



BYLAW 2025-07

A BYLAW OF THE MUNICIPAL DISTRICT OF LESSER SLAVE RIVER NO. 124 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING A LAND USE BYLAW

WHEREAS Section 640(1) the Municipal Government Act, RSA 2000, and amendments thereto, requires that every Council of a municipality must adopt a Land Use Bylaw; **AND WHEREAS** a new Land Use Bylaw has been prepared in accordance with the Municipal Government Act, RSA 2000, and amendments thereto;

NOW THEREFORE the Council of Municipal District of Lesser Slave River No. 124 in the Province of Alberta, duly assembled, hereby enacts as follows:

1. THAT the Municipal District of Lesser Slave River No. 124 Land Use Bylaw, being Schedule "A" attached hereto, is hereby adopted.
2. THAT Bylaw 2021-17 and amendments thereto is hereby rescinded.
3. THAT this Bylaw come into effect upon the Third Reading thereto.

READ for a first time this 14th day of May 2025.

READ for a second time this ___th day of Month, YYYY

READ for a third and final time this ___th day of Month, YYYY

Murray Kerik, Reeve

Barry Kolenosky, Chief Administrative Officer

Cover Page

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Bylaw 2025-07

DRAFT
As of May 14, 2025

Land Acknowledgement

We respectfully acknowledge that the Municipal District of Lesser Slave River No.124 falls in both Treaty 6 and Treaty 8 territory, traditional lands of First Nations and Mâtis peoples. As Treaty People, Indigenous and non-Indigenous alike, we share the responsibility for the responsible stewardship of this land that we call home.

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As of May 14, 2025

Summary of Amendments

REVISION #	DATE	BYLAW #	DESCRIPTION
#1	January 12, 2022	2021-19	To change NW-24-69-25-W4 from A to RUS - Approved
#2	July 13, 2022	2022-01	To change SE-05-72-25-W4 from A to RUS - Approved
#3	April 13, 2022	2022-02	To change NE-22-72-05-W5 from A to LIR - Defeated
#4	December 16, 2022	2022-06	To change NW-08-73-05-W5 from A to RUS - Approved
#5	May 10, 2023	2022-07	To change SE-29-72-04-W5 from CL to HI - Approved
#6	August 24, 2022	2022-10	To add General Commercial Services under section 7.3.3 as a discretionary use under the Agricultural (A) District - Defeated
#7	October 26, 2022	2022-13	To add "Any uses not described in this Bylaw shall be considered discretionary and may only be considered by the MD if they are reasonably compatible with uses that are permitted and meet the intent of the district and policies of the MDP. Such uses will be subject to all assessment criteria, and may have additional evaluation criteria applied, at the discretion of the Development Authority. The Development Authority may request certain technical reports to accompany a development permit application to assess the impacts, as referenced in subsection 5.2. Refer to Schedule A for more information on the assessment criteria." to the Residential Serviced (RS) District (Section 7.1.3), to the Residential Un-Serviced (RUS) District (7.2.3), to the Agricultural (A) District (Section 7.3.3), to the Commercial (C) District (Section 7.4.3), to the Heavy Industrial (HI) District (Section 7.5.3), to the Light Industrial (LI) District (Section 7.6.3), and to the Community Facility (CF) District (Section 7.7.3) - Approved
#8	October 11, 2023	2023-05	To Change SE-27-65-02-W5 from A to RUS – Approved
#9	November 15, 2023	2023-07	To change SE-22-71-01-W5 from RUS to RS – Approved
#10	November 29, 2023	2023-10	To change 0020717; ; 1 from UR to CF – Defeated
#11	January 24, 2024	2024-02	To change part of SE-1-70-26-W4 from A to RUS- Not adopted
#12	January 24, 2024	2024-03	To change part of NE-13-70-1-W5 from A to RUS- Approved
#13	January 24, 2024	2024-04	To change part of NW-22-65-2-W5 from A to RUS- Approved
#14	January 24, 2024	2024-05	To change part of NW-8-66-1-W5 from A to RUS- Approved
#15	June 12, 2024	2024-09	To change part of NE-10-70-1-W5 from C to A - Approved

#16	June 12, 2024	2024-10	To change SW-27-73-7-W5 and 1722452;2;1 from UR to LI - Pending
#17	June 12, 2024	2024-13	To change SW-19-65-26-W4 from A to RUS - Approved
#18	June 26, 2024	2024-14	To change NE-32-67-1-W5 from A to RUS - Approved
#19	June 11, 2024	2024-18	To change SE-3-73-6-W5 from C to LI - Approved
#20	September 25, 2024	2024-19	To change NE-13-72-02-W5 from RUS to A - Approved
#21	October 23, 2024	2024-20	To change the east boundary area of 0740062;1;1 and west boundary area of NE-31-73-08-W5 from RUS to A, and the south boundary area of 0740062;1;1 and north boundary of NE-31-73-08-W5 from A to RUS - Pending
#22	October 23, 2024	2024-22	To change NW-25-65-1-W5 from A to RUS - Pending
#23	October 23, 2024	2024-23	To change part of NE-27-73-7-W5 from CF/RUS to DC - Approved
#24	February 12, 2025	2025-01	To change 0627855; 1; 4 from RUS to LI - Pending
#25	DATE	2025-07	To make general Land Use Bylaw amendments to align with MGA.
#26			
#27			

As of May 14, 2025

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Organization and How to Use this Land Use Bylaw

Note: The following is provided for information purposes only and does not form part of the official Land Use Bylaw for the Municipal District of Lesser Slave River No. 124.

What is the Land Use Bylaw and How Is This Document Organized?

The **Land Use Bylaw (LUB)** is one of the Municipal District's primary planning tools. It regulates how land and buildings can be used and developed throughout the MD.

This Bylaw plays a key role in putting into action the goals and policies found in other long-term planning documents such as the **Municipal Development Plan (MDP)**, which outlines the MD's vision for future growth, development, and land stewardship.

The LUB does this by:

- Dividing the municipality into **Land Use Districts** (e.g., residential, commercial, industrial, agricultural);
- Listing the types of uses and developments allowed in each district;
- Setting standards for **setbacks, building height, parking, signage, fencing, and more**;
- Establishing procedures for **development permits, variances, subdivisions, and appeals**.

By setting out **clear and consistent rules**, the Land Use Bylaw helps manage the impacts of development and supports:

- Certainty for landowners and developers,
- Compatibility between neighbouring land uses,
- Safe, orderly, and sustainable growth across the MD.

This bylaw applies to **all land and development** within the MD of Lesser Slave River and should be your first stop when planning to build, subdivide, or change the use of a property.

This Bylaw is organized into five (5) parts:

1	PART 1: ADMINISTRATION Part 1 outlines the administrative and legal framework of the Land Use Bylaw, including its purpose and authority, the roles of municipal decision-making bodies, the process for bylaw amendments, enforcement provisions, and procedures for appealing development and subdivision decisions.
2	PART 2: DEVELOPMENT PROCEDURES Part 2 outlines the step-by-step procedures for submitting, processing, and deciding on development and subdivision applications, including requirements for complete applications, referral processes, decision timelines, public notices, and the use of development agreements.
3	PART 3: OVERLAYS AND LAND USE DISTRICTS Part 3 identifies the Land Use Districts and Overlays that apply throughout the Municipal

	District, describing where specific types of development may occur and outlining the permitted and discretionary uses, development standards, and special conditions that apply in each area.
4	PART 4: GENERAL AND USE-SPECIFIC REGULATIONS Part 4 sets out general development standards that apply across all land use districts such as setbacks, parking, lighting, and fencing as well as additional regulations for specific types of uses and developments.
5	PART 5: DEFINITIONS AND SCHEDULES Part 5 provides definitions to support consistent interpretation of terms used throughout the Bylaw, and includes schedules such as discretionary use criteria and official maps identifying overlays and land use districts.

How to Use This Land Use Bylaw

Determining What Is Possible on Your Property

The Land Use Bylaw (LUB) sets the rules for how land and buildings can be used or developed in the Municipal District of Lesser Slave River. If you are planning to develop, subdivide, or change how land is used, follow these steps to understand what is allowed and what permissions may be required. For a visual overview of the planning and development process in the MD, please see **Diagram 1**.

Step 1: Identify the Land Use District for Your Property

Every property in the MD is assigned a **Land Use District** (e.g., Agricultural, Residential, Commercial). This district determines what types of land uses are permitted or discretionary.

To find out what district your property is in:

- **View the digital Land Use Maps on the MD's website** at www.mdlsr.ca.
- **Visit the MD's Administration Office** in Slave Lake to speak with staff or request printed district maps.
- **Refer to Schedule C** at the back of this Bylaw for static Land Use District maps.

Knowing your property's district is the foundation for understanding what you can build or do on it.

Step 2: Review the Uses Permitted in That District

Each Land Use District has a list of:

- **Permitted uses** are developments that are generally allowed, as long as all regulations are met.
- **Discretionary uses** are developments that may be allowed, depending on site-specific conditions and an evaluation by the Development Authority.

You can find permitted and discretionary uses listed in **Section 7: Land Use Districts**. All uses are defined in **Section 12.2: Use Definitions**.

Permitted Use

A use that **must be approved** if it meets all applicable rules in the LUB, including general regulations, use-specific regulations, and overlay provisions.

Discretionary Use

A use that **may be approved**, but only after the Development Authority considers:

- Site context,
- Compatibility with surrounding uses,
- Impacts like noise, traffic, or aesthetics,
- And the evaluation criteria in **Schedule A**.

If your proposed use is discretionary, it's strongly recommended that you contact the Development Authority before submitting your application. They can advise on whether the proposal is likely to be supported and identify any **technical studies** or **additional information** you may need.

Step 3: Check for Other Applicable Regulations

In addition to the rules in your district, other parts of the LUB may also apply to your project:

- **Section 8 í General Regulations**
These rules apply to all properties, such as building setbacks, parking, lighting, fencing, and number of dwellings allowed on a parcel.
- **Section 10 í Specific Use Regulations**
These contain extra requirements for certain uses like home occupations, kennels, sea cans, cannabis facilities, and others.
- **Section 11 í Sign Regulations**
If your development includes a sign (temporary or permanent), you must follow these rules and may require a separate sign permit.

Even if your use is listed as permitted or discretionary, these sections still apply. It's important to make sure your entire proposal complies with all relevant parts of the Bylaw.

Step 4: Submit a Development or Subdivision Application

Once you have:

- Identified your property's land use district,
- Determined whether your proposal is a permitted or discretionary use,
- Reviewed all applicable regulations,
- And gathered any required supporting materials...

...you are ready to submit your application.

See **Section 5: Development and Subdivision** for a step-by-step outline of what information is required in an application, how applications are processed, timelines for decisions, and how notices and appeals work. The MD accepts applications through its online portal that can be found on our website.

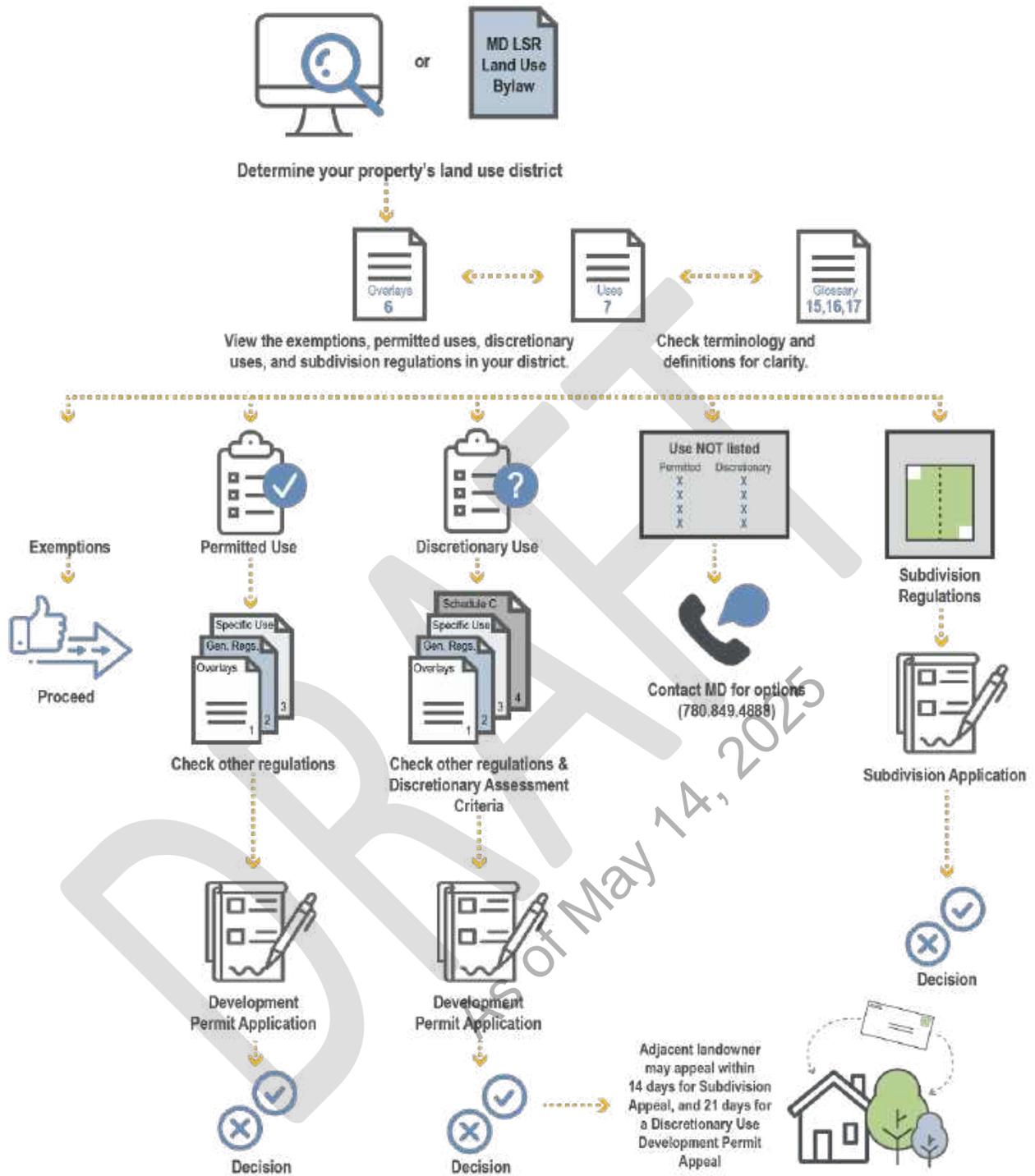
Tip: Meeting with the Development Authority before you apply can help avoid delays and ensure your application is complete.

Need Help?

Planning and development staff are available to help interpret the Bylaw, guide you through the application process, and answer any questions you may have. Contact the MD's Planning and Development department at:

- Phone: 780-849-4888
- Email: info@mdlsr.ca
- In person at the MD office in Slave Lake

DRAFT
As of May 14, 2025



NOTE: This page is intended only to assist users and does not form part of this bylaw.

Diagram.7_Overview.of.MD.of.Lesser.Slave.River.No.780. Planning.and. Development.Processes

Part 1: Administration

1. Introduction

1.1 Title

- 1.1.1. The title of this Bylaw is the Municipal District of Lesser Slave River No. 124 Land Use Bylaw and is referred to as “this Bylaw”.

1.2 Interpretation: Words, Measurements, Illustrations and Boundaries

Words.

- 1.2.1. The word “shall” means that a regulation is mandatory and shall be complied with.
- 1.2.2. The word “should” means a regulation where compliance to the principle is required but the method and level of compliance is subject to the discretion of the applicable authority on a case by case basis.
- 1.2.3. The word “may” means a regulation is discretionary with the level of compliance determined on a case by case basis by the applicable authority.
- 1.2.4. Any reference to “the MGA” in this Bylaw shall mean the Municipal Government Act, RSA 2000 c. M-26, as amended from time to time.
- 1.2.5. Any reference to “the SDR” in this Bylaw shall mean the Subdivision and Development Regulation.
- 1.2.6. Any reference to “the MDP” in this Bylaw shall mean the MD’s current Municipal Development Plan.
- 1.2.7. Any reference to the “municipality” or “the MD” in this Bylaw shall mean the Municipal District of Lesser Slave River No. 124, unless otherwise noted.
- 1.2.8. The term “Council” in this Bylaw shall mean the Council of the Municipal District of Lesser Slave River No. 124 in the Province of Alberta, unless otherwise noted.
- 1.2.9. Words, phrases and terms not defined in this Bylaw are to be given their definition in the MGA or the Safety Codes Act, as the case may be. Other words shall be defined by their usual and customary meaning.

Measurements.

- 1.2.10. Measurements listed shall adhere and comply to the stated Metric measurements. Imperial measurements are included in this Bylaw for reference only. If there is a discrepancy in this Bylaw between the two measurements, the Metric measurements shall be referenced and adhered to.

1.2.11. Any measurement greater than the exact regulation prescribed in this Bylaw shall be considered in excess of the requirement and shall not be rounded down.

Illustrations.

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

Boundaries

1.2.13. The boundaries of the Land Use District maps, shall be interpreted as follows:

1.2.13.1. when the boundary of a district follows a public roadway, railway, pipeline, powerline, or utility right-of-way or easement, it follows the centre line, unless otherwise indicated;

1.2.13.2. when the boundary of a district is shown as approximately following the MD boundary, it follows the MD boundary;

1.2.13.3. when the boundary of a district is shown as approximately following the edge of any waterbody, including rivers, lakes, creeks, streams, etc., it follows the edge or shoreline; and

1.2.13.4. when a boundary of a district is shown as approximately following a lot or parcel line, it follows the lot or parcel line.

1.2.14. If the application of the above interpretations does not result in the exact location of a district boundary, the Development Authority shall determine the exact location of the boundary in doubt or in dispute in a manner consistent with the regulations and provisions of this Bylaw, to the degree of detail that the circumstance requires.

1.2.15. After the Development Authority has determined the exact location of a district boundary, that portion of the location of the boundary shall not be altered, except through an amendment to this Bylaw.

1.2.16. The Development Authority shall maintain a record of all district boundary decisions.

1.3 Purpose

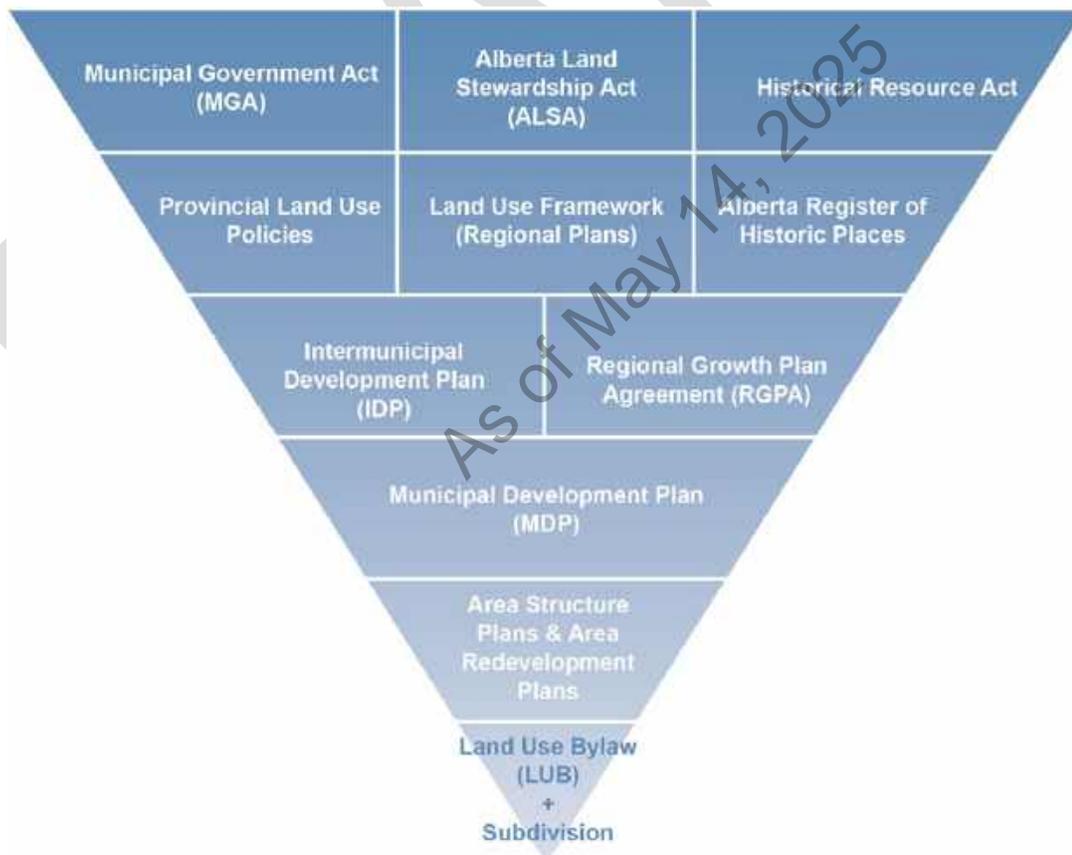
1.3.1 The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the MD. This Bylaw:

- a) implements the policies of the MD's Municipal Development Plan and other Statutory Plans;
- b) divides the MD into land use districts;
- c) outlines permitted and discretionary uses for each land use district;

- d) prescribes the subdivision and development regulations for each land use district, generally and specifically;
- e) outlines the number of dwelling units permitted on a parcel of land;
- f) establishes the criteria for making decisions on applications for development permits, including the issuing of development permits;
- g) sets out the method to appeal a decision made by the Subdivision or Development Authority in regards to this Bylaw;
- h) identifies the manner that the notice of the issuance of a subdivision approval or development permit is given and to whom; and
- i) describes the procedure to make amendments to this Bylaw.

1.3.2 This Bylaw shall be applied in a manner that is consistent with the MD's adopted Statutory Plans, such as the MD's MDP, the MGA, the SDR and provincial land use policies.

▼ Planning Hierarchy in Alberta:



1.4 Previous Bylaws

- 1.4.1 Municipal District of Lesser Slave River No. 124 Bylaw 2025-01 is now repealed.

1.5 Effective Date

- 1.5.1 This Bylaw comes into force and takes effect upon the date of its third reading by the MD's Council and signing in accordance with the MGA.

1.6 Previous Bylaws

- 1.6.1 Municipal District of Lesser Slave River No. 124 Land Use Bylaw No. 2021-17 and all amendments thereto are now repealed.

1.7 Applications in Progress

- 1.7.1 A development permit application or a subdivision application received and deemed complete prior to the effective date of this Bylaw, but for which no decision has been issued, shall be processed in accordance with Land Use Bylaw No. 2021-17.
- 1.7.2 No application to amend Land Use Bylaw No. 2021-17 shall be accepted after this Bylaw comes into effect.

1.8 Severability

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

1.9 Compliance with Other Legislation

- 1.9.1 A person applying for, or in possession of, a subdivision approval or development permit is not relieved from the responsibility of determining and complying with, or carrying out development in accordance with:
- a) Statutory Plans;
 - b) other Municipal Bylaws;
 - c) Municipal Government Act, RSA 2000 c. M-26;
 - d) the Alberta Safety Codes Act, R.S.A.2000, c.S-1 and related regulations;
 - e) any other applicable federal, provincial or other municipal legislation; and
 - f) the conditions of any caveat, restrictive covenant, easement or other instrument affecting a building or land.

2. Authorities

2.1 Development Authority

2.1.1 The Development Authority for the MD is the Municipal Planning Commission, or other person(s) as appointed per Bylaw 2024-01.

2.1.1 For the purpose of this Bylaw, Council shall solely be responsible for decisions regarding Direct Control (DC) Districts.

2.1.2 The Development Authority:

- a) shall receive, consider, and decide on all development permit applications;
- b) shall make available for inspection by the public during office hours and post on the MD's website all development applications and decisions;
- c) shall collect fees according to the Schedule of Fees Bylaw, as amended from time to time;
- d) shall be declared to be a designated officer for the purposes of carrying out inspections and enforcement in accordance with the MGA; and
- e) may sign, as Development Authority, any order, decision, approval, notice or other thing made or given by them.

2.2 Subdivision Authority

2.2.1 The Subdivision Authority for the MD shall consist of the Municipal Planning Commission (MPC). The Commission is delegated the authority to exercise the subdivision powers and duties in accordance with the MGA, the Subdivision and Development Regulation, and this Bylaw.

2.2.2 The Subdivision Authority shall administer this Bylaw in matters relating to subdivision and shall make a decision on all subdivision applications.

2.2.3 The Subdivision Authority:

- a) shall receive, consider, and decide on all subdivision applications; and
- b) shall make available for inspection by the public during office hours and post on the MD's website all subdivision applications and decisions.

***NOTE: PLEASE CONTACT THE MD TO CONFIRM THE AUTHORITY THAT WOULD APPROVE YOUR SUBDIVISION.**

2.3 Subdivision and Development Appeals Board

2.3.1 The Subdivision and Development Appeal Board shall perform duties specified in the Subdivision and Development Appeal Board Bylaw and the MGA.

3. Amendments to the Land Use Bylaw

3.1 Amendment Procedure

- 3.1.1 All amendments to this Bylaw shall be made by Council by Bylaw and in accordance with the MGA.
- 3.1.2 All proposals for a Land Use Bylaw amendment for lands located within 3.2 km of a rural municipality shall be circulated to that municipality, and the Town of Slave Lake, for comment and input before a decision on the proposal is made.
- 3.1.3 Council may, at any time, initiate an amendment to this Bylaw affecting any parcel of land, in accordance with the MGA, without the landowner's consent.
- 3.1.4 Any person may apply to amend this Bylaw by submitting an application to the Development Authority in writing, with the required supporting documentation and by paying the appropriate fee.
- 3.1.5 If the proposed amendment to this Bylaw is contradictory to an adopted Statutory Plan(s) or planning document, the Development Authority shall advise the applicant that an amendment must be made to the Statutory Plan(s) or planning document prior to, or concurrently with, the amendment to this Bylaw.
- 3.1.6 Upon receipt of a complete application to amend this Bylaw, the Development Authority shall determine when the application will be placed before Council and shall issue at least fifteen (15) days notice to the applicant advising that they may appear before Council to speak to the application.
- 3.1.7 The Development Authority shall assess a proposed redistricting by considering the potential impact any of the permitted uses may have on the existing community and prepare a recommendation to Council in accordance with its assessment. If there is a potential of significant impacts arising from one of the uses and/or the redistricting does not align with the MDP and/or other Statutory Plans, the recommendation from the Development Authority shall be to decline the application.

3.2 Amendment Application

- 3.2.1 The Development Authority may refuse to accept an application to amend this Bylaw if the required information has not been supplied or if the information is of inadequate quality to properly evaluate the application.
- 3.2.2 All applications to amend districting within this Bylaw shall use the appropriate application form, and shall include at least the following:
 - a) the application fee, as set in the Schedule of Fees Bylaw. If the proposed amendment is adopted by Council, Council may decide, in its sole discretion, to return the application fee, in whole or in part, back to the applicant;
 - b) completed application form;

- c) the name, physical and email address and phone number of the applicant and the landowner of the subject parcel(s) and a notice of who will act as the contact person for the application;
- d) a letter of authorization signed by all landowner(s), their agent, or other persons having legal or equitable interest in the land(s), unless the application is initiated by Council;
- e) if applicable, the municipal address(es) of the subject parcel(s) of land(s);
- f) a copy of the Certificate of Title for the subject parcel(s), issued within thirty days prior to the application date;
- g) copy of any restrictive covenant(s) or caveats registered on the Certificate of Title;
- h) a written statement from the applicant explaining the reasons for the proposed amendment and how the amendment will not impact the existing community and how it conforms with any relevant Statutory Plan(s) or planning document(s);
- i) a properly dimensioned map of an appropriate scale indicating the parcel(s) of land(s) proposed to have their district amended, its relationship to existing land uses within a 400 m (1,312.3 ft) radius of the boundaries of the parcel of land(s) and including any prominent geographic or natural features;
- j) any other information as established by this Bylaw; and
- k) any other information or documents deemed necessary by the Development Authority.

FOR TEXT AMENDMENTS

3.2.3 An application for a text amendment to this Bylaw shall include the following:

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

3.3 Advertising Requirements

3.3.1 In accordance with the MGA, upon receipt of a complete application for an amendment to this Bylaw, and prior to second reading of the amending Bylaw, the Development Authority shall:

- a) arrange for notice of the public hearing to be published in two (2) issues of a newspaper circulating in the MD, the publication date of the second issue being not less than five (5) days prior to the commencement of the public hearing, or by other methods outlined in the Advertising Bylaw, containing:

- the purpose of the proposed amending Bylaw and the purpose of the public hearing;
- the address where the proposed amending Bylaw may be inspected by the public; and
- an outline of the procedure to be followed by anyone wishing to file an input or petition in respect of it, and the time, date and place of the public hearing, which date shall not be less than five days following the second newspaper publication date.

- b) provide notice to:

- the applicant;
- the assessed owner(s) of the land if not the applicant;
- the registered owner(s) of adjacent land if the proposed Bylaw provides for a change of district;
- other landowners that may be affected by the amendment, at the discretion of the Development Authority; and
- adjacent municipalities and other external agencies in accordance with Section 11.4: Application Referrals.

3.3.2 The Development Authority may require that the applicant hold at least one public meeting prior to the public hearing.

3.3.3 Notwithstanding subsections 3.3.1 and 3.3.2, this Bylaw may be amended without giving notice or holding a public hearing, if the amendment constitutes a clerical (which can include mapping), technical, grammatical or typographical error or does not materially affect this Bylaw in principle or substance, in accordance with the MGA.

3.4 Public Hearing

3.4.1 At the Public Hearing, conducted in accordance with the MGA, Council:

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

3.5 Amendment Decisions

3.5.1 Council should assess amendments to this Bylaw based on the information contained within the amendment application when determining if the redistricting is appropriate. Specifically, Council should assess applications to amend this Bylaw based on the following criteria:

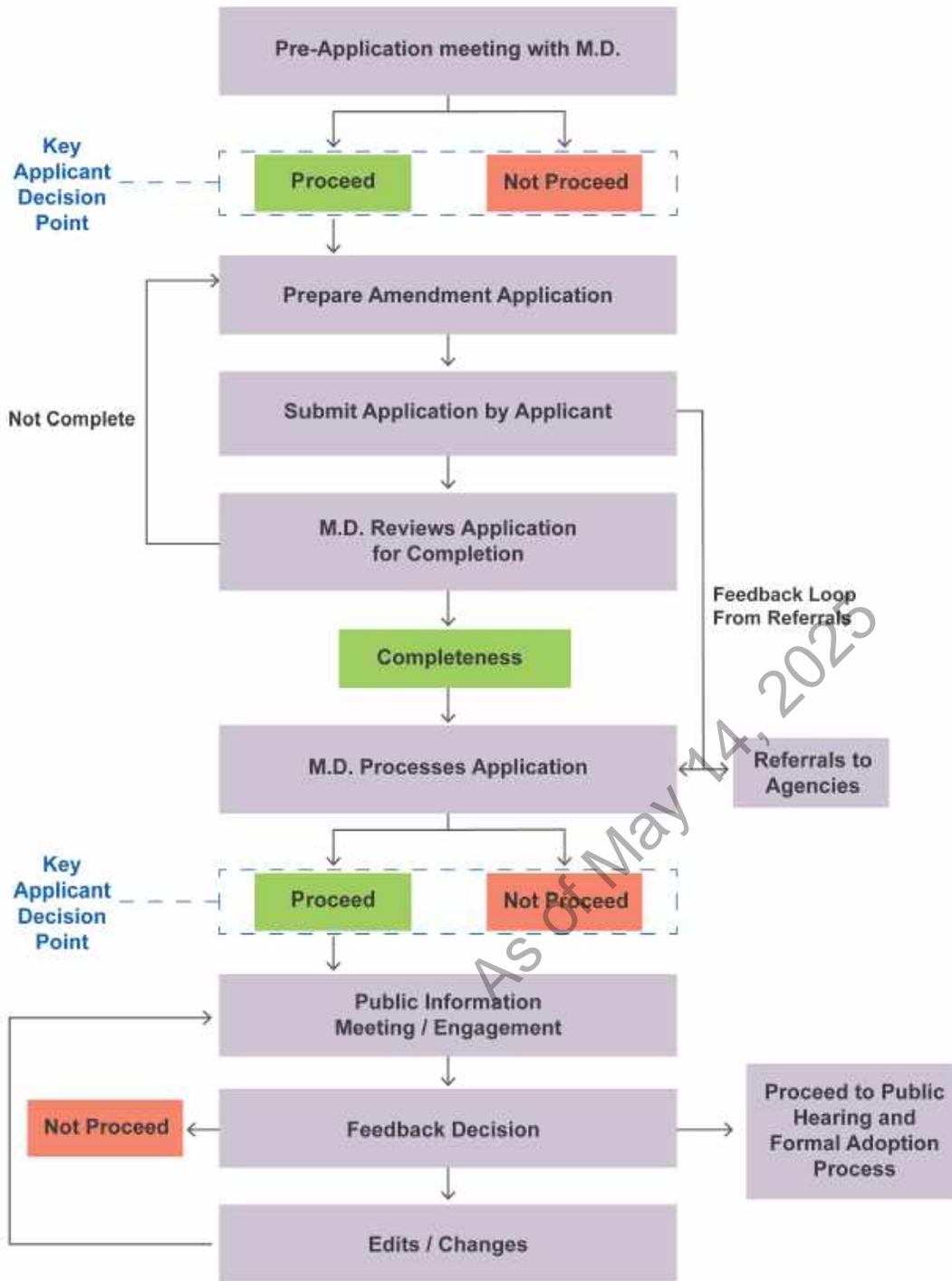
- a) the reasons for amendment;
- b) alignment with the MDP and any other applicable Statutory Plan(s);
- c) the potential impact on the community;
- d) the potential impact on municipal infrastructure;
- e) the potential impact on the environment;
- f) the alignment with FRIAA (Forest Resource Improvement Program) principles; and
- g) the potential impact on the municipality's capital, operating, and maintenance budgets.

3.5.2 After considering the amendment application, and the criteria contained in subsection 3.5.1, representations at the Public Hearing, applicable and relevant Statutory Plans, recommendations from administration, and any other matter it considers appropriate, Council may:

- a) approve the proposed Bylaw as it is;
- b) amend the proposed Bylaw and then approve it;
- c) refer the proposed Bylaw back to administration for further review and/or changes, and reschedule the application for further consideration;
- d) amend the proposed Bylaw and then refuse it; or
- e) refuse the proposed Bylaw as it is.

3.5.3 If Council defeats an amendment application for this Bylaw, another application for the same, or substantially the same amendment shall not be considered within one (1) year of the date of defeat, unless Council directs otherwise.

▼Figure.7; Land Use Bylaw Amendment Process



4. Enforcement

4.1 Contravention

- 4.1.1 In accordance with the MGA, the Development Authority may enforce provisions of Part 17 and the Subdivision and Development Regulation, the conditions of a development permit, subdivision approval, and this Bylaw. Enforcement may be made by written notice of contravention, written stop order notice, or any other authorized action to ensure compliance.
- 4.1.2 In accordance with the MGA, the Development Authority may enforce the provisions of Part 17 and this Bylaw by written order requiring the person responsible for the contravention to remedy it if the circumstances so require.

4.2 Prohibitions

- 4.2.1 No person shall contravene or permit a contravention of this Bylaw.
- 4.2.2 No person shall commence or undertake a development, subdivision, use or sign that is not allowed by this Bylaw.
- 4.2.3 No person shall contravene a condition of a permit or approval issued under this Bylaw, or an agreement required as a condition of approval.
- 4.2.4 No person shall authorize or pursue any development that varies with the description, specifications, or plans that were the basis for the issuance of a development permit.
- 4.2.5 No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by an Approving Authority.
- 4.2.6 All signs that are not in accordance with the sign regulations shall be prohibited from development, unless exempt in subsection 11.2.

4.3 Cancellation, Suspension, or Modification

- 4.3.1 The Development Authority may cancel, suspend, or modify a development permit by written notice to the permit holder if, after a development permit has been approved and/or issued, the Development Authority becomes aware that:
- a) the development application contains a misrepresentation;
 - b) facts concerning the application, or the development were not disclosed which should have been disclosed at the time the application was considered;
 - c) the development permit was issued in error;

- d) the applicant withdrew the application by way of written notice; or
- e) the condition(s) imposed in the development permit have not been complied with.

4.3.2 The Development Authority may by written notice, order the owner, the person in possession of the land or building or the person responsible for a contravention of the development permit or subdivision approval to stop and carry out actions as to comply with a development permit or subdivision approval.

4.3.3 A person who has received a written order pursuant to the MGA may appeal to the Appeal Authority in accordance with the MGA.

4.4 Entry to Property

4.4.1 After providing reasonable notice to the owner or occupant in accordance with the MGA, the Development Authority may enter property at any reasonable time to ensure that the Bylaw requirements are being complied with.

4.4.2 Entry to the property shall be in accordance with the MGA.

4.5 Offences and Fines

4.5.1 A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary of conviction to a fine not exceeding \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

4.5.2 A person who contravenes or fails to comply with any provision of a development permit or subdivision approval is guilty of an offence and subject to a minimum specified penalty of:

- a) \$500.00 for the first offence; and
- b) \$1,000.00 for the second and subsequent offences within the same calendar year.

4.5.3 Anyone contravening a stop order issued by the Development Authority is subject to a minimum specified penalty of:

- a) \$5,000.00 for the first offence; and
- b) \$10,000.00 for the second and subsequent offences if the breach continues for more than thirty (30) days.

4.5.4 Where the Development Authority carries out an order or pursues enforcement activity under this Bylaw, Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on land.

4.5.5 In addition to the process and penalties described above, the Development Authority shall be authorized to inspect any development to confirm compliance, and if not in compliance to issue violation tickets pursuant to the Provincial Offences Procedure Act, as amended, in respect of any contravention of this Bylaw.

4.6 Stop Orders and Enforcement

4.6.1 The Development Authority may, by written notice, order the registered owner, the person in possession of the land or buildings, or the person responsible for the contravention or all or any of them to:

- a) stop the development or use of the land or buildings in whole or in part as directed by the notice;
- b) demolish, remove, replace the development or landscaping; and/or
- c) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the MGA, a development permit, subdivision approval, or this Bylaw as the case may be, within the time specified by the notice.

4.6.2 The Order shall specify a deadline for compliance and shall:

- a) state a time within which the person shall comply with the Order;
- b) state that if the person does not comply with the Order within the specified time, the municipality will take the action or measure at the expense of the person;
- c) state the date the Order was made; and
- d) be sent to the person(s) that is subject to the Order on the same day the Order is made.

4.6.3 The MD may register a caveat, under the Land Titles Act, against the certificate of title for the land that is subject to the order, provided that the caveat is discharged when the order has been complied with.

4.6.4 The MD's costs of carrying out any actions required for compliance may be added to the tax roll of the land subject to the order.

4.6.5 Stop Orders can be appealed in accordance with the MGA.

4.7 Violation Tickets

4.7.1 The Development Authority, a Peace Officer, or any other person identified as a designated officer by the Council for the purposes of this Section, may issue a violation ticket to any person alleged to have breached any provision of this Bylaw.

- 4.7.2 The violation ticket shall specify the alleged offence committed by the person to whom the violation ticket is issued and require voluntary payment, or the option of a court appearance on a date specified, and will be dealt with thereafter at the court's discretion.
- 4.7.3 Unless otherwise specified in this bylaw, persons contravening any provision of this Bylaw to whom violation tickets are issued shall be liable for a minimum specified penalty of \$500.00 for a first offence and a minimum specified penalty of \$1,000.00 for a second or subsequent offence within the same calendar year. Each day that a breach of this Bylaw has occurred may be considered to be a separate offence.
- 4.7.4 The violation ticket shall be served upon the alleged offender personally, or if the defendant cannot be conveniently found, by leaving it for the defendant at the defendant's place of residence with a person on the premises who appears to be at least 18 year of age, or by registered mail. If payment is made within the time limit, then such payment shall be accepted in lieu of prosecution for the offence.
- 4.7.5 If a person who has been served with a violation ticket fails to pay the fine specified therein, then the right of the alleged offender to settle the alleged offence without a court appearance shall no longer apply and prosecution for the alleged offence shall proceed.

4.8 Appeals

Appeal Authority

- 4.8.1 In this Bylaw, the Appeal Authority is the Land and Property Rights Tribunal or the Subdivision and Development Appeal Board, as the case requires, as established by bylaw, in accordance with the MGA.

Procedure for Appeals

- 4.8.2 Development permit, subdivision, and stop order appeals shall be to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal in accordance with the MGA and consistent with the applicable procedures of the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal.

Development Permit Appeals

- 4.8.3 A development permit appeal may be made by the following:
- (a) the applicant of a development permit, if the Development Authority:
 - » refuses a development permit;
 - » issues a development permit subject to conditions; or
 - » fails to make a decision with respect to an application within forty (40) days of receipt of a complete application or within such longer period as the applicant may have approved in writing.

(b) by any person claiming to be affected by a development permit decision.

4.8.4 A development permit appeal shall be made by serving a written Notice of Appeal, containing reasons for the appeal to the Appeal Authority as specified in the MGA:

(a) in the case of an appeal made by a person referred to in subsection 4.8.3(a) within twenty-one (21) calendar days after:

» the date on which the decision of the development permit was made; or

» if no decision is made with respect to the application within the forty (40) calendar day period or within any extension of this time limit referred to under subsection 5.1.21 the date the period or extension expires; or

(b) in the case of an appeal made by a person referred to in subsection 4.8.3(b) within twenty-one (21) calendar days after the date on which the notice of the approval of the development permit was published on the MD's website.

4.8.5 No appeal may be made in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw were relaxed, varied, or misinterpreted.

4.8.6 No appeal may be made in respect of a decision of Council of a development permit in a Direct Control District.

Subdivision Appeal

4.8.7 An appeal with regard to a subdivision application may be made by the following:

(a) by the applicant of a subdivision application, if the Subdivision Authority:

» issues a subdivision approval subject to conditions;

» refuses a subdivision;

» fails to make a decision with respect to an application within sixty (60) days of receipt of a complete application if the application was referred to external agencies, or in twenty-one (21) days if it was not referred to external agencies, or within such longer period as the applicant may have approved in writing; or

(b) by any provincial department that required referral by the Subdivision and Development Regulation or a local school board.

4.8.8 A subdivision appeal shall be made by serving a written Notice of Appeal, containing reasons for the appeal to the Appeal Authority as specified in the MGA:

(c) within fourteen (14) calendar days after:

- » receipt of the Notice of Decision, which is deemed to be seven (7) calendar days from the date the decision is mailed; or
- » if no decision is made with respect to the application within the twenty-one (21) calendar days, sixty (60) calendar days, or within any extension of this time limit referred to under subsection 5.2.17, as the case may be, the date the period or extension expires.

Stop.Order.Appeal

4.8.9 An appeal with regard to a Stop Order made in accordance with the MGA and Section 4 of this Bylaw may be made by the following:

- (a) the person(s) who received the Order; or
- (b) by any person claiming to be affected by the Order.

4.8.10 A Stop Order appeal shall be made by serving a written Notice of Appeal, containing reasons for the appeal to the Appeal Authority within twenty-one (21) calendar days after the date on which the Order was made.

4.9 Persons to be Heard at the Hearing

4.9.1 At the hearing of a development permit appeal, the Appeal Authority shall hear:

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

4.10 Appeal Decision

4.10.1 In determining an appeal, the Appeal Authority shall comply with the MGA

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

4.11 Court of Appeal

4.11.1 In accordance with the MGA, an appeal lies to the Court of Appeal on a question of jurisdiction or law with respect to a decision of the Appeal Authority.

4.11.2 An application for permission to appeal shall be filed and served within 30 days after the issuance of the decision sought to be appealed, and notice of the application shall be given to:

- a) the MD;
- b) the Appeal Authority;
- c) and any other person(s) that the judge directs.

