2.12 (Below Table 36)**	All offspring dependent on the parent and not yet weaned are not counted towards the Animal Unit.
65	**Add NEW D.2.2.13 (Below Table 36)**	Notwithstanding the species identified in Livestock Category C, the Development Authority may: a) Refuse an application for Sheep or Goats; or b) Require the Applicant to install no contact fencing in accordance with the Government of Alberta's fencing program for domestic Sheep and Goats.
66	**Add NEW D.2.2.14 (Below Table 36)**	Notwithstanding the Equivalent Animal Units within Table 36, the Development Authority may approve lower Animal Units on any given Parcel in accordance with the feeding, pasture and manure management plan submitted by the Applicant, and/or applicable Provincial legislation.
67	**D.3.4.1 (Table 37)**	**See Amended Table 37 – Attached as Schedule "E"**
68	**Add NEW D.3.4.3**	Overnight accommodations for Retreat – Day Use & Overnight Uses within the Agriculture Conservation District

		and the Small Holdings District cannot exceed 50% of the approved Retreat – Day Use density, unless otherwise approved in the sole discretion of the Development Authority.
69	**D.5.1.3**	A wildlife fence at least 2.4 m (7.8 ft) in height and designed to the satisfaction of the Development Authority in consideration of FireSmart Principles shall be erected around a Community Garden site which ~~prevents~~ deters wildlife including, but not limited to bear, elk, deer, and rabbits~~,~~ from accessing the garden site.
70	**D.6.4.7.e)**	A Home-Based Business – Major shall be determined as any Home-Based Business that meets one (1) or more of the following criteria: a) Operations are within an Accessory Building; b) The business has on-site sales or customer visits that total six (6) or more per day or more than two (2) customers at a time (e.g. group music lessons, yoga classes); c) The business requires parking of a maximum of one (1) Commercial Vehicle associated with the Home-Based Business; d) The business includes outdoor storage; e) The business requires on-site employees other than the residents of the Dwelling Unit to a maximum of two (2); and/or f) The business occupies greater than 20% of the Gross Floor Area of the Dwelling Unit, but does not exceed 30% of the Gross Floor Area of the Dwelling Unit.
71	**Revise D.6.5.1.e) and f)** **Add NEW D.6.5.1.g)**	e) Be operated by the permanent residents of the Principal Residence and employ no more than one (1) person in addition to the residents; ~~and~~ f) Not change the residential character or external appearance of the Principal Residence; and g) Not be permitted on the same property with an Accessory Dwelling Unit.
72	**D.6.5.3**	An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the Bed & Breakfast shall be located on the property. The sign shall: a) Be weatherproof, visible and reasonable readable from the adjacent roadway; b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2);~~-~~and c) Limited to a maximum of one (1) sign per Bed & Breakfast. ~~shall not be permitted on the same property with an Accessory Dwelling Unit~~.
73	**D.6.5.4**	A Short-Term Rental - Minor shall: a) Only be allowed ~~within a~~ on a parcel where a Single Detached Dwelling is already an

		approved use, and where the Single Detached Dwelling is occupied by the primary resident(s); b) Have no more than six (6) Guests ~~are permitted~~ at any one time per Short-Term Rental, where no more than two (2) bed units are permitted per bedroom and/or living room area; and c) Shall not be permitted in conjunction with a Home-Based Business – Major when located in a Hamlet.
74	**D.6.5.5**	An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the STR - Minor shall be located on the property. The sign shall: a) Be weatherproof, visible and reasonable readable from the adjacent roadway;~~ and~~ b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2)~~.~~;~~ and~~ c) Limited to a maximum of one (1) sign per Short-Term Rental – Minor.
75	**D.6.5.8**	**Revise to D.6.5.9** Where the maximum limit of Short-Term Rentals set forth in the District regulations has been approved in a Hamlet, no additional approvals shall be granted unless a Development Permit for a Short-Term Rental: a) Is cancelled by the M.D.; or b) Is cancelled by the landowner in writing.
76	**D.6.5.9**	**Revise to D.6.5.8** An MD approved wall sign, fascia sign, projecting sign, fence sign or freestanding sign identifying the STR - Minor shall be located on the property. The sign shall: a) Be weatherproof, visible and reasonable readable from the adjacent roadway;~~ and~~ b) Be no smaller than 0.2 m^2 (2.0 ft^2) and no larger than 0.6 m^2 (6.5 ft^2)~~.~~;~~ and~~ c) Limited to a maximum of one (1) sign per Short-Term Rental – Major.
77	**E.2.2.1.d.ii)**	A Development Permit is not required…. d) Construction, completion, alteration or maintenance of a roadway, lane, driveway, walkway, or utility, including a well or private wastewater or water supply system… ii) Private land except second driveway approaches in accordance with Section C.3.2.6.b); or
78	**E.2.4.6.e)**	e) Wildfire Risk ~~Reduction Plan~~ Assessment;
79	**E.6.3.1.a)**	a) A reasonable notice shall be 48 hours; and
80	**E.6.3.1.b)**	b) During reasonable hours shall be between the hours of 08:00 to 18:00 hours.