Part 2: Development Procedures

5. Development and Subdivision Applications

5.1 Development Permit Applications

- 5.1.1 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain all other required approvals, licenses, or permits from relevant regulatory authorities, including but not limited to those issued under the Alberta Building Code, Safety Codes Act, General Municipal Servicing Standards, or by provincial or federal departments.
- 5.1.2 All development permit applications must be submitted in writing or electronically to the Development Authority, using the required application form. Applications must include all required information and fees, except in cases where the proposed development qualifies for an exemption under Subsection 8.2 – Development Permit Exemptions.
- 5.1.3 A proposed use that is not specifically listed in this Bylaw shall be considered a discretionary use and may be evaluated at the discretion of the Development Authority. The use will be assessed based on:
 - (a) its consistency with the intent of the applicable Land Use District;
 - (b) its alignment with the objectives and policies of the Municipal Development Plan; and
 - (c) its potential impacts on the surrounding community, including land use compatibility, traffic, noise, and servicing.
- 5.1.4 This Bylaw outlines the **supporting documentation** and **evaluation criteria** required for development permit applications, particularly for discretionary uses. These requirements are detailed in:
 - (a) Subsection 8.4 – Discretionary Uses; and
 - (b) Schedule A – Discretionary Use Evaluation Criteria.
- 5.1.5 The Development Authority reserves the right to refuse any discretionary use application, even if all supporting materials are provided, based on its assessment of the proposed use in relation to planning objectives and public policy.

5.1.6 The Development Authority may require the applicant to submit, as part of a complete application, any plans, drawings, technical studies, agreements, or other supporting information that the Development Authority considers necessary to evaluate the proposed development in accordance with this Bylaw.

5.1.7 All applications for development permits shall be evaluated by the MD according, but not limited, to the following criteria, where applicable:

- a) Compliance with the Act, Subdivision and Development Regulation, Land Use Bylaw, and any other Statutory Plans that are in effect;
- b) Adequacy of road access;
 - a. All proposals shall have access to developed roads. The provision of roads associated with a proposal are the sole responsibility of the developer, and shall adhere to the following criteria:
 - i. The construction of internal subdivision roads;
 - ii. The upgrading of intersections or adjacent municipal roads if deemed necessary through a traffic impact assessment or if required by Alberta Transportation;
 - iii. The provision of approaches to individual lots or development sites; and
 - iv. The dedication of land to accommodate future road widening.
- c) Provision of water supply and sewage disposal in accordance with Provincial standards;
- d) Compatibility with adjacent land uses;
- e) Site suitability in terms of soils, topography, and size, supported by hydro-geological and geotechnical testing as required by the MD;
- f) Environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, or watercourse contamination;
- g) FireSmart guidelines; and
- h) Traffic impact.

5.1.8 All development permit applications shall adhere to the minimum requirements outlined in the latest version of the MD's Municipal Servicing Standards and must include the development permit requirements listed in Table 1: Development Permit Requirements.

▼.Table.7;Development.Permit.Requirements

DEVELOPMENT PERMIT REQUIREMENTS
<ul style="list-style-type: none"> ▪ A complete development permit application form with the signature of the landowner(s) or an agent authorized by the landowner(s) to prepare and submit the application.
<ul style="list-style-type: none"> ▪ Permission for reasonable right-of-entry by MD staff for site inspection.
<ul style="list-style-type: none"> ▪ A statement outlining the proposed use of the land and building(s);
<ul style="list-style-type: none"> ▪ A copy of the Certificate of Title for the subject property, issued within 30 calendar days of the day the application is submitted.
<ul style="list-style-type: none"> ▪ A site plan, at a size and scale satisfactory to the Development Authority, showing the following information:

DEVELOPMENT PERMIT REQUIREMENTS

- » north arrow and scale
- » the legal land description
- » front, rear and side yard setbacks
- » adjacent roads and highways
- » exact location and dimensions of existing and proposed buildings
- » outlines of roof overhangs and dimensions
- » location, dimensions, and number of on-site loading, vehicle parking and heavy truck and equipment locations, if applicable
- » location and dimensions of access and egress points to the site
- » hard surfacing, landscaping and identification of surface treatment for all areas
- » existing and proposed fencing, if applicable
- » existing and proposed sign locations, if applicable
- » all rights-of-way and easements within or abutting the subject property
- » location of lighting, lighting standards, hydrants and utility fixtures, where applicable
- » location of existing and abandoned well and battery sites, if applicable
- » foundation plans and elevations, if applicable
- » related proposed development such as sidewalks, patios, driveways, playgrounds, and other enclosures, if applicable
- » location of existing and proposed infrastructure, if applicable
- » existing and proposed site grades and drainage patterns, if applicable
- The location and boundaries of the physical bank, determined by an Alberta Land Surveyor, of any permanent stream or waterbody that is within or adjoining the site, if applicable.
- Landscaping information, including the location of vegetation that is proposed to be retained and removed with general type, size, number, spacing and height of plantings, if applicable.
- Adjacent land uses and locations of buildings and/or structures, if applicable.
- Setback distances from existing developments that contain cannabis related facilities, sewage lagoons, landfills, hazardous lands, etc., if applicable.
- Supporting technical studies as required by the Development Authority, if applicable.
- A completed variance application form, if applicable.

- A completed sign development permit application form, if applicable.
- The estimated project value of the proposed development, excluding the land.
- A grading plan showing how stormwater will be managed, if applicable.
- The estimated start and completion dates.
- A Roadside Development Permit from the appropriate provincial regulatory body, when required.
- Applicable fees according to the Schedule of Fees Bylaw as amended from time to time.

Complete Applications

- 5.1.9 The Development Authority shall receive all development permit applications and determine within twenty (20) days after the receipt of a development permit application whether it is complete in accordance with the information requirements of this Bylaw.
- 5.1.10 The Development Authority shall inform the applicant by electronic or standard mail, within twenty (20) days after the receipt of a development permit application, that the application is considered complete.
- 5.1.11 If the Development Authority does not make a decision within twenty (20) days, and a time extension has not been agreed to between the applicant and the Development Authority, the development permit application is deemed complete.

Incomplete Applications

- 5.1.12 A development permit application shall not be considered complete by the MD until the requirements in subsection 5.1.8 have been met to the satisfaction of the Development Authority.
- 5.1.13 If an application for a development permit does not contain all the necessary information or does not contain sufficient details to complete an evaluation of the application and to make a proper decision, the Development Authority shall deem the application to be incomplete and inform the applicant by electronic or standard mail within twenty (20) days after the receipt of a development permit application that the application is considered incomplete.
- 5.1.14 The Development Authority may require details or information not specifically referred to in subsection 5.1.8 if in the Development Authority's opinion, the details or information are necessary to evaluate the application and make a decision.
- 5.1.15 When notifying an applicant that their development permit application is incomplete, the Development Authority shall inform the applicant that any outstanding documents and information referred to in the notice shall be submitted by a date set out in the notice or a later date agreed on

between the applicant and the Development Authority in order for the application to be considered complete.

- 5.1.16 The Development Authority shall inform the applicant by electronic or standard mail within twenty (20) days after the receipt of the updated application, that the application is considered complete or incomplete.

Development.Permit.Decisions

- 5.1.17 The Development Authority shall review each development permit application and determine its compliance with this Bylaw. When a development permit application includes variance requests or discretionary uses the Development Authority shall assess the application as outlined in Sections 8.3 and 8.4:: Variances and Discretionary Uses, respectively.
- 5.1.18 The Development Authority shall make a decision on the development permit application within forty (40) days of when the application has been deemed complete in accordance with subsections 5.1.9-5.1.11. If the Development Authority does not make a decision within forty (40) days, the development permit application is deemed refused, unless an extension has been agreed to in writing by both the applicant and the Development Authority.
- 5.1.19 When making the decision on a development permit application, the Development Authority may approve the application unconditionally, approve the application with conditions, approve the development permit application permanently or for a limited period of time, or refuse the application.
- 5.1.20 In accordance with the MGA, the Development Authority may require the applicant to enter into a development agreement as a condition of a development permit approval. Through development agreements, as per the MGA, the MD may require developers to:
- (a) Construct or upgrade municipal infrastructure, including roads, sidewalks, trails, street lighting, stormwater management systems, and municipal utilities;
 - (b) Complete off-site infrastructure improvements necessary to support the proposed development;
 - (c) Provide security deposits to guarantee the timely and satisfactory completion and maintenance of municipal infrastructure;
 - (d) Convey necessary lands, easements, or rights-of-way to the MD for public infrastructure, utility corridors, municipal reserves, or environmental protection;
 - (e) Clearly define responsibilities for ongoing maintenance, operation, and eventual transfer of infrastructure and amenities to the MD; or
 - (f) Other obligations as permitted under the MGA.

- 5.1.21 The Development Authority shall not approve a development permit application without the applicant demonstrating they can safely install a sanitary facility that meets provincial standards.
- 5.1.22 The Development Authority shall not approve a development permit application until the Development Authority is satisfied that water supplies are of sufficient quality and quantity to support existing and proposed development.
- 5.1.23 A development permit application shall not be approved unless the lot where the development is proposed to take place has direct access to a road that meets the MD's standards.
- 5.1.24 If the Development Authority refuses a development permit application, the decision shall contain reasons for the refusal.
- 5.1.25 If the development permit application is refused, the applicant will not be able to reapply for the same development on the same site or lot for at least six (6) months following the decision of the Development Authority.

Development.Permits.and.Notices

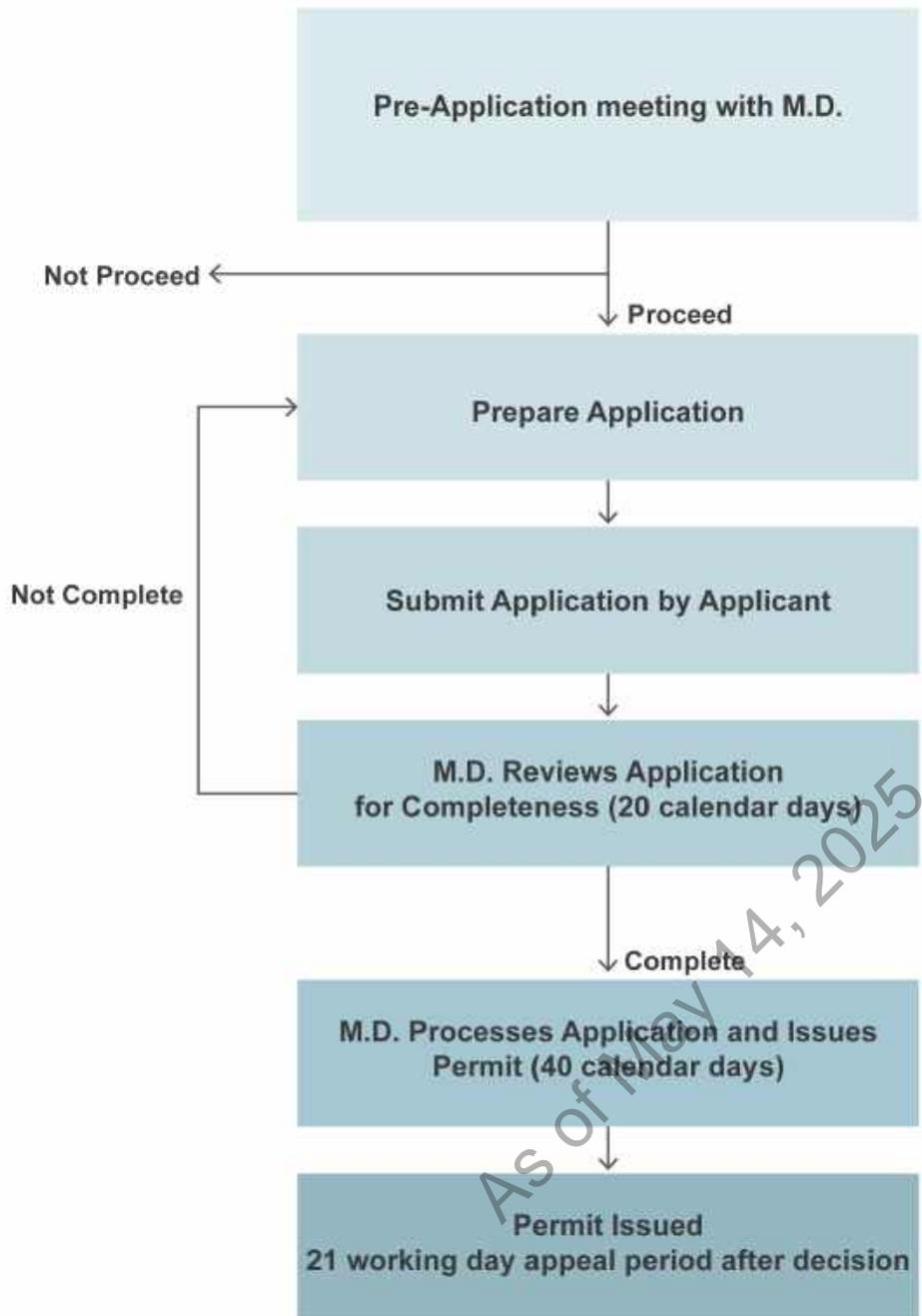
- 5.1.26 Notification of an issued development permit for a discretionary use shall be provided as follows:
- (a) immediately provide notification to the applicant through ordinary mail or electronic mail, whichever the applicant indicated on their application form;
 - (b) post a notice of the decision in the local newspaper;
 - (c) within two (2) days of a development permit being issued, notice shall be mailed out by ordinary mail to each registered landowner of adjacent lands; and
 - (d) publish a notice of the decision in accordance with the MD's Advertising Bylaw.
- 5.1.27 Notification of an issued development permit with a variance shall be provided as follows:
- (a) immediately provide notification to the applicant through ordinary mail or virtual mail, whichever the applicant indicated on their application form;
 - (b) within two (2) days of a development permit being issued, notice shall be mailed out by ordinary mail to each registered landowner of adjacent lands; and
 - (c) publish a notice of the decision in accordance with the MD's Advertising Bylaw.
- 5.1.28 Notification of a development permit application to Council for a Direct Control District shall be:
- (a) published in two (2) consecutive issues of the newspaper operating in the area of the municipality where the land is located; and

(b) mailed by regular mail to each landowner of the properties adjacent to the land that the Direct Control District would apply to.

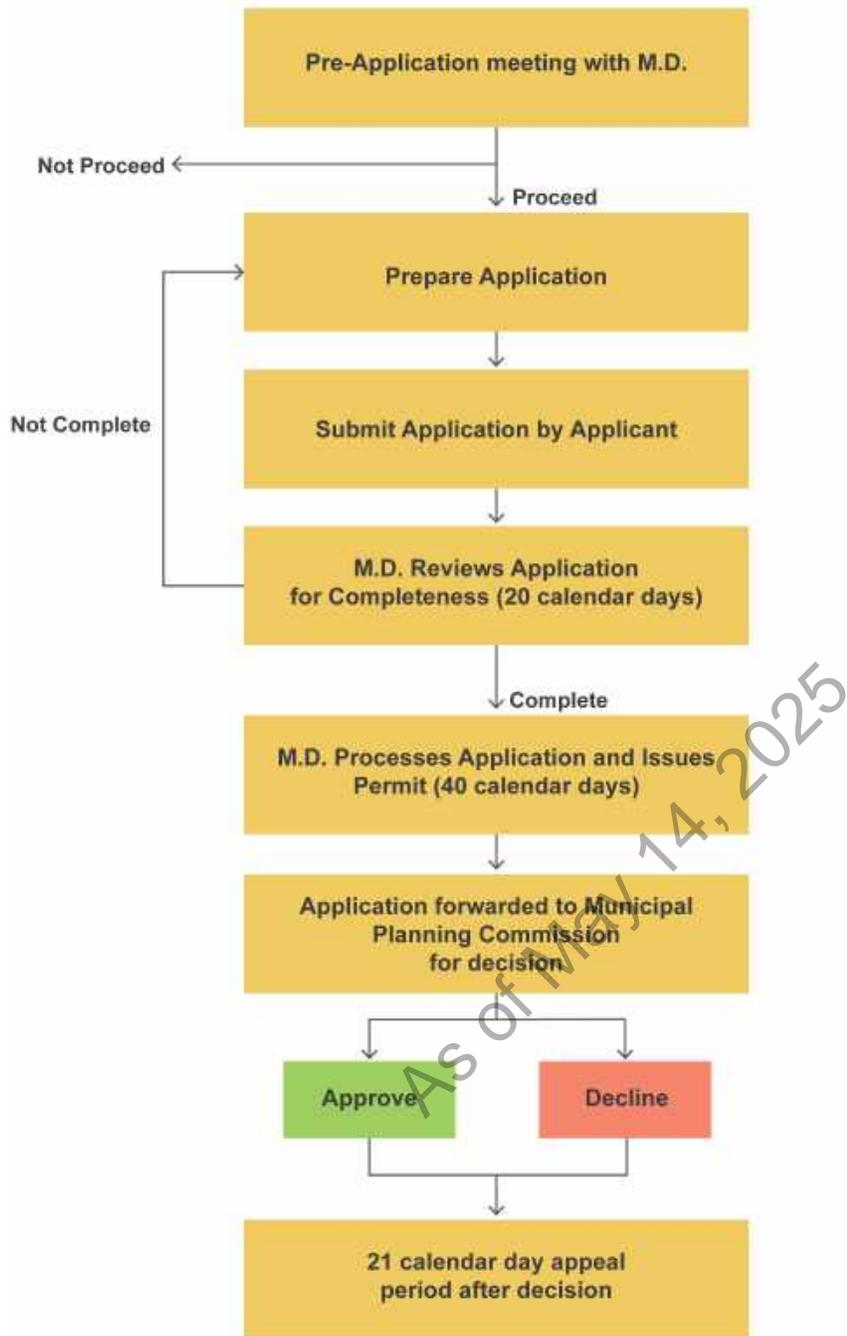
- 5.1.29 If the development permit application is for a permitted use with no variances, and the development permit is approved by the Development Authority, the development may start immediately following the applicant's notification of approval or in accordance with any timelines specified in the development permit. The MD will immediately provide notification to the applicant through ordinary or electronic mail, whichever the applicant indicated on their application form.
- 5.1.30 If the development permit application is for a Direct Control District, and the development permit is approved by Council, the development may start immediately following the applicant's notification of approval or in accordance with any timelines specified in the development permit. The MD will immediately provide notification to the applicant through ordinary or electronic mail, whichever the applicant indicated on their application form.
- 5.1.31 If the approved development permit application contains a discretionary use and/or a variance, the development permit does not come into effect until twenty-two (22) calendar days after the date of decision. Any development that starts prior to this timeframe expiring is done solely at the risk of the applicant.
- 5.1.32 Applicants shall have twelve (12) months to start the development indicated on their approved development permit and three (3) years to complete the development indicated on their approved development permit, from the date the development permit was issued. Failure to meet these timeframes will result in the development permit being void.

As of May 14, 2025

▼.Figure.8;Permitted.Use.Development.Permit.Process



▼.Figure.9;Discretionary.Use.Development.Permit.Process



5.2 Subdivision Applications

5.2.1 Subdivision applications shall be completed and submitted to the Subdivision Authority in writing or electronically for any proposed subdivision, using the subdivision application form.

5.2.2 All applications for subdivision permits shall be evaluated by the MD according, but not limited, to the following criteria, where applicable:

- a) Compliance with the Act, Subdivision and Development Regulation, Land Use Bylaw, and any other Statutory Plans that are in effect;
- b) Adequacy of road access;
 - a. All proposals shall have access to developed roads. The provision of roads associated with a proposal are the sole responsibility of the developer, and shall adhered to the following criteria:
 - i. The construction of internal subdivision roads;
 - ii. The upgrading of intersections or adjacent municipal roads if deemed necessary through a traffic impact assessment or if required by Alberta Transportation;
 - iii. The provision of approaches to individual lots or development sites; and
 - iv. The dedication of land to accommodate future road widening
- c) Provision of water supply and sewage disposal in accordance with Provincial standards;
- d) Compatibility with adjacent land uses;
- e) Site suitability in terms of soils, topography, and size, supported by hydro-geological and geotechnical testing as required by the MD;
- f) Environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, or watercourse contamination;
- g) FireSmart guidelines; and
- h) Traffic impact .

5.2.3 All subdivision applications shall adhere to the minimum requirements outlined in the latest version of the MD's Municipal Servicing Standards and will include the mandatory subdivision application requirements listed in Table 2: Mandatory Subdivision Application Requirements. Applicants should also consult MD policy and guidelines related to subdivision applications, where applicable.

▼.Table.8&Mandatory.Subdivision.Application.Requirements

MANDATORY SUBDIVISION APPLICATION REQUIREMENTS

- | |
|--|
| » A complete subdivision application form with the signature of the landowner(s) or an agent authorized by the landowner(s) to prepare and submit the application; |
| » Permission for reasonable right-of-entry by MD staff for site inspection. |
| » Current Certificate of Title dated within thirty (30) days prior to the application date. |
| » Location of existing and abandoned well and battery sites, or a declaration stating that there are none present. |

- » A site plan, to scale and in metres, indicating the location, dimensions and boundaries of the parcel to be subdivided.
- » The proposed lot(s) to be registered in a Land Titles Office.
- » A site plan indicating the location, dimensions and boundaries of:
 - » every new lot to be created
 - » municipal and environmental reserves
 - » easements and utility rights-of-way
 - » internal roadways
 - » land uses
 - » water and wastewater servicing
 - » stormwater servicing
 - » location of buildings and their support infrastructure (e.g. party areas, accessory buildings, etc.), if applicable
- » All applicable fees.

5.2.4 The Subdivision Authority, at its discretion, may also request other information as identified in Section 4 of the Subdivision and Development Regulation.

Complete Subdivision Applications

5.2.5 The Subdivision Authority shall receive all subdivision applications and determine within twenty (20) days after the receipt of the application whether it is complete in accordance with the information requirements of this Bylaw.

5.2.6 The subdivision application is considered complete if it contains all the information listed in subsection 5.2.

5.2.7 If the Subdivision Authority does not make a decision within twenty (20) days, and a time extension has not been agreed between the applicant and the Subdivision Authority, the subdivision application is deemed complete.

5.2.8 The Subdivision Authority shall inform the applicant by electronic, or standard mail, within twenty (20) days after the receipt of a development permit application that the application is considered complete.

As of May 14, 2025

Incomplete.Subdivision.Applications

- 5.2.9 If an application is deemed incomplete, the Subdivision Authority shall issue a letter to the applicant that lists the outstanding documents and information to be submitted within a specified timeframe to be considered a complete application.
- 5.2.10 If the applicant refuses to submit all information within the specified timeframe in subsection 5.2.9, the application will be refused.
- 5.2.11 After the outstanding documents and information are submitted and reviewed to determine if the application is complete, the Subdivision Authority shall send a notice in writing to the applicant to confirm the application is complete.
- 5.2.12 In accordance with the MGA, additional information and/or documentation necessary to review a subdivision application may be required from the applicant/landowner during the course of a file review.
- 5.2.13 If a subdivision application is deemed incomplete because the applicant/landowner fails to provide the information within the agreed timeframe, the application shall be refused with reasons by the Subdivision Authority unless the applicant/landowner had previously expressed, in writing, to have the subdivision application withdrawn or agreed to an extension in writing.

Subdivision.Application.Referrals

- 5.2.14 The Subdivision Authority shall refer subdivision application in accordance with subsection 5.1.17 and the Subdivision and Development Regulation.
- 5.2.15 After thirty (30) days from the date of referral to authorities, agencies, or landowners, the Subdivision Authority may make a decision on the subdivision application, whether or not comments have been received.
- 5.2.16 The Subdivision Authority is not required to refer a subdivision application to any agency outlined in the Subdivision and Development Regulation if the subdivision is within an approved area structure plan or conceptual scheme that was referred to those agencies.

Subdivision.Decision.Time.Period

- 5.2.17 If the Subdivision Authority fails to make a decision on an application for subdivision within sixty (60) days of the date on which the application was accepted, the applicant may, within fourteen (14) days after the 60-day period has expired:
- (a) enter into an agreement with the Subdivision Authority to extend the period beyond sixty (60) days; or
 - (b) treat the application as "deemed refused" and file an appeal.

5.2.18 If the subdivision application is refused, the applicant will not be able to reapply for the same subdivision over the same parcel(s) for at least one (1) year following the decision.

Subdivision.Application.Decisions

5.2.19 The Subdivision Authority for the MD shall receive, consider and make decisions on all subdivision applications.

5.2.20 The Subdivision Authority shall assess subdivision applications in accordance with the MGA, the Subdivision and Development Regulation, and this Bylaw.

5.2.21 In making a decision, the Subdivision Authority may:

- (a) approve an application with conditions;
- (b) refuse the application; or
- (c) if the applicant fails to submit all the outstanding information and documents on or before the date referred in notification to the applicant of an incomplete application, issue a deemed refusal of the application.

5.2.22 No subdivision shall be permitted within a floodplain where the area cannot accommodate a dwelling and its supporting water and wastewater services.

5.2.23 If the Subdivision Authority refuses an application as outlined in subsection 5.2.21, reasons for the Subdivision Authority's decision shall be provided in writing.

5.2.24 The Subdivision Authority may impose conditions considered appropriate for a subdivision approval and as provided for in the MGA, the Subdivision and Development Regulation or in this Bylaw.

5.2.25 A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity requires on-site servicing shall not be approved unless the Subdivision Authority is satisfied that it can be demonstrated that sanitary servicing can be adequately provided on-site.

5.2.26 A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity requires on site water supplies of sufficient quality and quantity shall not be approved unless the Subdivision Authority is satisfied that there are water supplies of sufficient quality and quantity available to support the existing and proposed future development on the new lot.

5.2.27 A subdivision application shall not be approved unless the Subdivision Authority is satisfied with the management of stormwater and such management can meet the MD's Municipal Servicing Standards.

- 5.2.28 At the discretion of the Subdivision Authority, the provision of a water reservoir, dugout or other similar facility may be required in a residential development of more than three (3) lots for the purpose of fire fighting protection.
- 5.2.29 New subdivision(s) shall not be permitted on land that is within the regulated setback areas for wastewater, sewage lagoon, or sour gas facilities where a dwelling, school, hospital, or food establishment could not be developed on the lot because of the setback regulation, unless a restrictive covenant is registered against the title prohibiting these uses.
- 5.2.30 For the purpose of this Bylaw, an unsubdivided quarter section includes quarter sections where a portion of the land has been subdivided for a public utility, a railroad, or a community use (such as a ski field or protection of a creek), and a separate title exists.
- 5.2.31 Development agreements, in accordance with the MGA, and road use agreements may be required as a condition of approval for subdivision of land within the MD.

Subdivision.Approval.Extensions

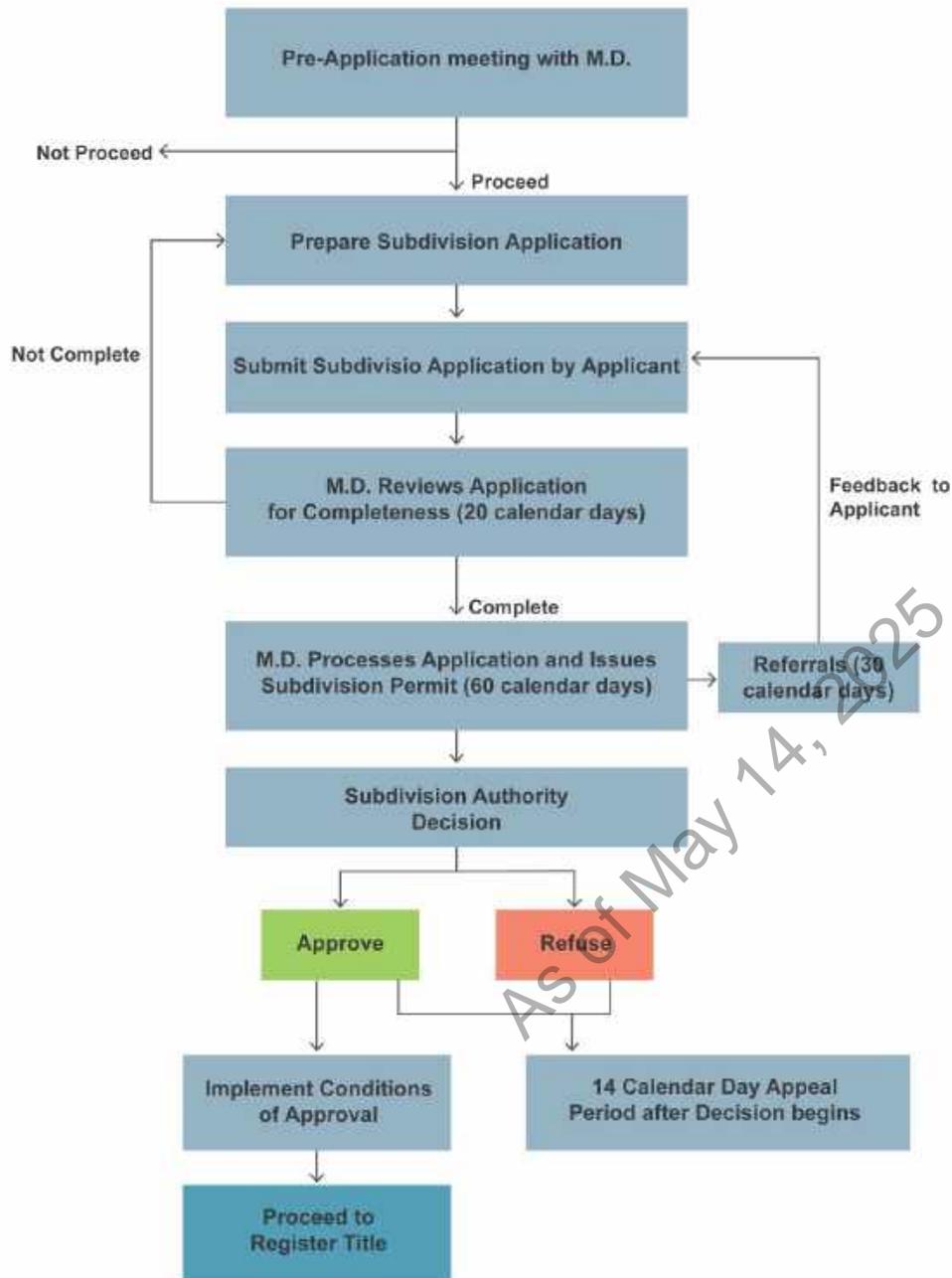
- 5.2.32 Council may extend or may delegate the power to extend periods of time related to subdivision approvals as follows:
- (a) a subdivision approval for a use which remains compatible with adjacent land uses and which continues to conform to the Bylaw may be extended, in one-year increments, to a maximum of five years from the original approval date;
 - (b) a subdivision approval extension may be granted up to three times without the review of conditions where an applicant is able to show that there has been substantial completion of a majority of the subdivision approval conditions and the subdivision approval is otherwise being complied with. After the third extension, the applicant may be subject to amended land use policies.
- 5.2.33 A subdivision approval where the use that would result from the subdivision being extended comes into conflict with adjacent land uses or which no longer conforms to the Bylaw shall not be extended.
- 5.2.34 For greater clarity, a subdivision approval may never be granted or extended longer than five years, in accordance with this Bylaw.

Approved.Subdivision.Endorsement

- 5.2.35 The plan of subdivision or instrument shall be submitted to the Subdivision Authority for endorsement within one year or by the time prescribed by Council beyond one year; otherwise, the subdivision approval is void.
- 5.2.36 The plan of subdivision or instrument shall be submitted to the Land Titles office for registration within one year from the time of endorsement or by the time prescribed by Council beyond one year; otherwise, the subdivision approval of the plan or instrument and the endorsement is void.

5.2.37 The Subdivision Authority may grant not more than one (1) extension, to a maximum of three (3) years, of the period referred to in subsection 5.2.36.

▼.Figure.0;Subdivision.Permit.Process



5.3 Development Agreements

5.3.1 As outlined in the MGA, the Development or Subdivision Authority, as the case may be, may require that an applicant or landowner enter into a Development Agreement and that the agreement be registered as a caveat on the title of the subject lands.

5.3.2 A development agreement may address, but is not limited to, the following:

- (a) the construction or upgrading of **municipal infrastructure**, including roads, sidewalks, water and wastewater systems, stormwater management facilities, or other utilities;
- (b) the payment of off-site levies, service fees, or financial securities;
- (c) requirements related to **road use, dust control**, or the timing and phasing of development;
- (d) servicing arrangements where municipal infrastructure is impacted or extended;
- (e) access, traffic circulation, or site-specific mitigation measures, including those arising from technical studies; or
- (f) any other matter the Development Authority or Subdivision Authority considers necessary to ensure the orderly, safe, and efficient development of the land in accordance with this Bylaw, an approved statutory plan, or the public interest.

5.3.3 The Development Authority or Subdivision Authority may require that the applicant or landowner pay an off-site levy and/or give a security to ensure that the terms of the agreement are carried out.

5.3.4 Depending on the nature, complexity, scale, and anticipated infrastructure obligations associated with a proposed development or subdivision, the MD may determine, in its sole discretion, if a short-form or long-form Development Agreement should be applied.

5.4 Application Referrals

5.4.1 The Development Authority or Subdivision Authority shall refer any development permit application, subdivision application, and redistricting application in accordance with Table 3: Application Referrals.

▼.Table.9&Application.Referrals.

MANDATORY REFERRAL	REFERRAL DESCRIPTION
Adjoining Rural Municipality	Within 3.2 km of the jurisdictional boundary: <ul style="list-style-type: none"> ▪ Development Permit Applications ▪ Subdivision Applications ▪ Redistricting Applications

MANDATORY REFERRAL	REFERRAL DESCRIPTION
Provincial Regulatory Body	Within 1.6 km of a highway centre line: <ul style="list-style-type: none"> ▪ Development Permit Applications ▪ Subdivision Applications ▪ Redistricting Applications
Town of Slave Lake and Sawridge First Nation	In accordance with the Tri-Council Regional Growth Plan: <ul style="list-style-type: none"> ▪ Development Permit Applications ▪ Subdivision Applications ▪ Redistricting Applications <p>All referrals to the Town of Slave Lake shall be in accordance with the Intermunicipal Development Plan (IDP).</p>
Métis Settlements	When adjoining a Métis Settlement: <ul style="list-style-type: none"> ▪ Development Permit Applications ▪ Subdivision Applications ▪ Redistricting Applications
Adjoining Land Owners	All adjoining land owners: <ul style="list-style-type: none"> ▪ Development Permit Applications – containing discretionary uses and/or variances ▪ Subdivision Applications ▪ Redistricting Applications
Other Mandatory Referrals	<ul style="list-style-type: none"> ▪ The MD shall also refer all subdivision applications in accordance with the Subdivision Development and Regulation and the MGA.

5.4.2 Based off the nature and location of the application, the MD may refer development permit applications, subdivision applications, and redistricting applications to the following agencies:

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

- 5.4.3 Comments received during the referral process may inform the Development Authority or Subdivision Authority's decision.

Part 3: Overlays and Land Use Districts

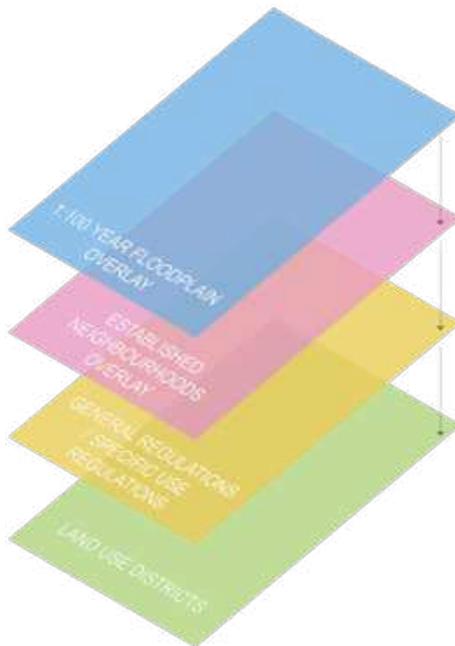
6. Overlays

6.1 Creating Overlays

- 6.1.1 Overlays are included in this Bylaw to provide additional development regulation for specific areas in the MD. There are two overlays provided, the "Established Neighbourhood Overlay" and the "Floodplain Protection Overlay".
- 6.1.2 The Established Neighbourhood Overlay and the Floodplain Protection Overlay apply to all Land Use Districts in the MD within those areas show in Schedule C: Overlay Areas.
- 6.1.3 The provisions and regulations outlined in this Section supersede any regulations in the underlying district, as outlined in Section 7: Land Use Districts. If there is a conflict between the overlay and the underlying district, the provisions and regulations in the overlay shall take precedence.
- 6.1.4 In all instances where both the Established Neighbourhood Overlay and Floodplain Protection Overlay are both applicable, the Floodplain Protection Overlay shall take precedence.

As of May 14, 2025

Figure 5: Overlay Example



6.2 Floodplain Protection Overlay

PREAMBLE

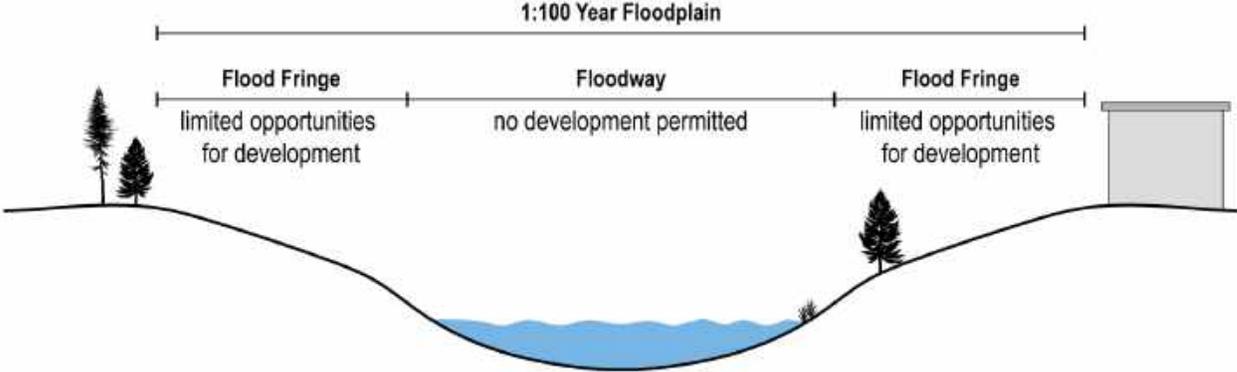
One of the most significant natural assets in the Municipal District of Lesser Slave River is its network of waterbodies and watercourses. These features contribute to the MD's natural beauty, biodiversity, and ecological function. However, they also pose increasing challenges as extreme weather events become more frequent, the 1:100-year floodplain boundaries continue to shift, and seasonal snowmelt and ice thaw elevate flood risks.

Flooding can have devastating consequences for residents and communities—damaging property and infrastructure, disrupting livelihoods, and in severe cases, causing injury or loss of life. As a local government, the MD has a responsibility to protect the safety and well-being of its residents and to manage tax dollars responsibly. Balancing these responsibilities becomes particularly difficult when it involves regulating what people can and cannot do on private land to reduce the risks associated with flooding. Property owners should investigate whether a property lies within the Flood Protection Overlay before considering development.

The **Floodplain Protection Overlay** is designed to provide a measured and responsible framework for regulating development within the 1:100-year floodplain. Rather than prohibiting all forms of development or redevelopment outright, the Overlay allows for a cautious and adaptive approach that considers both safety and landowner rights. While the underlying intent is to discourage new development in flood-prone areas, the Overlay establishes clear criteria to manage and mitigate risks where development already exists.

For properties that are already developed within a designated Floodplain Protection Area, this Overlay allows for certain types of renovation, replacement, or upgrades to existing buildings. Examples may include replacing a roof, upgrading insulation, wiring, or plumbing, or renovating a basement—provided all work complies with the Alberta Building Code and any additional requirements of this Bylaw.

▼.Figure.2.Floodplain.Diagram



As of May 14, 2025

- 6.2.1 The purpose of this Overlay is to provide for the safe and efficient use of lands which are within the defined floodplains in the MD, typically those areas defined as being within the 1:100-year floodplain, have experienced flooding, and/or are within 30 m of a water body.
- 6.2.2 All uses on lands where the Floodplain Protection Overlay applies (1:100 year floodplain, both the floodway and flood fringe) shall be considered discretionary, except for Public Utilities and Passive Recreation.
- 6.2.3 Recreational vehicles (RVs) may be permitted for seasonal or temporary accommodation within the flood fringe, subject to the following conditions:
- (a) The RV shall be easily movable in the event of a flood risk and shall not be placed on a fixed or permanent foundation;
 - (b) The site must have safe access and egress during flood events; and,
 - (c) The RV should be anchored or secured to minimize movement during flood conditions, where appropriate.
- 6.2.4 The Development Authority shall not approve development permit applications that include new or replacement of permanent structures and buildings in areas that are partially or entirely within the Floodplain Protection Overlay, unless the applicant can demonstrate:
- (a) that preventative engineering and construction measures can be used to make the site suitable for the proposed development or to protect the development from potential flooding hazards, stamped by a registered engineer;
 - (b) mitigation methods that meet any federal or provincial policies or regulations for building in flood-susceptible areas;
 - (c) that new permanent structures or building is elevated above the 1:100-year floodplain and is designed to be relocatable should the 1:100 year floodplain change. No basements are permitted for new construction or re-development, and dwellings will be required to be constructed in a manner to enable them to be relocated in the future; and
 - (d) that the change or development of the site will not direct water onto other properties.
- 6.2.5 No wastewater facilities (including storage/septic tanks) or storage of hazardous materials are permitted in the 1:100 year floodplain, unless appropriate floodproofing measures are taken that meets all safety codes and CSA Standards.
- 6.2.6 If the Development Authority approves any development permit application for lands within the Floodplain Protection Overlay, the developer shall be required to implement the preventive measures referred to in subsection 6.2.4, and enter into a restrictive covenant that can be registered against the titles of the affected lands, that:

- (a) the developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence;
- (b) the developer and/or any subsequent landowners shall indemnify the Municipal District of Lesser Slave River No. 124, and related parties, against any loss, damage or costs, etc.; and
- (c) development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.2.4, and in any further or other manner that the Development Authority deems appropriate.

6.2.7 Regardless of subsection 6.2.4, the municipality shall not approve development permit applications for development of land or erection of permanent structures or buildings that fall within any delineated floodway, with the exception of docks and/or boathouses that meet appropriate provincial and/or federal legislation and regulation.

6.2.8 Where a development is proposed within the boundaries of the Floodplain Protection Overlay, the Development Authority may require the applicant to enter into a Development Agreement or agree to a restrictive covenant as a condition of the development permit.

6.2.9 The purpose of the Development Agreement is to ensure that appropriate measures are in place to:

- (a) mitigate the risk of infrastructure damage, environmental impact, or public safety hazards due to flooding;
- (b) ensure that any municipal infrastructure or services potentially impacted by the development are adequately protected, maintained, or upgraded;
- (c) limit liability to the MD with respect to future flood damage to infrastructure; and
- (d) document any required indemnification, maintenance responsibilities, or other site-specific provisions.

6.2.10 The above regulations do not apply to a structure or building that is located outside of the delineated floodplain that overlays the site.

SUBDIVISION IN FLOODPLAINS

6.2.11 No future subdivision shall be allowed on lands within the Floodplain Protection Overlay unless the proposed lots within the subdivision can meet the requirements of subsection 6.2.4 such that a lot can accommodate the safe location of a building and associated infrastructure that is outside of the floodplain.