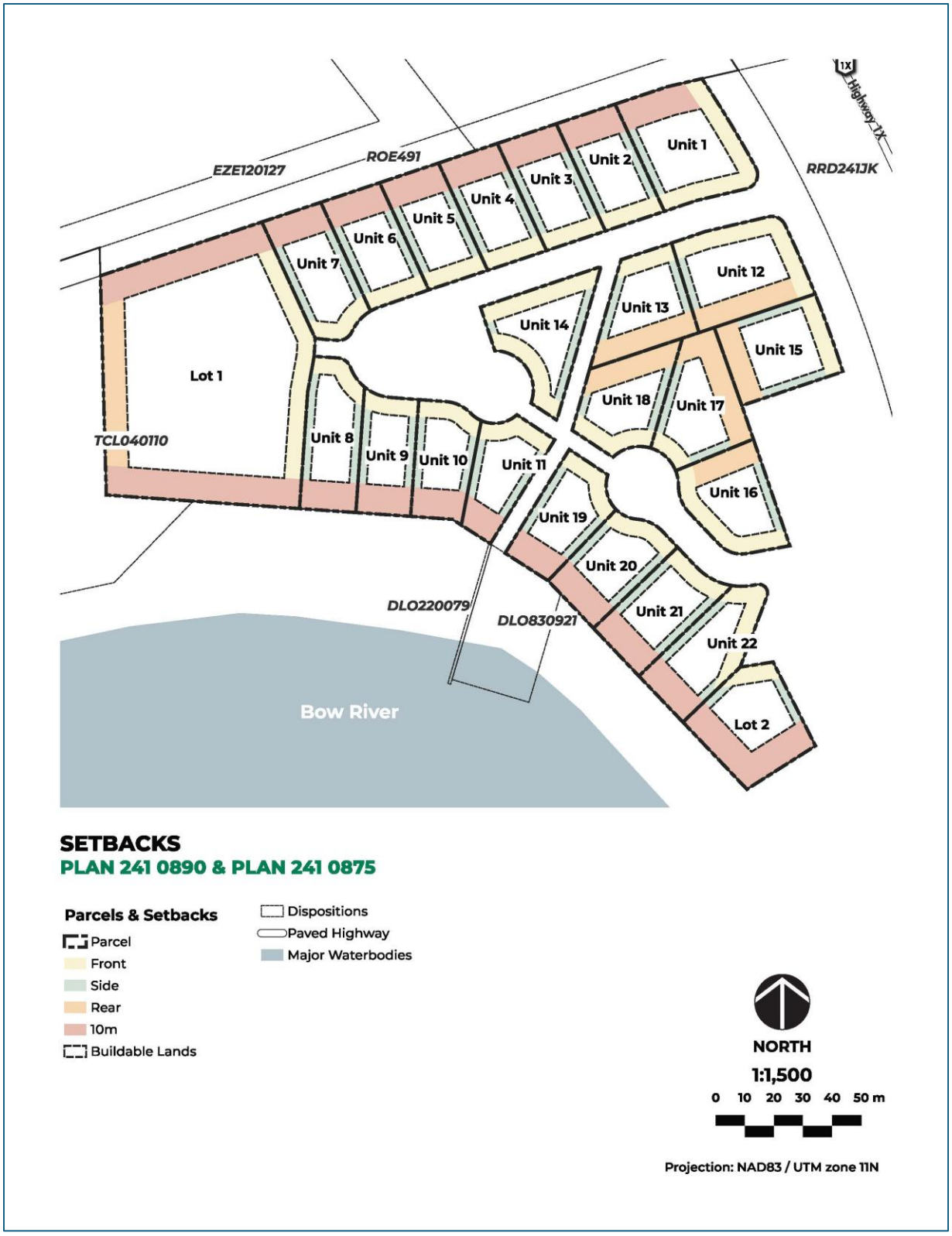
81	**Revise E.2.8.1 a) – f)** **Add NEW E.2.8.1.g)**	When a Development Permit application either for a Permitted Use requiring a variance or a Discretionary Use is deemed complete, the Development Authority shall issue a Notice of Complete Application that is sent by regular mail to: a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw, all landowners of parcels ~~of land~~ within 50 m (164 ft); b) In the case of an application for a ~~commercial use (including~~ Home-Based Business – Major ~~and Home-Based Business – Minor),~~ within the Hamlet of Benchlands or a ~~CR (~~Country Residential~~)~~ Land Use District, all landowners within the Hamlet or ~~and~~ the Country Residential subdivision; c) In the case of an application within the Hamlets of Lac des Arcs and Harvie Heights, all landowners of parcels ~~of land~~ within 100 m (328 ft); d) In the case of an application within ~~the~~ a Country Residential ~~(CR)~~ Land Use District, all landowners of parcels ~~of land~~ within 500 m (1,640 ft); e) In the case of an application for all other applicable ~~residential~~ uses within the Hamlet of Benchlands, all landowners of parcels ~~of land~~ within 300m (984ft); ~~and~~ f) In the case of all other applications not stated above, all landowners of parcels of land within 1.0km (0.6 miles); and g) Any other landowners that in the opinion of the development Authority may be affected.
82	**E.2.9.2.**	When an application for a Development Permit is approved for a Discretionary Use, or for a Permitted Use with a variance, the Development Authority shall: a) Issue the Development Permit by email to the Applicant: b) Publish the Development Permit on the M.D. website and at least one (1) newspaper within the Municipality stating at minimum: i) The legal description and civic address (if applicable) of the subject property; ii) A description of the development, including any variances being approved; and iii) State the procedure for making an appeal and that am appeal may be filed within 21 days after the date on which the notice of issuance of the permit is published on the M.D. website. ~~was given in accordance with the Land Use Bylaw.~~
83	**E.2.9.3.a) – h)**	Notwithstanding E.2.9.2 above, at the discretion of the Development Authority a notice of issuance of a Development Permit may be sent by regular mail to:

		a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw, all landowners of parcels ~~of land~~ within 50 m (164 ft); b) In the case of an application for a ~~commercial use (including~~ Home-Based Business – Major ~~and Home-Based Business – Minor),~~ within the Hamlet of Benchlands or a ~~CR (~~Country Residential~~)~~ Land Use District, all landowners within the Hamlet or ~~and~~ the Country Residential subdivision; c) In the case of an application within the Hamlets of Lac des Arcs and Harvie Heights, all landowners of parcels ~~of land~~ within 100 m (328 ft); d) In the case of an application within ~~the~~ a Country Residential ~~(CR)~~ Land Use District, all landowners of parcels ~~of land~~ within 500 m (1,640 ft); e) In the case of an application for all other applicable ~~residential~~ uses within the Hamlet of Benchlands, all landowners of parcels ~~of land~~ within 300m (984ft); ~~and~~ f) In the case of all other applications not stated above, all landowners of parcels ~~of land~~ within 1.0km (0.6 miles); g) Government departments or agencies; and h) Any other landowners that in the opinion of the development Authority may be affected.
84	**E.2.9.4**	When an application for a Development Permit is approved, the Development Permit shall not come into effect until the 21-day appeal period has expired, which is determined as follows: a) Pursuant to Section 686 of the ***Act*** ~~MGA~~, the appeal period for any affected party is 21 days from the date notice is published on the M.D. website ~~sent by regular mail~~; and b) For the Applicant, 21 days from the date notice is given by email in accordance with ~~as per~~ the ***Act***.
85	**Add NEW F.1**	**Abutting** Means immediately contiguous to or physically touching, and when used with respect to a Lot or Site, means that the Lot or Site physically touches upon another Lot, Site, or piece of land, and shares a property line or boundary line with it. Lots or Sites which touch at corners only shall be deemed abutting.
86	**Revise F.1**	**Community and Entertainment Facilities** Means a development for the purpose of entertainment, instruction, or community activity and includes such things as a community hall for events, ~~homeowners amenity building,~~ museum, art gallery, live performances, theater, concerts and dance festivals. Places of Religious Assembly are not included in this category.
87	**Revise F.1**	**Community Buildings and Facilities** Means buildings and facilities which are available for the use and enjoyment of residents and guests, including homeowner's amenity