6.2.12 Subdivision applications for land that is partially or wholly within the Floodplain Protection Overlay may be considered at the discretion of the Subdivision Authority, provided that:

- (a) The applicant demonstrates, to the satisfaction of the Subdivision Authority, that the proposed subdivision will result in an improvement to the developability of the site, such as:

- Providing one or more building sites that are located outside of the floodplain hazard area;
- Enhancing wastewater treatment or disposal options through revised lot layout or servicing approach;
- Consolidating or configuring land in a way that reduces future exposure to flood risk.

DEVELOPMENT PERMIT APPLICATIONS

6.2.13 Development permit applications for building(s) and structure(s) that are located within the Floodplain Protection Overlay shall contain the following information, in addition to the information regularly requested as a part of the development permit application:

- (a) the elevation of any proposed permanent structure or building certified by a registered engineer or surveyor;
- (b) the elevation of any openings in the proposed permanent structure or building certified by a registered engineer or surveyor;
- (c) the elevation of any floors in the proposed permanent structure or building certified by a registered engineer or surveyor;
- (d) the site drainage; and
- (e) details on the building design that enable it to be relocatable.

As of May 14, 2025

- 6.2.14 The Development Authority shall require, as a condition of the approval of any development permit application, that a certificate or a Real Property Report certified by a registered surveyor be provided to the Development Authority upon completion of the footings or pilings for the development and prior to commencement of any other construction relating to the development, indicating that the development, specifically the location and elevation of the development, is in accordance with the approved development permit application or any conditions of approval of that application.
- 6.2.15 When, as a condition of the approval of a development permit, the development will or is required to have its elevation raised above the existing grade, the Development Authority may require as a condition of the approval of the development permit application that a drainage and/or grading plan be prepared, submitted, and approved by the Development Authority prior to any development taking place which specifically addresses the change in grade or increase in elevation undertaken and demonstrates the impacts, if any, on the surface drainage of the site and of adjacent sites.

6.3 Established Neighbourhood Overlay

PREAMBLE

The MD of Lesser Slave River is home to a variety of unique and valued neighbourhoods, each with its own distinct character. Recognizing that a development appropriate in one area may not be suitable in another, the Established Neighbourhood Overlay provides a framework for the MD to evaluate development permit applications on a neighbourhood-specific basis within areas where the Overlay applies.

Common concerns raised by residents in response to new development is whether it will fit with the existing character of the neighbourhood. This assessment often goes beyond land use—it is frequently about the visual appearance, scale, and overall compatibility of the development within its context. Because such considerations can be subjective, the Overlay is intended to be supported by design guidelines that help ensure new development aligns with the established built form and streetscape.

REGULATIONS

- 6.3.1 The Established Neighbourhood Overlay shall only apply to those lands districted as “Residential Serviced” and “Residential Un-Serviced” as described in Section 7: Land Use Districts, within the areas shown in Schedule C: Overlay Areas.
- 6.3.2 All development permit applications whether for a permitted or discretionary use shall be subject to the Visual Appearance Evaluation Criteria, as outlined in Schedule A: Discretionary Use Evaluation Criteria.
- 6.3.3 Development permit applications may include:
- » Elevation drawings.
 - » Exterior material information, including but not limited to colours.

- » Pictures of the properties surrounding the site.
- » Proposed mitigation measures to limit the potential impacts on the surrounding neighbourhood if the development is significantly different than what is existing.

6.3.4 Notwithstanding Section 7 and the underlying land use district, the following uses shall be discretionary in the Established Neighbourhood Overlay and subject to all evaluation criteria:

- » dwelling, semi-detached
- » garage suites
- » guest houses
- » heavy trucks and equipment storage, personal
- » recreational vehicle – park model
- » secondary suites

6.3.5 Minimum floor area for a dwelling, single detached in the Established Neighbourhood Overlay is 100 m² (1,076 ft²), which does not include an attached garage or basement.

7. Land Use Districts

7.1 Creating Land Use Districts

7.1.1 The MGA requires the MD to divide the municipality into districts that prescribe the purposes for which land, buildings or other structures in each district may be used.

7.1.2 The Land Use District maps, attached as Schedule D to this Bylaw, divides the MD into districts and specifies which district and associated regulations and provisions of this Bylaw applies to each parcel of land.

As of May 14, 2025

7.1.3 For the purpose of this Bylaw, the MD is divided into the following land use districts:

DISTRICT		INTENT
RS	Residential Serviced	To provide for primarily residential uses on lots which are fully serviced with municipal water, sewer and/or sanitary.
RUS	Residential Un-serviced	To provide for primarily residential uses on lots that are not typically serviced by municipal water, sewer or sanitary.
A	Agricultural	To provide opportunities for current and sustainable primary production and secondary processing of agricultural commodities and services through a wide and diverse range of agricultural related uses, while also providing opportunities for innovative use of land to support community resiliency.
C	Commercial	To accommodate a range of retail and service commercial opportunities throughout the municipality.
HI	Heavy Industrial	To accommodate a range of heavy industrial uses that are centralized within the Mitsue Industrial Park.
LI	Light Industrial	To accommodate a range of light industrial uses that are dispersed across the municipality.
CF	Community Facilities	To accommodate a range of public and private uses which provide cultural, medical, social, religious, educational, government and recreational services throughout the municipality.
CL	Crown Land	To provide the MD the opportunity to provide input on the potential impact of land uses and development on those lands governed by the Crown, and enter into agreements when the MD infrastructure is impacted by those uses.
UR	Urban Reserve	To reserve or "hold" those areas near or within hamlets that are currently un-serviced, un-subdivided and/or undeveloped for future expansion of a residential or industrial area.
ER	Environmental Reserve	To protect, preserve, and enhance the MD's natural and sensitive landscape, ecological function and integrity, for the enjoyment of current and future generations.
DC	Direct Control	To authorize and allow Council to exercise specific control and direction over the use and development that occurs on particular lands within the municipality.

7.2 Residential Serviced (RS) District

PURPOSE

7.2.1 The purpose of the Residential Serviced District is to provide for primarily residential uses in areas that are fully serviced by municipal water and sanitary to maximize the use of a resource that has a high capital, operating, and maintenance costs to the tax payers of the MD.

PERMITTED AND DISCRETIONARY USES

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

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	Accessory Building(s) to Discretionary Uses
Bed and Breakfast Establishment – up to three (3) guest rooms	Bed and Breakfast Establishment – greater than three (3) guest rooms
Community Garden	Community Uses
Community Supported Agriculture	Day Care Services
Dwelling, Semi-Detached	Day Home
Dwelling, Single-Detached	Dwelling, Fourplex
Garage Suite	Dwelling, Multi-Unit
Group Home – up to six (6) persons	Dwelling, Townhouse
Guest House	Dwelling, Triplex
Hobby Greenhouse	Group Home – greater than six (6) persons
Home Occupation – up to three (3) employees on-site	Heavy Truck Storage, personal – up to one (1) unit
Public Utilities	Home Occupation – greater than three (3) employees on-site
Recreational Vehicle – Park Model	Home Park
Secondary Suite	Kennels
	Recreational Uses
	Recreational Vehicle – greater than two (2) units
	Shouse
	Supportive Housing

7.2.3 All discretionary uses listed in this Bylaw are subject to the discretion of the Development Authority. Approval of a discretionary use is not guaranteed, even if the proposed development meets the minimum standards of this Bylaw. In evaluating an application for a discretionary use, the Development Authority shall consider the specific evaluation criteria and impact considerations described in Schedule A: Discretionary Use Assessment Criteria.

DEVELOPMENT REGULATIONS

7.2.4 Development regulations for development in the Residential Serviced District are as follows. For illustrations, see Figure 7.

REGULATION	PROVISION
1	Parcel Area (minimum) 465 m ² (5,005 ft ²)
2	Parcel Width (minimum) Excludes 'flag' and 'pie' shaped lots 15 m (49.2 ft)
3	Site Coverage (maximum) Fifty percent (50%)
FOR PRINCIPAL BUILDING:	
4	Front Yard Setback (minimum) 7.5 m (24.6 ft)
5	Rear Yard Setback (minimum) 7.5 m (24.6 ft)
6	Side Yard Setback (minimum) 1.2 m (3.9 ft)
7	Height (maximum) 10.6 m (34.8 ft)
FOR ACCESSORY BUILDING(S)	
8	Front Yard Setback (minimum) 7.5 m (24.6 ft)
9a	Setback from Rear Lot Line (minimum) – without driveway 0.9 m (3 ft)
9b	Setback from Rear Lot Line (minimum) – with driveway 5.5 m (18 ft)
10	Setback from Side Lot Line (minimum) 1.2 m (3.9 ft)
11	Height (maximum) 8 m (26.3 ft)

7.2.5 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.

SPECIFIC USE REGULATIONS – MULTI-UNIT (DISCRETIONARY)

7.2.6 Specific regulations for **Dwelling, Multi-Unit**:

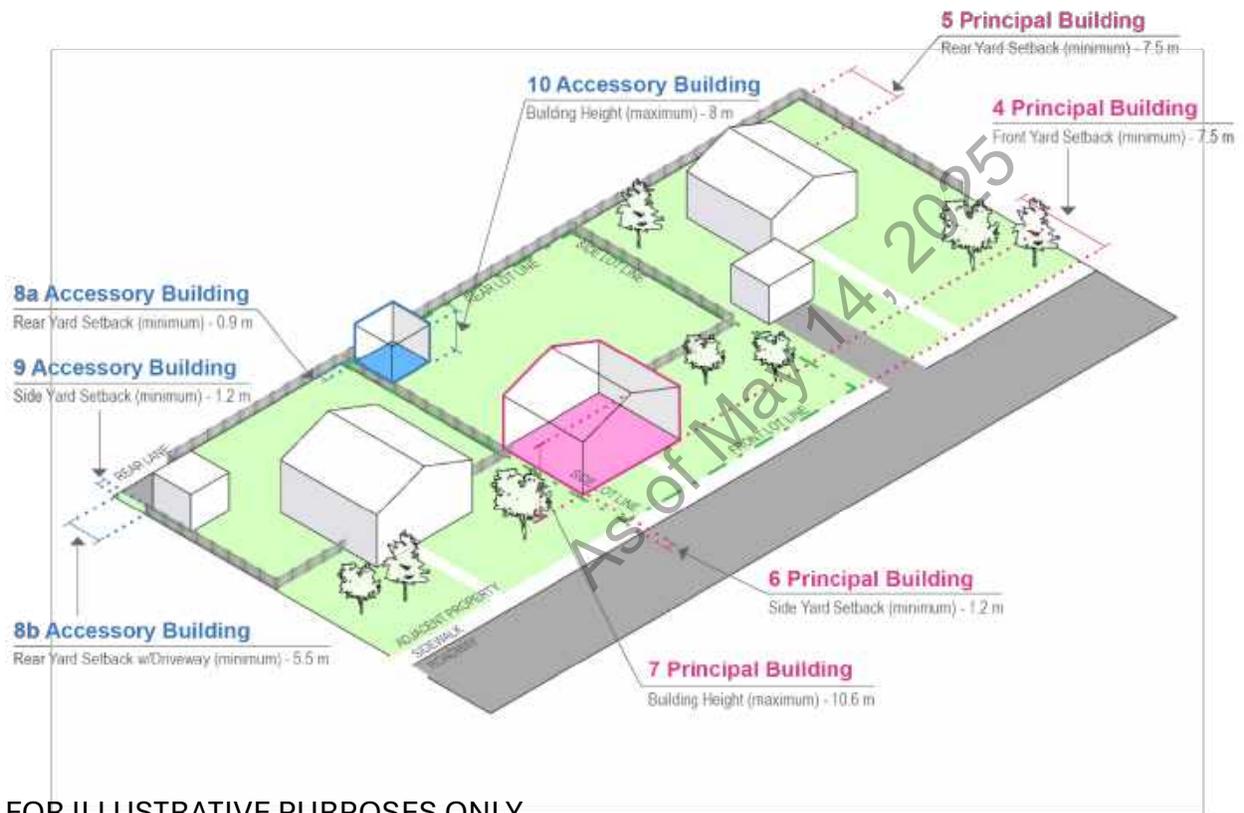
- (a) Side Yard Setback (minimum) – 50% of the building height;
- (b) Height (maximum) – 12 m (39.4 ft).

SPECIFIC USE REGULATIONS – DWELLING, SHOUSE (DISCRETIONARY)

7.2.7 Specific regulations for **Dwelling, Shouse**

- (a) Shouse development shall be subject to specific use regulations contained in Section 10.14 of this Land Use Bylaw; and
- (b) The shouse shall follow the visual appearance requirements in Schedule A of this Bylaw.

▼ Figure 3. Residential Serviced (RS) District Regulations

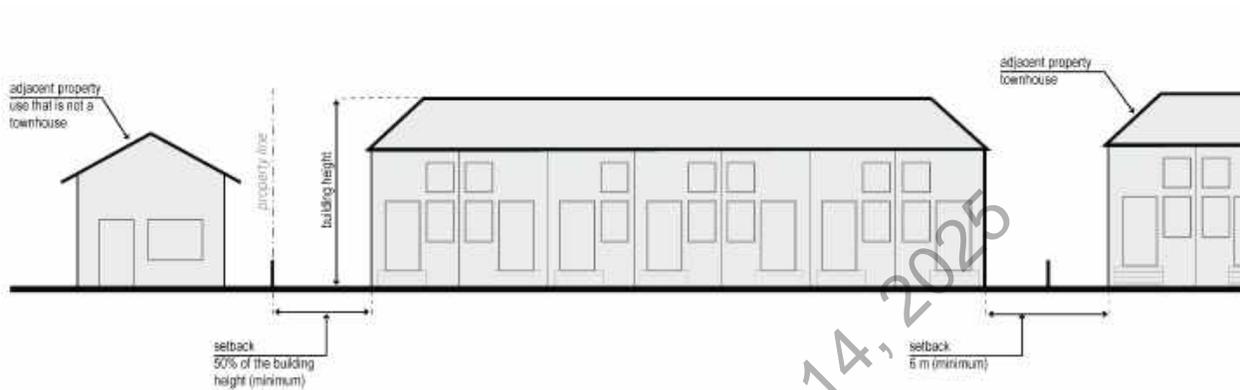


SPECIFIC USE REGULATIONS – TOWNHOUSES (DISCRETIONARY)

7.2.8 Specific regulations for **Dwelling, Townhouses**:

- (a) Side Yard Setback (minimum) at the end of a row of townhouses when adjoining a use that is not a townhouse – 50% of the building height;
- (b) The maximum number of townhouse units in a row shall be seven (7);
- (c) When two townhouse complexes are located next to one another, a 6.0 m (19.7 ft) setback between the two complexes is required;
- (d) Parking shall be provided at the rear of the townhouses; and
- (e) The minimum Front Yard Setback for townhouses shall be 3.0 m.

▼.Figure.4.Townhouse.Regulation.Diagram



7.3 Residential Un-Serviced (RUS) District

PURPOSE

- 7.3.1 The purpose of the Residential Un-Serviced District is to provide for primarily residential uses on lots that **are not** typically serviced by municipal water and/or wastewater.

PERMITTED AND DISCRETIONARY USES

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

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	Accessory Building(s) to Discretionary Uses
Bed and Breakfast Establishment – up to three (3) guest rooms	Bed and Breakfast Establishment – greater than three (3) guest rooms
Community Garden	Community Uses
Community Supported Agriculture	Day Care Services
Dwelling, Semi-Detached	Day Home
Dwelling, Single-Detached	Dwelling, Fourplex
Garage Suite	Dwelling, Triplex
Group Home – up to six (6) persons	Equestrian Facility
Guest House	Group Home – greater than six (6) persons
Hobby Greenhouse	Heavy Equipment Storage, personal
Home Occupation – up to three (3) employees on-site	Heavy Truck Storage, personal – greater than one (1) unit
Public Utilities	Home Occupation – greater than three (3) employees on-site
Recreational Vehicle – Park Model	Home Park
Secondary Suite	Kennels
	Recreational Uses
	Recreational Vehicle – greater than two (2) units
	Recreational Vehicle Park
	Shouse
	Supportive Housing

DEVELOPMENT REGULATIONS

- 7.3.3 Development regulations for development in the Residential Un-Serviced District are as follows. For illustrations, see Figure 9.

REGULATION	PROVISION
1 Parcel Area (minimum)	1,860 m ² (20,021 ft ²)
2 Parcel Width (minimum) Excludes 'flag' and 'pie' shaped lots	15 m (49.2ft)
3 Site Coverage (maximum)	Fifty percent (50%)
FOR PRINCIPAL BUILDING:	
4 Front Yard Setback (minimum)	7.5 m (24.6 ft)

REGULATION		PROVISION
5	Rear Yard Setback (minimum)	7.5 m (24.6 ft)
6	Side Yard Setback (minimum)	7.5 m (24.6 ft)
7	Height (maximum)	10.6 m (34.8 ft)
FOR ACCESSORY BUILDING(S):		
8	Front Yard Setback (minimum)	7.5 m (24.6 ft)
9a	Rear Setback from Lot Line (minimum) – without driveway	0.9 m (3 ft)
9b	Side/ Rear Setback from Lot Line (minimum) – with driveway	5.5 m (18 ft)
10	Side Yard Setback (minimum)	1.2 m (3.9 ft)
11	Height (maximum)	8 m (26.3 ft)

7.3.4 For community areas adjacent to a lake and/or water course (Devonshire Rd:SW-18-73-5-5, Marten Beach, Broken Paddle, Lawrence Lake, and Chisholm), the Side Yard Setback minimum will be 3.0 m (9.84 ft).

7.3.5 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.

SPECIFIC USE REGULATIONS – DWELLING, SHOUSE (DISCRETIONARY)

7.3.6 Specific regulations for **Dwelling, Shouse**

- (a) Shouse development shall be subject to specific use regulations contained in Section 10.14 of this Land Use Bylaw; and
- (b) The shouse shall follow the visual appearance requirements in Schedule A of this bylaw.

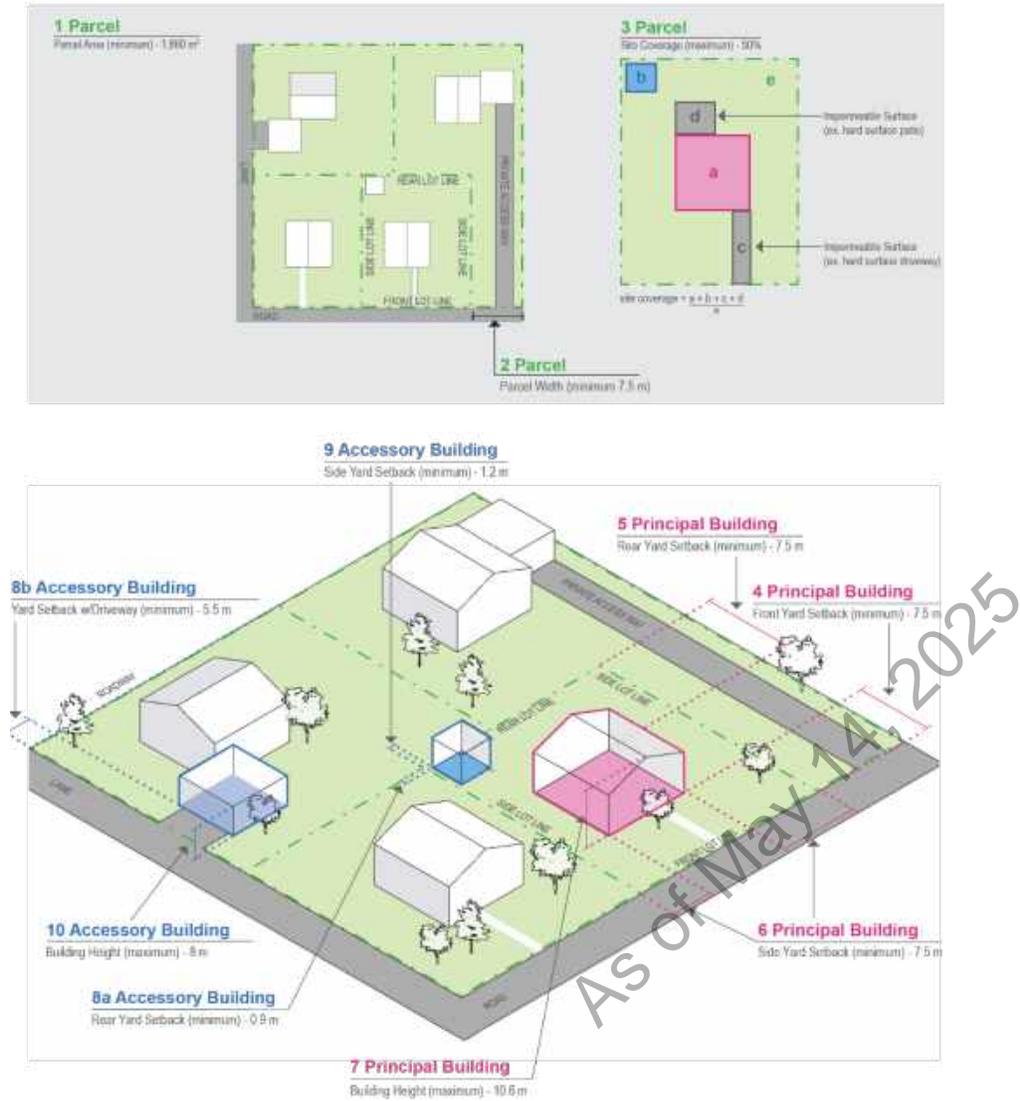
SERVICING REQUIREMENTS

7.3.7 The minimum parcel area described in 7.3.3 shall only be met if the applicant demonstrates that an on-site septic system and water well can be safely accommodated on the lot, in compliance with all applicable provincial and federal regulations.

- (a) To meet this requirement, a registered engineer must conduct soils and percolation tests to confirm that the proposed septic system complies with Alberta's on-site wastewater standards; and
- (b) The applicant must provide information demonstrating that the quantity and source of water complies with the Alberta Water Act, including any requirements for licensing or groundwater availability assessments.

7.3.8 If an on-site water well or septic system cannot be installed and the development requires tanks, the applicant may be required to enter into a road use agreement to pay costs related to the impacts associated with increased truck traffic on the roads to provide water and sanitary services.

Figure 6. Residential.Un_Serviced.District.(RUS).Regulations



FOR ILLUSTRATIVE PURPOSES ONLY

7.4 Agricultural (A) District

PURPOSE

7.4.1 To provide opportunities for current and sustainable primary production and secondary processing of agricultural commodities and services through a wide and diverse range of agricultural related uses, while also providing opportunities for innovative use of land to support community resiliency. Within the Agricultural District, farming shall be the predominant land use. As such, farming will have priority over all other land uses. The MD shall protect existing agricultural operations from incompatible non-agricultural land uses.

PERMITTED AND DISCRETIONARY USES

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

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	Accessory Building(s) to Discretionary Uses
Agroforestry	Aerodrome
Agritourism	Auction Markets
Bed and Breakfast Establishment – up to six (6) guest rooms	Bed and Breakfast Establishment – greater than six (6) guest rooms
Cannabis Cultivation	Breweries, Wineries and Distilleries
Caretaker/ Security Residence	Cannabis Processing and Distribution
Commercial Greenhouse	Commercial Agricultural Operations
Community Garden	Caretaker/ Security Residence
Community Supported Agriculture	Cemetery
Day Home – up to six (6) children/ seniors	Commercial Renewable (i.e. 'green') Energy
Domestic Animal Care Services	Community Uses
Dwelling, Single-Detached	Convenience Retail Stores
Dwelling, Semi-Detached	Day Care Services
Farmer's Market	Day Home – greater than six (6) children/ seniors
Garage Suite	Eating and Drinking Establishments
Group Home – up to six (6) persons	Educational Services
Guest House	Equestrian Facilities
Hobby Greenhouse	General Contractor Services
Home Occupation – up to three (3) employees on-site	Group Home – greater than six (6) persons
Kennels	Heavy Truck and Equipment Storage, commercial
Primary Agricultural Operations	Home Occupation – greater than three (3) employees on-site
Public Utilities	Home Park
Recreation Vehicle – Park Model	Natural Resource and Extraction Industry
Secondary Agricultural Operations	Recreation Camp
Secondary Suite	Recreational Uses
Value-Added Agricultural Operations	Recreational Vehicle Park
Veterinary Services	Recreational Vehicle Storage
Workcamp	Religious Assembly
	Shooting Range

	Shouse
	Supportive Housing
	Transfer Station
	Wrecking Yard

DEVELOPMENT REGULATIONS

7.4.3 Development regulations for development in the Agricultural District are as follows. For illustrations, see Figure 10 and Figure 11.

REGULATION	PROVISION
1	Parcel Area (minimum) 10.0 ha (24.7 ac)
2	Parcel Width (minimum) 15 m (49.2 ft)
3	Site Coverage (maximum) Twenty percent (20%)
4	Front Yard Setback (minimum) 20 m (65.6 ft)
5	Rear Yard Setback (minimum) 15 m (49.2 ft)
6	Side Yard Setback (minimum) 7.5 m (24.6 ft)
7	Height (maximum) – for dwellings 10.6 m (34.8 ft)

7.4.4 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.

SPECIFIC USE REGULATIONS – DWELLING, SHOUSE (DISCRETIONARY)

7.4.5 Specific regulations for **Dwelling, Shouse**

- (a) Shouse development shall be subject to specific use regulations contained in Section 10.14 of this Bylaw; and
- (b) The shouse shall follow the visual appearance requirements in Schedule A of this bylaw.

SPECIFIC USE REGULATIONS – MAXIMUM NUMBER OF DWELLINGS PERMITTED

7.4.6 The maximum number of dwelling units allowed on a parcel in the Agricultural (A) District is four (4). This total includes all dwelling types listed under permitted and discretionary.

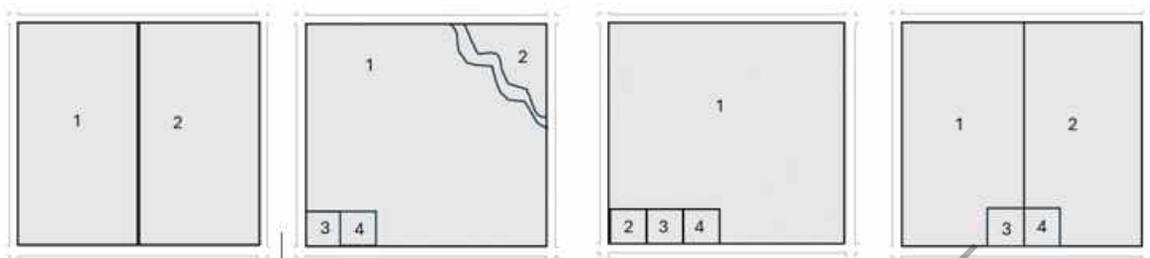
Any proposal to exceed or that would result in the dwelling units on a single parcel exceeding four (4) dwelling units of any type on a single parcel—regardless of whether the additional units are otherwise listed as permitted uses—shall be considered a discretionary use. Such proposals shall be subject to the Discretionary Use Assessment Criteria outlined in Schedule A and all other applicable regulations of this Bylaw.

SUBDIVISION

7.4.7 The subdivision of land and fragmented parcels in the Agricultural (A) District may be approved in the following circumstances, as illustrated in Figure 10:

- a) The splitting of a quarter section into two parcels, roughly of equal size, for extensive or intensive agricultural use;
- b) The creation of a fragmented parcel; or
- c) The subdivision of a maximum of four lots from the original unsubdivided quarter section for residential, recreational, or rural industrial purposes, including fragmented parcels.

Figure.76;Agricultural.Subdivision.Examples



7.4.8 The Subdivision Authority may approve the subdivision of a fragmented parcel if the proposed parcel:

- a) is inaccessible from the balance of the lot or, in the opinion of the Subdivision Authority, is inconvenient to farm; and
- b) has legal and physical access; and is not subject to erosion, flooding or subsidence.

7.4.9 As a condition of subdivision approval, a restrictive covenant shall be registered against the newly subdivided lots noting that future subdivision of the lot cannot occur unless a physical or natural feature fragments the lot.

7.4.10 Up to three (3) of the four (4) allowable lots within a quarter section may be subdivided and redistricted from the quarter section in accordance with the subdivision regulations of other district(s), if the following requirements are met:

- (a) The location of the subdivided lots are on lands that are generally not suitable for agricultural production;
- (b) The remnant lot has a restrictive covenant registered against the property title noting that further subdivision of the lot cannot occur; and

- (c) As part of the subdivision process, the redistricting of the lots to the appropriate district occurs concurrently if the lot is less than 10 acres in size. The subdivision approval will come into effect following the appeal period of the redistricting.

7.4.11 The subdivision of a first parcel out from a quarter section within the Agricultural (A) District shall be permitted without rezoning, provided the following criteria are met:

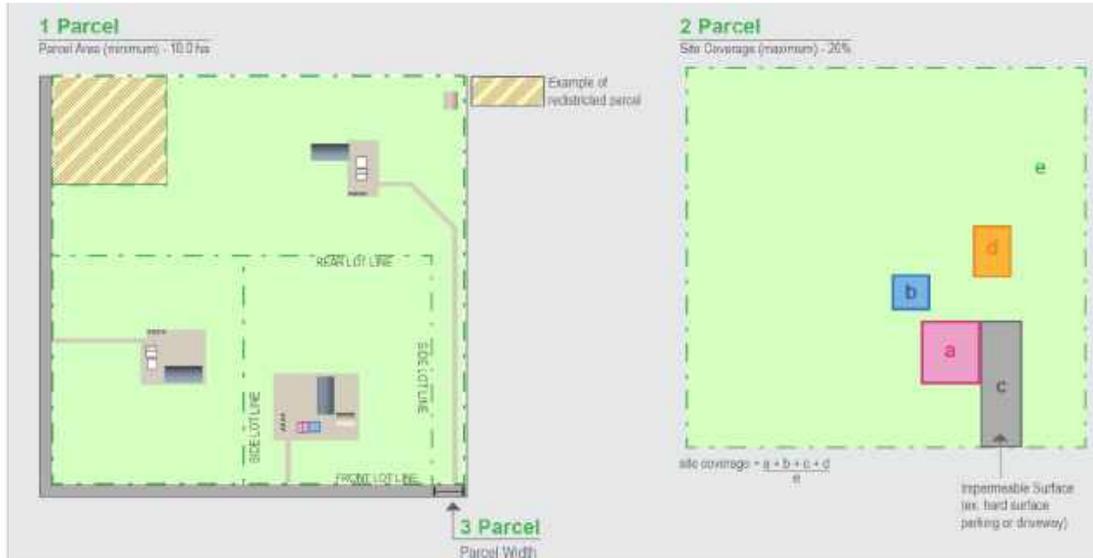
- (a) The parcel generally does not exceed 10 acres (0.047 hectares), unless larger areas are justified by physical constraints or existing improvements.
- (b) The parcel is located in a manner that minimizes disruption to productive agricultural land, ideally using existing approaches, road accesses, natural boundaries, or yard sites.
- (c) The subdivision does not negatively impact the viability of agricultural operations on the remainder of the quarter section or adjacent lands.
- (d) The subdivision has adequate physical and legal access to a public road without requiring significant new road construction or municipal servicing infrastructure.

7.4.12 All subdivided lots shall have direct access from an existing public road or a road allowance.

7.4.13 Notwithstanding subsections 7.3.4, 7.3.5, 7.3.6 and 7.3.7, these subdivision requirements shall not include the subdivision of lots resulting from the fragmentation of land created by physical infrastructure, public roads, bridges, utility easements, rivers, or lakes.

As of May 14, 2025

Figure.77;Agricultural.(A).District.Regulations



FOR ILLUSTRATIVE PURPOSES ONLY

7.5 Commercial (C) District

PURPOSE

7.5.1 To accommodate a range of retail and service commercial opportunities throughout the municipality.

PERMITTED AND DISCRETIONARY USES

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

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	Accessory Building(s) to Discretionary Uses
Amusement Facility	Auction Markets
Breweries, Wineries and Distilleries	Campground
Business Services	Cannabis Cultivation
Caretaker/ Security Residence	Cannabis Retail Sales
Commercial Agricultural Operations	Community Uses
Commercial Greenhouse	Funeral and Related Services
Convenience Retail Stores	General Contractor Services
Day Care Services	Heavy Truck and Equipment Storage, Commercial
Domestic Animal Care Services	Kennels
Dwelling, Live Work Unit	Light Industrial Uses
Dwelling, Multi-Unit	Liquor Retail Sales
Eating and Drinking Establishments	Recreational Vehicle Storage
Farmer's Market	Religious Assembly
General Commercial Services	Transfer Station
General Retail Stores	Vehicle Oriented Uses
Government Services	
Health and Medical Services	
Marina	
Personal Service Shops	
Professional, Financial, and Office Support Services	
Public Utilities	
Tourist Accommodations	
Veterinary Services	
Warehouse Sales	

DEVELOPMENT REGULATIONS

7.5.3 Development regulations for development in the Commercial District are as follows. For illustrations, see Figure 12.

REGULATION	PROVISION
1 Parcel Area (minimum)	500 m ² (5,382 ft ²)
2 Parcel Width (minimum)	15 m (49.2 ft)
3 Site Coverage (maximum)	Fifty percent (50%)

REGULATION	PROVISION
4	Front Yard Setback (minimum) 3.0 m (9.84 ft)
5	Rear Yard Setback (minimum) 3.0 m (9.84 ft)
6	Height (maximum) 12 m (39.4 ft)
IF BORDERING RS OR RUS DISTRICT:	
7a	Side Yard Setback (minimum) 1.2 m (3.94 ft)
IF BORDERING ANY OTHER DISTRICT:	
7b	Side Yard Setback (minimum) No Minimum Setback

7.5.4 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.

SPECIFIC USE REGULATIONS – MULTI-UNIT

7.5.5 The following are specific requirements for **Dwelling, Multi-Unit** in the Commercial (C) District:

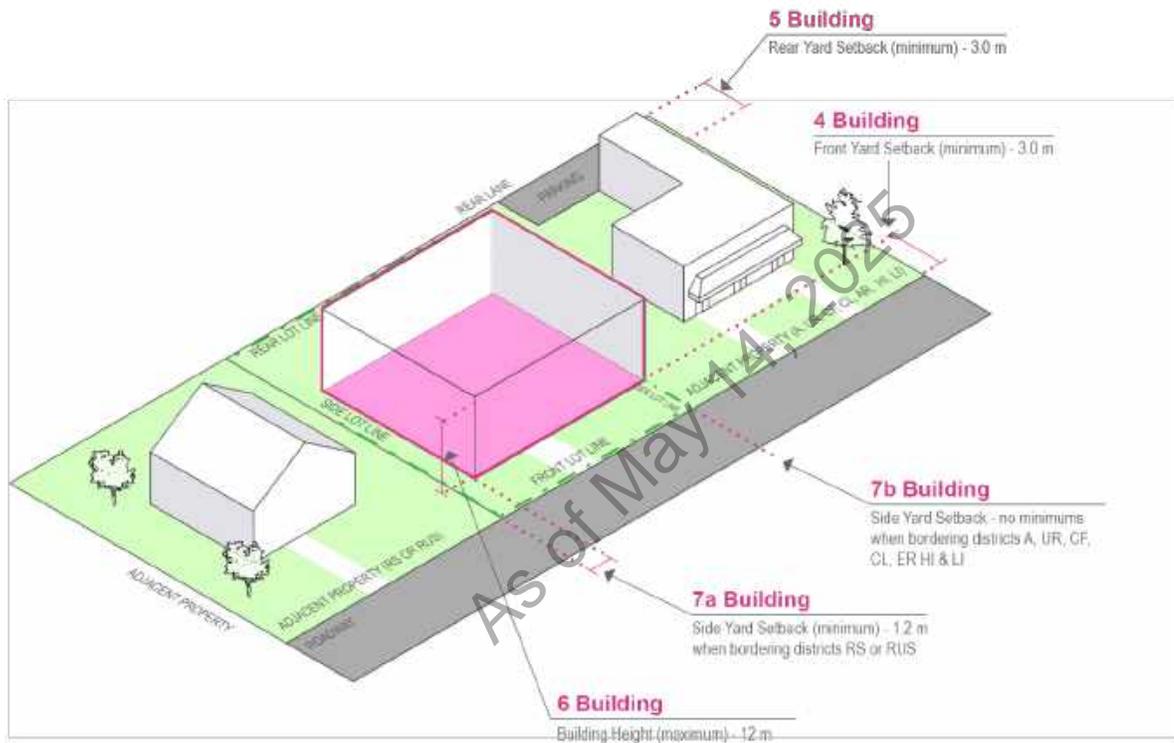
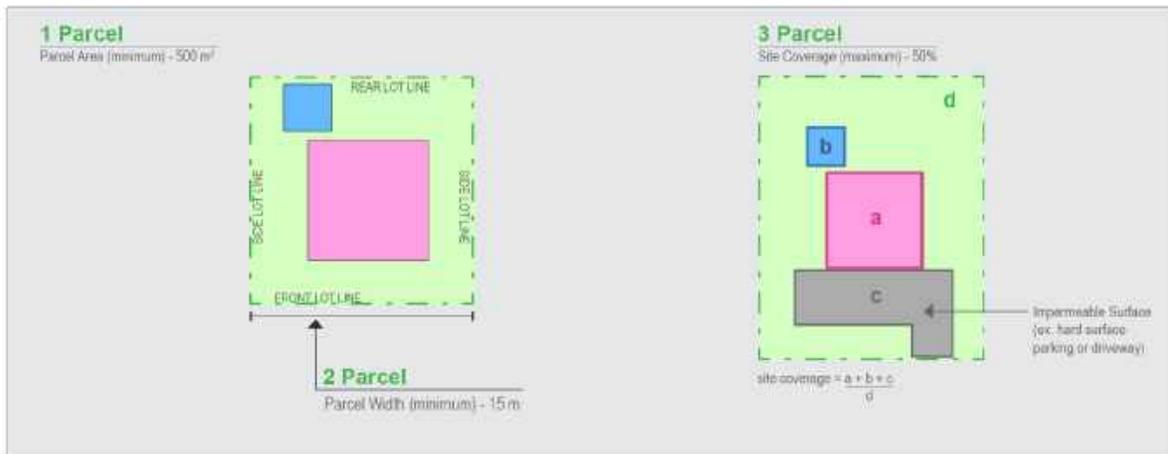
- (a) Dwelling, Multi-Unit shall only be permitted in the Commercial (C) District when located above the first floor of a building, and only where the entire first floor is occupied by a permitted commercial use. This regulation is intended to enable mixed-use development that prioritizes commercial activity at street level.
- (b) Side Yard Setback (minimum) – 50% of the building height when adjoining a residential development.
- (c) Height (maximum) – 12 m (39.4 ft).

SPECIFIC USE REGULATIONS – LIVE WORK UNIT

7.5.6 The following are specific requirements for **Dwelling, Live Work Units** in the Commercial (C) District:

- (a) Live Work Units shall only contain one (1) dwelling unit.
- (b) Live Work Units shall only be allowed when the dwelling space is secondary to the area dedicated for conducting work.
- (c) There shall be internal access between the dwelling space and work space.

Figure.78 Commercial.District.(C).Regulations



FOR ILLUSTRATIVE PURPOSES ONLY

7.6 Heavy Industrial (HI) District

PURPOSE

- 7.6.1 To accommodate a range of heavy industrial uses primarily within the Mitsue Industrial Park. Heavy industrial uses should be located away from residential dwellings but strategically located to provide the necessary services to support and attract industry.

PERMITTED AND DISCRETIONARY USES

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

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	Accessory Building(s) to Discretionary Uses
Commercial Renewable (i.e. 'green') Energy	Aerodrome
Heavy Industrial Uses	Auction Markets
Heavy Truck and Equipment Storage, Commercial	Breweries, Wineries and Distilleries
Light Industrial Uses	Cannabis Cultivation
Public Utilities	Cannabis Processing and Distribution
Secondary Agricultural Operations	Caretaker/ Security Residence
Wrecking Yard	Convenience Retail Stores
	Eating and Drinking Establishment
	General Contractor Services
	Health and Medical Services
	Landfill
	Natural Resource and Extraction Industry
	Transfer Station
	Value-Added Agricultural Operations
	Vehicle Oriented Uses
	Warehouse Sales
	Workcamp

DEVELOPMENT REGULATIONS

- 7.6.3 Development regulations for development in the Heavy Industrial District are as follows. For illustrations, see Figure 13.

REGULATION	PROVISION
1 Parcel Area (minimum)	500 m ² (5,382 ft ²)
2 Parcel Width (minimum)	15 m (49.2 ft)
IF BORDERING HEAVY INDUSTRIAL (HI) DISTRICT:	

REGULATION	PROVISION
3a	Front Yard Setback (minimum) 3 m (9.8 ft)
3b	Rear Yard Setback (minimum) No minimum setback
3c	Side Yard Setback (minimum) No minimum setback
IF BORDERING CF, RS, RUS, A, RS, UR:	
4a	Front Yard Setback (minimum) 7.5 m (24.6 ft)
4b	Rear Yard Setback (minimum) 15 m (49.2 ft)
4c	Side Yard Setback (minimum) 7.5 m (3.9 ft)

7.6.4 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.

SPECIFIC USE REGULATIONS – CARETAKER/SECURITY RESIDENCE (DISCRETIONARY)

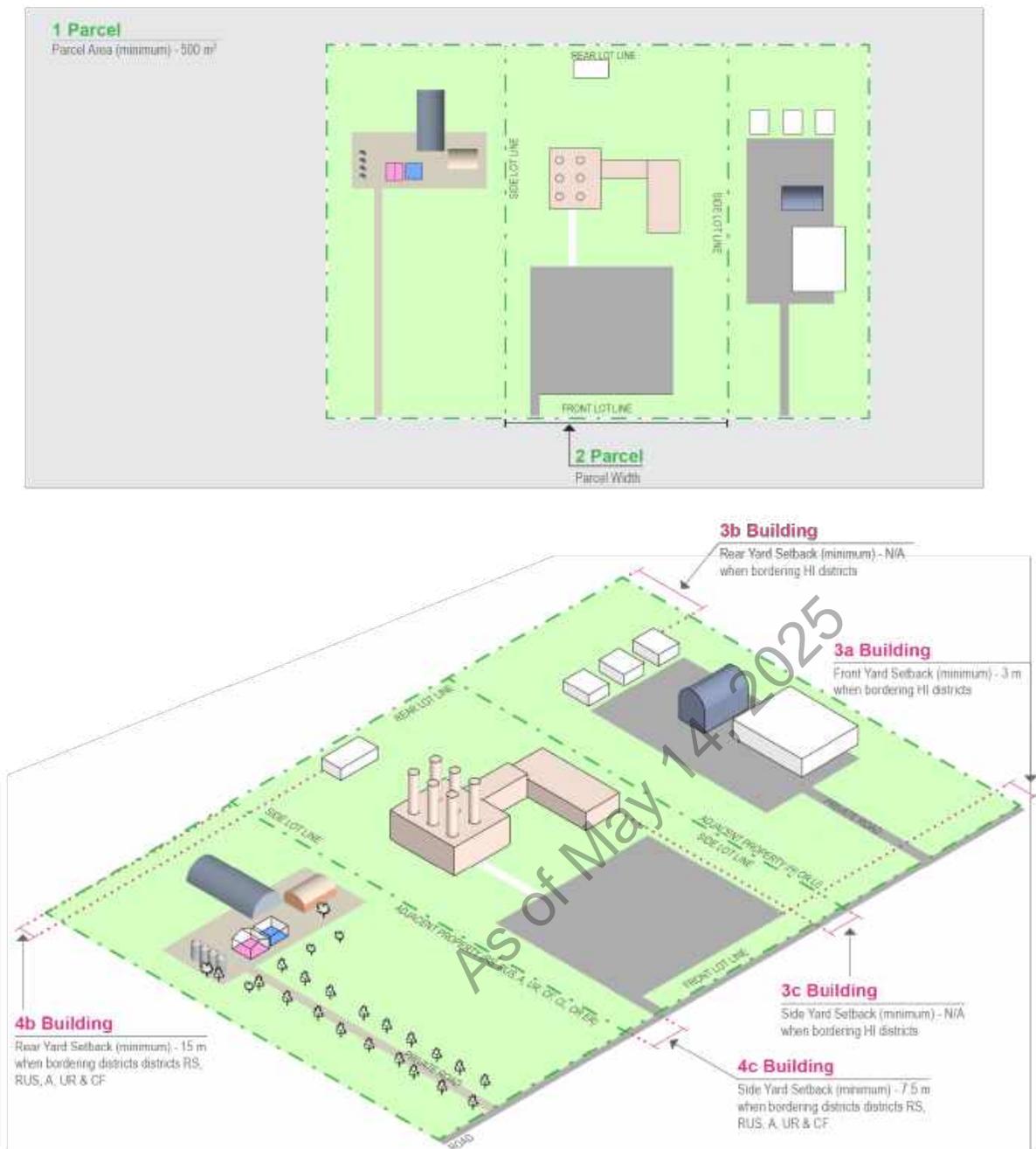
7.6.5 The following are specific requirements for Caretaker/ Security Residence within the Heavy Industrial (HI) District:

- (a) Caretaker/ security residence shall have a minimum separation of 10.0 m (32.8 ft) from all buildings associated with the principal use of the site.
- (b) The maximum height for caretaker/ security residences shall be 8.0 m (26.2 ft).
- (c) No more than three (3) caretaker/ security residences are permitted on one (1) site.