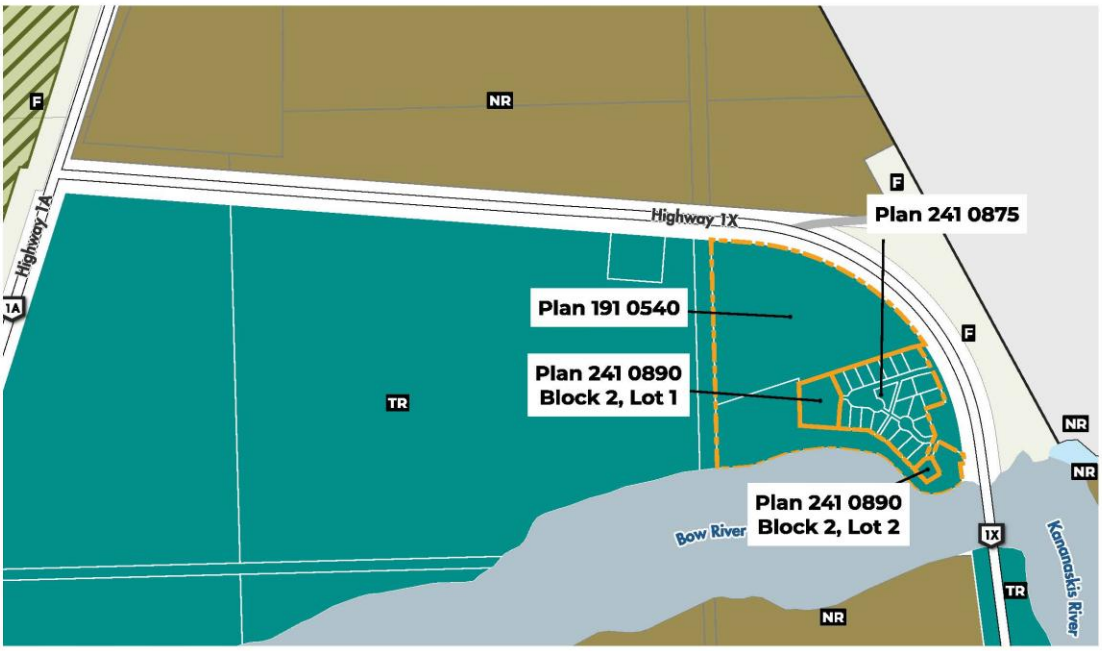
		building, clubs, for the purpose of assembly, culture, and recreational activity. “Places of Religious Assembly” are not included in this category.
88	**Add NEW F.1**	**Excavation** Means targeted removal of earth (soil, rock, muck) beyond topsoil for construction elements such as foundations, trenches, or basements.
89	**Delete F.1**	~~**Forestry** Means the use of land for the purpose of management, development, logging and cultivation of timber resources, including associated reforestation and reclamation activities. It does not include wood processing or off-site, standalone “Log Sorting and Transportation Staging Areas.~~
90	**Add NEW F.1**	**Grading** Means cutting, filling, and leveling land to achieve specific elevations and slopes.
91	**F.1**	**Restaurant** See Eating ~~and Drinking~~ Establishment – Major
92	**F.1**	**Retail Store** 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 items sufficient only to service such stores. This specifically does not include “Retail, Liquor” or “Retail, Cannabis”.
93	**Add NEW F.1**	**Retail, Cannabis Store** Means an establishment licensed in the Province of Alberta for the retail sale to the public of cannabis in addition to a limited range of associated convenience products, for consumption off the licensed premises.
94	**Delete F.1**	~~**Retail, Small Store** Means a “Retail Store” which does not exceed 250 m2 (2,691 ft2) in Gross Floor Area. This does not include “Retail, Liquor”.~~
95	**Add NEW F.1**	**Retaining Wall** Means a structure or series of structures constructed to withstand lateral pressure to hold back earth, soil, loose rock, or similar materials but does not include walls that form part of a building.
96	**F.1**	**Short-Term Rental – Major (STR) (STR – Major)** Means a Short-Term Rental that: ~~May~~ Includes an entire dwelling unit ~~or a portion of a dwelling unit~~; and May be operated by a person(s) who does not declare the residence as their primary residence. For clarity STR – Major does not include Bed & Breakfast.
97	**F.1**	**Short-Term Rental – Minor (STR) (STR – Minor)** Means a Short-Term Rental is: Incidental and subordinate to the primary use of the dwelling and takes place within an Accessory Dwelling Unit; A permanent residence for the operator(s) of the rental; and

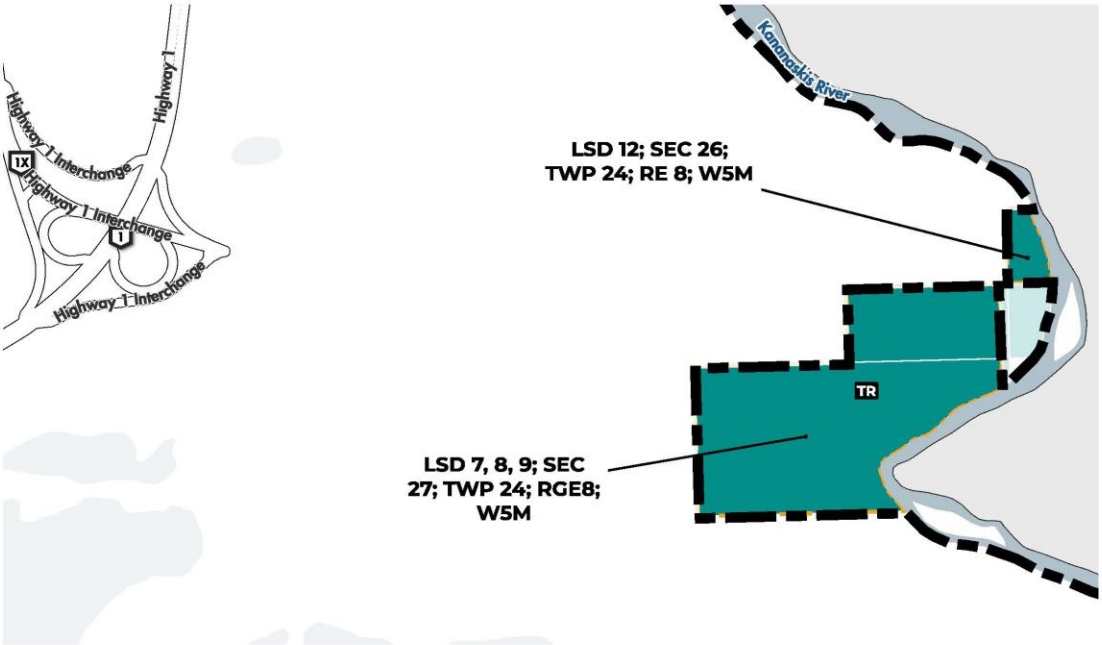
		The operator(s) declares the residence as their primary residence. For clarity STR – Minor does not include Bed & Breakfast.
98	**Add NEW F.1**	**Stockpiling** Means the exterior storage of soil or other similar materials from Excavation activities either on or off site.
99	**Add NEW F.1**	**Stripping** Means the removal of topsoil, vegetation, and organic material from a site.
100	**G.**	**See Attached Schedule "F" for all Land Use District Map Redistricting**