LANDSCAPING REQUIREMENTS

7.6.6 If the development adjoins any other district other than the Heavy Industrial District or Crown Land District, the areas visible shall be landscaped, screened, and/or buffered by other means to the satisfaction of the Development Authority.

Figure.79;Heavy.Industrial.District.(HI).Regulations



FOR ILLUSTRATIVE PURPOSES ONLY

7.7 Light Industrial (LI) District

PURPOSE

7.7.1 To accommodate a range of light industrial uses that are dispersed across the MD, along with owner-operator residences in appropriate areas. This district would be located in areas that can access roads designed to accommodate heavy trucks and equipment traffic on a year-round basis.

PERMITTED AND DISCRETIONARY USES

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

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	Accessory Building(s) to Discretionary Uses
Auction Markets	Aerodrome
Breweries, Wineries and Distilleries	Agritourism
Cannabis Cultivation	Agroforestry
Cannabis Processing and Distribution	Amusement Facility
Caretaker/ Security Residence	Business Services
Commercial Agricultural Operations	Cannabis Retail Sales
Commercial Greenhouse	Convenience Retail Stores
Commercial Renewable (i.e. 'green') Energy	Day Care Services
Domestic Animal Care Services	Dwelling, Live Work Unit
General Contractor Services	Dwelling, Single-Detached
Heavy Truck and Equipment Storage	Eating and Drinking Establishments
Light Industrial Uses	Farmer's Market
Recreational Vehicle Storage	Funeral and Related Services
Public Utilities	General Commercial Services
Secondary Agricultural Operations	Health and Medical Services
Tourist Accommodations	Liquor Retail Sales
Value-Added Agricultural Operations	Natural Resource and Extraction Industry
Veterinary Services	Personal Service Shops
Warehouse Sales	Professional, Financial, and Office Support Services
Workcamp	Religious Assembly
	Vehicle Oriented Uses
	Transfer Station
	Wrecking Yard

DEVELOPMENT REGULATIONS

7.7.3 Development regulations for development in the Light Industrial District are as follows. For illustrations, see Figure 14.

REGULATION	PROVISION
1	Parcel Area (minimum) 500 m ² (5,382 ft ²)
2	Parcel Width (minimum) 15 m (49.2 ft)
3	Site Coverage (maximum) Fifty percent (50%)
IF BORDERING A LIGHT INDUSTRIAL (LI) DISTRICT OR HEAVY INDUSTRIAL (HI) DISTRICT:	
4a	Front Yard Setback (minimum) 3 m (9.8 ft)
4b	Rear Yard Setback (minimum) No minimum setback
4c	Side Yard Setback (minimum) No minimum setback
IF BORDERING CF, RS, RUS, A, RS, UR:	
5a	Front Yard Setback (minimum) 7.5 m (24.6 ft)
5b	Rear Yard Setback (minimum) 7.5 m (24.6 ft)
5c	Side Yard Setback (minimum) 7.5 m (24.6 ft)

7.7.4 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.

SPECIFIC USE REGULATIONS – CARETAKER/SECURITY RESIDENCE (DISCRETIONARY)

- 7.7.5 The following are specific requirements for **Caretaker/ Security Residence** the Light Industrial (LI) District:
- (a) Caretaker/ security residence shall have a minimum separation of 10.0 m (32.8 ft) from all buildings associated with the principal use of the site.
 - (b) The maximum height for caretaker/ security residences shall be 8.0 m (26.2 ft).
 - (c) No more than three (3) caretaker/security residences are permitted on one (1) site.

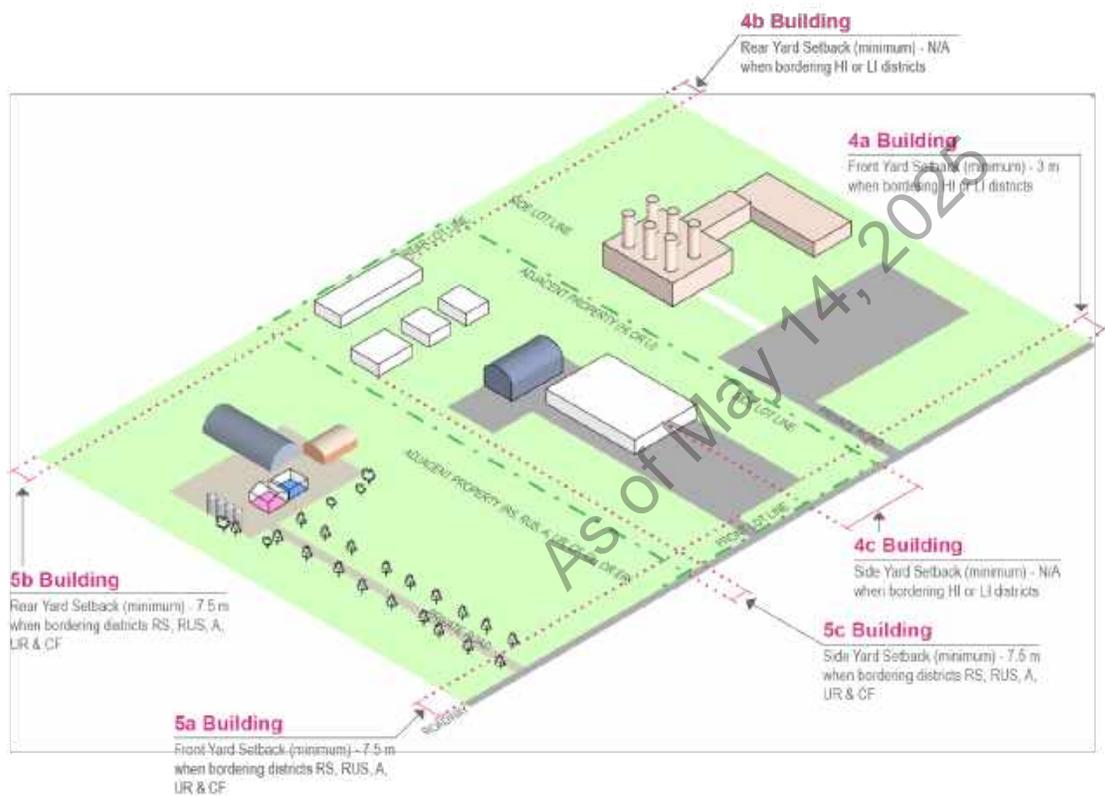
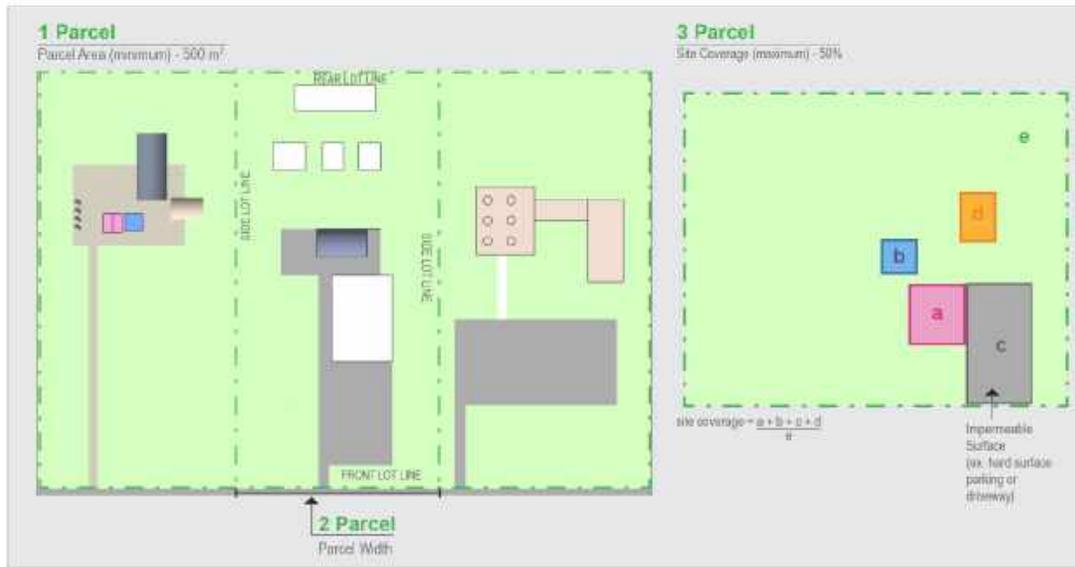
SPECIFIC USE REGULATIONS – DWELLING, SINGLE-DETACHED (DISCRETIONARY)

7.7.6 There shall be a maximum of one (1) dwelling, single-detached on the site.

LANDSCAPING REQUIREMENTS

7.7.7 If the lot adjoins a residential district, all areas that contain uses other than a single-detached dwelling shall be landscaped, screened, and/or buffered by other means to the satisfaction of the Development Authority.

Figure 70: Light Industrial District (LI) Regulations



FOR ILLUSTRATIVE PURPOSES ONLY

7.8 Community Facilities (CF) District

PURPOSE

7.8.1 To accommodate a range of public and private uses which provide cultural, medical, social, religious, educational, government and recreational uses throughout the MD.

PERMITTED AND DISCRETIONARY USES

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

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	Accessory Building(s) to Discretionary Uses
Campground	Amusement Facility
Caretaker/ Security Residence	Cemetery
Community Garden	Convenience Retail Stores
Community Supported Agriculture	Eating and Drinking Establishments
Community Uses	Equestrian Facilities
Day Care Services	Funeral and Related Services
Educational Services	Health and Medical Services
Farmer's Market	Recreation Camp
Government Services	Recreational Vehicle – Park Model
Marina	Shooting Range
Municipal Reserve	Veterinary Services
Passive Recreation	
Public Utilities	
Recreational Uses	
Recreational Vehicle Park	
Religious Assembly	
Supportive Housing	
Tourist Accommodations	

DEVELOPMENT REGULATIONS

7.8.3 Development regulations for development in the Community Facilities District are as follows. For illustrations, see Figure 15.

REGULATION	PROVISION
1 Parcel Area (minimum)	360 m ² (3,875 ft ²)
2 Parcel Width (minimum)	15 m (49.2 ft)
3 Site Coverage (maximum)	Fifty percent (50%)
4 Front Yard Setback (minimum)	3 m (9.8 ft)

REGULATION	PROVISION
5	Rear Yard Setback (minimum) 3 m (9.8 ft)
6	Side Yard Setback (minimum) 1.2 m (3.9 ft)
7	Height (maximum) 10.6 m (34.7 ft)

7.8.1 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.

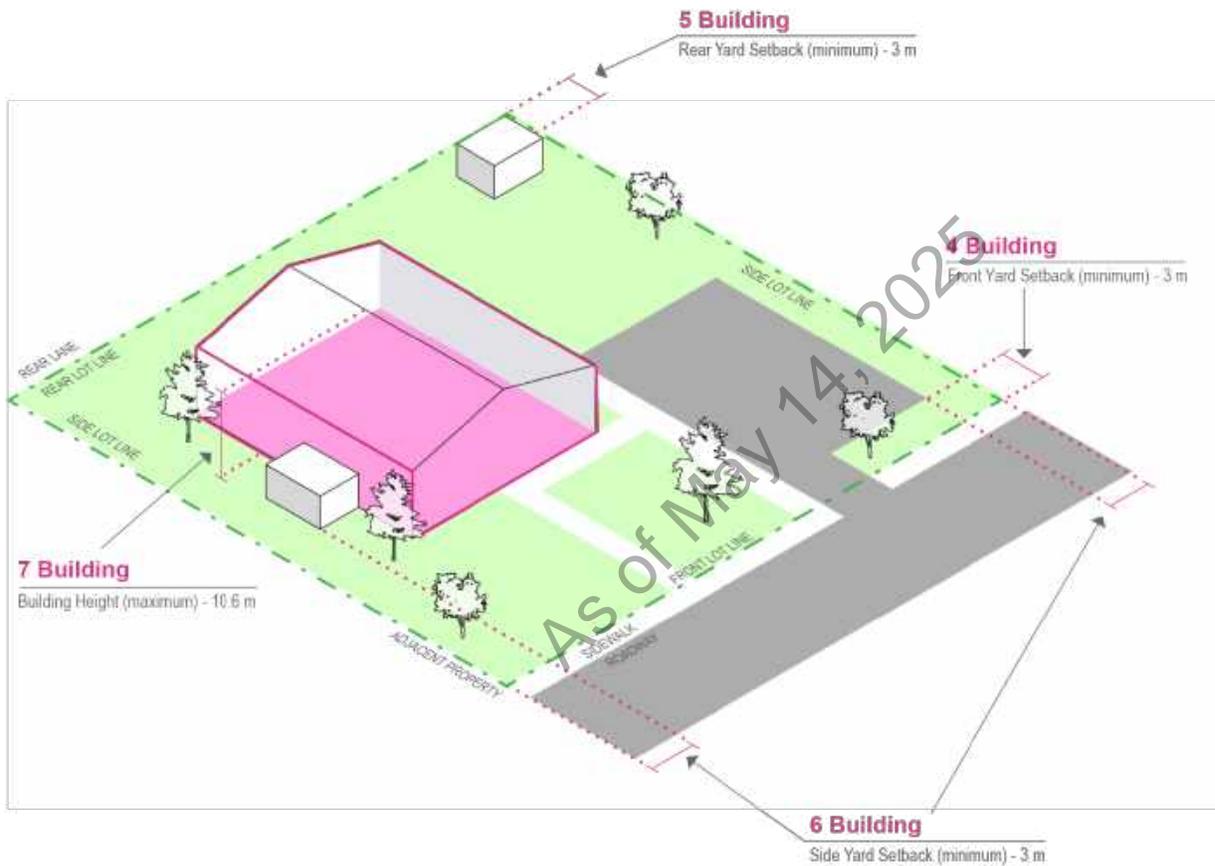
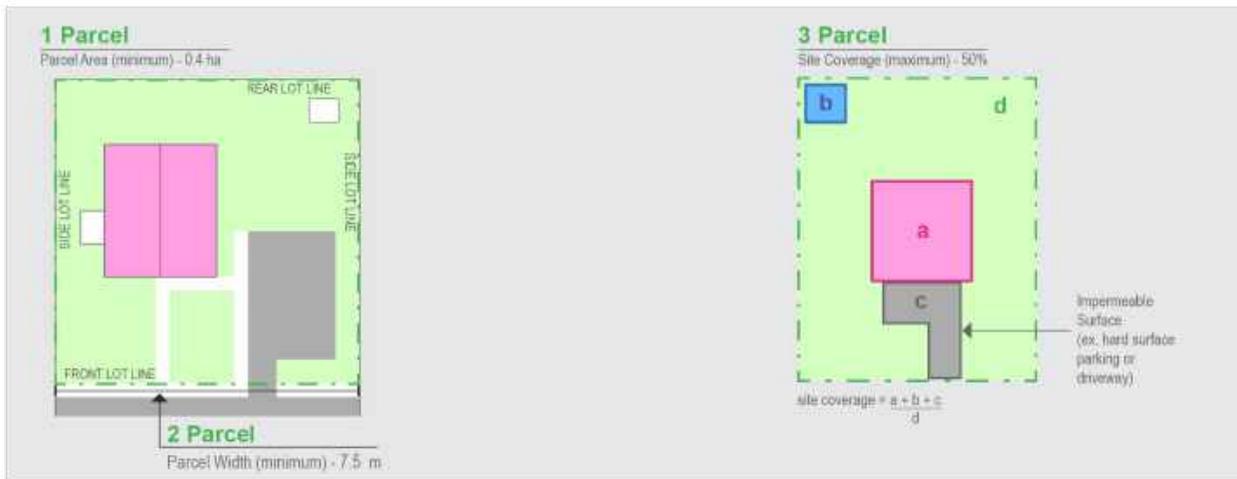
SERVICING REQUIREMENTS

Where there are no public water or sanitary services available to connect to, the lot size will be determined by meeting the following criteria:

- 7.8.4 The minimum parcel area described in 7.8.3 shall only be permitted if the applicant demonstrates that an on-site septic system and water well can be safely accommodated on the lot, in compliance with all applicable provincial and federal regulations.
- (a) To meet this requirement, a registered engineer must conduct soils and percolation tests to confirm that the proposed septic system complies with Alberta's on-site wastewater standards; and
 - (b) The applicant must provide information demonstrating that the quantity and source of water complies with the Alberta Water Act, including any requirements for licensing or groundwater availability assessments.
- 7.8.5 If an on-site water well or septic system cannot be installed and the development requires tanks the applicant may be required to enter into a road use agreement to pay costs related to the impacts associated with increased truck traffic on the roads to provide water and sanitary services.

As of May 14, 2025

Figure 15: Community Facilities District (CF) Regulations



FOR ILLUSTRATIVE PURPOSES ONLY

7.9 Crown Land (CL) District

PURPOSE

- 7.9.1 To provide the MD the opportunity to provide input on the potential impact of land uses and development on those lands governed by the Crown and enter into agreements when MD infrastructure may be impacted by those uses.

USES

- 7.9.2 All uses shall be determined by provincial or federal agencies with input from the MD.

DEVELOPMENT REGULATIONS

- 7.9.3 All regulations in the Crown Land (CL) District shall be at the discretion of the Development Authority and shall be determined in collaboration with the appropriate provincial or federal department(s) and the applicant.
- 7.9.4 When reviewing proposals for development on Crown land, consideration shall be given to the following :
- (a) Adjacent land uses;
 - (b) Provision of water, sewer, and emergency and community services;
 - (c) Access; and
 - (d) Environmental impacts.

OTHER REQUIREMENTS

- 7.9.5 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.
- 7.9.6 If the development leverages any other MD infrastructure, the applicant shall be required to enter into a Development Agreement with the MD for the use of the infrastructure.
- 7.9.7 If the Crown sells the land to another entity where it is no longer considered Crown Land, the owner will be required to amend this Bylaw to redistrict the lands to the appropriate district that meets the existing use or proposed use.
- 7.9.8 If the Crown signs a long-term lease agreement (20+ years) with an applicant, the MD shall align the use with the appropriate district and apply the applicable regulations of that district. The lands shall be redistricted accordingly.

7.9.9 The permitting and licensing process for sand and gravel operations will be coordinated between the MD and the appropriate provincial regulatory body.

7.10 Urban Reserve (UR) District

PURPOSE

7.10.1 To protect and reserve lands located near or within hamlets that are currently unserved, unsubdivided, or undeveloped, in order to accommodate the future expansion of residential, commercial, or industrial development in a coordinated and planned manner.

PERMITTED AND DISCRETIONARY USES

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

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	See 7.10.3
Commercial Agricultural Operations	
Community Garden	
Community Supported Agriculture	
Dwelling, Single-Detached	
Garage Suite	
Guest House	
Heavy Truck – up to one (1) unit	
Hobby Greenhouse	
Home Occupation – up to three (3) employees on-site	
Passive Recreation	
Primary Agricultural Operations	
Public Utilities	
Secondary Suite	

7.10.3 All other defined uses in the Urban Reserve District are considered discretionary and will be subject to all assessment criteria, based on the nature of the use. Any discretionary uses will also be assessed on the impact they have on the ability to enable future expansion of residential or industrial areas for which the Urban Reserve District was established for.

DEVELOPMENT REGULATIONS

7.10.4 Development regulations for development in the Urban Reserve District are as follows. For illustrations, see Figure 16.

REGULATION	PROVISION
1	Site Coverage (maximum) Fifty percent (50%)
FOR PRIMARY BUILDING:	
2	Front Yard Setback (minimum) 7.5 m (24.6 ft)
3	Rear Yard Setback (minimum) 7.5 m (24.6 ft)
4	Side Yard Setback (minimum) 1.2 m (3.9 ft)
5	Height (maximum) 10.6 m (34.8 ft)
FOR ACCESSORY BUILDING(S):	
6	Front Yard Setback (minimum) 7.5 m (24.6 ft)
7a	Setback from Lot Line (minimum) – without driveway 0.9 m (3 ft)
7b	Setback from Lot Line (minimum) – with driveway 5.5 m (18 ft)
8	Height (maximum) 8 m (26.3 ft)

7.10.5 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.

7.10.6 No subdivision shall be permitted on lands districted as Urban Reserve.

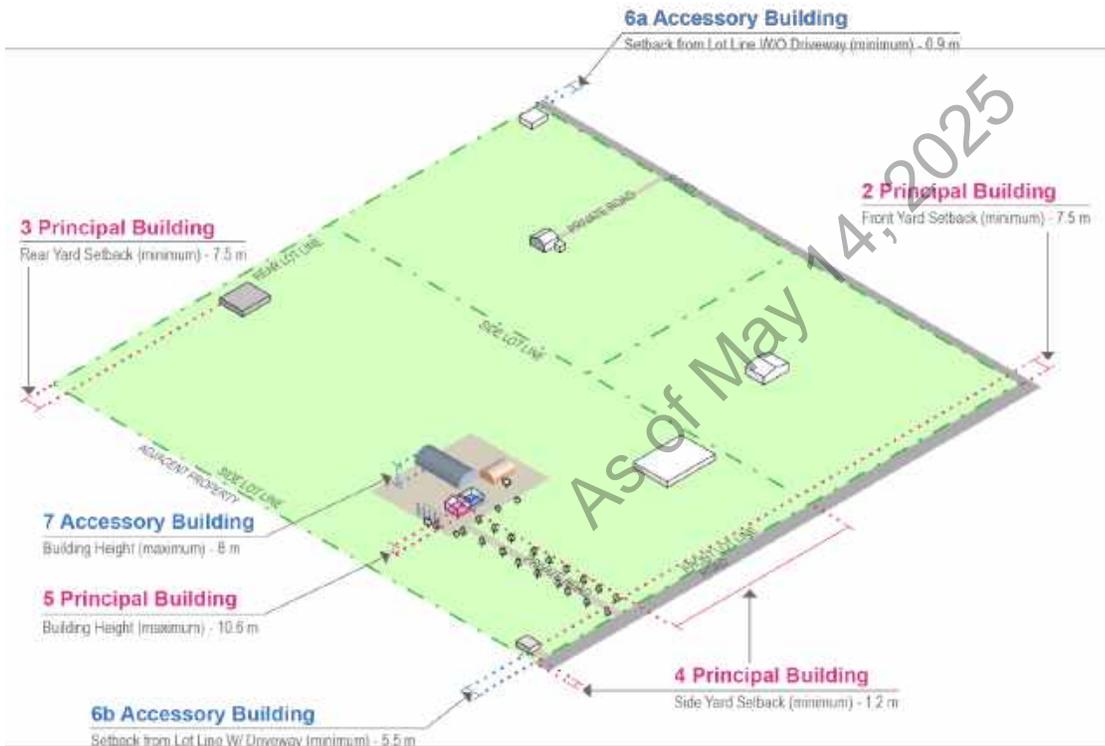
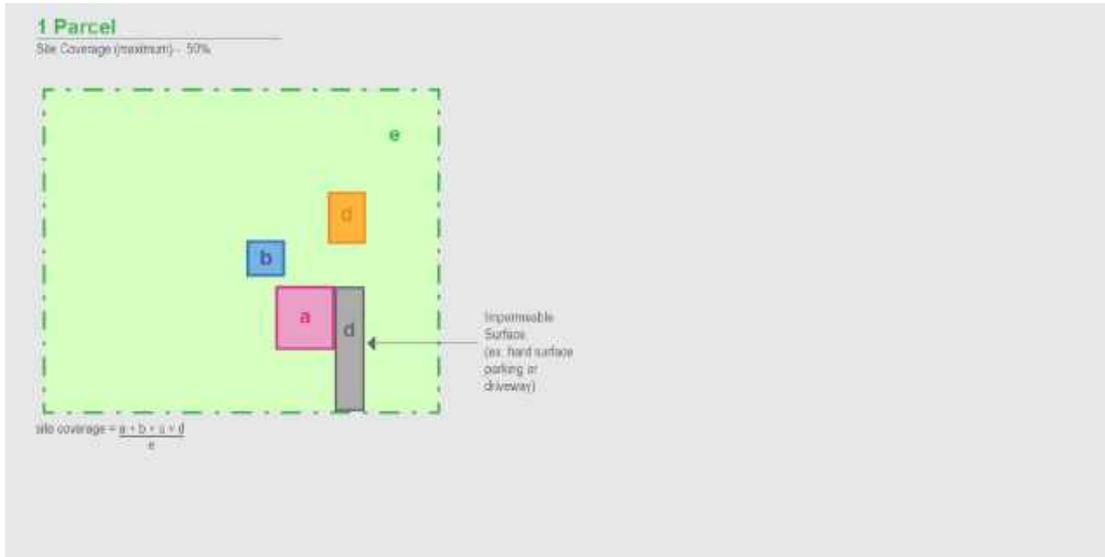
SPECIFIC USE REGULATIONS – DWELLING, SINGLE-DETACHED (SHOUSES)

7.10.7 Specific regulations for **Dwelling, Shouse (Discretionary)**

- (a) Shouse development shall be subject to specific use regulations contained in Section 10.14 of this Land Use Bylaw; and
- (b) The shouse shall follow the visual appearance requirements in Schedule A of this bylaw.

As of May 14, 2025

Figure 16: Urban Reserve District (UR) Regulations



FOR ILLUSTRATIVE PURPOSES ONLY

7.11 Environmental Reserve (ER) District

PURPOSE

- 7.11.1 To protect, preserve, and enhance the MD's natural and sensitive landscape for the enjoyment of current and future generations.

PERMITTED USES

- 7.11.2 The following uses shall be permitted, with or without conditions, provided the application complies with the regulations in this district in this Bylaw, and in accordance with the MGA:

Permitted Uses
Passive Recreation
Public Utilities

7.12 Direct Control (DC) District

PURPOSE

- 7.12.1 The Direct Control (DC) District is intended to be applied to lands where, in the opinion of Council, development requires special or unique consideration that cannot be effectively regulated through standard Land Use Districts. This District provides Council with the authority to establish specific land use regulations, development standards, and conditions tailored to the site's unique context, opportunities, or constraints.

USES

- 7.12.2 As prescribed by Council.

DEVELOPMENT REGULATIONS

- 7.12.3 The uses in the Direct Control District shall be consistent with the intent and policies of applicable Statutory Plans and supported by a site-specific land-use framework, which may include provisions adopted concurrently or by separate resolution/bylaw to guide implementation and administration.

- 7.12.4 As prescribed by Council, in addition to the following:

- (a) All development shall comply with the provisions of any Statutory Plan affecting the land proposed to be developed.

(b) All development permit applications shall be subject to appropriate development standards as determined by Council.

7.12.5 All development permit applications in the Direct Control District shall be considered and decided upon by Council.

Part 4: General and Use-Specific Regulations

8. General Regulations

8.1 Control of Development

8.1.1 No development other than those outlined in subsection 8.2 shall be undertaken in the MD unless a unserved development permit has been approved and issued.

8.2 Development Permit Exemptions

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

▼.Table.0 Activities and uses that do not require a development permit

**AGRICULTURAL OPERATIONS,
PRIMARY**

Primary agricultural operations do not require a development permit, except under the following circumstances:

- when the proposed development involves a building or structure, including barns, that are **not exempt** as part of this subsection,
- when the proposed building described above does not require a building permit, but the use subsequently changes. In such cases, both a building permit and development permit may be required,
- where beehives are proposed within 7.62 m (25 ft) of a property line adjacent to a road or highway, or
- when the proposed use and/or development, including dugouts falls within the setback area.

COMPLETION OF A DEVELOPMENT

The completion of a development or building that was lawfully under construction prior to the effective date of this Bylaw, provided that the development is completed and has met all required conditions of the required development permit.

CONTINUATION OF A USE

The continuation of a use that was initiated in accordance with a lawful development permit issued before the effective date of this Bylaw.

DECKS

Decks that are less than 0.6 m (2 ft) above the ground at every point and do not contain a roof or walls or an impermeable surface.

DEMOLITION

Any development that did not require an approved development permit is exempt from requiring a development permit for demolition, if it is in compliance with the requirements of the Alberta Safety Codes Act.

DUGOUTS

Dugouts shall meet all district setback regulations and Provincial legislation.

SMALL FLAGPOLES AND LIGHTNING RODS

Freestanding flagpoles and lightning rods not exceeding 4.5 m (14.8 ft) in height.

FIRE PITS

Fire pits that meet all district setback regulations.

FOOD TRUCKS

Food trucks are not required to have a development permit provided that the operator has all applicable Food Handling Permits required by provincial authorities.

As of May 14, 2025

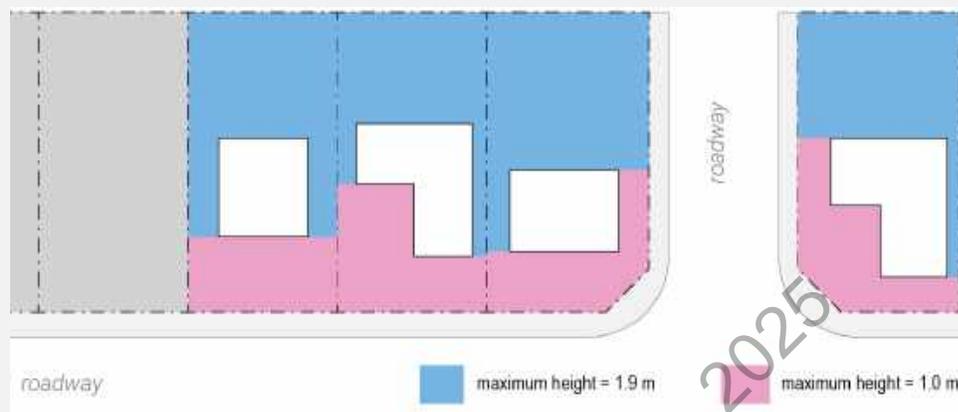
GATES, FENCES, AND WALLS

The erection, construction, maintenance, improvement, or alteration of gates, fences, walls, or other enclosures does not require a development permit when the following height limits are met:

- Front yards or side yards abutting a highway or road: fences shall be less than 1.0 metre (3.3 feet) in height.
- Rear yards or other side yards: fences shall be less than 1.9 metres (6.2 feet) in height.

However, the use of razor wire in any fencing shall require an approved development permit, regardless of height.

▼.Figure.7.7 Gates, Fences, and Walls Diagram.



HEAVY TRUCK AND EQUIPMENT STORAGE, PERSONAL

Heavy truck and equipment storage that is for personal use and not for commercial purposes in the **Agricultural (A)** district does not require a development permit.

MGA EXEMPTIONS

Those uses and developments exempt under the MGA and regulations thereto, which require provincial approval.

MUNICIPAL IMPROVEMENTS/ CONSTRUCTION

Municipal improvements that have been approved as part of a Development Agreement in conjunction with an issued development permit or subdivision approval, such as: reservoirs, lift stations, pump houses, storm water management facilities, etc.

MUNICIPAL IMPROVEMENTS/ CONSTRUCTION

Municipal construction or improvements within a public right-of-way or utility easement.

MUNICIPAL IMPROVEMENTS/CONSTRUCTION

Construction or improvement of municipally owned buildings or of municipally owned lands.

PERSONAL USE RENEWABLE (I.E. 'GREEN') ENERGY

Personal use renewable energy, like roof top solar panels, as long as it meets the setback requirements and other applicable regulations in this Bylaw, and is in compliance with the Alberta Safety Code Act and Alberta Building Code. Solar collector(s) may be mounted to a roof or a wall of a building or be free-standing. Where free-standing solar collector(s) are used, they shall be considered when calculating lot coverage.

PRIVATE PLAY STRUCTURE

A private play structure, as long as it meets the district setback requirements and other applicable regulations in this Bylaw and any applicable safety codes and standards.

PUBLIC WORKS, SERVICES, AND UTILITIES

The maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial, or municipal authorities on land that is publicly owned or controlled.

As of May 14, 2025

RECREATIONAL VEHICLES

Recreational vehicles stored on a site do not require a development permit, provided the number of vehicles stored do not exceed the maximum as indicated in the table below:

RDISTRICT	MAXIMUM NUMBER OF RECREATION VEHICLES*
Residential Serviced (RS) District	2
Residential Un-Serviced (RUS) District	2
Agricultural (A) District	5
Commercial (C) District	2
Light Industrial (LI) District	0
Heavy Industrial (HI) District	0
Community Facilities (CF) District	1
Urban Reserve (UR) District	2
Environmental Reserve (ER) District	0

*Anything greater than this number is considered a discretionary use and requires an approved development permit.

PLEASE NOTE: THIS IS SEPARATE FROM RECREATION VEHICLE STORAGE, WHICH REQUIRES A DEVELOPMENT PERMIT. PLEASE REFER TO DEFINITIONS OF RECREATIONAL VEHICLE STORAGE.

ROUTINE MAINTENANCE AND REPAIRS

The routine maintenance work or minor repairs to any building, as long as the work or repair does not include structural alterations or major renovations that would require a building permit.

SHEDS

Sheds that are secondary to dwellings, which are less than 13.4 m² (144 ft²) in floor area, and which satisfy all the setback requirements and applicable regulations of this Bylaw.

SIGNS

Signs as exempted in Section 11.

SPECIAL EVENTS

Special events, such as weddings, birthday parties, family reunions, religious celebrations, and funerals, that occur irregularly and last less than 36 hours; and special events on lands as part of a municipal community complex, and lands owned and controlled by a local school board.

SWIMMING POOLS AND HOT TUBS

Above ground swimming pools and above ground hot tubs, as long as it meets the district setback requirements and applicable regulations in this Bylaw, and any applicable safety codes and standards.

TEMPORARY BUILDINGS/ STRUCTURES

The erection, construction or maintenance of a temporary building or structure which is necessary only for the construction, alteration, renovation, maintenance, or marketing of a building or development for which a development permit has been issued.

WOOD BOILER

Wood boilers that meet all district setback requirements and applicable regulations and any applicable safety code standard.

8.3 Variances

8.3.1 A variance applies to the development regulations governing lot area, lot width, lot coverage, setbacks, maximum height, minimum parking stalls, etc. Development regulations in this Bylaw may not always apply the same way to different properties based on natural or man-made features.

8.3.2 Prior to approval, in accordance with the MGA, the Development Authority shall assess variances and determine if the proposed development:

- (a) Would not unduly interfere with the amenities of the neighbourhood, or
- (b) Would not materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land, and
- (c) conforms with the use prescribed for that land or building in the Bylaw.

8.3.3 Further to subsection 8.3.2, the Development Authority shall consider the following when assessing a development permit application or subdivision approval application that includes a variance:

- (a) whether the variance contradicts the MDP or any other Statutory Plan;
- (b) whether the change significantly impacts the character of the surrounding built form;
- (c) whether the change significantly impacts the safety and enjoyment that may be expected by an adjoining land owner;
- (d) whether the variance is essential to enabling the development to proceed;
- (e) whether the variance undermines the intent of the control;

- (f) whether the variance results in an impact on municipal infrastructure; and
- (g) whether the variance contradicts FireSmart Guidelines.

8.3.4 Should a variance be approved, the Development Authority may place conditions on the approval.

8.3.5 The Development Officer shall be able to make a decision on a variance that does not exceed 10% of the regulation. Any variance in excess of 10% of a regulation would proceed to the MPC for a decision.

8.4 Discretionary Uses

8.4.1 Every land use district has specific criteria that the Development Authority shall use to evaluate development permits and subdivision applications with discretionary uses. The intent is for the Development Authority to assess each application based on the potential impact it may have on adjoining lands, the greater MD community, the environment, infrastructure, economy, society, etc., prior to making a decision. When carrying out an assessment, the MD will be assessing to determine if the impact on the community would be greater than a permitted use and whether the impact can be remedied, mitigated, or avoided by the imposition of conditions. The criteria may require the applicant to pay for technical studies to demonstrate to the MD that there is no, or little, impact related to the proposed use.

8.4.2 If the process identifies there is a potential significant impact that cannot be remedied, mitigated, or avoided by the imposition of conditions, the Development Authority should refuse the development permit.

8.4.3 The Development Authority may assess discretionary applications based on the following potential impacts:

- | | |
|---------------------|----------------------------|
| » Visual Appearance | » Vibration |
| » Traffic | » Environmental |
| » Noise | » Municipal Infrastructure |
| » Odour | » Fiscal |
| » Light | » Cumulative |
| » Dust | » Safety |

8.4.4 Schedule A: Assessment Criteria provides detailed guidance on the potential impacts of discretionary uses and sets out the evaluation criteria used by the Development Authority. It also outlines the additional information or supporting documents that may be required from applicants when submitting a development permit or subdivision application.

8.4.5 Prospective developers and/or landowners are recommended to contact the MD to determine what specific information or studies may be needed prior to submitting an application.

8.5 Non-Conforming Buildings, Uses, and Lots

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

8.6 Buildings

8.6.1 A lawful non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:

- a) to make it a building that conforms with this Bylaw,
- b) for the routine maintenance of the building, if the Development Authority considers it necessary, or
- c) in accordance with the variance powers of the Development Authority provided for in subsection 8.3.

8.6.2 If a lawful non-conforming building is damaged or destroyed by more than 75 % of the assessed value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the regulations in this Bylaw.

8.7 Uses

8.7.1 A lawful non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a lawful non-conforming building, may not be enlarged or added to and no structural alterations may be made to its interior or exterior.

8.7.2 A lawful non-conforming use of part of a lot may not be exceeded or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed within the lot while the non-conforming use continues.

8.7.3 A change in ownership, tenancy, or occupancy of land or a building does not affect its lawful non-conforming use status.

8.8 Lots

8.8.1 Development on existing, substandard lots (lots that do not conform with what is outlined in this Bylaw) may be allowed by the Development Authority. Compliance with the Alberta Safety Codes Act and any applicable public health legislation and applicable regulations shall be required.

8.9 Accessory Buildings

8.9.1 Accessory Buildings are permitted in all districts where they are subordinate to a principal building or use on the same lot, unless otherwise specified in this Bylaw.

8.9.2 All Accessory Buildings shall:

- (a) Comply with setback regulations of the applicable Land Use District;
- (b) Be included in the calculation of total lot coverage;
- (c) Not be located in the front yard in residential districts unless otherwise approved by the Development Authority; and
- (d) Comply with any applicable regulations in Section 10 – Specific Use Regulations and Schedule A – Discretionary Use Criteria, if applicable.

8.9.3 A new development permit shall be required where an Accessory Building:

- (a) is proposed to become or becomes the principal building on a lot; or
- (b) is proposed to contain or contains the primary use of the property (e.g. a dwelling, business, or commercial activity); or
- (c) is being converted or expanded in a way that alters its approved use or exceeds the development standards of the district.

8.9.4 No Accessory Building shall be built on a lot before a Principal Dwelling unit is developed on the lot in any Residential District. In all other districts, no Accessory Building shall be built on a lot before a Principal Building is developed on the lot, except where:

- (a) the Principal Building exists on an Abutting lot where the developer holds titles for both lots (to be specified in a caveat). If there is a title change for either lot, then the landowner of the lot with the Accessory Building must remove the Accessory Building or develop a Principal Building on the lot within one (1) year from the date of title change of either lot. The Development Authority must register against the title this requirement when these circumstances arise.

8.9.5 If an Accessory Building is constructed under the provision above and a Principal Building or use is not developed within one (1) year of the issued development permit, the landowner must be required to remove the Accessory Building unless an extension to the development permit has been granted by the Development Authority.

8.10 Approaches, Accesses, and Setbacks

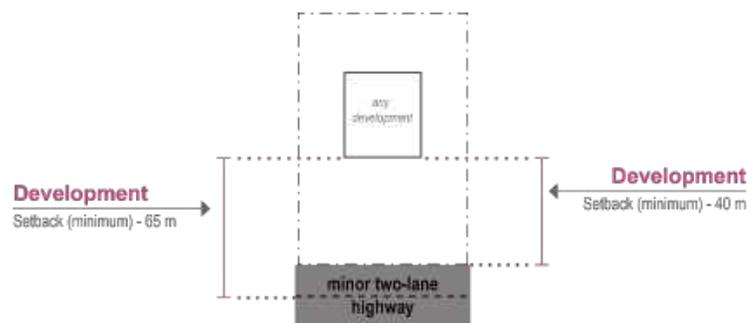
8.10.1 To maintain safe access and clear sightlines for vehicular traffic, no buildings, fences, trees, haystacks, or similar obstructions shall be permitted within road rights-of-way or areas that may impair visibility near intersections or access points along multi-lane highways, major two-lane highways, minor two-lane highways, and grid roads.

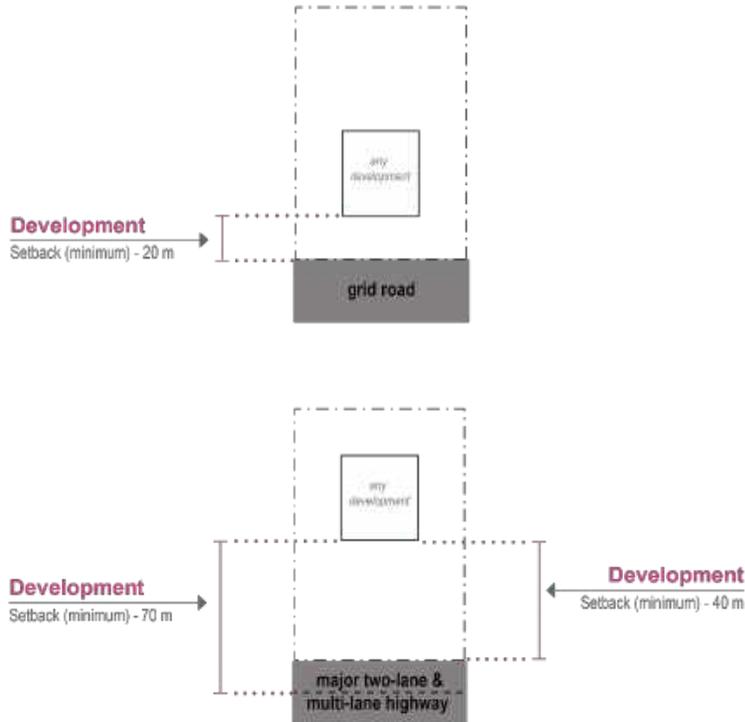
8.10.2 Unless a roadside development permit specifies a different distance, the following are the minimum yard requirements for development on parcels adjacent to the specified road types:

- (a) **Grid Road** - 20 m (65.6 ft) from the boundary of the right-of-way;
- (b) **Minor Two-Lane Highway** - 65 m (213.3 ft) from the centre line or 40 m (131.2 ft) from the boundary of the right-of-way, whichever is greater; and
- (c) **Major Two-Lane Highway and Multi-Lane Highway** - 70 m (230 ft) from the centre line or 40 m (131.2 ft) from the boundary of the right-of-way, whichever is greater.