Schedule "A" – Figure 10: Plan 241 0890 & Plan 241 0875 Legal Land Locations Map



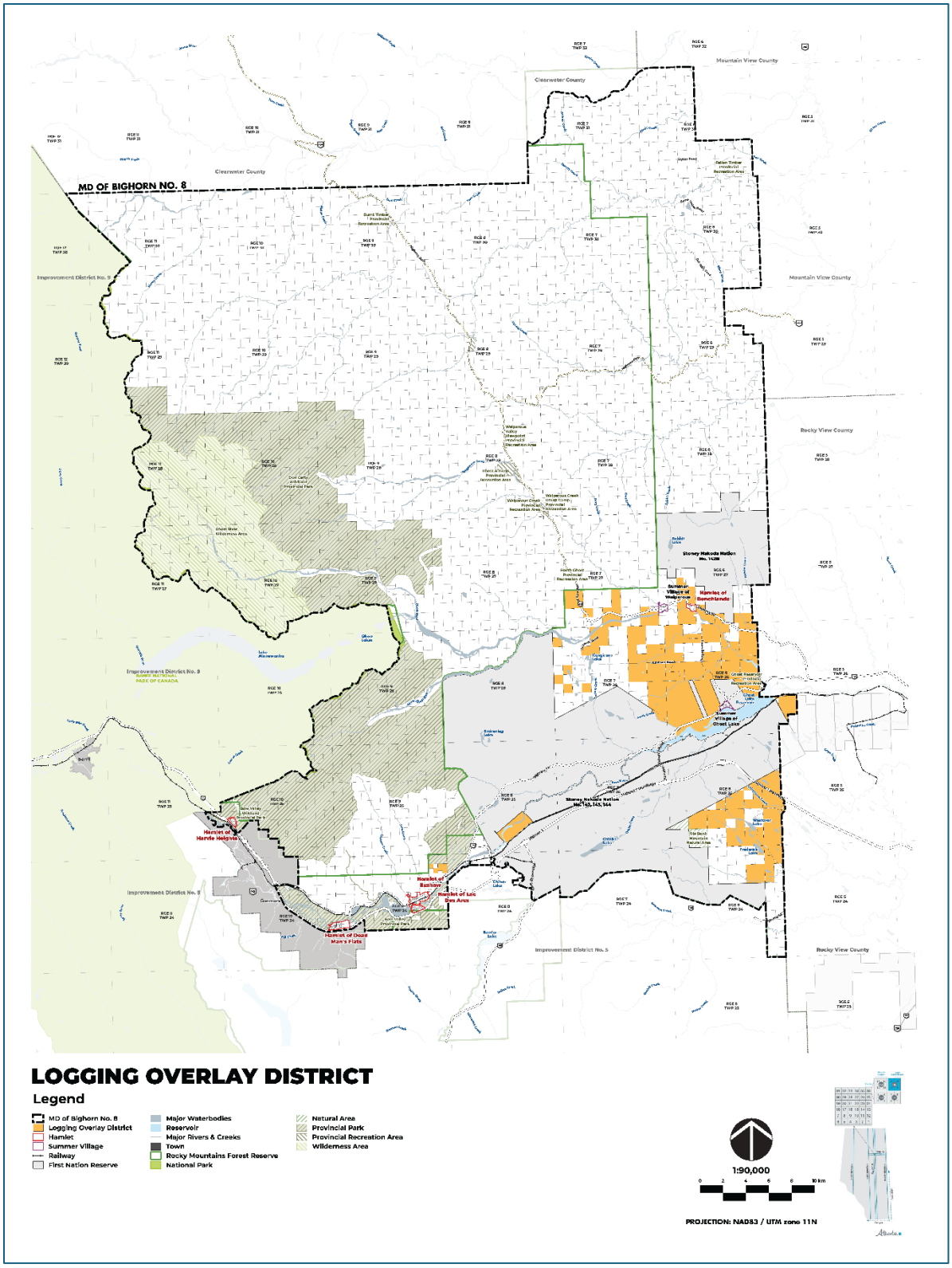
Schedule "B" – Figure 11: Tourism Recreation (TR) District Legal Land Locations Map





Attachment # 4

Schedule "C" – Figure 24: Logging on Private Land Requiring a Development Permit



Schedule "D" – Table 36: Livestock Density

D.2.2.11 – Table 36: Livestock Regulations					
Livestock Category				**Equivalent Animal Unit**	
Category A: One (1) Cow, ~~Bison,~~ Horse, Donkey, or Mule~~, Llama, Alpaca~~				1.0 Animal Unit	
Category B: Two (2) Feeder Cattle, or ~~Sheep, Goats, Minatare Horses, Miniature Cattle,~~ Swine				1.0 Animal Unit	
Category C: Five (5) Sheep, Goats, Alpacas, or Llamas				1.0 Animal Unit	
Category D: Ten (10) Geese or Turkeys				1.0 Animal Unit	
Category E: Twenty~~-Four~~ (20) Chickens, Ducks,~~ Geese, Turkeys,~~ Rabbits, Roosters, or Peacocks~~ or Similar~~				1.0 Animal Unit	
Applicable Parcels	**Category A**	**Category B**	**Category C**	**Category D**	**Category E**
a) R1 Parcels in the Hamlet of Benchlands	Maximum of two (2) Horses or Llamas **only**, provided the total number within the Hamlet of Benchlands does not exceed ten (10) Horses or Llamas			Not permitted	Maximum of ten (10) Chickens **only**
b) CR Parcels	Not permitted				
c) All other applicable parcels where Livestock is permitted in the district as per the below regulations:					
Land Area	**Category A**	**Category B**	**Category C**	**Category D**	**Category E**
i) < 3 acres	At the discretion of the Development Authority			1.0 Animal Unit	1.0 Animal Unit
ii) 3 – 44.5 acres	1.0 Animal Unit per 3 acres or refer to applicable Land Use District tables for increased Livestock density options.				

Schedule "E" – Table 37: Retreat Density

D.3.4.1 – Table 37: Maximum Density Per Parcel for Retreat – Day Use and Retreat – Day Use & Overnight		
Land Use District	**Parcel Size**	**Maximum Density Per Parcel for Retreat – Day Use and Retreat – Day Use & Overnight**
Agriculture Conservation and Small Holdings	1 – 10ac.	At the discretion of the Development Authority based on the Development Permit application submission
	11 – 40ac.	0.5 person per acre~~*~~
	>40ac.	1 person per acre to a maximum of 80 people
Tourism & Recreation	1 – 10ac.	At the discretion of the Development Authority based on the Development Permit application submission
	>10ac.	1 person per acre
Other	Any size	At the discretion of the Development Authority based on the Development Permit application submission

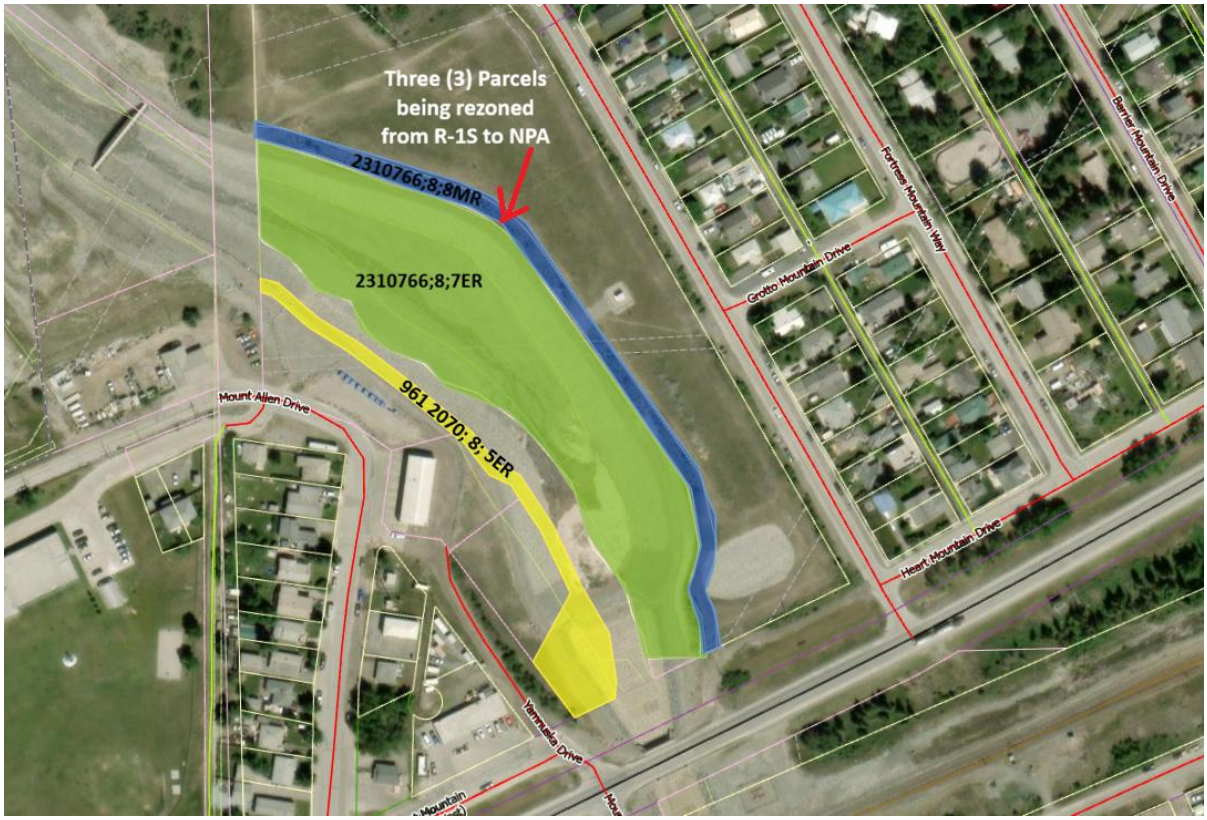
~~*If a maximum density calculation results in a 0.5 person, the density number shall be rounded up to the next whole number.~~

Schedule "F" – Land Use District Map Redistricting

1. **Rezone 961 2070; 8; 3 – Exshaw (MD) from R-1S District to Hamlet Mixed Use District**

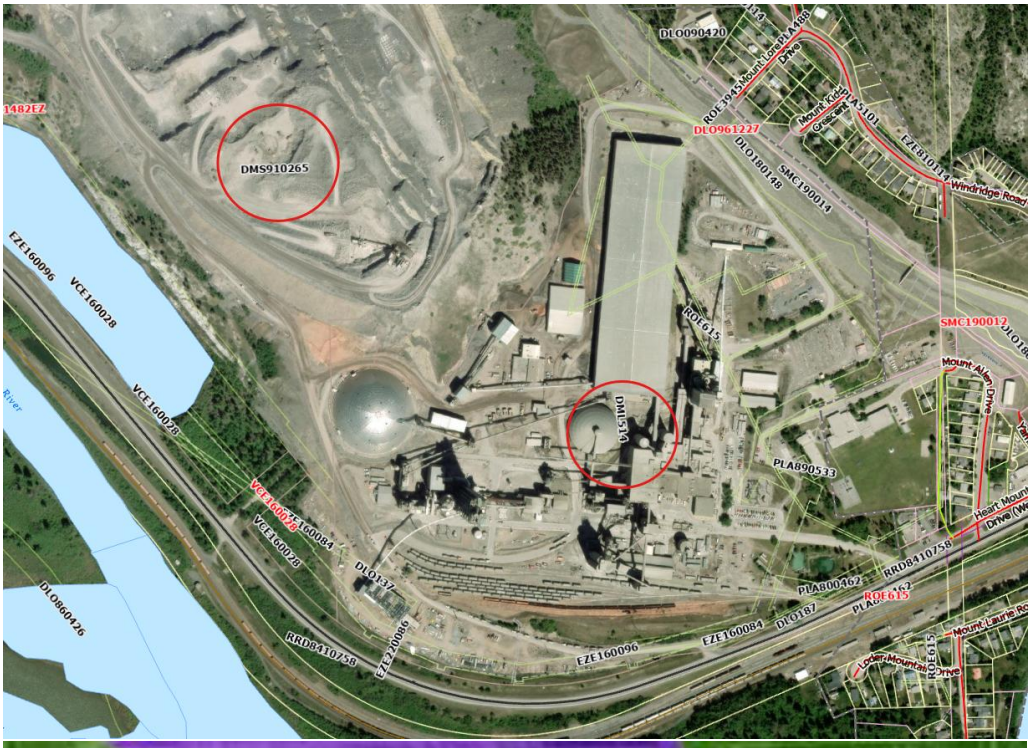


2. **Rezone 961 2070; 8; 5ER – Exshaw (MD) from R-1S District to Natural and Protected Area District**
3. **Rezone 231 0766; 8; 7ER – Exshaw from (MD) R-1S District to Natural and Protected Area District**
4. **Rezone 231 0766; 8; 8MR – Exshaw from (MD) R-1S District to Natural and Protected Area District**