8.10.3 For legal lots created prior to the adoption of this Bylaw that cannot meet required setbacks in subsection 8.10.2, the Development Authority may determine reduced setbacks on a case-by-case basis, taking into consideration site constraints, road classification, safety and visibility, and applicable provincial regulations.

▼ Figure 8.8 Development Setback from Roads Diagrams





8.10.4 Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.

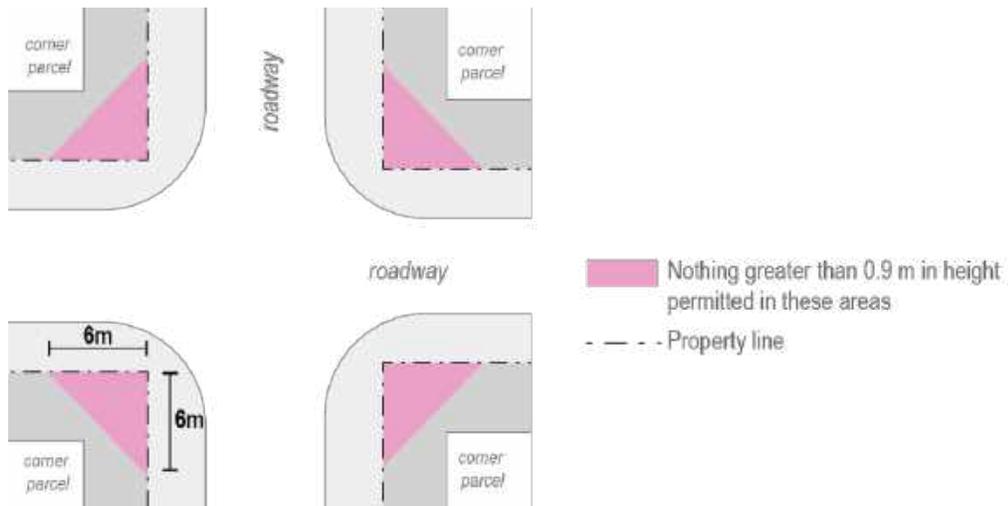
8.11 Corner Lot Setbacks

8.11.1 To ensure clear sightlines for drivers and pedestrians at intersections, no fence, wall, tree, shrub, structure, or other obstruction over 0.9 metres (3 feet) in height shall be erected, placed, or maintained within the corner visibility triangle on a corner lot in all Land Use Districts.

8.11.2 The corner visibility triangle is defined as the triangular area formed by:

- (a) The point of intersection of the two lot boundaries adjacent to a public roadway, and
- (b) A straight line connecting points located 6.0 metres (20 feet) along each boundary from the intersection.

▼.Figure76Corner.Lot.Setback.Diagram



8.12 Dwelling Units

8.12.1 Unless otherwise specified within a Land Use District, the maximum number of combined dwelling units of any type, including, but not limited to, garage suites, guest houses, shouses, and secondary suites on a titled parcel shall be in accordance with the following:

Lot Size (ac)	Number of Dwelling Units and Suites
0 – 4.99	2
5 – 9.99	3
10 +	4

8.12.2 Any development in excess of the number dwelling units permitted in subsection 8.12.1, including permitted dwelling uses, shall be considered a discretionary use and are subject to all evaluation criteria.

8.13 Exterior Lighting

8.13.1 Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.

▼Figure 20: Exterior Lighting Examples

Gooseneck Lighting

Directed Downward

Pot Lighting

Directed Downward



Parking Lighting

Light is directed downward and contained within parking lot



8.14 Flooding and Overland Drainage

8.14.1 Notwithstanding Section 6.2 (Floodplain Protection Overlay), a property may be subject to flooding or overland drainage that has not been identified in the Floodplain Protection Overlay. Where flooding or overland drainage is identified, the Development Authority may request an analysis to identify the location of flooding and overland drainage on the property and apply the regulations outlined in Section 6.2.

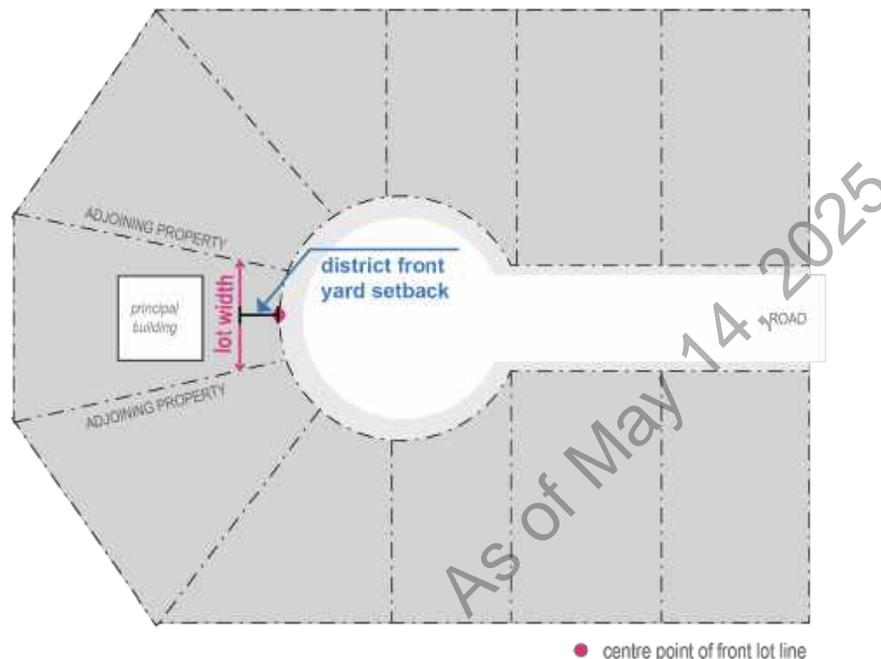
8.15 Keeping of Animals

- 8.15.1 Animals shall be kept in good animal husbandry and in accordance with the MD's Animal Control Bylaw and Responsible Animal Ownership Policy.
- 8.15.2 All applicable municipal, provincial and federal regulations shall be adhered to in relation to the keeping of animals in the MD.

8.16 Lot Width Measurement (Pie-Shaped Lots)

- 8.16.1 For pie-shaped or irregularly shaped lots, lot width shall be measured at the required front yard setback distance for the applicable Land Use District. This measurement shall be taken from the midpoint of the front lot line, perpendicular to and extending into the lot, and shall be used to determine compliance with the minimum lot width requirement for that district.

▼.Figure.87;Lot.Width.Measurement.for.Pie.Shaped.Lots

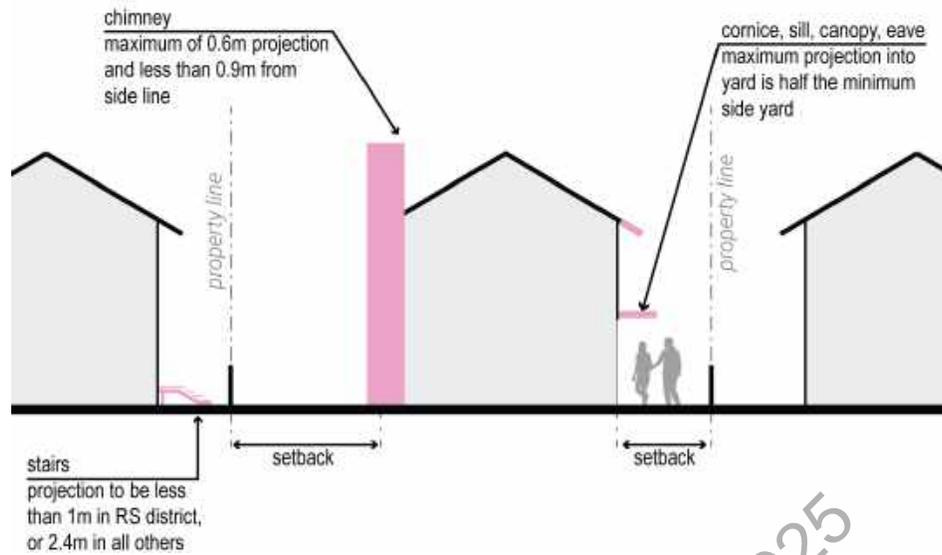


8.17 Projection Into Yards

- 8.17.1 No portion of any building shall project onto, over or into a minimum required yard, unless approved by the Development Authority.
- 8.17.2 Notwithstanding subsection 8.17.1, the portions of a building which may project over a minimum required yard are:
- a cornice, sill, a canopy or eaves which project to a maximum of half the minimum required side yard;

- (b) a chimney which projects 0.6 m (2 ft) or less provided that in each case it is not less than 0.9 m (3 ft) from the side line; and
- (c) unenclosed steps with or without a landing and above the surface of the yard if they do not project more than 1 m (3.3 ft) in the **Residential Serviced (RS)** district or 2.4 m (8 ft) in any other district, into a minimum required front, side, or rear yard.

▼.Figure.88¿Projection.Diagram



8.18 Protection From Exposure Hazards

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

8.19 Relocating Buildings

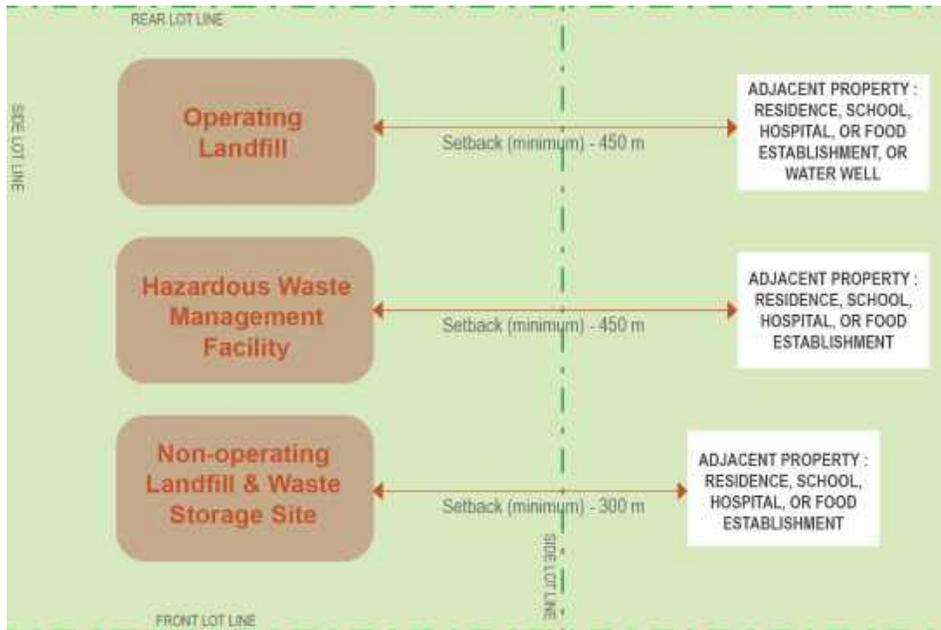
- 8.19.1 The relocation of any building shall require an approved development permit application before the building can be moved.
- 8.19.2 The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.

8.20 Special Setbacks (Landfills, Sewage Lagoons & Waste Storage)

LANDFILLS

- 8.20.1 The construction of landfills shall follow all applicable provincial regulations and safety codes.
- 8.20.2 Development proposed adjacent to landfills, waste facilities, or hazardous material sites requires special consideration to ensure the protection of public health, safety, and the environment. Setback requirements for development near these facilities are established by the Government of Alberta, through regulations enforced by Alberta Health Services or Alberta Environment and Protected Areas. These minimum setbacks must be followed:
- Operating Landfill** – the setback distance from a residence, school, hospital, food establishment or water well for human consumption is 450 m (1,476.4 ft).
- Non-operating Landfill & Waste Storage Site (Transfer Station)** – the setback distance from a residence, school, hospital, or food establishment is 300 m (984.3 ft).
- Hazardous Waste Management Facility** – the setback distance from a residence, school, hospital, or food establishment is 450 m (1,476.4 ft).
- 8.20.3 The construction of Recycling Storage Sites requires special consideration to ensure the protection of public health, safety, and the environment. Setback requirements for these facilities are established by the MD. The working area of a Recycling Storage Site shall be situated at least 300 metres from the property line of a residence or proposed building site for a residence, school, hospital, and/or a food establishment.

▼.Figure.9;Landfill.Setback.Diagram



SEWAGE/ WASTEWATER LAGOONS

- 8.20.4 The construction of sewage/ wastewater lagoons shall follow all applicable provincial regulations and safety codes.
- 8.20.5 Development adjacent to sewage/ wastewater lagoons requires special consideration. The following are minimum setback requirements for lands adjacent to sewage/ wastewater lagoons:

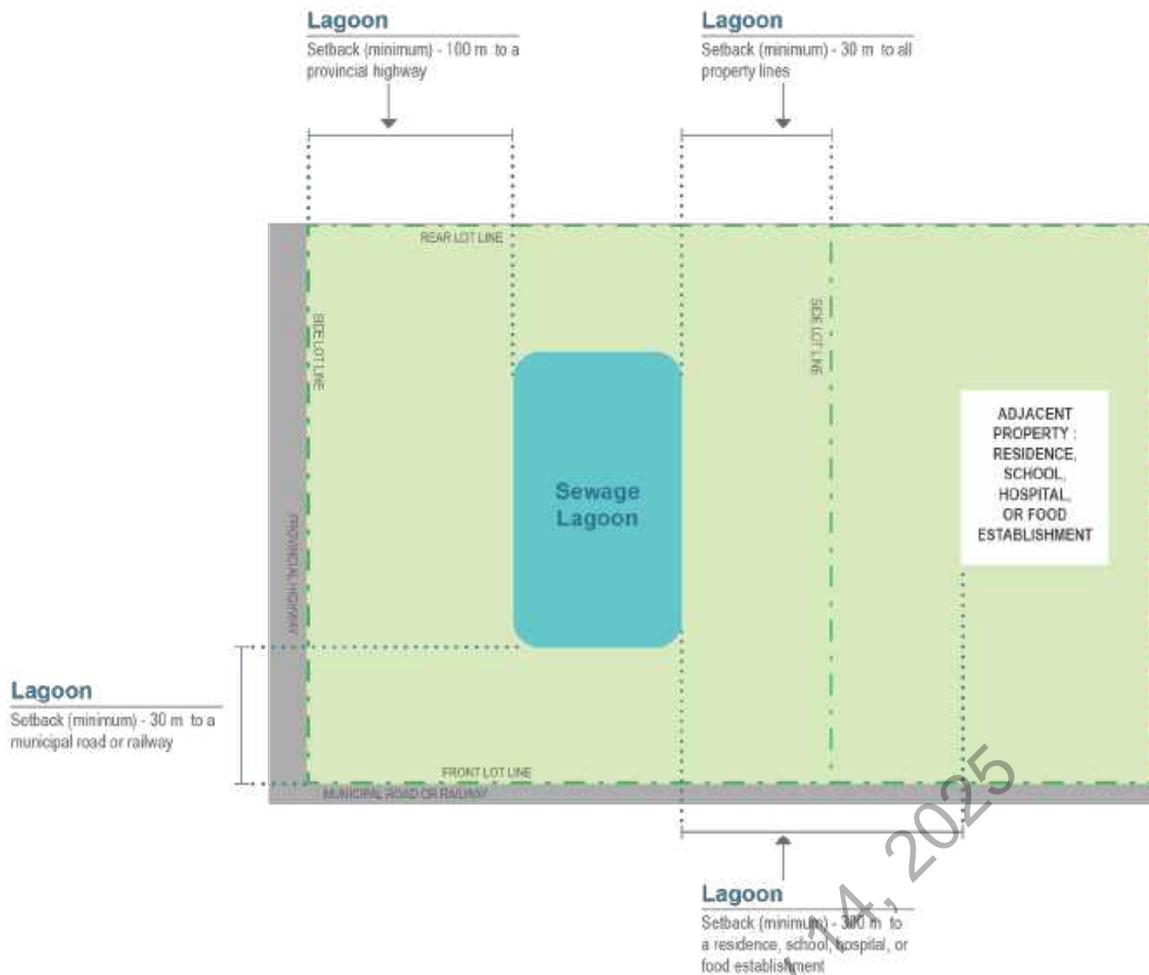
On-Site Location – the working area of lagoons shall be setback from all property lines by a minimum of 30 m (98.4 ft).

Municipal Road or Railway – the setback distance from the right-of-way of a municipal roadway or railway is 30 m (98.4 ft).

Provincial Highway – the setback distance from the right-of-way of a provincial highway is 100 m (328.1 ft).

Residence, School, Hospital, or Food Establishment – the setback distance from the nearest building on lands that contain a residence, school, hospital, or food establishment is 300 m (984.3 ft).

▼.Figure.0;Sewage.Lagoon.Diagram



- 8.20.6 If a sewage/ wastewater lagoon is adjacent to undeveloped land(s) with a district that allows residential development, education services, hospitals or food establishments as a permitted use, the lagoon shall have a 300 m setback from the lot line to not inhibit future development on adjoining land, unless the Water Act prescribes a larger setback.

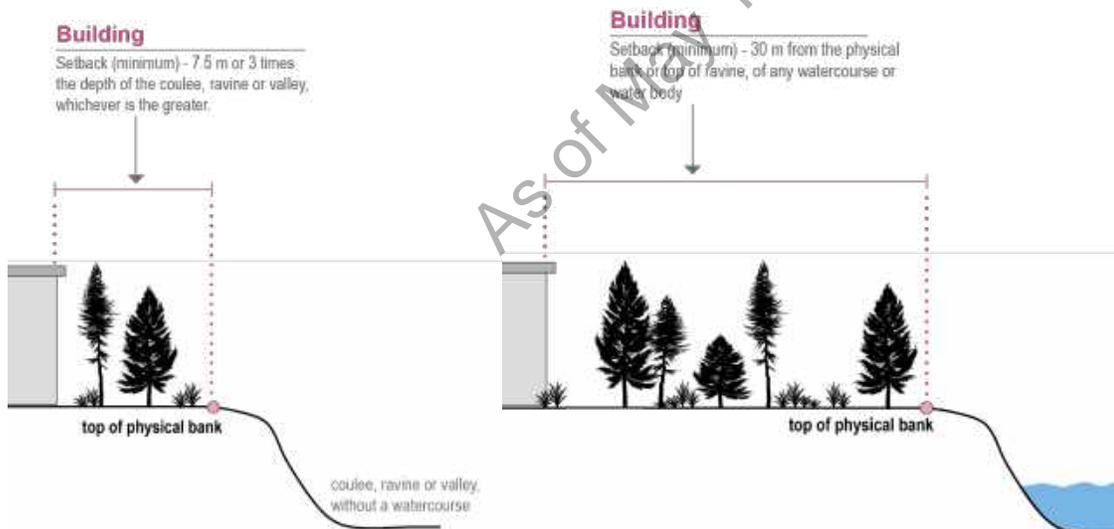
8.21 Slopes and Watercourses

- 8.21.1 Where a parcel of land borders on or contains a coulee, ravine or valley, without a watercourse, the minimum required setback of a building from the top of the coulee, ravine or valley shall be 7.5 m (25 ft) or three (3) times the depth of the coulee, ravine or valley as defined by a registered surveyor, whichever is the greater distance. A reduced setback may be considered by the Development Authority, but only if supported by a geotechnical engineering study prepared by a registered engineer demonstrating that a lesser distance will not compromise slope stability or public safety.
- 8.21.2 Land within the setback areas defined in subsection 8.21.1 shall be kept in its natural state. Existing vegetation or tree removal shall not be permitted unless the Development Authority is satisfied,

through the submission of a detailed geotechnical engineering study from a registered engineer, that the removal of the vegetation or trees will not have an adverse effect on the integrity of the slope. Where vegetation is to be retained a restrictive covenant shall be registered against the property preventing future removal or damage of the vegetation.

- 8.21.3 Development shall not be allowed on land with unstable slopes or evidence of soil instability unless a registered engineer has provided a detailed geotechnical assessment that demonstrates to the satisfaction of the Development Authority that the development is safe for construction.
- 8.21.4 The Development Authority may impose greater setbacks or yard requirements for lands in proximity to steep or unstable slopes, based on the findings of a geotechnical engineering report.
- 8.21.5 Prior to approval of any subdivision, a geotechnical report shall be required to assess slope stability if:
- (a) The site contains or is suspected to contain slopes exceeding 15% grade, or
 - (b) The Development Authority has reasonable cause to believe the terrain may be unstable, even if slope grades are less than 15%.
- 8.21.6 The report must be prepared by a registered engineer and must evaluate the site's suitability for the proposed subdivision and future development.

▼.Figure.0. Steep.Slopes.Setback.Diagrams



- 8.21.7 A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of the physical bank, defined by a registered surveyor, of any watercourse, or from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body unless the

Development Authority is satisfied, through the submission of a detailed geotechnical engineering study from a registered engineer, that a lesser setback is warranted. This requirement shall not apply to fences and boat houses, which may be allowed within this strip.

- 8.21.8 The Development Authority may increase any minimum yard or setback requirement, where any permitted or discretionary use or accessory development may be detrimental to the preservation of shoreland, or adversely affected by reason of such use being in a floodplain.

8.22 Oil and Gas Facilities

- 8.22.1 No development shall be within the setback areas from any oil and gas facilities, as defined by the provincial department responsible for regulating the oil and gas industry in Alberta.

8.23 Pipelines and Utility Corridors

- 8.23.1 Any development involving pipeline and/or power line rights-of-way shall comply with all relevant Federal and Provincial legislation and regulations.
- 8.23.2 Setbacks from pipelines and utility corridors shall be determined at the discretion of the pipeline operator and in accordance with applicable federal or provincial legislation and safety regulations.
- 8.23.3 To support compliance with regulatory requirements, when a planning, policy, land use, zoning, subdivision, or development application involves land within 220 metres of an oil or gas pipeline right-of-way, the application should be referred to the pipeline operator for review and comment prior to approval.
- 8.23.4 Applicants and landowners should engage with the pipeline operator early in the planning or development process if the subject lands fall within 220 metres of a pipeline right-of-way.
- 8.23.5 Any ground disturbance or development within 30 metres of a pipeline right-of-way, or any development that crosses a pipeline, shall require written consent from the pipeline operator, and it shall be the responsibility of the applicant to obtain such consent prior to construction.
- 8.23.6 No buildings or structures shall be constructed directly over a pipeline right-of-way.
- 8.23.7 As part of application preparation at all stages, applicants shall identify the location of all pipeline rights-of-way and their associated setbacks on the plan.
- 8.23.8 Permanent buildings or structures (including those with a foundation or anchored to the ground) shall be set back a minimum of 7.0 metres from the edge of a pipeline right-of-way, unless otherwise directed by the pipeline operator.

- 8.23.9 Temporary or non-anchored accessory buildings shall be set back a minimum of 3.0 metres from the edge of a pipeline right-of-way, unless otherwise directed by the pipeline operator.
- 8.23.10 Pipeline rights-of-way should be preserved as passive open space where possible. Any crossing or ongoing activity (e.g., mowing, maintenance, or recreational use) within the right-of-way may require a crossing or encroachment agreement, which shall be approved by the pipeline operator prior to commencement.

8.24 Fences

- 8.24.1 A fence located along a property line cannot exceed a maximum height of 1.9 m, unless a variance has been approved by the Development Authority.
- 8.24.2 The fence height shall not apply to agricultural lands unless adjoining an RS, RUS, UR, HI, CF, LI, or C District.

8.25 Topsoil Removal, Excavation, Stripping and Grading

- 8.25.1 A development permit shall be required for all excavation, stripping or grading activities that alter the natural grade of the land, involve the removal or placement of fill or topsoil, or may cause impacts to drainage, vegetation, slope stability, or adjacent properties.
- 8.25.2 As part of a development permit application for excavation, stripping or grading, the Development Authority may require the submission of a concept plan illustrating the following:
- (a) the boundaries and location of the proposed excavation area;
 - (b) the depth of excavation and proposed grades;
 - (c) existing land uses, natural features, and vegetation to be retained or removed;
 - (d) if topsoil is to be removed, the location of stockpiles and the proposed method of topsoil replacement; and
 - (e) a land reclamation plan, describing how the site will be restored upon completion of the operation.
- 8.25.3 In addition to the concept plan, the Development Authority may require a written statement describing:
- (a) the nature and purpose of the proposed activity;
 - (b) timing and phasing of work, including start and end dates; and
 - (c) precautions and mitigation measures to be taken to minimize environmental disturbances.

8.25.4 The Development Authority may also impose conditions on the development authority to:

- (a) control the timing, scale, and methods of excavation or grading;
- (b) require erosion and sediment control measures;
- (c) mandate revegetation or landscaping as part of site reclamation; and
- (d) limit disturbances to sensitive lands, including wetlands, steep slopes, or riparian areas.

9. On-Site Parking and Loading

9.1 Parking

- 9.1.1 All development permit applications – whether for permitted or discretionary uses – should indicate the number of on-site parking stalls proposed, the location and layout of stalls on site, and the dimensions of each stall.
- 9.1.2 No parking on municipal roads is permitted unless written consent has been provided by the MD. When accessing the need for on-site parking, applicants shall assume that no parking is permitted on municipal roads.
- 9.1.3 Applicants shall demonstrate that the number of parking stalls are adequate for their proposed development. The Development Authority shall assess the sufficiency of parking based on the minimum parking guidelines provided in the table below, along with any site-specific considerations.

The parking table below is a guideline only. It represents suggested minimums for common land uses but does not constitute a mandatory requirement. The Development Authority may require the application to submit rationale for parking stalls proposed based on factors such as type and intensity of land use, anticipated traffic and occupancy, and shared or off-site parking arrangements.

RESIDENTIAL	
LAND USES	SUGGESTED MINIMUM PARKING
Bed and Breakfast Establishments	» 1 stall per bedroom for rent
Caretaker/ Security Residence	» 1 stall per dwelling unit (in addition to what is required as a part of the development)
Dwelling, Multi-Unit	» 1.5 stalls per dwelling unit, plus 1 visitor stall for every 5 dwelling units
Dwelling, Townhouse	» 2 stalls per dwelling unit, plus 1 visitor stall for every 3 dwelling units
Group Home	» 2 stalls per dwelling unit
Home Occupations	» 1 stall per dwelling unit (in addition to what is required as a part of the dwelling)

RESIDENTIAL

LAND USES	SUGGESTED MINIMUM PARKING
Manufactured Home Park	» 2 stalls per dwelling unit
Recreational Vehicle Park	» 1 stall per unit

AGRICULTURAL

LAND USES	SUGGESTED MINIMUM PARKING
Commercial Agricultural Operations, Secondary Agricultural Operations, Value-Added Agricultural Operations	» 1 stall per 100 m ² (1,076.4 ft ²) of Gross Floor Area (“GFA”) for the first 20,000 m ² (21,527.8 ft ²); then 1 additional stall per 500m ² (5382 ft ²); or » 1 stall per 3 employees

COMMERCIAL

LAND USES	SUGGESTED MINIMUM PARKING
Auction Markets	» 1 per 93 m ² (1,001 ft ²) of GFA
Business Services	» 1 stall per 30.0 m ² (322 ft ²) of GFA
Cannabis Retail Sales	» 3 stalls per 100 m ² (1,076.4 ft ²) of GFA up to 2,000 m ² (21,527.8 ft ²); then 4 additional stalls per 100 m ² (1,076.4 ft ²)
Convenience Retail Stores	» 3 stalls per 100 m ² (1,076.4 ft ²) of GFA up to 2,000 m ² (21,527.8 ft ²); then 4 additional stalls per 100 m ² (1,076.4 ft ²)
Eating and Drinking Establishment	» 1 stall per 4 seats, plus 2 stalls per employee
Funeral and Related Services	» 2 stalls per employee; plus an addition 1 stall per 4 seats if adjoining a funeral home.
General Commercial Services	» 3 stalls per 100 m ² (1,076.4 ft ²) of GFA up to 2,000 m ² (21,527.8 ft ²); then 4 additional stalls per 100 m ² (1,076.4 ft ²)
General Contractor Services	» 1 stall per employee
General Retail Stores	» 3 stalls per 100 m ² (1,076.4 ft ²) of GFA up to 2,000 m ² (21,527.8 ft ²); then 4 additional stalls per 100 m ² (1,076.4 ft ²)
Greenhouse	» 3 stalls per 100 m ² (1,076.4 ft ²) of GFA up to 2,000 m ² (21,527.8 ft ²); then 4 additional stalls per 100 m ² (1,076.4 ft ²)
Health and Medical Services	» 4 per medical professional (doctor, dentist, physiotherapist, chiropractor); plus 1 stall per 2 employees
Kennels	» 2 stalls plus 1 stall per employee
Liquor Retail Sales	» 3 stalls per 100 m ² (1,076.4 ft ²) of GFA up to 2,000 m ² (21,527.8 ft ²); then 4 additional stalls per 100 m ² (1,076.4 ft ²)
Personal Service Shops	» 1 stall per 46 m ² (495 ft ²), plus 1 stall per 2 employees

COMMERCIAL

LAND USES	SUGGESTED MINIMUM PARKING
Professional, Financial and Office Support Services	» 1 stall per 30.0 m ² (322 ft ²) of GFA
Tourist Accommodations	» 1 stall per unit, plus 1 stall per 3 employees
Vehicle Oriented Uses Drive-Through Restaurant Gas Bars Service Stations	» 1 stall per 4 seats, plus 1 stall per employee » 1 stall per fueling station, plus 1 stall per employee » 2 stall per bay, plus 1 stall per 4 employees
Veterinary Services	» 2 stall per examination table, plus 1 stall per 2 employees
Warehouse Sales	» 1 stall per 100 m ² (1,076.4 ft ²) of GFA for the first 20,000 m ² (21,527.8 ft ²); then 1 additional stall per 500m ² (5,382 ft ²)

HEAVY INDUSTRIAL

LAND USES	SUGGESTED MINIMUM PARKING
Heavy Industrial Uses	» At the discretion of the Development Authority.

LIGHT INDUSTRIAL

LAND USES	SUGGESTED MINIMUM PARKING
Breweries, Wineries and Distilleries	» 1 stall per 100 m ² (1,076.4 ft ²) of GFA for the first 20,000 m ² (21,527.8 ft ²); then 1 additional stall per 500m ² (5382 ft ²); » or » 1 stall per 4 seats, plus 2 stalls per employee
Cannabis Processing and Distribution	» 1 stall per 100 m ² (1,076.4 ft ²) of GFA for the first 20,000 m ² (21,527.8 ft ²); then 1 additional stall per 500m ² (5,382 ft ²);
Light Industrial Uses	» 1 stall per 100 m ² (1,076.4 ft ²) of GFA for the first 20,000 m ² (21,527.8 ft ²); then 1 additional stall per 500m ² (5,382 ft ²)

COMMUNITY FACILITIES

LAND USES	SUGGESTED MINIMUM PARKING
Community Uses	» 1 stall per 40 m ² (430.6 ft ²)
Campground	» 1 stall per campsite and 1 stall per employee
Day Care Services	» 1 stall per 4 children or senior

COMMUNITY FACILITIES	
LAND USES	SUGGESTED MINIMUM PARKING
Educational Services	» 2.2 stalls per 100 m ²
Elementary and Junior High Schools	» 1 stall per employee, and an additional 15% for visitor parking
High Schools	» 1 stall per employee and 1 stall per 4 students
when an auditorium is included	» 15% of total stalls for visitor parking
Government Services	» At the discretion of the Development Authority.
Cemetery	
Equestrian Facilities	
Recreation Camp	
Recreational Uses	
Religious Assembly	» 1 stall per 3 seats
Supportive Housing	» 1 stall per 4 beds, plus 1 stall per employee

*Please note, when employee is referenced, it is the maximum number of anticipated employees on-site at a given time. For example, if the day-time shift has a maximum of 10 employees working at any given time and the night-time shift has a maximum of 5 employees working at any given time, the maximum number of employees is considered 10.

9.1.4 Regardless of subsection 9.1.3, development permit applications that include single-detached, semi-detached, triplex and fourplex dwellings shall contain at least one (1) on-site parking stall for each dwelling unit on the lot.

9.1.5 When a garage suite, guest house, or secondary suite are an accessory development to a dwelling unit, an additional one (1) on-site parking stall per dwelling is required.

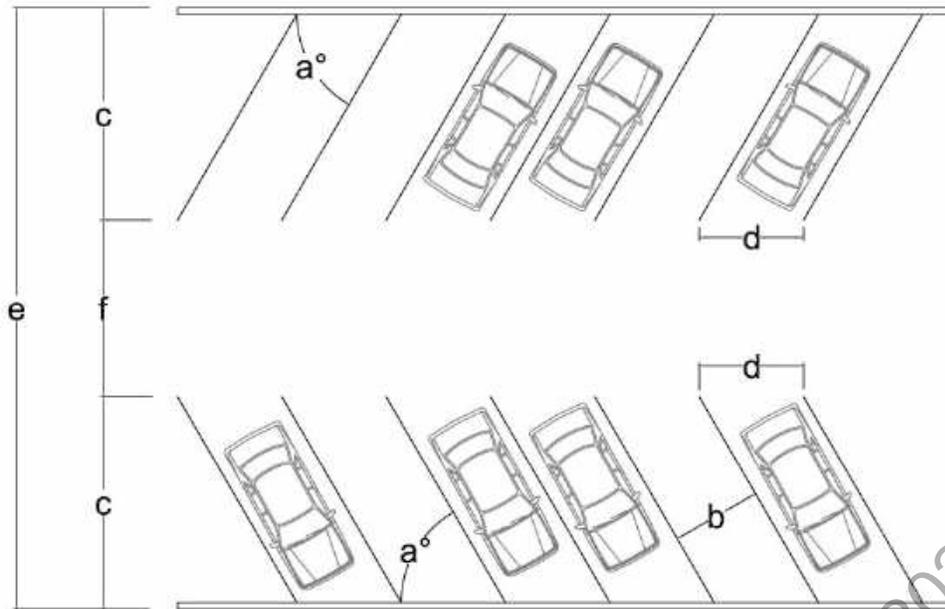
9.2 Parking Design

9.2.1 All parking areas shall conform to the following requirements:

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

60°	2.7 m (8.9 ft)	6.1 m (20 ft)	3.1 m (10 ft)	18 m (59 ft)	6.1 m (20 ft)
90°	2.7 m (8.9 ft)	6.1 m (20 ft)	3.1 m (10 ft)	18 m (59 ft)	7 m (23 ft)

▼.Figure.80;Parking.Design.Diagram



9.3 Loading Requirements

9.3.1 Developments in the Commercial (C), Light Industrial (LI), Heavy Industrial (HI), and Community Facilities (CF) Districts shall require a minimum of one (1) loading space.

9.3.2 Applicants are required to:

- (a) design loading spaces to ensure that loading vehicles cannot extend into a public right of way or an adjoining property; and
- (b) provide vehicular ingress to, and egress from, a street or lane so that no backing or turning movements of vehicles going to or from the site cause interference with traffic in the abutting streets or lanes.

10. Specific Use Regulations

10.1 Cannabis Cultivation, Processing, Distribution and Retail Sale

- 10.1.1 All cannabis-related uses, including cultivation, processing, distribution, and retail sale, shall comply with all applicable federal and provincial legislation, including the Cannabis Act (Canada) and the Alberta Gaming, Liquor and Cannabis Act.
- 10.1.2 The location of any facilities related to cannabis as defined in the federal regulations shall maintain a minimum distance of 100 m (328 ft) from the parcel of the facility to:
 - (a) the boundary of a provincial health care facility; or
 - (b) the boundary of a building containing a school; or
 - (c) the boundary of any parcel of land that is designated as a school reserve or municipal and school reserve as defined under the MGA.
- 10.1.3 The separation distance shall be measured from the boundary of the parcel containing the facility with cannabis related uses to the nearest parcel boundary of those uses listed in subsection 10.1.2. The Development Authority may require the applicant to submit a survey plan or other supporting documentation prepared by a qualified professional confirming that the required separation distances are met.
- 10.1.4 Additional development requirements, including those related to security, ventilation, lighting, building design, and waste and recycling disposal, may be imposed at the discretion of the Development Authority to mitigate potential impacts on adjacent properties.

▼.Figure 2. Cannabis Facility Setback Diagram



10.2 Commercial Greenhouses

- 10.2.1 All commercial greenhouses that utilize artificial lighting to enhance crop growth shall be required to incorporate lighting controls or screening that contain a minimum of 80% of light output, preventing it from projecting upwards or outward beyond the greenhouse structure.
- 10.2.2 This requirement applies at all times, including during nighttime operations, and shall be a condition of development approval.
- 10.2.3 The Development Authority may consider an exemption from this standard only where the applicant provides evidence, to the satisfaction of the Development Authority, that:
- (a) The proposed lighting will not result in a nuisance to adjacent properties or uses; and
 - (b) Lighting will not significantly contribute to skyglow, glare, or light trespass beyond the site boundary.

10.3 Day Care Services

- 10.3.1 For every five (5) children/seniors, one (1) pick-up/drop off space shall be provided on-site, and located as close as possible to the entrance.
- 10.3.2 For day care services that provide child care services, developments shall comply with the provisions of the appropriate provincial legislation and regulations concerning site requirements, development standards and licensing.
- 10.3.3 A parcel that is used for day care services shall not be located within 50 m (164 ft) of a service station or gas bar. This shall be measured from the parcel boundary of the day care services to the nearest pump island, fill pipes, vent pipes or building on-site, whichever is the closest to the day care services parcel.
- 10.3.4 Any outdoor play spaces that are part of a child care service shall be securely fenced.
- 10.3.5 The outdoor play space shall not be located in any yard that abuts a road or rail unless the design, size and other characteristics of the proposed play space mitigate the potential impact from the road or rail traffic on the children using the play space.

10.4 Heavy Truck and Equipment Storage

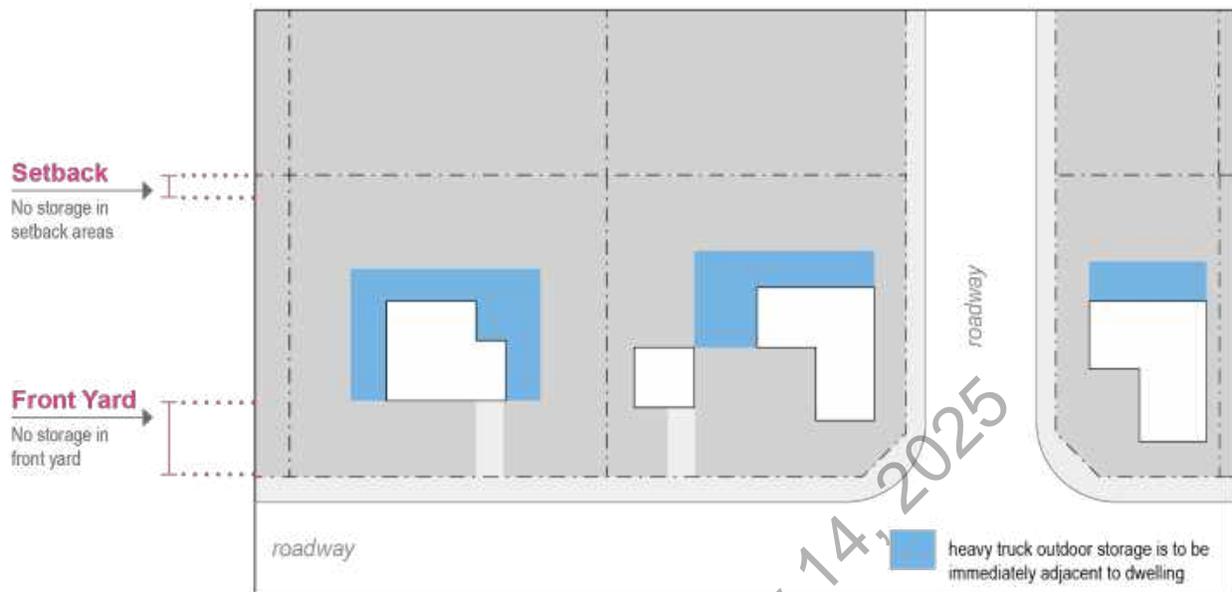
RESIDENTIAL SERVICED AND RESIDENTIAL UN-SERVICED DISTRICTS

- 10.4.1 In the Residential Serviced and Residential Un-Serviced Districts, the Development Authority may require the applicant to enter into a road use agreement for a development permit application that contains or may contain heavy trucks.

10.4.2 In the Residential Serviced and Residential Un-Serviced Districts, an application for a development permit for accommodating a heavy truck on the property shall provide a plan showing the location of the parked heavy truck and storage area. The parking of the heavy truck, if not stored internally, should only be permitted in one of the areas indicated in Figure 28 below, adjoining the main residence. The defined location will become a condition of the development permit.

10.4.3 In no circumstances shall a heavy truck and equipment storage be located in the defined setback areas of the district.

▼.Figure.80 Heavy.Truck.and.Equipment.Storage.Design.Diagram



COMMERCIAL, HEAVY INDUSTRIAL AND LIGHT INDUSTRIAL DISTRICTS

10.4.4 Where the development adjoins a Residential Serviced, Residential Un-Serviced, or Community Facilities District landscaping, screening and/or fencing shall be required to provide screening.

10.5 Home Occupations

10.5.1 Home occupations are supported in residential and agricultural areas as a means of encouraging entrepreneurship and economic opportunity. However, such uses must remain secondary to the residential use of the property, and must not result in unreasonable impacts on neighbouring properties, infrastructure, or the environment.

10.5.2 Home occupations may be permitted provided the following criteria are met:

- (a) The business is compatible with the character of the surrounding area;
- (b) The scale and intensity of the business is appropriate for the site and its land use district;

(c) The business results in minimal impact on municipal infrastructure, groundwater, surface water, and adjacent lands; and

(d) The business remains subordinate to the principal residential use of the parcel in terms of size, visibility, and activity level.

10.5.3 If the Development Authority determines that a home occupation:

(a) Has become the primary use of the property,

(b) Is generating traffic, noise, or other effects that exceed the capacity of the site, or

(c) Has significant adverse impacts on neighbouring properties or the surrounding community,

the operator may be required to relocate the business to an appropriate commercial or industrial district, or to another residential district where such uses are more appropriately accommodated.

10.5.4 Home occupations shall not involve:

(a) activities that use or store hazardous material in quantities exceeding those found in a normal household; or

(b) any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

10.5.5 Exterior display, signage, or advertisement shall be limited to a single business identification sign, as permitted under Section 11: Signs.

10.5.6 A home occupation is no longer considered a home occupation if it becomes the principal use of the parcel or alters the character of the site through its scale, appearance, or activity level.

RESIDENTIAL DISTRICTS

10.5.7 In the Residential Serviced (RS) and Residential Un-Serviced (RUS) Districts, a home occupation may accommodate a maximum of four (4) client or business-related visits per day, unless a higher number is specifically approved by the Development Authority based on the scale and nature of the business and its compatibility with the surrounding area.

10.5.8 In the Residential Un-Serviced (RUS) District, a home occupation may include the parking or storage of one (1) commercial vehicle on-site. Additional vehicles may be allowed only with the approval of the Development Authority, based on site capacity, screening, and potential impacts on neighbouring properties.

AGRICULTURAL AND URBAN RESERVE DISTRICTS

10.5.9 In the Agricultural (A) and Urban Reserve (UR) Districts, a home occupation may accommodate a maximum of eight (8) client or business-related visits per day, unless a higher number is specifically approved by the Development Authority, based on the nature of the business and its compatibility with adjacent land uses.

10.5.10 In the Urban Reserve (UR) District, a home occupation may include the parking or storage of up to four (4) commercial vehicles on-site. Additional vehicles may be permitted only with the approval of the Development Authority, based on site conditions, access, and the potential for off-site impacts.