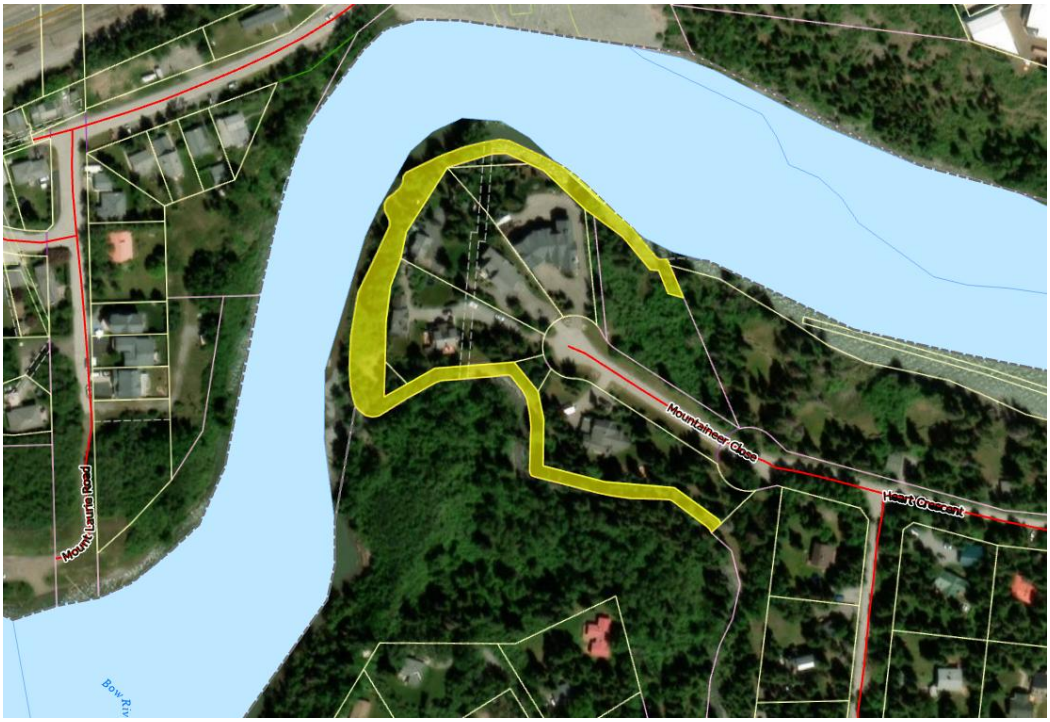
5. **Rezone Disposition DMS910265 – Exshaw (Amrize) from Natural Resource District and Forest Area District to Natural Resource District**

6. **Rezone Disposition DML514 – Exshaw (Amrize) from Natural Resource District and Forest Area District to Natural Resource District**





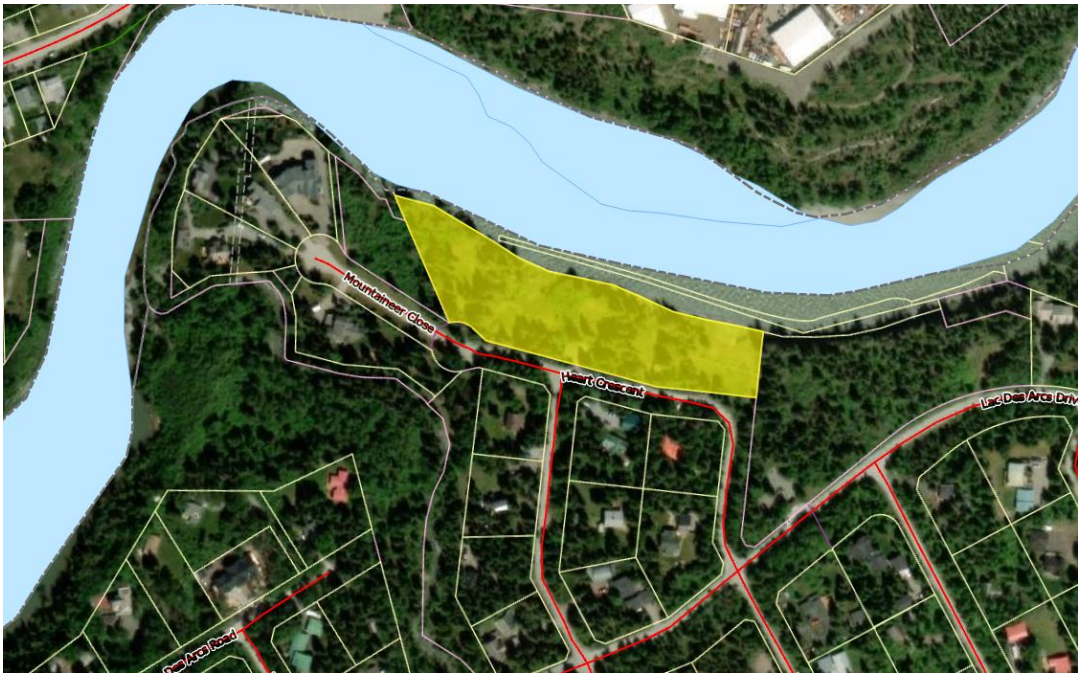
7. **Rezone 061 0644; 7; 6ER – LDA (MD) from Hamlet Residential – Unserviced District to Natural and Protected Area District**



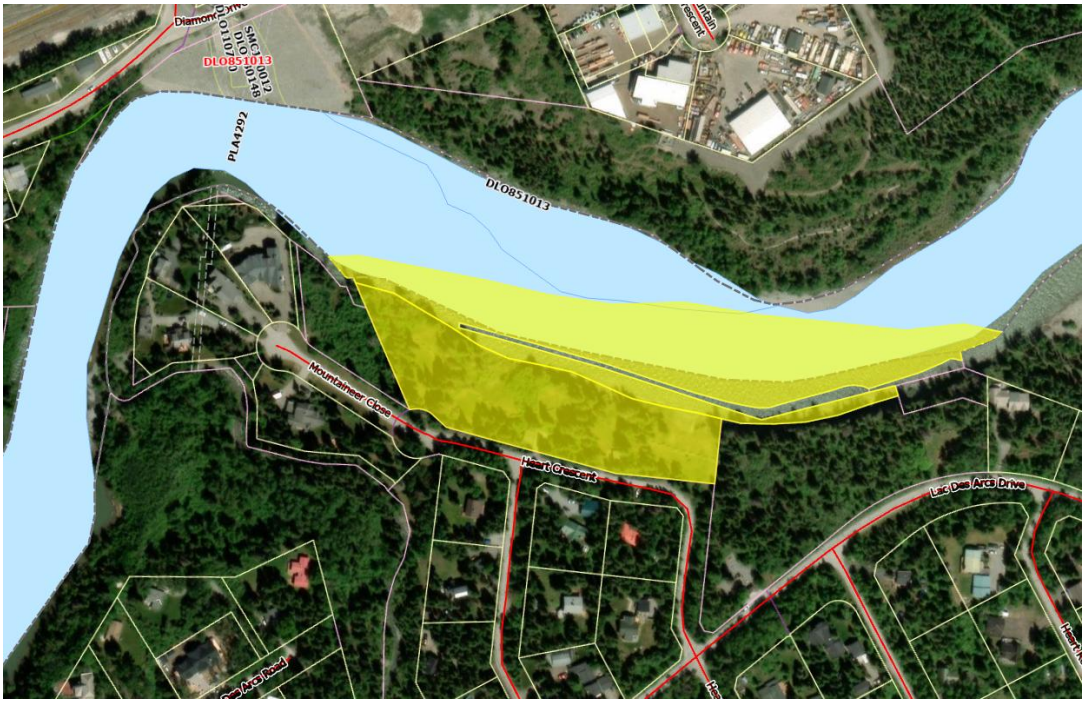
8. **Rezone 061 0644; 7; 5ER – LDA (MD) from Public Service District to Natural and Protected Area District**



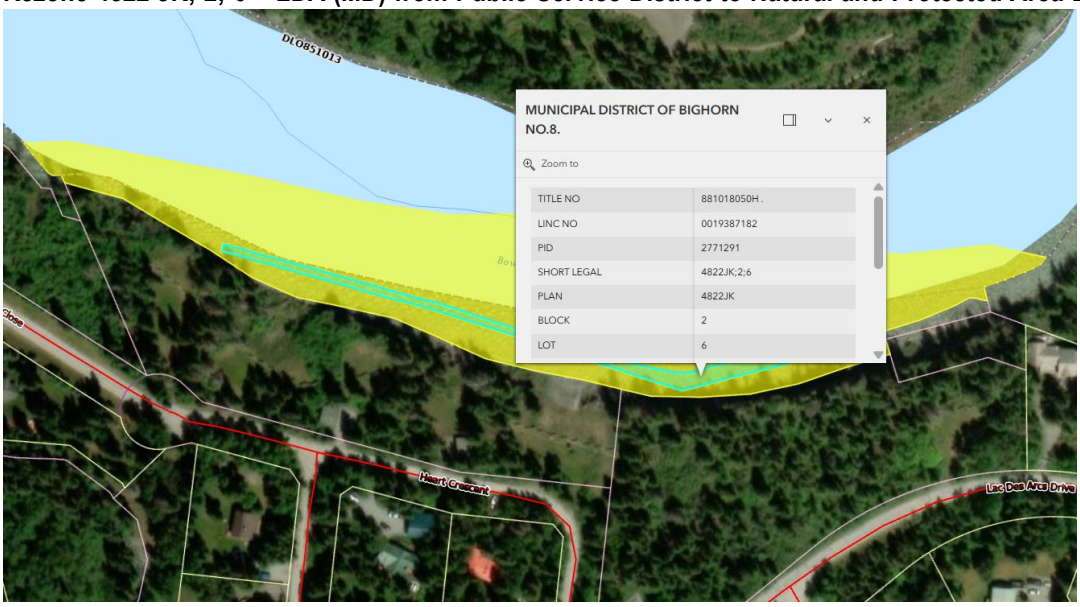
9. Rezone 161 0557; 2; 7ER – LDA (MD) from Public Service District to Natural and Protected Area District



10. Rezone SW-23-24-9-W5M – LDA (1063181 Alberta Ltd.) from Public Service District to Natural and Protected Area District



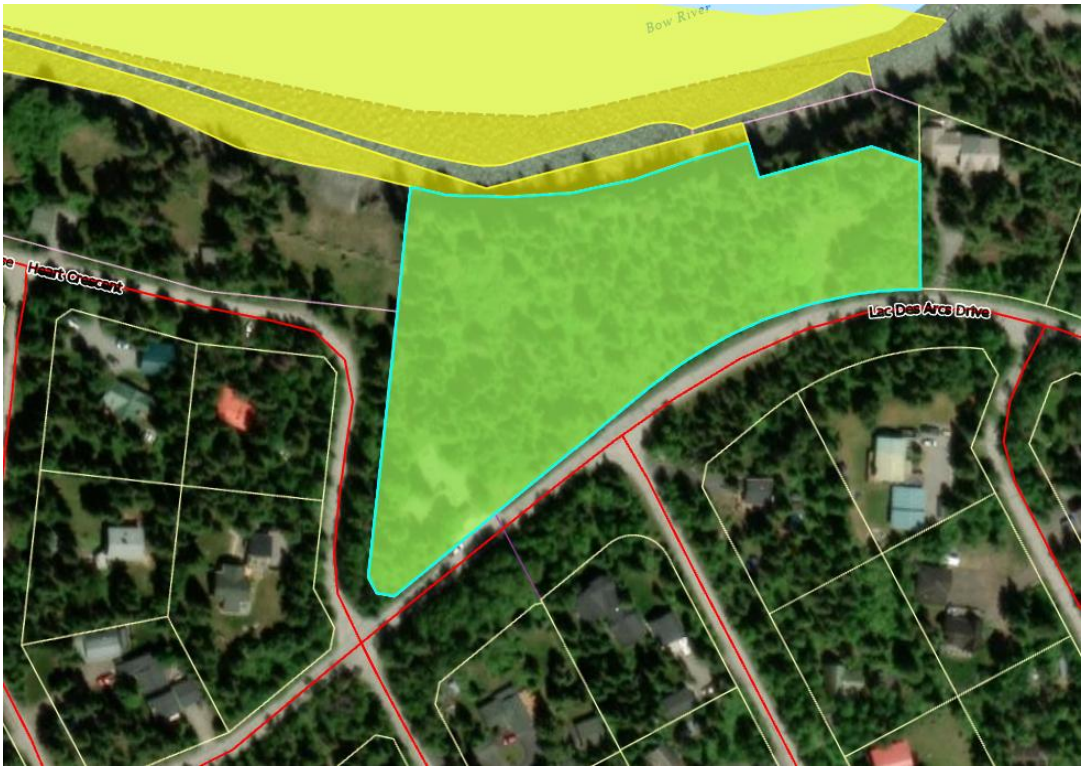
11. Rezone 4822 JK; 2; 6 – LDA (MD) from Public Service District to Natural and Protected Area District