10.6 Home Parks

10.6.1 The construction and maintenance of all internal roads within a Home Park shall be the responsibility of the landowner/developer. Internal roads shall have a minimum width of 6 m (20 ft), except for one-way roads, which shall have a minimum width of 3.65 m (12 ft).

10.6.2 The Development Authority may require a development agreement as a condition of approval. This agreement may outline the construction standards that will need to be met by the landowner/developer including any off-site infrastructure work.

10.6.3 All dwellings within a Home Park shall have full servicing, either using municipal servicing or on-site communal systems.

10.6.4 All dwellings within the Home Park shall have the appropriate provincial and/or federal certification, including the provisions as set by the current CSA standards. If a dwelling within the Home Park has been damaged or structurally altered, the dwelling must be certified as safe by an accredited Safety Codes Officer prior to occupancy.

10.6.5 Development permit applications for Home Parks shall include a detailed landscaping plan describing all physical features, existing or proposed, including shrubs, trees, flower beds, berm contours, walls, fences, outdoor furniture, surface utilities, and decorative paving.

As of May 14, 2025

▼.Figure.8 Examples.of.Home.Park



10.7 Kennels

- 10.7.1 All Animals shall be kept in good animal husbandry and in a manner satisfactory to the Society for the Prevention of Cruelty of Animals (SPCA).
- 10.7.2 All kennels and associated facilities shall follow all applicable provincial and federal regulations.
- 10.7.3 Animal waste shall be managed, stored and disposed of in accordance with municipal, provincial and federal regulations.
- 10.7.4 All kennel buildings are required to have soundproofing and screening to the satisfaction of the Development Authority.
- 10.7.5 No exterior exercise area used to accommodate animals shall be located within 30.0 m (98.4 ft) of any lot line.
- 10.7.6 All exterior exercise areas shall be enclosed with a fence acceptable to the Development Authority.
- 10.7.7 No exterior exercise area used to accommodate animals shall be located within 90.0 m (295.3 ft) of any dwelling on an adjacent lot, measured from the nearest point of the exercise area to the nearest point of the building that the dwelling is located in.

10.8 Modular Homes

- 10.8.1 All modular homes shall have the appropriate provincial and/or federal certification, including the provisions as set by the current CSA standards. If a particular modular home has been damaged or structurally altered, the modular home shall be certified as safe by an accredited Safety Codes Officer.
- 10.8.2 It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.

10.9 Natural Resource Extraction Industries

- 10.9.1 An applicant may submit a development permit application for a natural resource extraction industry before obtaining approvals from relevant provincial or federal authorities. However, the Development Authority shall not allow development to commence for any such use until all required approvals or licenses have been obtained from the applicable provincial and/or federal agencies, including but not limited to Alberta Environment and Protected Areas or the Alberta Energy Regulator.
- 10.9.2 Unless exempted by the MGA, a development permit for natural resource extraction shall include, as a condition of approval, the execution of a road use agreement between the Municipal District

and the developer. The agreement shall address impacts to municipal infrastructure, haul routes, maintenance obligations, and any cost-sharing requirements associated with road usage.

- 10.9.3 Natural resource extraction industries shall be required to undertake phased reclamation, to the satisfaction of the Development Authority and relevant government agencies or departments, on all lands following the completion of the activity.

10.10 Recreational Vehicles

- 10.10.1 A recreational vehicle (RV) shall not be used as a permanent dwelling and shall not be considered a principal residential use on any parcel.
- 10.10.2 No structure accessory to a recreational vehicle shall be used as sleeping quarters, unless it meets the Alberta Building Code and all the setback and maximum height regulations related to the District.
- 10.10.3 A recreational vehicle shall not be stored within any of the defined setback areas.

10.11 Recreational Vehicles Storage

- 10.11.1 The Development Authority may require the applicant to enter into a road use agreement as a condition of development approval, particularly where the proposed development is expected to generate significant traffic or require access over municipal roads.
- 10.11.2 The recreation vehicle storage facility shall be designed so that all vehicles shall enter and exit the facility in a forward direction.
- 10.11.3 Where a recreational vehicle storage development adjoins a Residential Serviced, Residential Un-Serviced, and/ or Community Facilities district a landscaping plan will be required showing screening and/or fencing.
- 10.11.4 Where a recreational vehicle storage development abuts a public road, landscaping, screening and/or fencing shall be required.

10.12 Seasonal Building

- 10.12.1 Buildings and/or structures that are used for accommodation but are not constructed to the Alberta Building Code or applicable CSA standard, typically used for recreational, vacation, or limited-use purposes and not intended for year-round habitation, shall be considered seasonal dwellings and are not to be inhabited on a year-round basis, regardless of the district that they are located in.

10.13 Sea Cans

- 10.13.1 Sea cans can be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard (i.e., becomes a dwelling).
- 10.13.2 Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing may be required to the satisfaction of the Development Authority, except in the Heavy Industrial District.
- 10.13.3 Sea cans shall not be allowed in any front yard in the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities CF, and Urban Reserve (UR) Districts.
- 10.13.4 Sea cans shall not be located in the regulated setback areas in any district.
- 10.13.5 Sea cans shall count towards the total lot coverage.
- 10.13.6 Sea cans shall not be stacked, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard (i.e., becomes a dwelling).
- 10.13.7 In the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities (CF), and Urban Reserve (UR) districts, one sea can will be allowed for every 0.4 ha (1 ac) of land, with a maximum of two (2) sea cans in total. For lots less than 0.4 ha (1 ac) in size, one (1) sea can with a maximum size of 160 square feet may be allowed.
- 10.13.8 In the Commercial (C), Heavy Industrial (HI), and Light Industrial (LI) districts, two sea cans will be allowed for every 0.4 ha (1 ac) of land, with a maximum of ten (10) sea cans in total. In these districts, more than ten (10) sea cans may be permitted at the discretion of the Development Authority. In the Agricultural (A) districts, two sea cans are allowed for every 0.4 ha (1 ac) of land, with a maximum of ten (10) sea cans in total.
- 10.13.9 Sea cans shall be painted and/or sided to compliment the principal building on site, to the satisfaction of the Development Authority, within the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities (CF), and Urban Reserve (UR) Districts.

10.14 Shouse

- 10.14.1 A shouse means a building that combines a residential dwelling unit and a non-residential use, such as a workshop, garage, or storage space, within a single structure. The dwelling unit and shop may be physically connected but shall serve distinct and compatible functions.

- 10.14.2 A house shall be considered a discretionary use in the all Land Use Districts and may be approved only at the discretion of the Development Authority, based on the criteria in this Bylaw and Schedule A: Discretionary Use Evaluation Criteria.
- 10.14.3 A house may only be considered on parcels that are 2.0 acres (0.81 hectares) or larger. Houses shall not be permitted on smaller lots unless a variance is granted by the Development Authority in accordance with Section 8.3 – Variances.
- 10.14.4 The residential component of the house shall:
- (a) comply with all applicable provisions for a Dwelling, Single Detached, including minimum floor area and setbacks;
 - (b) be clearly contained within the building floorplan; and
 - (c) meet all requirements of the Alberta Building Code for residential occupancy.
- 10.14.5 The non-residential (shop) component of the house:
- (a) Shall be used for personal storage purposes only, unless otherwise approved by the Development Authority.
- 10.14.6 Where a house is proposed as a primary residence, the Development Authority may require the submission of:
- (a) a site plan and elevation drawings that show the form and character of both components;
 - (b) details confirming servicing for both residential and non-residential functions; and
 - (c) information on the proposed use of the non-residential (shop) component, including potential business activity, equipment storage, and vehicle usage.

10.15 Vehicle Oriented Uses

DRIVE-THROUGH BUSINESS

- 10.15.1 A drive-through business shall not be located on a parcel which, in the opinion of the Development Authority cannot safely accommodate vehicle circulation and access.
- 10.15.2 No drive-through aisles are permitted within the setback areas.
- 10.15.3 Drive-through businesses are required to have at least six (6) on-site queuing stalls leading up to the order window (the first window to serve customers), as indicated in ▼ Figure 30: Drive-Through Business Design Diagram.

- 10.15.4 The queuing space shall not overlap with any parking stalls or drive aisles.
- 10.15.5 Drive aisles shall have sufficient turning radius to accommodate vehicle entrance to the drive-through aisle.
- 10.15.6 If the drive-through business is located adjacent to a Residential Serviced or Un-Serviced District, the drive-through aisle shall be screened to the satisfaction of the Development Authority.
- 10.15.7 Waste bins shall be enclosed and screened to the satisfaction of the Development Authority.

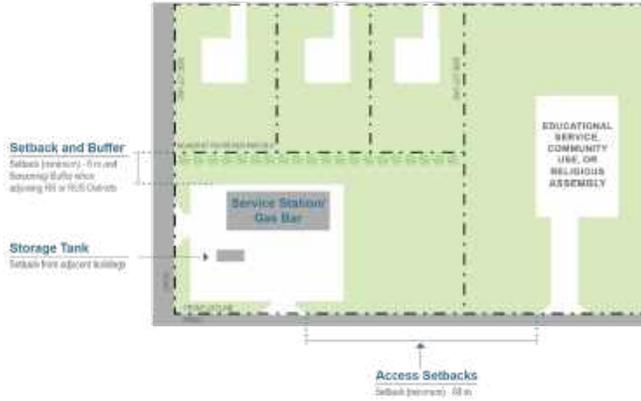
▼.Figure.96;Drive_Through.Business.Design.Diagram



SERVICE STATIONS AND GAS BARS

- 10.15.8 Service stations and gas bars shall be located in such a manner that:
- No vehicle access shall be within 60 m (197 ft) of an entrance to or exit from an educational service use, community use, or religious assembly use.
 - Storage tanks shall be setback from adjacent buildings in accordance with the Alberta Safety Codes Act and regulations made thereunder, and the Alberta Fire Code.
- 10.15.9 Service stations and gas bars shall have a minimum setback of 6.0 m (19.5 ft) when adjoining or adjacent to any Residential districts or dwelling.
- 10.15.10 Service stations and gas bars shall use screening and/or fencing when adjoining any Residential district or dwelling.

▼.Figure.97;Service.Station.Diagram



10.16 Wrecking Yards

10.16.1 Development of wrecking yards requires special consideration to mitigate impacts on adjoining land uses. The following are minimum setback requirements for wrecking yards from the following Districts:

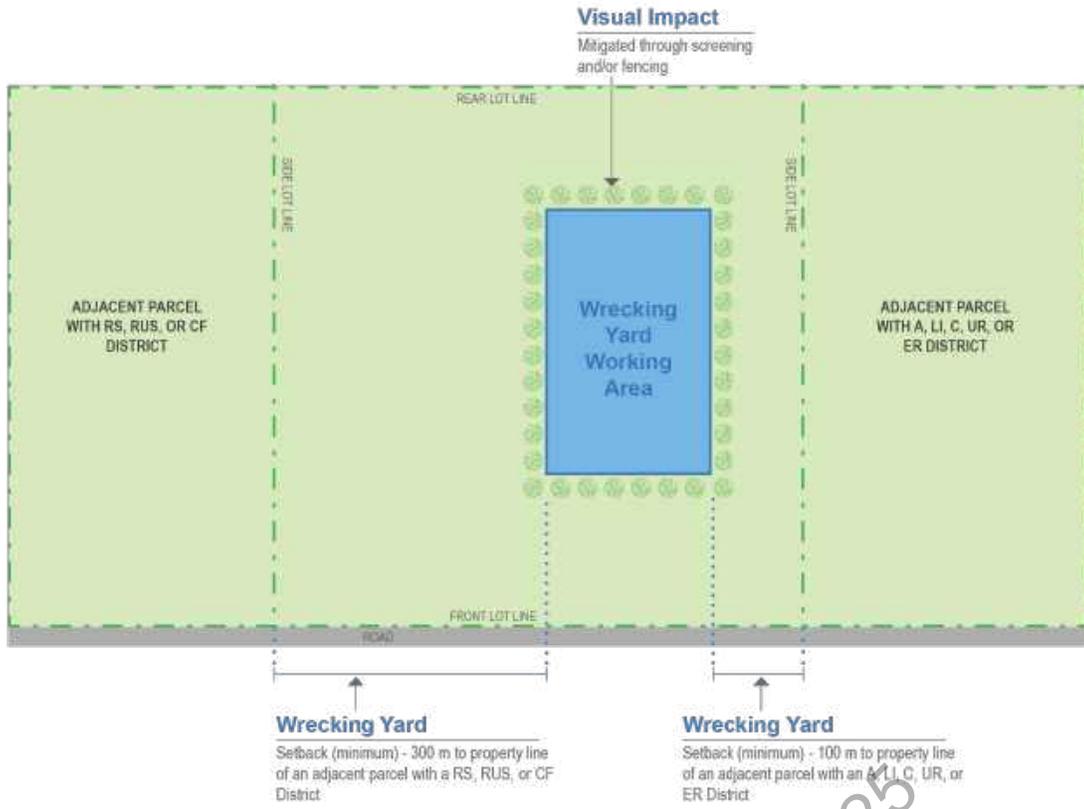
Residential Serviced, Residential Un-Serviced, Community Facilities – the setback distance from the boundary of the lot shall be 300 m (984.25 ft) from the working portion of the wrecking yard.

Agricultural, Light Industrial, Commercial, Urban Reserve, Environmental Reserve – the setback distance from the boundary of the lot shall be 100 m (328.1 ft) from the working portion of the wrecking yard.

10.16.2 Wrecking yards shall use screening and/or fencing to mitigate the visual impact on adjoining lands and public roadways.

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▼.Figure.98;Wrecking.Yard.Diagram



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10.17 Workcamps

- 10.17.1 All workcamps require an approved development permit, except where located entirely within the Crown Land (CL) District and where exempted by applicable provincial regulations or agreements.
- 10.17.2 All workcamps shall comply with the regulations of the Land Use District in which they are located, including any requirements related to use, setbacks, servicing, and development standards.
- 10.17.3 The Development Authority may require the applicant to enter into a road use agreement as a condition of any development permit approval for a workcamp, including those located on Crown Lands, where the development is expected to impact Municipal District roads or transportation infrastructure.
- 10.17.4 Where a proposed workcamp uses Municipal District infrastructure or services (such as water, sewer, or solid waste systems), the Development Authority may require the applicant to enter into a separate servicing agreement, including for developments on Crown Land.

11. Sign Regulations

11.1 General Provisions

- 11.1.1 In addition to all other provisions and regulations in this Bylaw, the regulations in this Section shall apply to signs.
- 11.1.2 These Sign Regulations shall not be applied to signs lawfully in existence at the date of the adoption of this Bylaw.
- 11.1.3 No signs shall be erected on land or affixed to any exterior surface of any building or structure unless a development permit has been issued by the Development Authority, except in those circumstances described in subsection 11.2.

11.2 Sign Permit Exemptions

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

▼.Table.06 Sign.Types.That.Do.Not.Require.a.Development.Permit

SIGN TYPE	NARRATIVE OF SIGN TYPES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT	PROVISIONS
BUILDING CONTRACTOR SIGNS	<ul style="list-style-type: none"> ▪ Signs of building contractors relating to construction work in progress on the land on which signs are placed. 	<ul style="list-style-type: none"> » Maximum Sign Area: 3 m² (32.3 ft²) » Shall be removed within fourteen (14) days of occupancy. » Limit of one (1) sign on each side of the property facing a road.
ELECTION POSTERS	<ul style="list-style-type: none"> ▪ Posters relating specifically to an upcoming/pending election. 	<ul style="list-style-type: none"> » Shall be removed fourteen (14) days after the election.
FREE STANDING PORTABLE SIGNS		<ul style="list-style-type: none"> » Maximum Sign Area: 1.1 m² (12 ft²) » Maximum Sign Height: 1.5 m (5 ft) above ground. » Signs shall be entirely located within the lot lines.
IDENTIFICATION SIGNS	<ul style="list-style-type: none"> ▪ Notices of identification in respect of the land or buildings on which they are displayed, and professional business and trade name plates relating to the occupants of the land or buildings on which they are displayed. 	<ul style="list-style-type: none"> » Maximum Sign Area: 0.2 m² (2.2 ft²). » Limit of one (1) sign for each occupant, firm or company in the building at each entrance facing a road.
LOCAL AUTHORITIES, PROVINCIAL AUTHORITIES, ROYAL CANADIAN MOUNTED POLICE, UTILITY BOARD(S) AND OTHER PUBLIC OR QUASI PUBLIC BODIES	<ul style="list-style-type: none"> ▪ Statutory and official notices. ▪ Functional advertisements. ▪ Traffic and directional signs authorized by the Development Authority and provincial authorities. 	<ul style="list-style-type: none"> » N/A
MERCHANDISING AIDS		<ul style="list-style-type: none"> » Maximum Sign Area: 1.1 m² (12 ft²) » Maximum Height: 1.83 m (6.0 ft) above ground. » Signs shall be entirely located within the lot lines.

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SIGN TYPE	NARRATIVE OF SIGN TYPES THAT DO NOT REQUIRE A DEVELOPMENT PERMIT	PROVISIONS
PROFESSION, BUSINESS OR TRADE SIGNS	<ul style="list-style-type: none"> ▪ Signs for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character or to a residential hotel, apartment block, club or similar institution. ▪ This does not include signs for home occupations. 	<ul style="list-style-type: none"> » Maximum Sign Area: 1.1 m² (12 ft²). » Limit of one (1) sign per lot.
RELIGIOUS, EDUCATIONAL, CULTURAL RECREATIONAL, MEDICAL AND SIMILAR	<ul style="list-style-type: none"> ▪ Notices of land or buildings used for religious, educational, cultural, recreational, medical or similar public or quasi-public purposes, 	<ul style="list-style-type: none"> » Maximum Sign Area: 1.1 m² (12 ft²). » Limit of one (1) sign or notice on each side of the land or building(s) facing a road.
SALE, LEASE OR RENTAL SIGNS	<ul style="list-style-type: none"> ▪ Notices relating to the sale, lease or rental of the buildings, or land to which they are attached. 	<ul style="list-style-type: none"> » Maximum Sign Area: 0.5 m² (5.4 ft²). » Signs cannot be illuminated. » Limit of one (1) sign or notice on each side of the land or building(s) facing a road.
TEMPORARY ADVERTISEMENTS	<ul style="list-style-type: none"> ▪ Temporary advertisement relating to the sale or letting of land, the sale of goods or livestock, the carrying out of building or similar work, announcement of any local event of a religious, educational, cultural, political, or similar character. 	<ul style="list-style-type: none"> » Maximum Sign Area: 1.9 m² (20 ft²). » Shall be removed within fifteen (15) days of the event or work ending.
TEMPORARY SALE SIGNS	<ul style="list-style-type: none"> ▪ Temporary signs referring to sales which are displayed upon the premises upon or within which such sales will be or are being conducted. 	<ul style="list-style-type: none"> » Signs cannot be illuminated. » Material Permitted: paper, blackboard, canvas, cardboard, painted on glass, or other light material. » Can only be displayed for seven (7) days prior to the start of the sale. » Shall be removed within eight (8) days of the sale ending. » Can only be displayed for fifteen (15) consecutive days.

11.3 Prohibited Signs

- 11.3.1 No signs that feature nudity shall be permitted.
- 11.3.2 No sign shall be erected or affixed to public property without prior consent from the Development Authority.
- 11.3.3 No sign shall be erected or affixed anywhere that obstructs the free and clear vision of vehicular traffic or be any form of traffic hazard.
- 11.3.4 No sign or advertisement shall resemble or conflict with a traffic sign, signal or device.
- 11.3.5 All signs and advertisements shall be maintained in a safe, clean and tidy condition, or notice will be served to perform the necessary repairs or remove the sign(s) within thirty (30) days.
- 11.3.6 No sign or advertising structure shall be permitted within 0.8 km (0.5 mi) of a provincial highway unless approval has been obtained by the department responsible for provincial highways in Alberta.

11.4 Sign Development Permit Application

- 11.4.1 The application shall include the mandatory development permit requirements, as listed in Table 6: Sign Development Permit Requirements.

▼.Table.6:Development.Permit.Requirements

MANDATORY SIGN DEVELOPMENT PERMIT REQUIREMENTS
■ Two (2) copies of a drawing of the sign(s), drawn to a 1:250 scale or a 1:100 scale if erected on a building, that include:
» the location of the sign by elevational drawing or site plan
» the overall dimensions of the sign
» the size of the letters or letter
» the colour of the sign, including the background and lettering/numbering
» the amount of projection from the face of the building
» the amount of projection over municipal property, if applicable
» the height of the sign above the road or sidewalk or the height above the average ground level at the face of the building, if applicable
» the manner of illuminating the sign and any form of animated or intermittent lights that may be embodied in the construction, if applicable

» the least distance that the sign will be erected from an intersection of a road with another road or lane

» the least distance from any device for the control of traffic from an intersection of a road with another road or lane

11.4.2 If during the progress of the work the applicant desires to deviate in any way from the terms of the original approved development permit, they shall notify the Development Authority and submit amended drawings, and, if the Development Authority deems it necessary, shall require the applicant to submit a new development permit application for approval.

11.4.3 A development permit shall not be required to clean, repair, or repaint any sign.

11.5 Sign Specific Regulations

11.5.1 With the exception of the sign development permit exemptions listed in subsection 11.2, all signs shall follow the regulations outlined in Table 7: Sign Regulations and Permitted Districts, and shall only be permitted in the Districts indicated.

▼.Table.7: Sign Regulations and Permitted Districts

SIGN TYPE: SIGNS ON MUNICIPAL PROPERTY

- Shall follow Council's sign guidelines on all municipal property – please contact the Development Authority for more information.
- Council approval is required for any sign that does not meet the sign guidelines on municipal property.

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SIGN TYPE: FASCIA SIGN

PERMITTED DISTRICTS:

- Commercial District
- Heavy Industrial District
- Light Industrial District
- Community Facilities District

MAXIMUM SIGN AREA:

25% of the business frontage

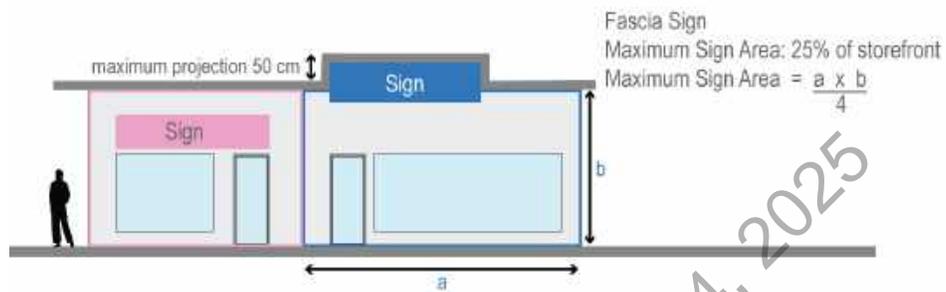
MAXIMUM PROJECTION:

50.0 cm (19.7 in) above the top of the vertical face of the wall, roof line or structure that they are attached to

SIGN ORIENTATION:

On a business frontage

▼.Figure.3.Fascia.Sign.Diagram

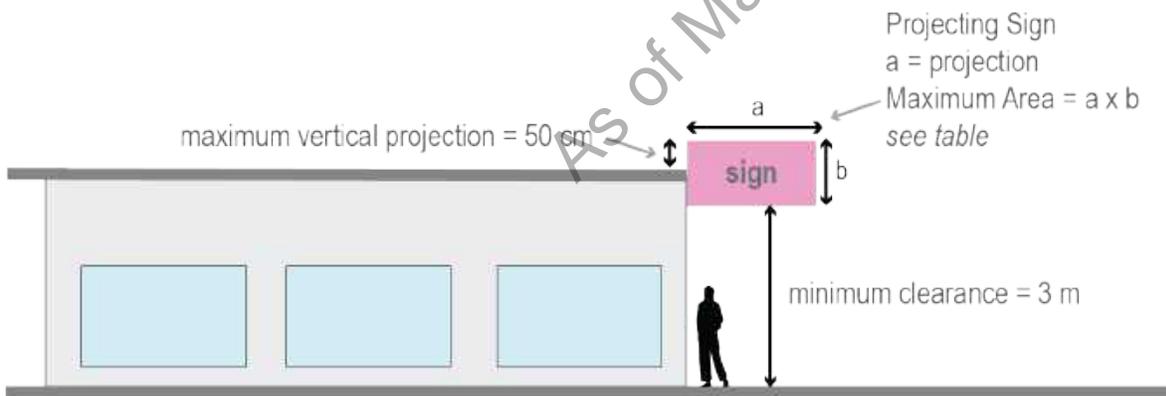


As of May 14, 2025

SIGN TYPE: PROJECTING SIGN

PERMITTED DISTRICTS:	<ul style="list-style-type: none"> ▪ Commercial District ▪ Heavy Industrial District ▪ Light Industrial District ▪ Community Facilities District 										
MAXIMUM SIGN AREA:	<table border="1"> <tr> <td>Amount of projection:</td> <td>1.83 m (6.0 ft)</td> <td>1.53 m (5.0 ft)</td> <td>1.22 m (4.0 ft)</td> <td>0.92 m (3.0 ft)</td> </tr> <tr> <td>Maximum sign area:</td> <td>3.26 m² (35 ft²)</td> <td>4.5 m² (48 ft²)</td> <td>5.6 m² (60 ft²)</td> <td>7.0 m² (75 ft²)</td> </tr> </table>	Amount of projection:	1.83 m (6.0 ft)	1.53 m (5.0 ft)	1.22 m (4.0 ft)	0.92 m (3.0 ft)	Maximum sign area:	3.26 m ² (35 ft ²)	4.5 m ² (48 ft ²)	5.6 m ² (60 ft ²)	7.0 m ² (75 ft ²)
Amount of projection:	1.83 m (6.0 ft)	1.53 m (5.0 ft)	1.22 m (4.0 ft)	0.92 m (3.0 ft)							
Maximum sign area:	3.26 m ² (35 ft ²)	4.5 m ² (48 ft ²)	5.6 m ² (60 ft ²)	7.0 m ² (75 ft ²)							
MAXIMUM PROJECTION (ABOVE BUILDING):	50.0 cm (19.7 in)										
MINIMUM VERTICAL CLEARANCE:	3.0 m (9.8 ft)										
SIGN ORIENTATION:	On a business frontage										
MAXIMUM NO. OF SIGNS:	1 per frontage, unless frontage exceeds 15.25 m (50.0 ft), then additional projecting signs are permitted for each additional 15.25 m (50.0 ft)										
ENCROACHMENT:	Projecting signs may encroach on the rights-of-way of roads and lanes provided that the sign does not project over that part of the road or lane one which vehicles may travel. Any encroachment requires Council approval.										

▼.Figure.90;Projecting.Sign.Diagram



SIGN TYPE: FREE STANDING SIGN

- PERMITTED DISTRICTS:**
- Commercial District
 - Heavy Industrial District
 - Light Industrial District
 - Community Facilities District

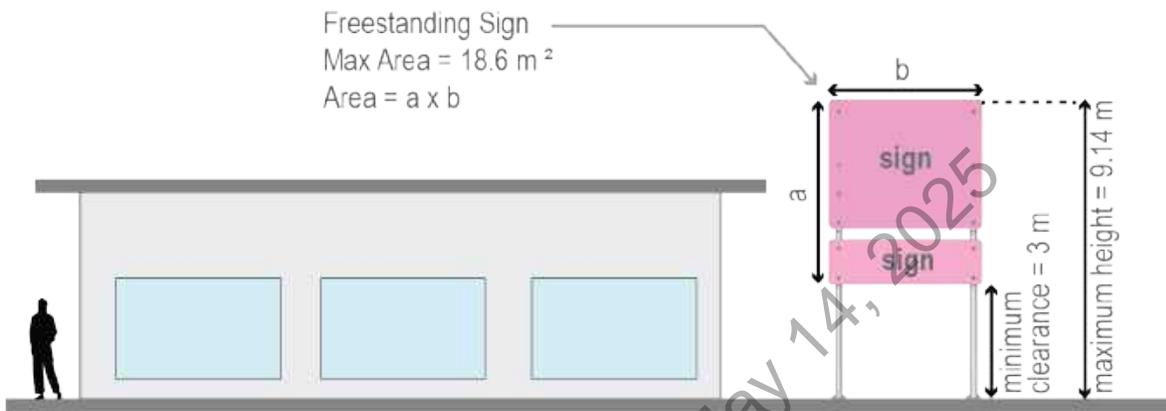
MAXIMUM SIGN AREA: 18.6 m² (200 ft²)

MAXIMUM HEIGHT: 9.14 m (30 ft)

MINIMUM VERTICAL CLEARANCE: 3.0 m (9.8 ft)

MAXIMUM NO. OF SIGNS: 1 per business frontage

▼.Figure.4. Free.Standing.Sign.Diagram



SIGN TYPE: FREE STANDING PORTABLE SIGN

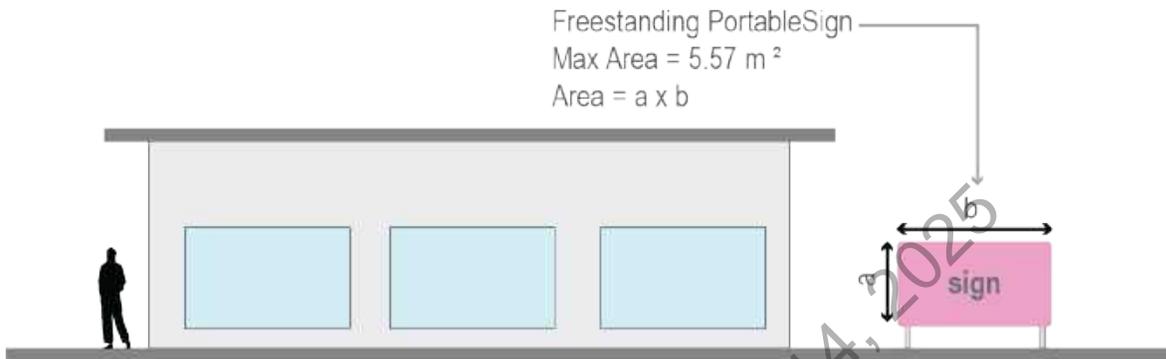
PERMITTED DISTRICTS:

- Agricultural District
- Commercial District
- Heavy Industrial District
- Light Industrial District
- Community Facilities District

MAXIMUM SIGN AREA: 5.6 m² (60 ft²)

MAXIMUM NO. OF SIGNS: 1 per business frontage

▼.Figure.6.3.Free.Standing.Portable.Sign.Diagram

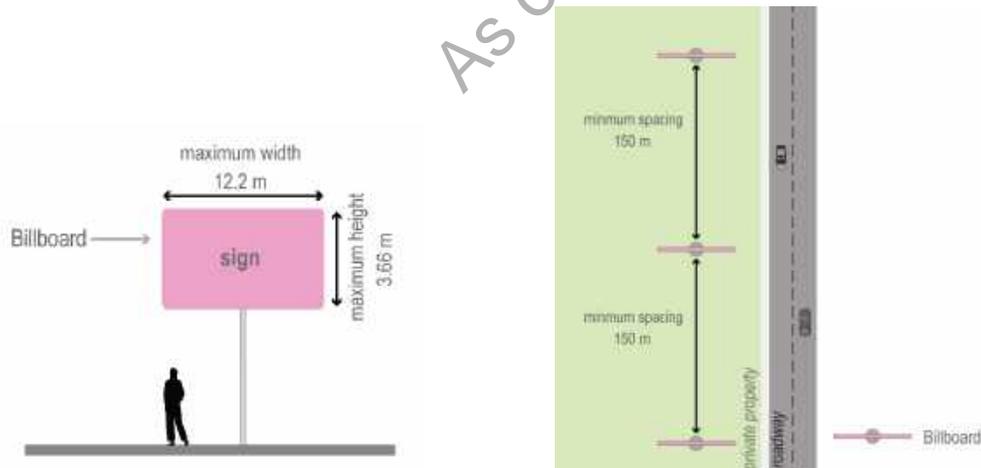


As of May 14, 2025

SIGN TYPE: BILLBOARD

PERMITTED DISTRICTS:	Heavy Industrial District
DISCRETIONARY DISTRICTS:	<ul style="list-style-type: none"> ▪ Commercial District ▪ Agricultural District ▪ Community Facilities District ▪ Light Industrial District
MAXIMUM HEIGHT:	3.7 m (12 ft)
MAXIMUM WIDTH:	12.2 m (40 ft)
MINIMUM DISTANCE BETWEEN BILLBOARDS:	150 m (492 ft)
MAXIMUM NO. OF BILLBOARDS:	1 per business
OTHER REGULATIONS:	<ul style="list-style-type: none"> ▪ The vertical posts supporting the structure shall not project above the upper edge of the billboard. ▪ If plainly visible from a road, the rear of any billboard shall be covered with wooden slats or trellis fixed against the rear edge of the vertical posts and painted. ▪ No part of the structure shall project over public property or be located within a road right-of-way. ▪ The structure shall be maintained to the satisfaction of the Development Authority. ▪ Flashing or animated lighting is not permitted.

▼.Figure.76;Billboard.Sign.Diagram



SIGN TYPE: ILLUMINATED ROOF AND SKY SIGN

PERMITTED DISTRICTS:

- Heavy Industrial District

DISCRETIONARY DISTRICTS

- Commercial District
- Light Industrial District

DISCRETIONARY ASSESSMENT CRITERIA

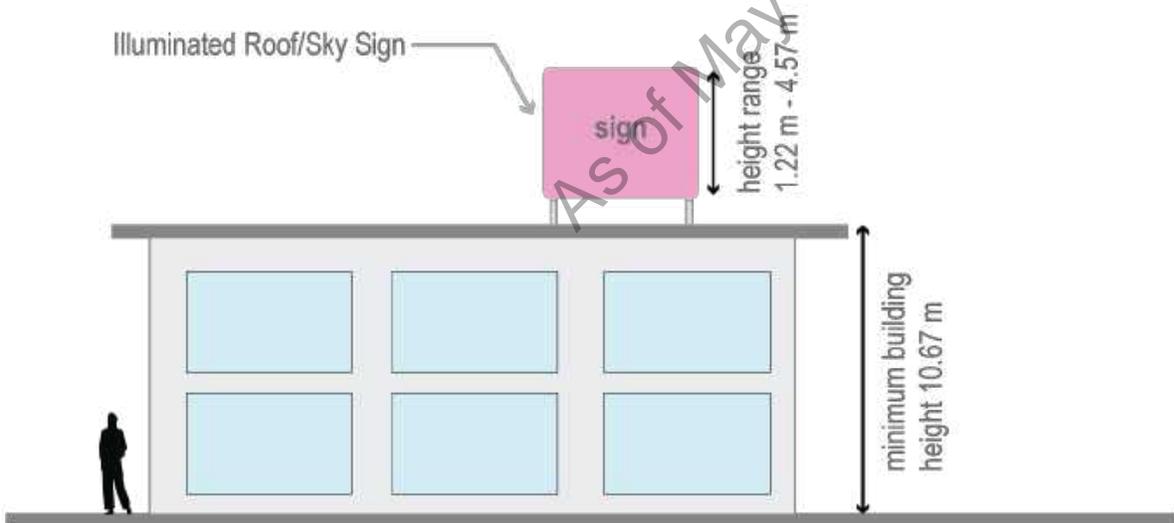
- Visual Impact
- Light Nuisance

OTHER REGULATIONS:

- The sign shall be attached to a flat roof on a building more than 10.67 m (35 ft) high.
- No part of the sign, excluding that portion which is used for support and which is free of advertising, shall be less than 1.22 m (4 ft) or more than 4.57 m (15 ft) above the level of the roof and the sign shall not be included in the building height calculation.
- The sign refers to the principal use of the building where it is erected.
- Illuminated roof signs shall not exceed a brightness level of 3 Lux above ambient light as measured using a Lux meter, at a distance determined by using the following equation:

$$(\text{area of sign}) \times (100) = \text{horizontal distance (m)}$$

▼.Figure.94;Illuminated.Roof.and.Sky.Sign.Diagram



11.5.2 Signs that do not meet the regulations outlined in Table 7: Sign Regulations and Permitted Districts, will be assessed on the following criteria:

- (a) The scale of the proposed sign in relation to the regulations outlined.
- (b) The impact of the sign on the character of the surrounding community.

As of May 14, 2025

Part 5: Definitions and Schedules

12.1 General Definitions

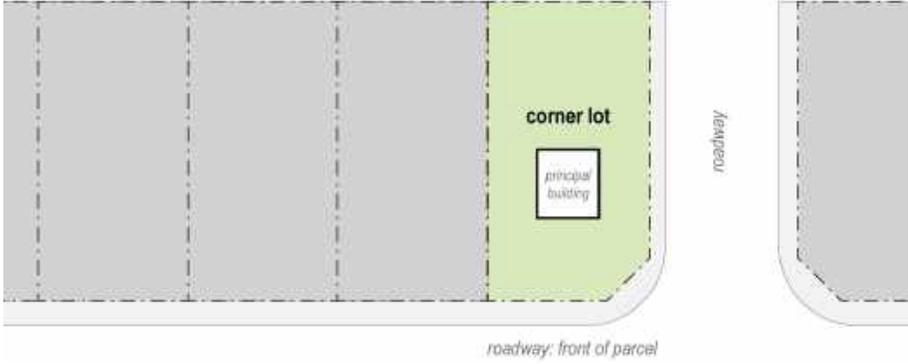
12.1.1 Words, terms, and phrases that occur in this Bylaw which are also defined in the MGA or other provincial legislation, shall retain the same definition.

12.1.2 Any words, terms, and phrases that occur in this Bylaw that are not provided for in Sections 12.1, 12.2, or 12.3, and are not defined in the MGA or other provincial legislation, shall use their ordinary and customary definitions.

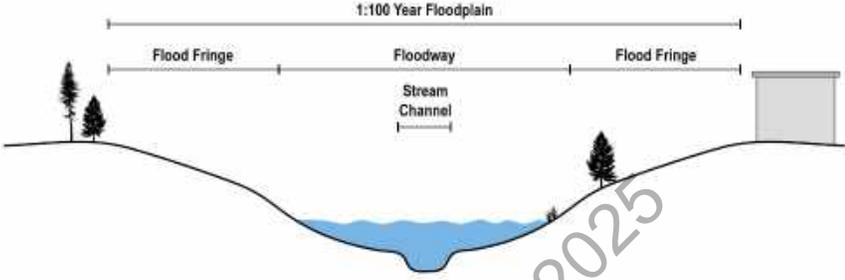
12.1.3 The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them in the following table.

TERM	Definition
ABUT/ABUTTING	means immediate or physically touching, and when used with respect to a parcel or development area, means that the development area or parcel physically touches upon another development area or parcel, and shares a boundary with it.
ACCESSORY	Accessory means a use, building, or structure that is: <ul style="list-style-type: none">• Incidental and subordinate to the principal use of the parcel or building;• Located on the same parcel as the principal use;• Clearly and exclusively related to the principal use; and• Not used for independent or principal occupancy, unless expressly allowed by this Bylaw.
ADJACENT	means contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land and any other land identified in this Bylaw as adjacent land for the purpose of notifications.
ANIMALS	means any live animal, including both Domestic Animals and Livestock, but does not include humans or wildlife.
ANIMALS, DOMESTIC	means an animal which is normally kept for companionship as household pets, including but not limited to dogs, cats, rabbits, and caged birds. This does not include Livestock or wildlife.

TERM	Definition
APPEAL AUTHORITY	means the Subdivision and Development Appeal Board (SDAB) as authorized under the MGA to hear and decide the decisions made by the Subdivision Authority or Development Authority.
APPLICANT	means the registered owner(s) of the land or their certified representative or agent.
APPROVING AUTHORITY	means the Subdivision Authority or other person, body, or organization designated by Council by bylaw under the MGA, who is authorized to make decisions on subdivision applications on behalf of the municipality.
BALCONY	means a platform enclosed by a wall on the outside of a building, with access from an upper-floor door or window. Balconies do not have direct access to grade.
BASEMENT	means a storey of a building, partly or wholly beneath the ground floor of a principal building.
BUFFER	means an area that helps prevent or mitigate the impact of incompatible uses with one another, and may include but is not limited to a row of trees, shrubs, earth berm or fencing.
BUILDING	includes anything constructed or placed on, in, over, or under land but does not include a road or bridge forming part of a road.
BYLAW	means the Municipal District of Lesser Slave River No. 124 Land Use Bylaw.
CAVEAT	means a registrable notice of a claim to an interest in land that serves as a notice to someone reviewing the certificate of title that the caveator is claiming an interest in that parcel of land.
COMMERCIAL VEHICLE	means a vehicle that has decals or a commercial license plate relating to a business.
COMPLIANCE CERTIFICATE	means a stamped Real Property Report or a letter signed by the Development Authority confirming that all buildings on the property have met the regulations and provisions under this Bylaw and/or any applicable development permit(s).

TERM	Definition
CORNER LOT	<p>means a parcel of land with boundary lines on two separate roads or a single road that curves at an angle of sixty (60) degrees or more at the subject site. For the purpose of this definition, a road does not include a lane.</p> 
COUNCIL	means the elected Council of the MD of Lesser Slave River No. 124.
DECK	means an unenclosed platform or series of platforms with direct access to the ground.
DEVELOPER	means an owner, agent or any person, firm or company required to obtain, or having obtained a development permit.
DEVELOPMENT	<p>means:</p> <ul style="list-style-type: none"> ▪ An excavation or stockpile and the creation of either of them; or ▪ A building, addition to a building, replacement or repair of a building and the construction or placing in, on, over or under land of any of them; or ▪ A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or ▪ A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

TERM	Definition
DEVELOPMENT AGREEMENT	means a contract between a municipality and a land developer establishing an agreement over the development of land as provided for in the MGA. These agreements can include provisions for the servicing of lands, payment of off-site levies and security and may be required as a condition of a development permit or subdivision approval.
DEVELOPMENT AUTHORITY	means the Development Authority as established in Section 2 of this Bylaw.
DEVELOPMENT PERMIT	means a document that is issued under this Bylaw and authorizes development. A development permit is separate and distinct from a building or safety codes permit.
DISCRETIONARY USES	means the use of land or a building for which a development permit may or may not be issued, with or without conditions, at the discretion of the Development Authority. Discretionary uses are listed in the districts in which they may be considered.
DRIVEWAY	means a private vehicular access that connects to a parking space, garage, carport, or building on a site to a public or private road. A driveway is intended for the movement to and from the site and may be subject to access permits or design standards as determined by the Municipality.
DWELLING UNIT	means a complete building or self-contained portion of a building, containing kitchen, living, sleeping and sanitary facilities intended as a permanent residence and which meets the Alberta Building Code and any applicable Safety Code standard.
DUGOUT	means the excavation of land that results in manmade features that entrap water and includes excavation for a water supply. In the prairie provinces of Canada, dugout is a common term, however, in other parts of Canada, this is commonly called a man-made pond. A dugout is not considered a water body.
EASEMENT	means a right to use land for access to another property or as a right-of-way for a public utility.
EXCAVATION	means the removal of earthen materials for the purpose of leveling lands or the digging of a hole or cavity for the purpose of a dugout or a pond.