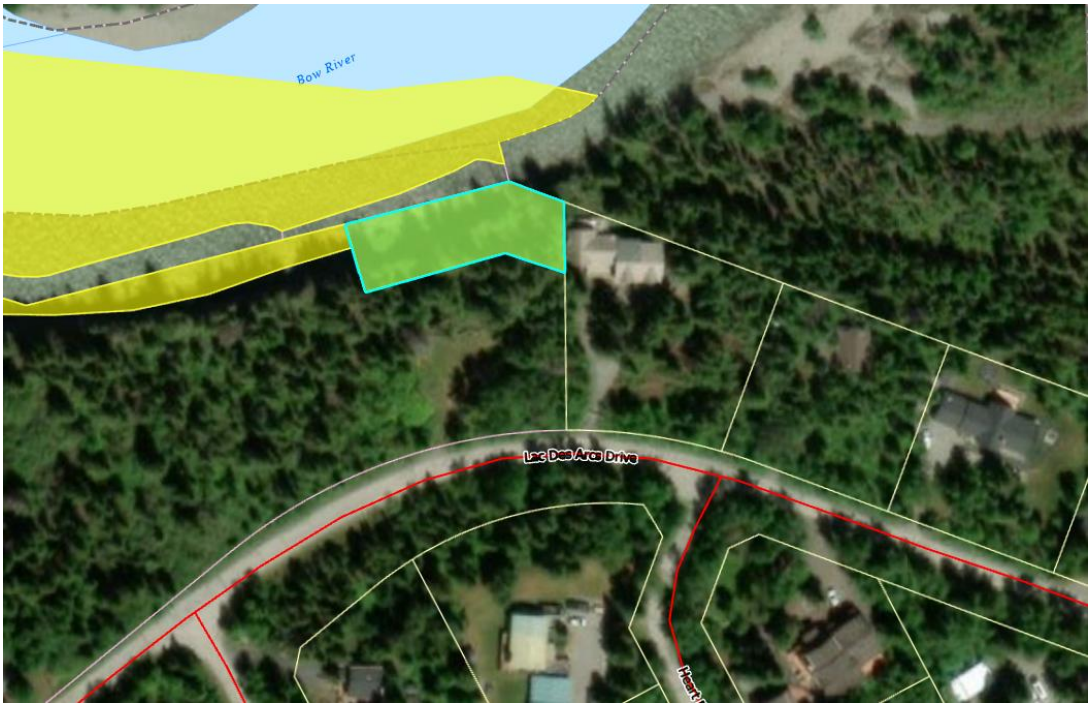
12. Rezone 7188 JK; 3; R22 – LDA (MD) from Public Service District to Natural and Protected Area District



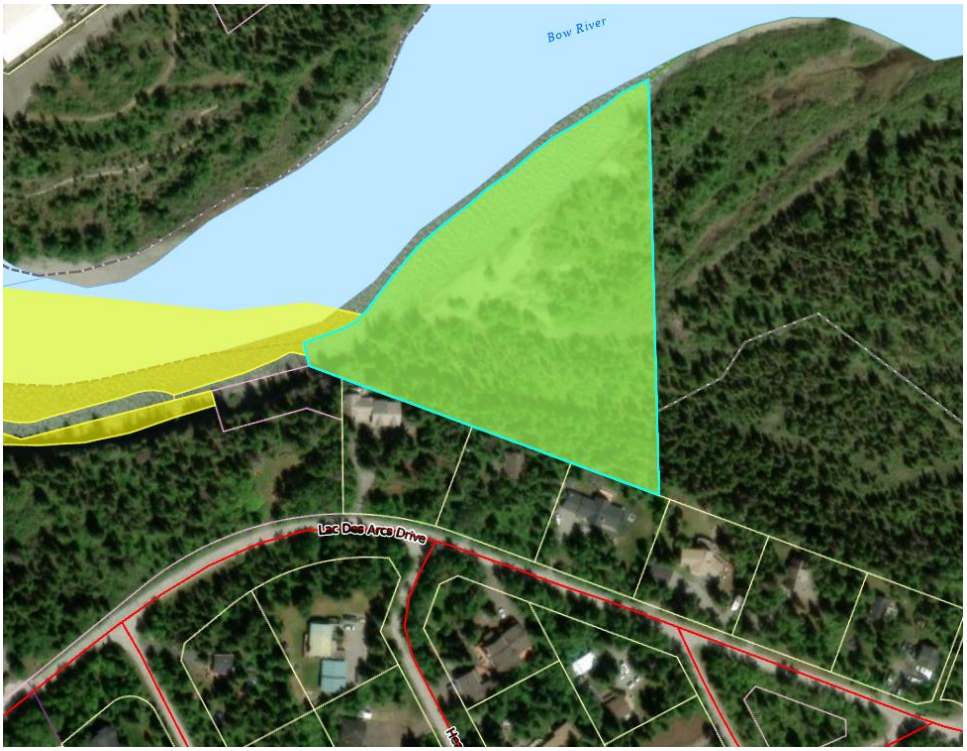
13. **Rezone 161 0557; 3; 24MR – LDA (MD) from R-1S District and Public Service District to Natural and Protected Area District**



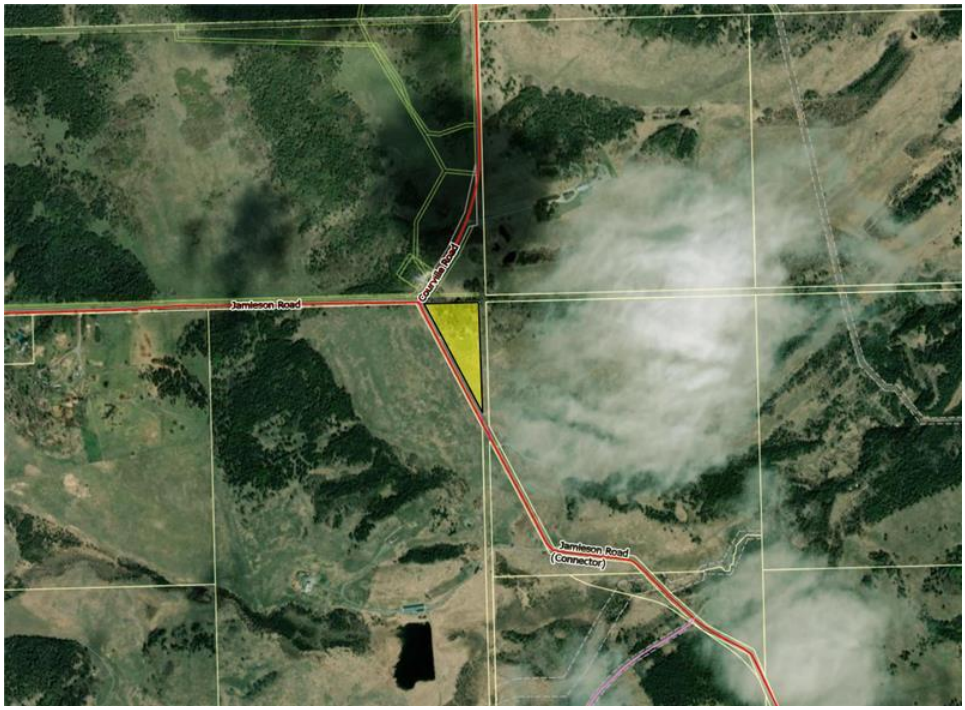
14. **Rezone 811 0630; OT – LDA (GOA) from R-1S District to Natural and Protected Area District**



15. **Rezone 061 0644; 8; 11ER – LDA (MD) from Public Service District to Natural and Protected Area District**



16. **Rezone NE-20-26-6-W5M Jamieson Road Area (Dietrich W. Laub) from Natural and Protected Areas to Agriculture Conservation**



17. Rezone 871 1525; 5. 908 HR; 1, 2 & 4, and SE-23-25-6-W5M – Scott Lake Hill (Scott Lake Ranch Ltd. and 218336 Development Ltd.) from Country Residential to Highway Commercial