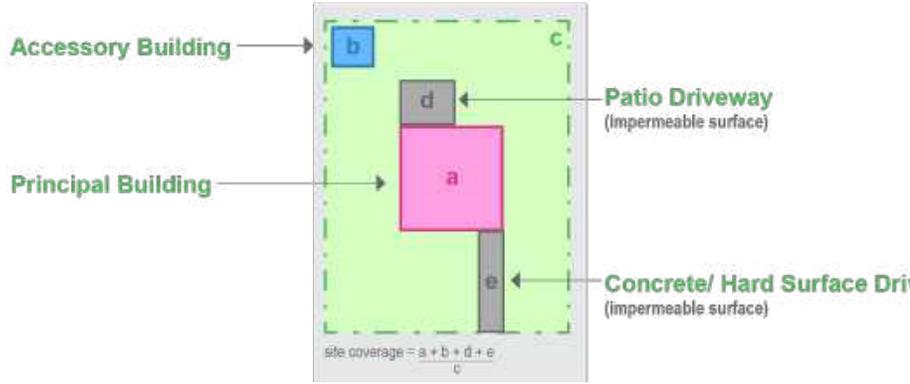
TERM	De finition
FEDERAL	means the Government of Canada and all the responsibilities that are under their jurisdiction.
FENCE	means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.
FLOOD FRINGE	means the portion of the floodplain area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than the flood way.
FLOODPLAIN	<p>means the area of land bordering a waterbody or a watercourse that would be inundated by a 1:100 year flood as determined by the Province, and includes both the Flood Fringe and Floodway.</p> 
FLOODWAY	means the portion of the floodplain where the water flows are deepest, fastest, and most destructive. Typically, the floodway includes the main channel of a stream and a portion of the adjacent overbank area.
FOUNDATION	means the lower portion of a building, usually concrete or masonry, and includes the footings that transfer the weight of, and loads on a building to the ground.
GARAGE	means an accessory building or part of the principal building, designed and used primarily for the storage of motor vehicles.
GRID ROAD	includes all Government Road Allowances in the Municipal District, and also includes all forced roads, other than those identified as minor two-lane highways, major two-lane highways, and multi-lane highways.
HAZARDOUS MATERIAL	means a product, substance, or organism listed in the Dangerous Goods Transportation and Handling Act, RSA 2000, c. D-4, as amended.

TERM	Definition
HIGHWAY	means land used or surveyed for use as a public highway or road and is controlled and managed by the Province.
IMPACT	means an interference with the common right of the general public or an indefinite number of persons; an unreasonable interference with the environment, health, safety, peace, or comfort of the community. Specific conditions which may be characterized as impacts may include, but is not limited to: visual appearance, traffic, noise, light, dust, environmental, municipal infrastructure, local, cumulative, safety, loss of land, and compatibility.
LANDOWNER	means the registered owner(s) of the land.
LANDSCAPING	means to preserve or change the natural features of a site by adding top soil of no more than six (6) inches in depth, lawns, trees, shrubs, ornamental plantings, fencing, walks, driveways, residential, commercial and industrial lighting (luminary replacements) or other structures and materials as used in landscape architecture.
LIVESTOCK	means bison, horses, cattle, swine, donkeys, llamas, alpacas, fowl, swine, mules, oxen, sheep, bees, goats, and fur-bearing animals raised in captivity.
LOADING SPACE	means an off-street space on the same parcel as a building or group of buildings for the temporary parking of a heavy truck and/or commercial vehicle while commodities are being loaded or unloaded.
LOT	see parcel.
LOT AREA	means the total area of a lot.

TERM	De finition
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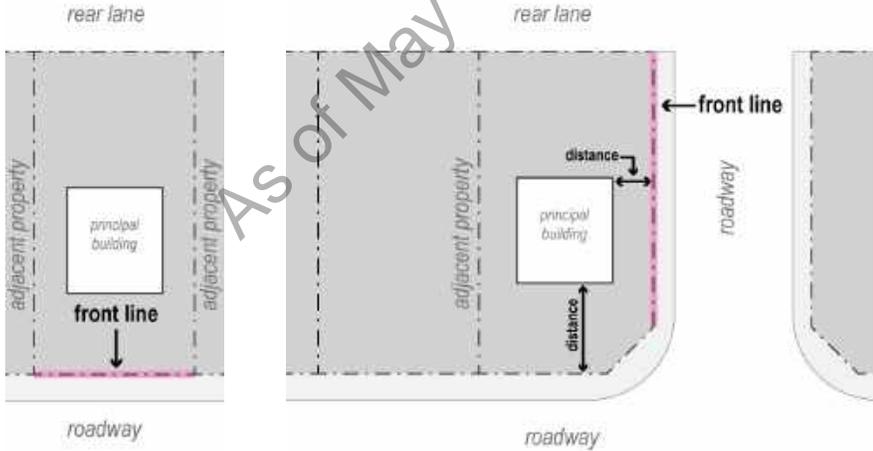
LOT COVERAGE means the portion of the land area covered by all buildings, structures and impermeable surfaces. Impermeable surfaces include concrete or brick patios and driveways, but does not include steps, eaves, and chattels.

EXAMPLE:



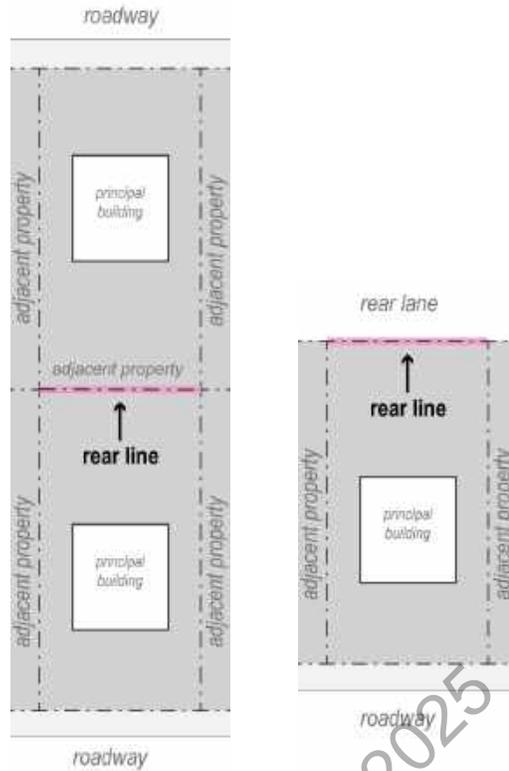
LOT LINE, FRONT means the property line adjacent to:

- the public roadway other than a lane, and, in the case of more than one property line adjacent to the public roadway, the front property line shall be the shorter distance of the two; or
- the internal subdivision road when the parcel abuts an internal subdivision road.

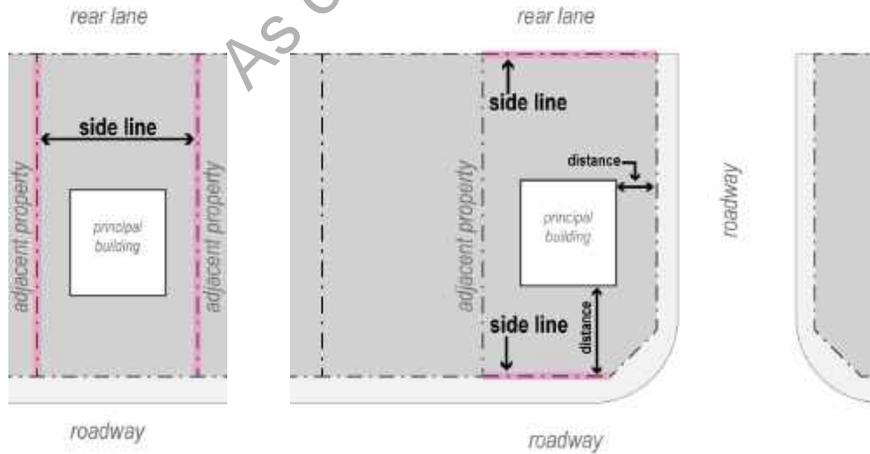


TERM | **Definition**

LOT LINE, REAR means the property line opposite of the front lot line.



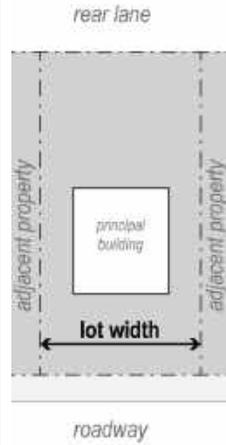
LOT LINE, SIDE means the property line of a parcel of land lying between a front lot line and a rear lot line of a parcel of land. In the case of a corner site, the longer distance of the two boundary lines adjacent to the road shall be considered a side lot line.



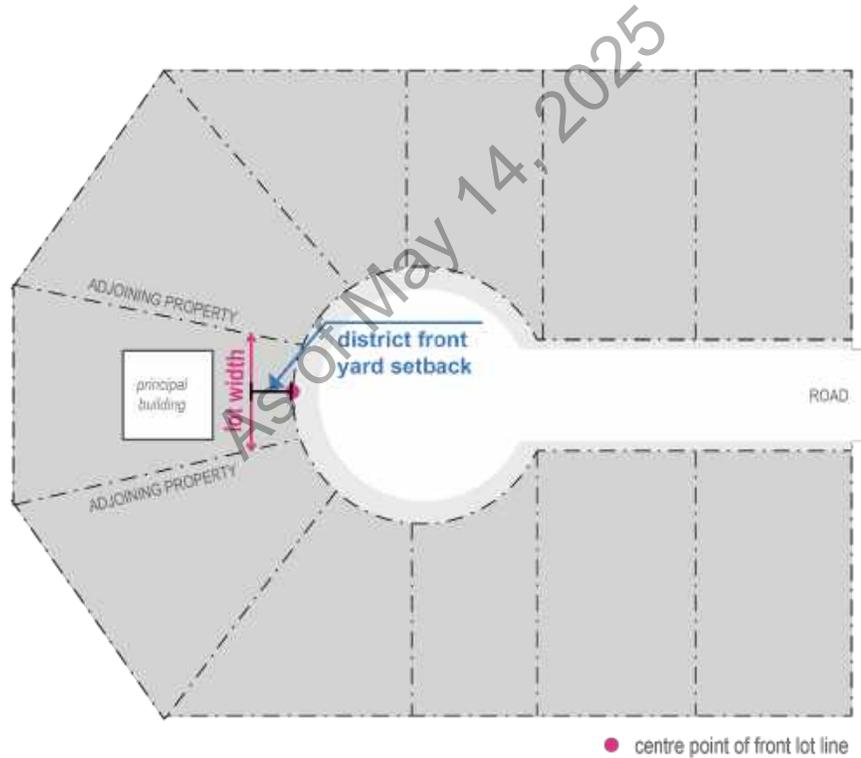
TERM | **Definition**

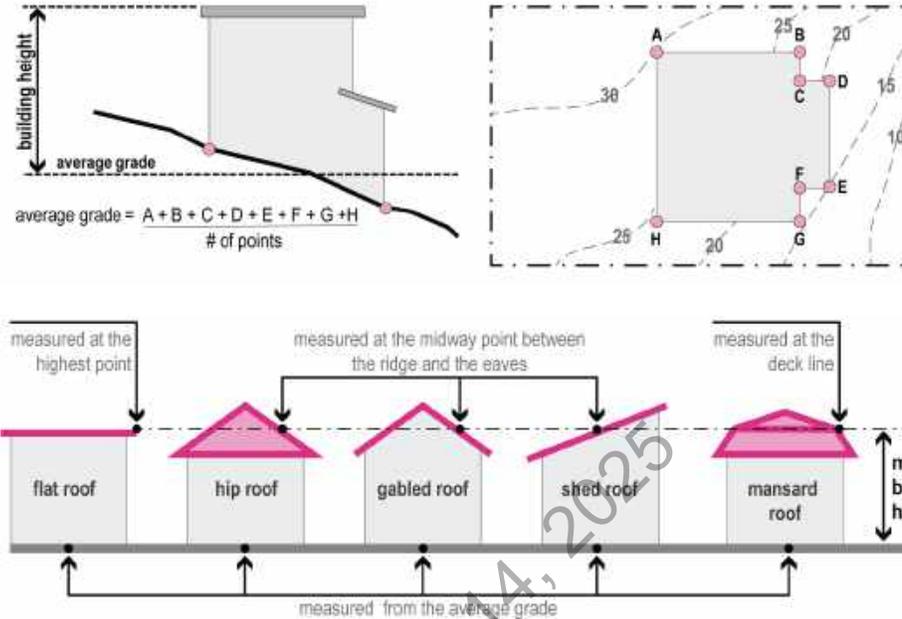
LOT WIDTH means the distance between the property lines of a lot at the minimum permissible front yard, measured parallel to the road or to the tangent on a curved road.

▼.Exi.7¿Lot.Width.on.a.Regular.Shaped.Lot



▼.Exi.8¿Lot.Width.on.a.Pie.Shaped.Lot



TERM	Definition
MODULAR HOME	means a home that is constructed from a number of pre-assembled units that are intended for delivery to and assembly at a residential site, constructed to the CSA A277 standard.
MAXIMUM BUILDING HEIGHT	<p>means the maximum permitted height of a building within a land use district and is measured based on the average elevation of the corners of the building, as shown in the following diagram:</p>  <p>Maximum building height excludes chimneys, antennas, guide wires, and solar panels.</p>
MDP	means a Statutory Plan adopted by Council as a Municipal Development Plan.
MGA	means the Municipal Government Act, RSA 2000, c.M-26, and any amendments or successor legislation along with its associated regulations.

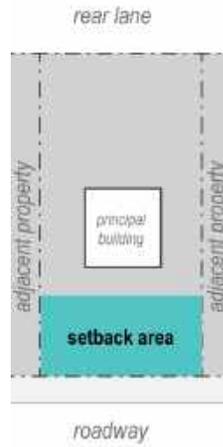
TERM	Definition
MUNICIPAL INFRASTRUCTURE	means structures, services or facilities of any kind owned or operated by or for the benefit of the MD. This includes the road bed and road area, street and sidewalk paving, curbing, associated drainage facilities, bike paths and other construction or improvements pertaining to public travel, municipal water and wastewater lines or other municipal utility facilities, as well as municipal traffic signals, street lighting and communications facilities in the right-of-way or other areas or easements open for municipal use, street trees, plants, shrubs, lawn and other ornamental or beautification installations owned by the MD in the right-of-way or other ways open for public travel or municipal use, and accepted for municipal management or control.
MUNICIPALITY	means the Municipal District of Lesser Slave River No. 124.
NON-CONFORMING BUILDING	means, as defined in the Municipal Government Act, a building that: <ul style="list-style-type: none"> <li data-bbox="524 835 1382 940">(a) is lawfully constructed or lawfully under construction on the date that this Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective; and <li data-bbox="524 972 1382 1035">(b) on the date this Bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with this Bylaw.
NON-CONFORMING USE	means, as defined in the Municipal Government Act, a lawful specific use: <ul style="list-style-type: none"> <li data-bbox="524 1161 1365 1266">▪ being made of land or a building or intended to be made of a building lawfully under construction, at the date this Bylaw or any amendment thereof affecting the land or building becomes effective; and <li data-bbox="524 1308 1398 1413">▪ that on the date this Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with this Bylaw.
OFF-SITE	means a location other than the lot which is the subject of a development.
ON-SITE	means a location on the lot which is the subject of a development.
PARCEL	means a lot or block as defined by the Municipal Government Act.
PARKING STALL	means a space delineated and set aside for the parking of one vehicle.

TERM	Definition
PRINCIPAL BUILDING OR DWELLING	means a building or dwelling which, in the opinion of the Development Authority, is the primary building or dwelling ordinarily used on a lot or parcel
PRINCIPAL USE	means a use which, in the opinion of the Development Authority, is the primary use of a building or site.
PROJECTION	means any portion of a principal or accessory building that projects over or onto the required front, side or rear yard and may include a chimney, balcony, sill, cornice, canopy, bay or bow window, or sign.
PROPERTY LINE	means a line of record bounding a parcel that divides one parcel from another parcel or from a public roadway or any other public space.
PROVINCE	means the Government of Alberta and all the responsibilities that are under their jurisdiction.
RAZOR WIRE	means a mesh of metal strips with sharp edges used to restrict movement of humans or animals.
REAL PROPERTY REPORT	means a document showing building location and other site data prepared by a Registered Alberta Land Surveyor according to the standards of the Alberta Land Surveyors Association.
RECREATIONAL VEHICLE	means a vehicle that is designed for temporary accommodation and for recreational uses, such as camping. This includes, but is not limited to: holiday trailers, tent trailers, travel trailers, 5th wheel trailers, motorhomes, and camper vans that do not meet the Alberta Building Code for permanent dwellings. A recreational vehicle shall not, in any circumstance, be considered or used as a permanent dwelling.
REGISTERED ENGINEER	means a professional engineer licensed by the Association of Professional Engineers and Geoscientists of Alberta.
REGISTERED SURVEYOR	means an Alberta Land Surveyor who holds a certificate of registration and annual certificate to engage in the practice of surveying under the Land Surveyors Act.

TERM	Definition
RELOCATABLE BUILDING	means a building/structure for temporary use, designed to be transported and/or assembled/disassembled, and utilized. During the life of these structures, they may be used in several different locations.
RESTRICTIVE COVENANT	means a condition or covenant under which land, or any specified portion of land, is not to be built on, or is to be or not to be used in a particular manner, or any other condition or covenant running with or capable of being legally annexed to land.
ROAD	means a road right-of-way designed and constructed for public vehicular traffic
ROAD USE AGREEMENT	means an agreement between the MD and a landowner/developer that determines the restrictions, formal compensation, and procedures for road use by individuals or companies.
ROOF	means the top of any enclosure.
SAFETY CODES PERMIT	means a building, gas, plumbing, private sewage or electrical permit issued in accordance with the Alberta Safety Codes Act, RSA 2000, c. S-1.
SEACAN (SHIPPING CONTAINER)	<p>means a metal container originally designed for the transport of goods by ship, rail, or truck, and which is typically large, enclosed, and rectangular in shape. A seacan may be used for storage or other purposes on a parcel, whether temporary or permanent, and shall be regulated as an accessory building or structure unless otherwise specified in this Bylaw.</p> <p>A seacan shall not be used as a dwelling, office, or business space unless approved through a development permit and compliant with the Alberta Building Code and all other applicable regulations.</p>
SEASONAL	means a development or building used only for specific periods of the year based on the seasons.
SETBACK	means the perpendicular distance that a development is setback from the front, side and rear lot boundaries or rights-of-way as specified in the applicable District. The minimum horizontal distance is measured perpendicularly from the nearest point of development to the lot boundary, excluding corner cuts.

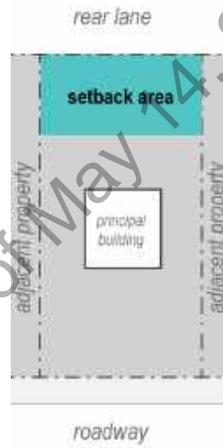
SETBACK, FRONT

means the distance measured perpendicularly from the front lot line of the parcel to the nearest point of the building excluding the eaves and/or projections.

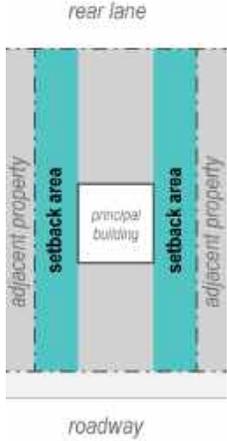


SETBACK, REAR

means the distance measured perpendicularly from the rear lot line of the parcel to the nearest point of the building excluding the eaves and/or projections.

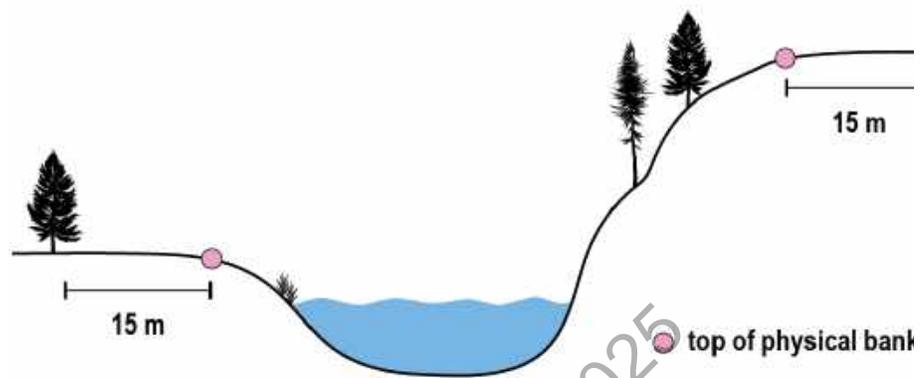


As of May 14, 2025

<p>SETBACK, SIDE</p>	<p>means the distance measured perpendicularly from the side lot line to the nearest point of the building excluding eaves and/or projections.</p> 
<p>SITE</p>	<p>means one or more lots for which a development permit application is being made, and may include streets, lanes, walkways and any other land surface upon which development is proposed.</p>
<p>STATUTORY PLAN</p>	<p>means a Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plan or Area Redevelopment Plan adopted in accordance with the Municipal Government Act, applicable regional plans and other provincial documents.</p>
<p>SUBDIVISION AND DEVELOPMENT APPEAL BOARD</p>	<p>means the Subdivision and Development Appeal Board established by Council in the MD, pursuant to the MGA.</p>
<p>SUBDIVISION AUTHORITY</p>	<p>means the person or organization authorized to exercise subdivision powers and duties on behalf of the MD, pursuant to the MGA.</p>
<p>SUBDIVISION APPROVAL</p>	<p>means a document that is issued under this Bylaw and authorizes a plan of subdivision to be registered at the Alberta Land Titles office. A subdivision approval is separate and distinct from a development permit, or a building or safety codes permit.</p>

TEMPORARY STRUCTURE means a structure incidental and subordinate to the principal use which at no time shall be used as a dwelling and is not intended to remain as a permanent structure. Limited to preassembled or ready to assemble structures that do not require Building Permit approval under the Alberta Safety Codes Act.

TOP OF PHYSICAL BANK means the point closest to the boundary of the bed and shore of a water body where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break. The legal bank in Alberta is the line separating the crown-owned bed and shore from the adjoining upland, also known as the 'ordinary high water mark', as identified by an Alberta Land Surveyor.



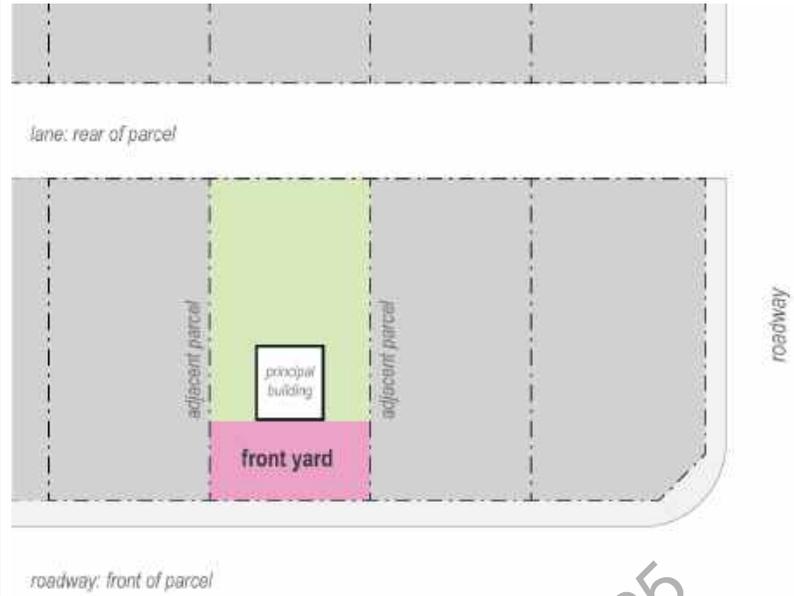
USE means the purpose or function of land or building as determined by the Development Authority.

VARIANCE means an approved deviation from a regulation listed in this Bylaw.

YARD means a part of a lot that no building is to be erected on.

YARD, FRONT

means a yard extending across the full width of a parcel of land from the front lot line to the nearest wall of the principal building situated on the parcel of land. If there are porches, balconies or porches on the building, the front yard shall be measured to the nearest point of the porch, balcony or porch. In the case of a curved front line, the front yard will also form a curve.



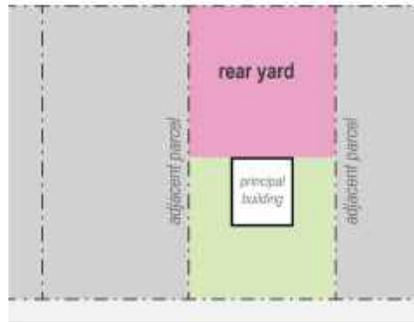
As of May 14, 2025

YARD, REAR

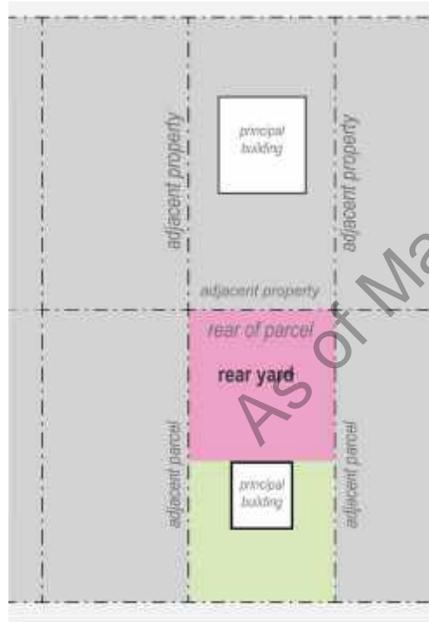
means a yard extending across the full width of a parcel of land from the nearest wall of the principal building situated on the parcel of land to the rear lot line of the parcel of land. If there are porches, replaces or balconies on the building, the rear yard shall be measured to the nearest point of the porch, replace or balcony.



lane: rear of parcel



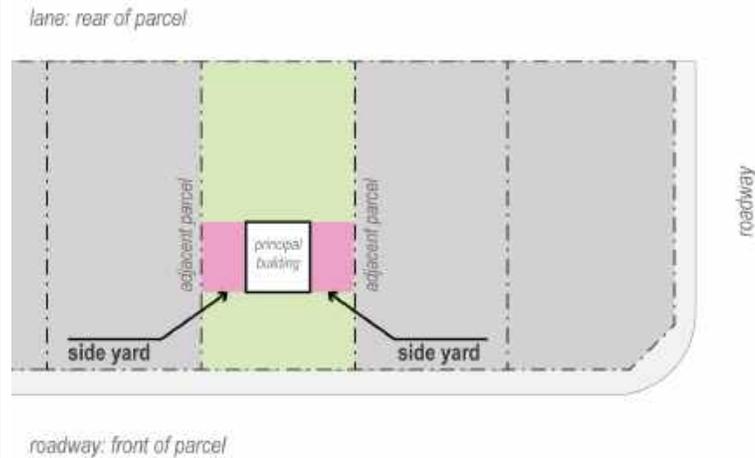
roadway: front of parcel



roadway: front of parcel

As of May 14, 2025

YARD, SIDE means a yard extending from the nearest wall of the principal building situated on a parcel of land to the side lot line, and lying between the front and rear yards on the parcel of land. If there are porches or balconies on the building, the side yard shall be measured to the nearest point of the porch or balcony.



12.2 Use Definitions

12.2.1 The following words, terms, and phrases, wherever they occur in relation to uses in this Bylaw, shall have the meaning assigned to them in the following Table:

USE	DEFINITION
Accessory Building	A building or structure that is detached from the principal building and subordinate to the primary use of the land or principal building. An accessory building is typically located on the same or abutting parcel and used for purposes incidental to the primary use, such as storage sheds, detached garages, workshops, greenhouses, or gazebos.
Aerodrome	means a development used for the arrival or departure, movement or servicing of aircraft, including drone delivery systems.
Agri-tourism	means a tourist-oriented activity, event, service and/or facility that is part of an agricultural operation that promotes the products grown, raised and/or processed on that agricultural operation.
Agroforestry	means the science and art of practicing and investigating both agricultural and forestry activities on an area of land. This includes, but is not limited to: cultivating hybrid trees or shrubs, the establishment of an arboretum, planting of shelter-belts combining the harvesting and growing of trees with pasturing for livestock, or habitat enhancement for native wildlife species.

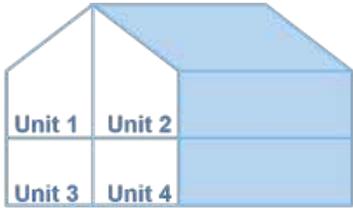
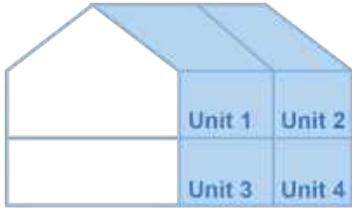
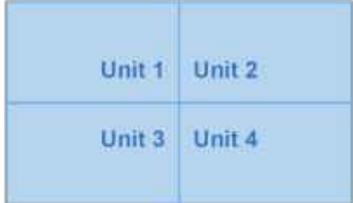
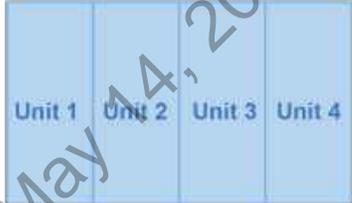
USE DEFINITION

USE	DEFINITION
Amusement Facility	means a development for spectator or participant uses, both indoor and outdoor, including, but not limited to movie theatres, bowling alleys, theatres, fair grounds, arcades, miniature golf and billiards.
Auction Markets	means a development intended for the auctioning of goods, equipment and livestock. These developments may include the temporary storage for items included in the auction.
Bed and Breakfast Establishment	means a development within and secondary to a single-detached dwelling where temporary sleeping accommodations are provided for remuneration.
Breweries, Wineries and Distilleries	means the manufacturing, packaging, bottling, canning of beer, wine, spirits or other alcoholic beverages for on-site or off-site consumption. These developments may include the preparation and sale of food for on-site or off-site consumption.
Business Services	means a development that provides support services to businesses. This includes, but is not limited to: print services; janitorial services; and office equipment repairs and sales.
Campground	means a development where tents are erected or recreational vehicles are parked for the purpose of overnight or short-term camping. A campground development may include other recreational uses, passive recreation, eating and drinking establishments, and convenience retail as accessory uses.
Cannabis Cultivation	means the cultivation of cannabis products for commercial purposes, requiring licensing from provincial and/or federal authorities.
Cannabis Processing and Distribution	means a development used for the processing and/or distribution of cannabis, requiring licensing from provincial and/or federal authorities.
Cannabis Retail Sales	means a development used for the retail sale of cannabis and cannabis related accessories for off-site consumption, requiring licensing from the Province of Alberta.
Caretaker/ Security Residence	means an accessory development that provides accommodation for the sole purpose of security personnel and/or the accommodation for required on-site employees.

USE DEFINITION

Cemetery	means a development of land for the deceased that meets all provincial regulations. Cemeteries may include funeral and related services on-site.
Commercial Agricultural Operations	means the on-site commercial sale of agricultural and agricultural related products to the general public, including, but not limited to: seed cleaning and/or treating plants for commercial use; pesticide sales; retail facility for commercial sales of products from tertiary agricultural operations; and abattoir for commercial sales.
Commercial Greenhouse	means a development where vegetables, flowers and other plants are grown for sale as plants or seeds. This includes, but is not limited to: plant nurseries; garden centres; and market gardens.
Commercial Renewable (i.e. 'Green') Energy	means a development that is used to generate useable electric or heat energy through sources other than fossil fuels, such as sunlight, wind, and geothermal heat that are naturally replenished (i.e. green energy). This includes, but is not limited to: solar farms, waste-to-energy developments, wind farms, and developments that convert biomass to biofuel.
Community Garden	means the growing and raising of food in a shared garden space, not for monetary purposes.
Community Supported Agriculture	means a crop sharing system that connects a producer directly to consumers for monetary purposes. Sales are restricted to the products produced from the land where the community supported agriculture is occurring. This is not considered a farmer's market.
Community Uses	means a development that provides benefit and enjoyment for the wider community. This includes, but is not limited to: libraries; community halls; public parks and playgrounds; municipal sports fields; gymnasiums; recreational facilities; and seniors' services and lodges.
Convenience Retail Stores	means a development used for the retail sale of goods and services. This includes, but is not limited to: small grocery stores, drug stores, and convenience stores.
Day Care Services	means a development licensed by the Province to provide care, education and supervision to children or elderly persons, but does not include overnight accommodation. This includes but is not limited to: day care centres; elder care centres; kindergartens; play schools; and nursery schools.

USE DEFINITION

<p>Day Home</p>	<p>means a development intended to provide care, education and supervision of children or elderly persons, during the day or evening, within the care provider's dwelling unit. Day homes do not generally include overnight accommodation.</p>
<p>Domestic Animal Care Services</p>	<p>means a development that provides for the care and/or training of Domestic Animals, but does not include overnight care of the animal. This includes, but is not limited to: dog and cat day care services and grooming services.</p>
<p>Dwelling, Fourplex</p>	<p>means a building with four (4) individual dwelling units.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="446 667 799 949"> <p>Ex. 1 Axonometric View</p>  </div> <div data-bbox="885 667 1237 949"> <p>Ex. 2 Axonometric View</p>  </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div data-bbox="446 1008 799 1276"> <p>Ex. 3 Plan View</p>  </div> <div data-bbox="885 1008 1237 1276"> <p>Ex. 4 Plan View</p>  </div> </div>
<p>Dwelling, Live Work Unit</p>	<p>means a building that contains a dwelling unit that is secondary to a floor space dedicated for the purpose of conducting work or providing a service with an internal connection between the two uses. For example, a dwelling unit is located above a convenience store; the convenience store is the primary land use and the owner of the convenience store lives in the attached dwelling unit. This is different than home occupations, where the dwelling unit is the primary use, and the occupation is the secondary use.</p>

USE DEFINITION

Dwelling, Multi-Unit

means a building that contains five (5) or more dwelling units.



Dwelling, Semi-Detached

means a building with two (2) individual dwelling units, with each dwelling unit having separate direct access to the finished grade.



Dwelling, Shouse

means a building that combines a primary residential dwelling unit and a non-residential secondary use, such as a workshop, garage, or storage space, within a single structure. The dwelling unit and shop may be physically connected but shall serve distinct and compatible functions.

As of May 14, 2025

USE DEFINITION

Dwelling, Single-Detached

means a building containing one unit which is separate from any other primary dwelling unit or building on a property. Single-detached dwellings include tiny homes, modular homes, and any other building/ structure that meets the Alberta Building Code for permanent occupancy.



PHOTO BY [SCOTT WEBB](#) ON [UNSPASH](#)



PHOTO BY [TODD KENT](#) ON [UNSPASH](#)



PHOTO BY [HOUSE IN A MINUTE](#) CC BY-NO 2.0



PHOTO BY [SNAPPYGOAT](#) CC BY-NO 2.0

Dwelling, Townhouse

means a building that contains three (3) to seven (7) dwelling units each with direct access to the finished grade.



PHOTO BY [CANTIRO HOMES](#) CC BY-NO 2.0

As of May 14, 2025

USE DEFINITION

<p>Dwelling, Triplex</p>	<p>means a building with three (3) individual dwelling units.</p>  <p>PHOTO BY PURPLE BRICKS CC BY-NO 2.0</p>
<p>Eating and Drinking Establishments</p>	<p>means a development used for the sale of prepared food and beverages to the public for on-site or off-site consumption. This includes, but is not limited to: fast food establishments, restaurants, neighborhood bars and pubs, and breweries.</p>
<p>Educational Services</p>	<p>means a development for instruction and education purposes, involving assembly for educational, training or instruction purposes and includes administration offices, dormitory and accessory buildings. Education services includes, but is not limited to: elementary, junior high, and high schools, supplementary learning centres, vocational schools, post secondary schools, colleges, universities, museums, and art galleries.</p>
<p>Equestrian Facilities</p>	<p>means a development for the accommodation, training, and or competition of horses.</p>
<p>Farmer's Market</p>	<p>means a development used for the sale of new or used goods by multiple vendors renting tables or space either in an enclosed building or outdoors, this includes, but is not limited to: farmer's markets, flea markets, and swap meets. This does not include grocery stores, retail stores, or supermarkets.</p>
<p>Funeral and Related Services</p>	<p>means a development that prepares the deceased for burial, the purification and reduction of the human body by heat and/or the keeping of bodies other than in a cemetery and the holding of associated services. This includes but is not limited to: funeral homes; crematoriums; mausoleums; cinerariums; and columbarium.</p>

USE DEFINITION

<p>Garage Suite</p>	<p>means a dwelling located above a detached garage with an entrance other than the vehicle entrance. A garage suite dwelling is accessory to a building that contains a single-detached or semi-detached dwelling as its main use.</p>  <p>PHOTO BY GREEN ENERGY FUTURES CC BY-NO 2.0</p>
<p>General Commercial Services</p>	<p>means a development where products or services are made available to consumers. This includes but is not limited to: automotive and equipment repair shops; automotive and minor recreation vehicle sales and rentals; equipment rentals; fleet services; and household repair services.</p>
<p>General Contractor Services</p>	<p>means a development used for providing building construction, landscaping, concrete, electrical, plumbing, heating, drain cleaning, woodworking and similar services of a construction nature. These developments typically require on-site storage for materials, equipment and vehicles associated with the service.</p>
<p>General Retail Stores</p>	<p>means a development used for the rental, sale and repair of household and office goods.</p>
<p>Government Services</p>	<p>means a development providing municipal, provincial or federal government services directly to the public or the community at large. This includes, but is not limited to: municipal, provincial or federal buildings; fire stations, police stations; post offices and distributions centres; and social services offices.</p>
<p>Group Home</p>	<p>means a development which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for foster children or disabled persons, or for persons with physical, mental, social or behavioural problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. This does not include homes or halfway houses for persons under jurisdiction of the federal or provincial justice systems, or other treatment facilities.</p>

USE DEFINITION

<p>Guest House</p>	<p>means a dwelling unit, in part or whole, located in a building separate from the principal dwelling used for the temporary accommodation of guests to the primary residence.</p>
<p>Health and Medical Services</p>	<p>means a development where physical or mental health services are provided on an out-patient basis. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. This includes, but is not limited to: medical, chiropractic, and dental offices, health clinics, physiotherapy and counseling services. An accessory use to this development includes drugs stores, medical supply stores, and pharmacies.</p>
<p>Heavy Industrial Uses</p>	<p>means a development that includes the processing, making, manufacturing, assembling, cleaning, servicing, storing, and/or distributing of a wide-range of products. These products may also be sold on-site. Heavy industrial developments may have impacts on adjoining lands, including affects on the safety, use, amenities, and overall enjoyment. Activities in these developments may be located inside or outside.</p>
<p>Heavy Truck</p>	<p>means a motorized vehicle that exceeds 4,000kg (18,000 lbs) in weight.</p>  <p>PHOTO BY PIOSELS CC BY-NO 2.0</p>
<p>Heavy Truck and Equipment Storage</p>	<p>means the on-site storage of heavy trucks and equipment.</p>
<p>Hobby Greenhouses</p>	<p>means an accessory structure to a dwelling used for growing plants, vegetables, fruits, etc. for non-commercial uses.</p>
<p>Home Occupations</p>	<p>means any occupation, trade profession, or craft carried by an occupant of a dwelling as a use secondary to the residential use of the land, and which does not change the character of or have any exterior evidence of such secondary use other than signage as allowed in this Bylaw. This includes but is not limited to: Business Services, General Commercial Services, General Contractor Services, Health and Medical Services, Personal Service Shops, and Professional, Financial, and Office Support Services.</p>

USE DEFINITION

<p>Home Park</p>	<p>means a development for multiple dwellings or recreational vehicle – park models that do not have a registered plan for subdivision. This includes, but is not limited to, dwellings that are used for rental purposes, long term leases, or communal living arrangements.</p> 
<p>Kennels</p>	<p>means any place, owned by any person, group of persons or corporation engaged in the commercial business of breeding, buying, selling, or boarding Domestic Animals. Typical facilities include, but are not limited to: boarding and training establishments, and animal rescues.</p>
<p>Landfill</p>	<p>means a waste management facility where waste is disposed of by placing it on or in the land, but does not include a land treatment facility, a surface impoundment, a salt cavern or a disposal well.</p>
<p>Light Industrial Uses</p>	<p>means a development that includes the processing, making, manufacturing, assembling, cleaning, servicing, storing, and/or distributing of a wide-range of products. These products may also be sold on-site. Light industrial developments operate in a manner that limits their nuisance on adjoining lands, with the primary activities occurring in an enclosed building. Loading, servicing of machinery, and storage are accessory uses and may occur in outdoor spaces on-site.</p>
<p>Liquor Retail Sales</p>	<p>means a development primarily used for the retail sales of alcoholic beverages for off-site consumption as authorized by provincial legislation.</p>
<p>Marina</p>	<p>means a development where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent, and where facilities for the sale of marine fuels and lubricants may be provided. This use may include convenience retail stores, recreational uses, and passive recreation as an accessory use.</p>

USE DEFINITION

<p>Natural Resource and Extraction Industry</p>	<p>means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite and salt found on or under the site, or accessible from the site. Processing may include crushing, washing, screening and the preparation of asphalt.</p>
<p>Passive Recreation</p>	<p>means a development in a natural setting which requires minimal development or facilities. This includes, but is not limited to: nature viewing, fishing, hunting, trail riding, hiking, ziplines, aerial park, cross country skiing, and snow-shoeing. Passive recreation does not include any motorized activities.</p>
<p>Personal Service Shops</p>	<p>means a development that provides personal services to an individual. This includes, but is not limited to: barbershops, hairdressers, beauty salons, tailors, dry cleaning establishments and laundromats.</p>
<p>Personal Use Renewable (i.e. 'Green') Energy</p>	<p>means a development that is used to generate useable electric or heat energy through sources other than fossil fuels, such as sunlight, wind, and geothermal heat that are naturally replenished, to the individual lot.</p>
<p>Primary Agricultural Operation</p>	<p>means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, including, but not limited to: the cultivation of land; the raising of livestock, including diversified livestock animals within the meaning of the Livestock Industry Diversification Act and poultry; the raising of fur-bearing animals, pheasants or fish; the production of agricultural field crops; the production of fruit, vegetables, berries, herbs, spices, hemp, sod, trees, shrubs and other specialty horticultural crops; hydroponic and other growth medium crop production; the production of eggs and milk; the production of honey; operation of secondary processing facilities including drying, cleaning, separating and packaging of primary agriculture products; the operation of agricultural machinery and equipment, including irrigation pumps; the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes; and the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials, and compost.</p>
<p>Professional, Financial, and Office Support Services</p>	<p>means a development that provides professional, management, administrative, consulting and financial services to consumers. This includes, but is not limited to: accountants, architects, engineers, lawyers, banks, insurance companies, and real estate firms.</p>

USE DEFINITION

Public Utilities

means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use: water or steam; sewage disposal; public transportation operated by or on behalf of the municipality; irrigation; drainage; fuel; electric power; heat; waste management; residential and commercial street lighting; telecommunications infrastructure, including internet infrastructure, fibre optics, etc.; and includes the thing that is provided for public consumption, benefit, convenience or use. This includes buildings and structures associated with public utilities.

Recreation Camp

means a development that contains accommodation facilities and is used wholly or partly for recreational purposes. This includes, but is not limited to: trail riding ranches and guest ranches; rural experience camps; survival training camps; fishing and hunting camps; religious camps; and camps for disabled persons. Accessory uses may include staff accommodations, convenience retail services, eating and drinking establishments, campgrounds, and other recreational uses.



As of May

USE DEFINITION

**Recreational
Uses**

means a development where the primary purpose of development is to take advantage of the natural outdoors. This includes, but is not limited to: picnic grounds; fishing lodges; beach areas; sports fields; golf courses; arenas; swimming pools; exhibition and rodeo grounds; and tennis courts. Accessory uses may include campgrounds and operations that rent equipment for recreational activities.



USE DEFINITION

**Recreational
Vehicle - Park
Model**

means a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. Park Models are designed to be relocated from time to time, with living accommodations for seasonal use, with connections to utilities required for the operation of the fixtures and appliances.



**Recreational
Vehicle Park**

means a development where three (3) or more recreational vehicles or recreational vehicle - park models are parked for recreational uses. These developments may include convenience retail stores.



USE DEFINITION

<p>Recreational Vehicle Storage</p>	<p>means a development where recreational vehicles as well as boats and all off-highway vehicles are stored outdoors on a lot on a commercial basis when they are not in use.</p> 
<p>Recycling Storage Site</p>	<p>means a site or facility where recyclable materials such as paper, plastics, metals, glass, and similar items are received and temporarily stored, sorted, and consolidated for transport to a processing or disposal facility. Limited on-site compacting may be permitted at the discretion of the Development Authority, but no long-term storage or final disposal of recyclable materials is allowed.</p>
<p>Religious Assembly</p>	<p>means a development used for religious related uses, philanthropic or social activities. This includes, but is not limited to: churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. These developments may include accessory uses such as meeting rooms, food preparation facilities, and classrooms.</p>
<p>Secondary Agricultural Operations</p>	<p>means the operation of secondary processing facilities for agricultural products, including but not limited to: drying, cleaning, separating and packaging of primary agriculture products for end use only; and abattoir for end use only.</p>
<p>Secondary Suite</p>	<p>means a self-contained dwelling unit, that is located within, and accessory to a single-detached or semi-detached dwelling that meets the Alberta Building Code. Secondary suites are clearly secondary in size to the principal dwelling within the same building and may or may not share access to the outside and/or other facilities with the main dwelling unit.</p>

USE DEFINITION

USE	DEFINITION
<p>Sea Can</p>	<p>means a container, including a sea/land/rail shipping container, which is used as a storage vault. The standard size of a sea can is 320 ft²</p> <div data-bbox="462 388 1079 724" data-label="Image"> </div>
<p>Shooting Range</p>	<p>means a development that is used for the purpose of organized shooting events or practice using any instrument designed for that purpose, including but not limited to, archery, rifles, shotguns and pistols.</p>
<p>Supportive Housing</p>	<p>means a residential development for elderly, disabled persons and/or persons that require additional care, with on-site or off-site supports to ensure their daily needs are met. This includes, but is not limited to: seniors' housing, independent living, supportive living, long-term care facilities, and complex care.</p>
<p>Transfer Station</p>	<p>means a waste storage site.</p>
<p>Tourist Accommodations</p>	<p>means establishments that are primarily focussed on accommodating visitors to the MD. This includes, but is not limited to: hotels, motels, rental cabins, and hostels. Developments may include accessory uses such as convenience retail stores, passive recreation, or other recreational uses.</p>
<p>Value-Added Agricultural Operations</p>	<p>means a development of small-scale production, manufacturing, food processing, retail activities and food service operations as a direct extension of an agricultural or farming operation. The intent of these developments is to promote the diversification of farming and agricultural operations and to provide landowners opportunity for economic benefit of changing a primary product into one that has an increased consumer appeal. This includes, but is not limited to: milling wheat into flour, on-site butchering of livestock and poultry for on-site retail sales, marketing and sales of organic products, micro distilling or agri-tourism opportunities like pick your own fruit.</p>

USE DEFINITION

USE	DEFINITION
Vehicle Oriented Uses	means a development that primarily services customers travelling in vehicles where normally the customer either remains in the vehicle for service or parks their vehicle for a short period for the purpose of doing business at the premises. This includes but is not limited to: service stations; gas bars; drive-through fast food establishments; and drive-through vehicle service businesses such as lubrication shops, recycling depots, and car washes.
Veterinary Services	means a development such as a hospital or shelter used for the temporary accommodation, care, treatment or impoundment of animals. This includes, but is not limited to animal veterinary clinics, animal hospitals, shelters, and veterinary offices. This use does not include kennels.
Warehouse Sales	means a development used for the wholesale and retail sale of bulky goods, typically within an enclosed building, although there may be some instances where products are located outside. This includes, but is not limited to: furniture, appliance, and building material sales.
Waste Storage Site	means a waste management facility, where waste, other hazardous waste, or recycling is (i) stored, (ii) sorted, compacted, shredded, ground or processed, or (iii) collected and held for removal to another waste and/or recycling management facility.
Workcamp	means a building or group of buildings used to provide temporary accommodation for construction workers or natural resource extraction employees.
Wrecking Yard	means a development where decommissioned vehicles and other equipment are brought for dismantling, where their useable parts are sold for use in operable vehicles and equipment, and their unusable parts are sold for metal recycling purposes. Wrecking yards are not to be considered landfills for waste.

AS OF MAY 14, 2025

12.3 Sign Definitions

12.3.1 The following words, terms, and phrases, wherever they occur in relation to signs in this Bylaw, shall have the meaning assigned to them in the following Table:

USE	DEFINITION
Area of Sign	<p>means the total area within the outer periphery of the said sign, and, in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in the computation of the area of a sign.</p>
	<p>sign area = a x b</p> 
Billboard	<p>means a structure, primarily self-supporting, which is used for the display of general advertising, the subject matter of which is not necessarily related to the use or ownership of the property on which the structure is located.</p>
	
Business Frontage	<p>means any side of a lot or building which abuts a road or highway, or in the case of individual businesses or tenants within a building, any business which has separate access to a road or highway.</p>

USE DEFINITION

Canopy or Marquee

means a projection outward from the face of a building.



Fascia Sign

means a sign placed flat and parallel to the face of the building.



USE DEFINITION

**Free-Standing
Portable Sign**

means a sign on a standard or column fixed to its own self-contained base and capable of being moved manually.



PHOTO BY AMAN JHAWER

**Free-Standing
Sign**

means a sign on a standard or column permanently attached to the ground and which is not connected in any way to any building or other structure.



PHOTO BY AMAN JHAWER



PHOTO BY AMAN JHAWER

USE DEFINITION

General Advertising

means advertising which relates to goods or services other than those produced, offered for sale, or obtainable at the lot on which the sign is displayed.

Illuminated Sign

means any sign having light directed on the sign area from an internal or external light source. Internal illumination occurs when the light source is located within the sign and transmitted through a transparent or translucent sign or copy area.



Merchandising Aid

means a device used for the display of merchandise and related advertising material.

Minimum Vertical Clearance

means the distance above the ground or sidewalk grade to the bottom of the sign, excluding the portion used for support and which is free of advertising.



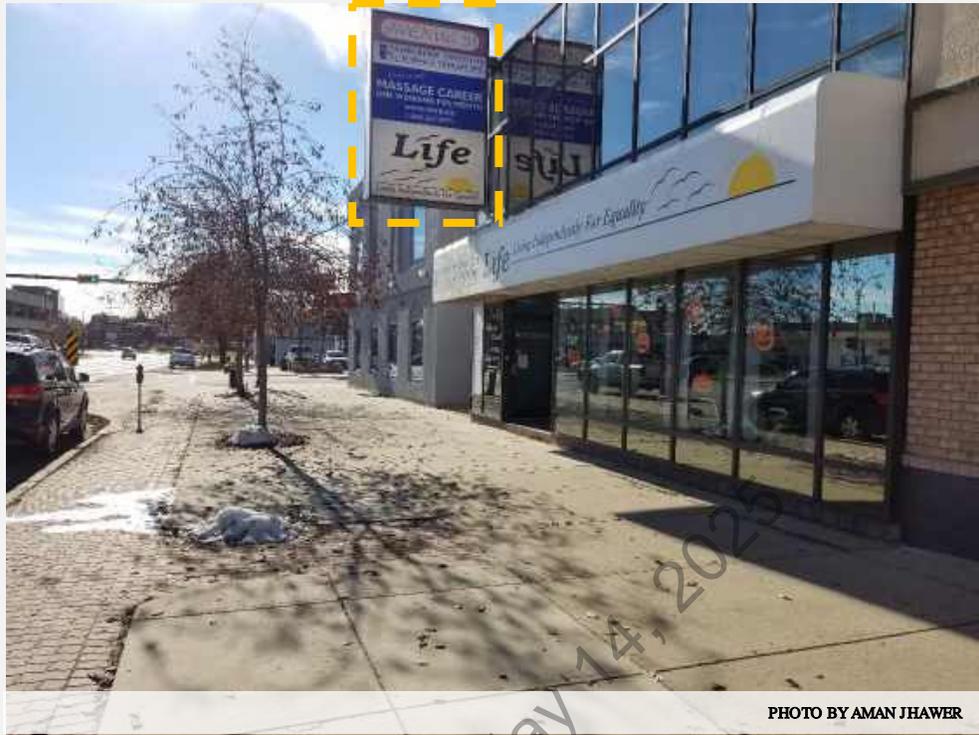
USE DEFINITION

Point-of-Sale Advertising

means advertising which relates to the name of the occupier or firm, the nature of the business conducted and/or the goods produced, and/or the main products and services sold or obtainable at the lot on which the advertising is displayed.

Projecting Sign

means a sign which is attached to a building or structure where part of the sign projects out from the face of the building or structure.



Roof Sign

means any sign placed on or over a roof.

Sign

means any word, letter, model, picture, symbol, device or representation used as, or which is in the nature of, wholly or in part, an advertisement, announcement or direction. Any building or structure, or portion thereof, which is used primarily to carry, hold, maintain, support or sustain a sign is construed as being part of the sign and, except as herein provided, is subject to all regulations governing signs. Without restricting the generality of the foregoing, a sign includes posters, notices, panels, boardings, and banners.

USE DEFINITION

Sky Sign means a roof sign comprising individual letters or symbols on an open framework.



As of May 14, 2025

9. Schedules

Schedule A; Discretionary Use Criteria

MD of Lesser Slave River No. 124 Evaluation Criteria for Discretionary Uses

The Municipal District of Lesser Slave River recognizes that discretionary uses play an important role in supporting rural diversity, local entrepreneurship, and community growth. However, unlike permitted uses, discretionary uses are subject to a case-by-case evaluation to determine their suitability within a specific location and context.

The following section outlines a series of impact-based criteria that the Development Authority and/or Municipal Planning Commission may consider when reviewing a discretionary development permit application. These criteria are intended to:

- Ensure that new development is compatible with surrounding land uses and the natural environment;
- Minimize negative externalities such as noise, dust, traffic, or visual impacts;
- Protect the safety, character, and quality of life of neighbouring residents and landowners;
- Evaluate how a proposed use contributes to or impacts municipal infrastructure, the environment, and the fiscal health of the MD;
- Assess the long-term and cumulative impacts of development, rather than just site-specific effects.

In addition to the requirements of this Bylaw, and any applicable statutory plans, the Development Authority may request supporting documentation and professional assessments to determine the potential impacts of a proposed discretionary use. These may include, but are not limited to, traffic impact assessments, environmental reports, visual renderings, engineering studies, and odour or noise analyses.

Applicants are encouraged to review these criteria early in the application process and consult with municipal staff through a pre-application meeting to ensure their proposal addresses any potential concerns. The Development Authority retains the discretion to approve or refuse a discretionary use based on its compliance with the intent of the district, the policies of the Municipal Development Plan, and the criteria outlined in this section.

The following impact categories represent the areas of consideration that may be assessed when determining whether a discretionary use is appropriate for the site and surrounding area:

Impact Category	Description
Visual Appearance	The extent to which the design, form, and materials of a building or structure integrate with the surrounding landscape, neighbourhood character, and public realm.
Traffic/Access	The degree to which a development affects traffic volume, safety, circulation, access points, and road infrastructure capacity
Odour	The potential for a land use or activity to emit continuous or intermittent smells that may cause nuisance or discomfort to nearby residents or sensitive land uses.
Light	The impact of artificial illumination, including glare and light spill, on neighbouring properties, the night sky, and the surrounding environment.
Dust	The extent to which unpaved surfaces or site operations generate airborne particulates that may impact human health, enjoyment of property, or local air quality.
Vibration	The physical ground movement generated by a land use or activity that may affect structural integrity, infrastructure, or the comfort and safety of nearby residents.
Environmental	The potential for a development to negatively impact natural features, ecosystems, water bodies, wetlands, wildlife, slopes, or air and water quality.
Municipal Infrastructure	The additional pressure a development places on local infrastructure systems such as roads, water, sewer, stormwater, and solid waste services.
Fiscal	The financial implications a development has on the municipality's long-term operating, maintenance, and capital costs in relation to expected tax revenue or servicing obligations.
Cumulative	The combined, incremental, or collective impact of the current development proposal in conjunction with other existing or approved developments, whether on the same parcel or in the surrounding area.

	This includes impacts that may not be significant individually but become substantial when added together over time or space, including effects on infrastructure, environment, community character, or land use compatibility.
Safety	The potential for a development to create or exacerbate risks to public health, injury, or property damage due to its design, operation, or site conditions.
Land Loss	The permanent removal of land from its intended or planned function under the district, potentially undermining future use and community needs.
Land Use Compatibility	The relationship between the proposed use and existing or planned surrounding uses in terms of scale, intensity, and potential for conflict or disruption.

Impact: VISUAL APPEARANCE

Sometimes, buildings/ structures are designed where they do not fit with the surrounding form or landscape and become unappealing or diminish the surrounding community. Regulating the design of buildings can be challenging in balancing an individual's freedoms and being part of a community. To balance this challenge, applicants may be required to provide information to understand how a building will fit within its surrounding neighbourhood.

What information might the MD request from applicants?

- » Elevation drawings.
- » Exterior material information, including colours.
- » Pictures of the properties surrounding the site.
- » A photomontage.
- » Proposed mitigation measures to limit the potential impacts on the surrounding community.

Visual Appearance Requirements

Elevations facing a public road or public space shall, at a minimum:

- » not consist of blank walls;
- » use trim around all doors and windows with variations in colour, material and/or depth to make the façade visually interesting;

- » be broken up through the use of variations in depth of the façade, use of trim and use of colours/tactile materials; and
- » elevations facing a public road or space consist of at least 10% windows disbursed over the façade.

How will the MD assess the impact the visual appearance has on the surrounding community?

- » How the scale of the building fits into the overall community.
- » How the façade of the building interfaces with the public realm.
- » How the building elements are used to break up the form and bulk of the structure.

Impact: TRAFFIC/ACCESS

Regardless of the type or form of development, any development will inevitably result in an increase in traffic and may impact safety and the existing road infrastructure. An increase in traffic has two main consequences; first, it has impacts on the movement of goods, services and people, and second, it can impact roadway design (and subsequent cost) if the roads predominantly used weren't built to a standard to handle the increase in, or vehicle type, of traffic.

Owners also have a responsibility to provide safe loading to occur on-site to avoid stopping or slowing the flow of traffic and from a safety perspective. Access to a site is also important to avoid conflicts between traffic and functional movement of vehicles and pedestrians between varying spaces. It is important to balance the site specific and broader potential impacts related to how access is provided to a site.

What information might the MD request from applicants?

- » Intensity of the proposed development (i.e. number of on-site employees, frequency and number of visitors, frequency and number of deliveries, the types of vehicles being used, etc.).
- » Information on access locations and widths to assess the safety of vehicular movement to and from the site in relation to the road and neighbouring properties.
- » A plan showing the location and layout of on-site parking and/or loading area in context to buildings on adjacent properties.
- » The material used for parking surfaces.
- » A Traffic Impact Assessment (TIA) prepared by a registered engineer that identifies the impact traffic has on the service level of the road network, and the design of access and safety of egress and ingress to and from a site where the traffic is being generated.

Traffic Requirements

- » The increase in traffic shall not cause significant safety concerns to the surrounding community.
- » The increase in traffic should not significantly impact the overall road function based on the design level of service.
- » The increase of traffic should not unduly undermine the structure and/or integrity of existing bridges, culverts, and roads.

How will the MD assess the impact traffic has on the community?

- » Disruption to existing traffic patterns and the scale of parking in relationship to established residential dwellings.
- » Based on the recommendations regarding safety and capacity of the road network by a registered engineer in the profession of transportation.
- » Potential long-term impacts on the structural integrity of the overall road infrastructure.

Impact: NOISE

Various land uses can generate noise that can be a nuisance to adjacent lands or even extend into the wider community beyond what might be anticipated. Example 1: A 24/7 industrial operation next to a campground. The industrial operation is very noisy and campers quickly catch on resulting in fewer visitors. Example 2: in a rural community, a neighbour is a semi-truck driver. On very cold evenings, the truck needs to run throughout the night, resulting in neighbours having an interrupted sleep.

What information might the MD request from applicants?

- » Noise Assessment (acoustical analysis)

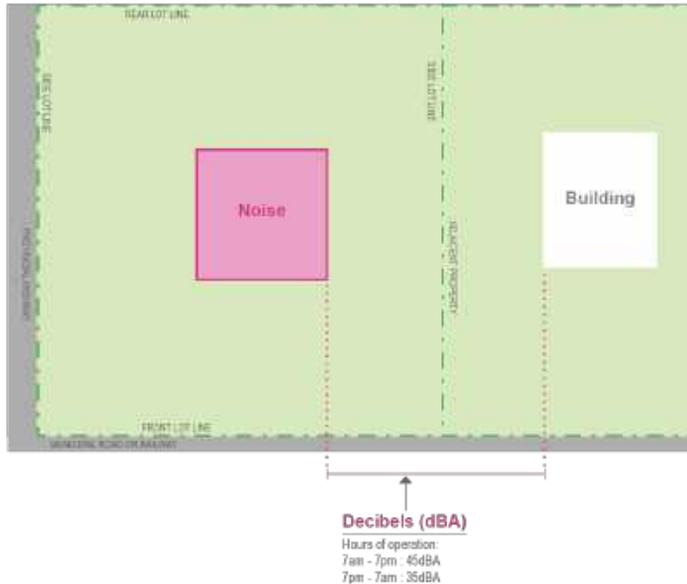
Noise Requirements

- » Any noise generated shall not cause significant safety concerns to the surrounding community.
- » Any noise generated shall not cause people's sleep to be disrupted on a continuous basis.

How will the MD assess the impact noise has on the community?

- » Measurement of noise generated by a potential use when received from a dwelling on an adjoining property.
- » As a guideline the following noise levels should not be exceeded when measured from the exterior to a residential dwelling, hospital or school:

Hours of Operation	Decibel Levels (dBA)
7am – 7pm	45dBA
7pm – 7am	35dBA



Impact: ODOUR

Land uses that generate toxic odours, such as landfills and confined feeding lots, are often regulated by provincial bodies - and aren't managed through a Land Use Bylaw. However, unassuming uses, such as waste receptacles areas, breweries, or even restaurants can generate undesirable odours. While not overly concerning for those passing by, it can be of nuisance for adjacent landowners, especially if the odour is consistent.

What information might the MD request from applicants?

- » Information regarding venting location and type of venting/ air filtration to address potential odours.
- » Demonstration of how they will limit or eliminate odours on the surrounding community.
- » An odour/ volatile organic compounds (VOC) analysis.

Odour Control Requirements

- » Exterior air vents should be placed in areas that do not immediately face buildings or amenity areas on adjacent lands.
- » Proximity to residential dwellings, outdoor recreational spaces, and other populated areas.

- » Nature of enclosures to mitigate odours.

How will the MD assess the impact odour has on the community?

- » Through reviewing case studies and where possible visiting other uses to understand the nature of the odour to assist in determining the impact on adjoining properties.
- » Recommendations arising from a technical odour analysis completed by a professional in the field of odours should such a study be required.

Impact: LIGHT

Light pollution is a consequence of human-made sources of light - whether it be from a building, a vehicle, streetlights, etc. - that can have a disruptive effect on the surrounding environment. This could impact residential homes, change the natural landscape or affect the ability to view the stars.

What information might the MD request from applicants?

- » Illumination plan showing the location and direction of exterior lights, including showing the lux levels of the lighting.
- » The time of day and duration that the exterior lighting is anticipated to be illuminated.
- » Information on the lighting product type.

Lighting Requirements

- » Exterior lighting shall not have an adverse impact on adjacent lands. Applicants are required to outline proposed mitigation methods used to limit the impact on adjacent lands and the wider MD community.

How will the MD assess the impact lighting has on the community?

- » The impact lighting spill has or glow within the context of the wider community where the illumination is established based on the lux levels.
- » Impact of light spill on adjoining properties based on the lux levels.
- » The scale of the area being illuminated in relationship to the overall community.

Impact: DUST

In rural municipalities most driveways, parking areas and some municipal roads are unpaved. During summer/ dry periods, vehicles driving on unpaved roads can generate dust that can be a nuisance to homeowners, businesses and the general public. Did you know: front yard setbacks in rural areas are often larger than in urban areas to reduce the impact dust has on a dwelling.

What information might the MD request from applicants?

- » The location of ungravelled or non-vegetated areas in relationship to neighbouring residential areas.
- » Any materials that may be placed on the ungravelled or non-vegetated areas, if any.
- » Potential traffic volumes.
- » Direction of prevailing winds.
- » Methods to control dust e.g. watering during dry periods.

Dust Requirements

- » Dust generated by a proposed use should not have an adverse impact on adjacent lands that would be greater than what is permitted under the district. Applicants are required to outline proposed mitigation methods used to limit the impact on adjacent lands and the wider MD community.

How will the MD assess the impact dust has on the community?

- » Identify the potential location where dust could be generated and where it may travel and its affect on adjoining properties.

Impact: VIBRATION

Some industrial operations can cause ground vibration that can be felt kilometres away. Apart from feeling like the world is constantly rumbling, vibrations can have detrimental effects that can cause foundations to crack on buildings and infrastructure, which typically have a costly price tag to fix. Heavy trucks can create vibration, which depending on the community in which it occurs, can have an impact on the community and their infrastructure. Vibration can also have an impact on the natural environment that can affect wildlife, and their habitats.

What information might the MD request from applicants?

A Vibration Analysis prepared by a registered engineer to gauge the potential impact on the following:

- » Infrastructure within the vicinity of the vibration (roads, water, power, telecommunications, oil and gas pipelines, etc.).

- » Foundations and the structural integrity of any buildings within the vicinity of the vibration.
- » The level of vibration that may be experienced by a residential dwelling within proximity to the use.
- » The potential impact on the natural landscape, such as slopes within the vicinity of the vibration.

Vibration Requirements

- » Vibrations generated by a proposed use shall not have an adverse impact on adjacent lands or on the wider MD community. Applicants are required to outline proposed mitigation methods to limit the impact of vibration.

How will the MD assess the impact vibration has on the community?

- » Based on the recommendations of a technical report prepared by a registered engineer.

Impact: ENVIRONMENTAL

It is widely understood that land uses and development of various types and forms can have an impact on the natural environment. Understanding what that impact is and its magnitude is critical when weighing the impact against the economic and social benefits.

What information might the MD request from applicants?

- » Biophysical and Wetland Assessment.
- » Hydrological Analysis.
- » Geotechnical Analysis.
- » Slope Analysis.
- » Flood Plain Analysis.
- » Water Catchment Analysis.
- » Environmental Impact Assessment – Phase 1, 2, 3 and/or 4, if applicable.

Environmental Requirements

- » A proposed use should not have an adverse impact on the environment. Applicants are required to outline proposed mitigation methods to limit impacts on the environment.

How will the MD assess the environmental impact?

- » The site characteristics and nature of the development occurring will determine what level of technical report could be required. It is important to carry out a pre-application meeting with municipal administration to establish what would be expected.
- » Based on the recommendations of technical reports and analysis mentioned above carried out by a qualified professional.

Impact: MUNICIPAL INFRASTRUCTURE

New/ additional development may trigger an influx of pressure on existing municipal services (water, sewer/sanitary, roads and storm), that could require infrastructure upgrades, or even expansions. Similarly, new/ additional development may trigger the creation of new roadways or the upgrading of existing roadways.

What information might the MD request from applicants?

- » Stormwater Analysis.
- » Water Analysis.
- » Sanitary Analysis.
- » Concept plan showing the layout of public or private roadways, with dimensions and connections to the surrounding road network and the nature of vehicles and number being used for the development/use.
- » Roadway cross-section.

Municipal Infrastructure Requirements

- » A proposed use should not have an adverse impact on the municipal servicing infrastructure. Applicants are required to outline proposed mitigation methods that limit the impact the proposed use has on municipal infrastructure.

How will the MD assess the impact on municipal infrastructure?

- » Capacity of system to accommodate the increase, taking into account other planning development that the infrastructure was planned to accommodate.
- » Meeting the engineering design standards/requirements.
- » Determining what fiscal costs may be required to compensate for the impact on the infrastructure.

Impact: FISCAL

Residential development is typically subsidized, on average, 3 to 1 by the non-residential tax base (industrial and commercial development). Understanding where tax dollars are invested and who they are servicing is a part of the development “go-or-no-go” equation. If a new development requires a significant amount of municipal dollars to service, but only yields a minimal tax return, is it money well spent?

The municipality has a responsibility in managing services to the community in a responsibly fiscal manner. In some circumstances an applicant may need to carry out a fiscal impact assessment for the MD to understand the impact services they inherit from the development and their fiscal capacity to maintain, operate and eventually replace in context to the tax rates generated by the development.

What information might the MD request from applicants?

- » Fiscal Impact Assessment that assesses the fiscal impact on the municipality and its tax payers.

Environmental Requirements

- » A proposed use should not have an adverse impact on the municipal servicing infrastructure.
- » Applicants are required to outline proposed mitigation methods that limit the impact the proposed use has on municipal infrastructure.

How will the MD assess the impact vibration has on the community?

- » Based on the recommendations of an assessment to determine the impact to the taxes and operating costs of the overall development carried out by a qualified economist experienced with fiscal impacts assessments.

Impact: CUMULATIVE

The cumulative impact is the incremental increase overtime of uses that when combined have a significant impact on a community.

How will the MD assess the cumulative impact on the community?

- » When assessing an application, the MD shall take into account how the use/development, when combined with other same or similar use(s)/development(s), may be generating an overall significant impact on the community. This may result in the application being declined and subsequent amendment to the Land Use Bylaw and Municipal Development Plan to potentially prohibit the use in certain areas of the MD.

Impact: SAFETY

How a development is designed may affect people's safety and increase the risk of personal injury of those in the wider community. The design of any development will need to consider ways to mitigate the risk of injury arising from the nature of the use and the design/layout of the development.

What information might the MD request from applicants?

- » Plans showing the design and site layout of the use, including accesses.
- » Information on the nature, scale and intensity of the use.

Safety Requirements

- » Identifying where potential safety risks are, and how they are being remedied, avoided or mitigated.

How will the MD assess the impact safety has on the community?

- » When assessing the application, the MD shall identify potential areas of risk and how they are being managed to avoid the risk from occurring.

Impact: LAND LOSS

Districting of lands provides a purpose in understanding the nature of services for an area or areas that have been located intentionally because they would be incompatible in other areas or the nature of the land provides critical services to the community and economy. Effectively the lands become a resource for a specific use and placing too many uses that are not intended for the district results in the loss of land. It's important to measure how much land is lost and its impact on the intended uses in relationship to its importance to the community.

What information might the MD request from applicants?

- » Land area being lost from the proposed use or subdivision.
- » Why the use could not be located in another district more suitably aligned for its purpose.
- » Location of utilities: corridors of placements, height of powerlines, etc.

How will the MD assess the impact land loss has on the community?

When assessing the application, the MD shall assess the activity and the significance of loss of the land related to the value of the purpose for which the district was established for. When carrying out this assessment the MD will need to consider the precedence it sets that could lead to other applicants wanting to carry out the same use/ subdivision.

Impact: LAND USE COMPATIBILITY

While there is an intent to provide flexibility in uses, there are circumstances where the nature of the use is not compatible with an existing or proposed use. This could be the result of the scale or nature of the operation in relationship to the proximity to existing or future uses of an adjoining property/ District.

What information might the MD request from applicants?

- » Description of the nature and scale of the use.
- » Proximity of the activity to neighbouring properties.
- » Nature of uses within the neighbouring areas.
- » Concept plan showing the layout of the use and in context to neighbouring properties.

How will the MD assess the impact of land compatibility?

When assessing the application, the MD shall:

- » Determine how the development will fit with the surrounding community.
- » The level of external impacts that may arise from noise and odour.
- » The level of traffic arising from the use and impact on infrastructure.
- » How the use may impact the ability to develop on lands Districted for a specific use.

Visual Appearance Requirements

Elevations facing a public road or public space shall, at a minimum:

- » not consist of blank walls;
- » use trim around all doors and windows with variations in colour, material and/or depth to make the façade visually interesting;
- » be broken up through the use of variations in depth of the façade, use of trim and use of colours/tactile materials; and
- » elevations facing a public road or space consist of at least 10% windows disbursed over the façade.

How will the MD assess the impact the visual appearance has on the surrounding community?

- » How the scale of the building fits into the overall community.

- » How the façade of the building interfaces with the public realm.
- » How the building elements are used to break up the form and bulk of the structure.

As of May 14, 2025

Residential Serviced (RS) District

	POSSIBLE ASSESSMENT CRITERIA												
	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	COMPATIBILITY WITH ADJACENT LAND USES
DISCRETIONARY USE (use definitions can be found in Section 16)													
Accessory Building(s) to Discretionary Uses	X							X			X		
Bed and Breakfast Establishment í greater than three (3) guest rooms	X	X			X	X			X		X	X	X
Community Uses		X			X			X	X		X	X	X
Day Care Services		X				X		X	X		X	X	
Day Home		X						X			X	X	
Dwelling, Fourplex	X	X			X			X	X		X	X	
Dwelling, Multi-Unit	X	X			X			X	X		X	X	
Dwelling, Townhouse	X	X			X			X	X		X	X	
Dwelling, Triplex	X	X			X			X	X		X	X	
Group Home í greater than six (6) persons	X	X	X					X	X		X	X	
Heavy Truck Storage, personal í up to one (1) unit	X	X	X			X		X	X		X	X	
Home Occupation í greater than three (3) employees on-site	X	X	X					X	X		X	X	X
Home Park	X	X			X	X		X	X		X	X	X
Kennels	X	X	X	X	X	X		X	X		X	X	X
Recreational Uses		X	X		X	X		X	X		X	X	X
Recreational Vehicle í greater than two (2) units	X	X	X			X			X		X	X	X
Shouse	X	X	X		X			X	X				X
Supportive Housing	X	X			X			X	X			X	

Residential Un-Serviced (RUS) District

POSSIBLE ASSESSMENT CRITERIA													
DISCRETIONARY USE (use definitions can be found in Section 16)	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	COMPATIBILITY WITH ADJACENT LAND USES
	Accessory Building(s) to Discretionary Uses	X							X			X	
Bed and Breakfast Establishment í greater than three (3) guest rooms	X	X			X	X			X		X	X	X
Community Uses		X			X			X	X		X	X	X
Day Care Services		X				X		X	X		X	X	
Day Home		X						X			X	X	
Dwelling, Fourplex	X	X			X			X	X		X	X	
Dwelling, Triplex	X	X			X			X	X		X	X	
Equestrian Facility	X	X	X	X	X	X		X	X			X	X
Group Home í greater than six (6) persons	X	X	X					X			X	X	
Heavy Equipment Storage, personal	X	X	X	X		X	X	X	X		X	X	X
Heavy Truck Storage, personal í greater than one (1) unit	X		X			X	X	X	X		X	X	
Home Occupation í greater than three (3) employees on-site	X	X	X					X			X	X	X
Home Park	X	X			X	X		X	X		X	X	X
Kennels	X	X	X	X				X			X		X
Recreational Uses		X	X		X	X		X	X		X	X	X
Recreational Vehicle í greater than two (2) units	X	X	X			X			X		X	X	X
Recreational Vehicle Park	X	X	X		X	X		X	X		X	X	X
Shouse	X	X	X		X			X	X				X
Supportive Housing	X	X			X			X	X			X	

Agricultural (A) District

POSSIBLE ASSESSMENT CRITERIA														
DISCRETIONARY USE (use definitions can be found in Section 16)	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	IMPACT OF LOSS OF LAND	COMPATIBILITY WITH ADJACENT LAND USES
	Accessory Building(s) to Discretionary Uses	X							X			X	X	
Aerodrome		X	X	X	X	X	X	X	X		X	X	X	X
Auction Markets		X	X	X	X	X		X	X		X	X	X	X
Bed and Breakfast Establishment í greater than six (6) guest rooms	X	X			X	X			X		X	X		X
Breweries, Wineries and Distilleries		X	X	X	X	X		X	X		X	X	X	X
Cannabis Processing and Distribution		X	X	X		X		X	X		X	X	X	X
Commercial Agricultural Operations	X	X	X	X	X	X	X	X	X		X	X		X
Caretaker/ Security Residence	X				X			X			X	X		
Cemetery		X				X		X	X		X	X		X
Commercial Renewable (i.e. green) Energy	X	X	X	X	X	X	X	X	X		X	X	X	X
Community Uses	X	X	X		X	X		X	X		X	X	X	X
Convenience Retail Stores	X	X	X		X	X		X	X		X	X	X	X
Day Care Services		X	X			X		X	X		X	X	X	X
Day Home í greater than six (6) children/ seniors		X	X		X	X		X	X		X	X		X
Eating and Drinking Establishments	X	X	X	X	X	X		X	X		X	X	X	X
Educational Services		X			X	X		X	X		X	X	X	X
Equestrian Facilities		X	X	X	X	X		X			X	X		X

POSSIBLE ASSESSMENT CRITERIA

DISCRETIONARY USE (use definitions can be found in Section 16)	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	IMPACT OF LOSS OF LAND	COMPATIBILITY WITH ADJACENT LAND USES
General Contractor Services	X	X	X	X	X	X		X	X		X	X	X	X
Group Home í greater than six (6) persons	X	X	X		X	X		X	X		X	X		X
Heavy Truck and Equipment Storage, commercial	X	X	X	X	X	X	X	X	X		X	X	X	X
Home Occupation í greater than three (3) employees on-site	X	X	X	X	X	X		X	X		X	X		X
Home Park	X	X			X	X		X	X		X	X	X	X
Natural Resource and Extraction Industry	X	X	X	X	X	X	X	X	X		X	X	X	X
Recreation Camp		X				X		X	X		X	X	X	X
Recreational Uses		X	X		X	X		X	X			X		X
Recreational Vehicle Park	X	X			X	X		X	X		X	X	X	X
Recreational Vehicle Storage	X	X			X	X		X	X		X	X	X	X
Religious Assembly		X			X	X		X	X		X	X	X	X
Shooting Range	X	X	X		X	X		X	X		X	X	X	X
Shouse	X	X	X		X			X	X				X	X
Supportive Housing		X						X	X		X	X	X	X
Transfer Station	X	X	X	X	X	X		X	X		X	X	X	X
Wrecking Yard	X	X	X	X	X	X	X	X	X		X	X	X	X

Commercial (C) District

DISCRETIONARY USE (use definitions can be found in Section 16)	POSSIBLE ASSESSMENT CRITERIA													
	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	IMPACT OF LOSS OF LAND	COMPATIBILITY WITH ADJACENT LAND USES
Accessory Building(s) to Discretionary Uses	X										X	X		
Auction Markets		X	X	X	X	X		X	X			X		X
Campground		X			X	X		X	X		X	X	X	X
Cannabis Cultivation	X	X		X	X	X		X	X		X	X		X
Cannabis Retail Sales		X		X	X	X		X	X		X	X		X
Community Uses		X				X		X		X	X	X	X	X
Funeral and Related Services	X	X		X	X	X		X	X	X	X	X		X
General Contractor Services	X	X	X		X	X						X		X
Heavy Truck and Equipment Storage, Commercial	X	X	X	X		X	X	X	X		X	X	X	X
Kennels	X	X	X	X	X	X		X	X		X	X		X
Light Industrial Uses	X	X	X	X	X	X	X	X	X		X	X	X	X
Liquor Retail Sales		X				X		X	X		X	X		X
Recreational Vehicle Storage	X	X			X	X						X		X
Religious Assembly		X	X		X	X		X	X		X	X	X	X
Transfer Station	X	X	X	X	X	X		X	X		X	X	X	X
Vehicle Oriented Uses	X	X		X	X							X		X

Heavy Industrial (HI) District

DISCRETIONARY USE (use definitions can be found in Section 16)	POSSIBLE ASSESSMENT CRITERIA													
	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	IMPACT ON LOSS OF LAND	COMPATIBILITY WITH ADJACENT LAND USES
Accessory Building(s) to Discretionary Uses											X	X		
Aerodrome		X	X	X	X	X	X	X	X		X	X	X	X
Auction Markets		X							X		X	X	X	X
Breweries, Wineries and Distilleries		X							X		X	X	X	X
Cannabis Cultivation		X							X				X	X
Cannabis Processing and Distribution		X							X		X	X	X	X
Caretaker/ Security Residence		X							X			X		X
Convenience Retail Stores		X							X		X	X	X	X
Eating and Drinking Establishment		X							X		X	X	X	X
General Contractor Services		X							X		X	X	X	X
Health and Medical Services		X							X		X	X	X	X
Land, II	X	X	X	X	X	X		X			X	X	X	X
Natural Resource and Extraction Industry		X							X				X	X
Transfer Station	X	X	X	X	X	X		X			X	X	X	X
Value-Added Agricultural Operations		X							X		X	X	X	X
Vehicle Oriented Uses		X							X		X	X	X	X
Warehouse Sales		X							X		X	X	X	X
Workcamp		X							X		X	X		X

Light Industrial (LI) District

DISCRETIONARY USE (use definitions can be found in Section 16)	POSSIBLE ASSESSMENT CRITERIA													
	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	IMPACT ON LOSS OF LAND	COMPATIBILITY WITH ADJACENT LAND USES
Accessory Building(s) to Discretionary Uses									X		X	X		
Aerodrome		X	X	X	X	X	X	X	X	X	X	X	X	X
Agritourism		X									X	X	X	X
Agroforestry		X						X	X		X	X		
Amusement Facility		X							X					
Business Services		X							X		X	X	X	X
Cannabis Retail Sales		X							X		X	X	X	X
Convenience Retail Stores		X							X		X	X	X	X
Day Care Services		X							X		X	X	X	X
Dwelling, Live Work Unit		X							X		X	X		X
Dwelling, Single-Detached		X							X		X	X	X	X
Eating and Drinking Establishments		X							X		X	X	X	X
Farmer's Market		X							X		X	X	X	X
Funeral and Related Services		X		X				X	X		X	X	X	X
General Commercial Services		X							X		X	X	X	
Health and Medical Services		X							X		X	X	X	X
Liquor Retail Sales		X							X		X	X	X	X
Natural Resource and Extraction Industry		X	X		X	X	X	X	X		X	X	X	X
Personal Service Shops		X							X		X	X	X	X
Professional, Financial, and Office Support Services		X							X		X	X	X	X
Religious Assembly		X			X				X		X	X	X	X
Vehicle Oriented Uses		X							X		X	X	X	X

DISCRETIONARY USE (use definitions can be found in Section 16)	POSSIBLE ASSESSMENT CRITERIA													
	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	IMPACT ON LOSS OF LAND	COMPATIBILITY WITH ADJACENT LAND USES
Transfer Station	X	X	X	X	X	X		X			X	X	X	X
Wrecking Yard	X	X	X	X	X	X		X	X		X	X		X

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Community Facilities (CF) District

DISCRETIONARY USE (use definitions can be found in Section 16)	POSSIBLE ASSESSMENT CRITERIA											
	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY
Accessory Building(s) to Discretionary Uses	X								X		X	X
Amusement Facility	X	X	X	X	X	X		X	X		X	X
Cemetery		X				X		X	X		X	X
Convenience Retail Stores	X	X	X		X	X			X		X	X
Eating and Drinking Establishments	X	X	X	X	X	X		X	X		X	X
Equestrian Facilities		X	X	X	X	X		X	X		X	X
Funeral and Related Services	X	X		X				X	X		X	X
Health and Medical Services		X						X	X		X	X
Recreation Camp	X	X	X		X	X		X	X		X	X
Recreational Vehicle í Park Model	X	X				X		X	X		X	X
Shooting Range	X	X	X		X	X		X	X		X	X
Veterinary Services		X	X		X	X		X	X		X	X

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Schedule.B; Land.Use.Summary.Table.

P= Permitted; D=Discretionary

	RS	RUS	A	C	HI	LI	CF	UR
Accessory Building(s) to Permitted Uses	P	P	P	P	P	P	P	P
Aerodrome			D		D	D		
Agritourism			P			D		
Agroforestry			P			D		
Amusement Facility				P		D	D	
Auction Markets			D	D	D	P		
Bed and Breakfast Establishment í greater than six (6) guest rooms			D					
Bed and Breakfast Establishment í greater than three (3) guest rooms	D	D						
Bed and Breakfast Establishment í up to six (6) guest rooms			P					
Bed and Breakfast Establishment í up to three (3) guest rooms	P	P						
Breweries, Wineries and Distilleries			D	P	D	P		
Business Services				P		D		
Campground				D			P	
Cannabis Cultivation			P	D	D	P		
Cannabis Processing and Distribution			D		D	D		
Cannabis Retail Sales				D		D		
Caretaker/ Security Residence			P	P	D	P	P	
Cemetery			D				D	
Commercial Agricultural Operations			D	P		P		P
Commercial Greenhouses			P	P		P		
Commercial Renewable (i.e. green) Energy			D		P	P		
Community Garden	P	P	P				P	P
Community Supported Agriculture	P	P	P				P	P
Community Uses	D	D	D	D			P	
Convenience Retail Stores			D	P	D	D	D	
Day Care Services	D	D	D	P		D	P	
Day Home	D	D						
Day Home í greater than six (6) children/ seniors			D					

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Day Home í up to six (6) children/ seniors			P					
Domestic Animal Care Services			P	P		P		
Dwelling, Fourplex	D	D						
Dwelling, Live Work Unit				P		D		
Dwelling, Multi-Unit	D			P				
Dwelling, Semi-Detached	P	P	P					
Dwelling, Single-Detached	P	P	P			D		P
Dwelling, Townhouse	D							
Dwelling, Triplex	D	D						
Eating and Drinking Establishments			D	P	D	D	D	
Educational Services			D				P	
Equestrian Facilities		D	D				D	
Farmer's Market			P	P		D	P	
Funeral and Related Services				D		D	D	
Garage Suite	P	P	P					P
General Commercial Services				P		D		
General Contractor Services			D	P	D	P		
General Retail Stores				P				
Government Services				P			P	
Group Home í greater than six (6) persons	D	D	D					
Group Home í up to six (6) persons	P	P	P					
Guest House	P	P	P					P
Health and Medical Services				P	D	D	D	
Heavy Industrial Uses					P			
Heavy Truck and Heavy Equipment Storage, Commercial (four (4) units or more)			D	D	P	P		
Heavy Truck Storage, personal í greater than one (1) unit, to a maximum of three (3) units		D						
Heavy Truck Storage, personal í maximum of one (1) unit	D	P						P
Hobby Greenhouse	P	P	P					P
Home Occupation í greater than three (3) employees on-site	D	D	D					
Home Occupation í up to three (3) employees on-site	P	P	P					P
Home Park	D	D	D					

Kennels	D	D	P	D					
Light Industrial Uses				D	P	P			
Landfill					D				
Liquor Retail Sales				D		D			
Marina				P			P		
Municipal Reserve							P		
Natural Resource and Extraction Industry			D		D	D			
Passive Recreation							P	P	P
Personal Service Shops				P		D			
Primary Agricultural Operations			P					P	
Professional, Financial, and Office Support Services				P		D			
Public Utilities	P	P	P	P	P	P	P	P	P
Recreation Camp			D				D		
Recreational Uses	D	D	D				P		
Recreational Vehicle 1 greater than two (2) units	D	D							
Recreational Vehicle 1 Park Model	P	P	P				D		
Recreational Vehicle Park		D	D				P		
Recreational Vehicle Storage			D	P		P			
Religious Assembly			D	D		D	P		
Sea Cans	D	D	D	D	P	P	D	D	
Secondary Agricultural Operations			P		P	P			
Secondary Suite	P	P	P					P	
Shooting Range			D				D		
Shouse	D	D	D						
Supportive Housing	D	D	D				P		
Transfer Station			D	D	D	D			
Tourist Accommodations				P		P	P		
Value-Added Agricultural Operations			P		D	P			
Vehicle Oriented Uses				P	D	D			
Veterinary Services			P	P		P	D		
Warehouse Sales				P	D	P			

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Workcamp

P

D

P

Wrecking Yard

D

P

D

Schedule.C;Overlay.Maps

To be added in design

Schedule.D;Land.Use.District.Maps

To be added in design

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