

**A. DEEMED APPROVED (Subject to E5)**

- 1) Agriculture - Extensive
- 2) Holiday Trailer & Recreational Vehicle (One (1) Per Site)
- 3) Landscaping & Screening (Subject to E3)
- 4) Signs & Advertising (Subject to E5)

**B. PERMITTED USES OF LAND AND/OR BUILDINGS**

The following uses shall be permitted with or without conditions, within this district providing the proposed development complies with this Land Use Bylaw:

**LOCATION PERMIT (Subject to E7)**

- 1) Ancillary Building & Use (Portable)
- 2) Decks & Roof Covers (Subject to E6)
- 3) Public Buildings and Facilities (amended Bylaw LU 15/07)

**C. DISCRETIONARY USES OF LAND AND/OR BUILDINGS**

The following uses may be permitted with or without conditions, within this district providing the application complies with this Land Use Bylaw:

- 1) Ancillary Building & Uses (Permanent)
- 2) Archery & Related Facilities
- 3) Arts & Crafts Center
- 4) Bed & Breakfast
- 5) Boarding Stable & Riding Academy
- 6) Cafe, Coffee Shop, and Restaurant
- 7) Campground & Related Facilities
- 8) Caretakers Residence
- 9) Convenience Store
- 10) Decks & Roof Covers
- 11) Exhibition and/or rodeo grounds
- 12) Golf Course & Driving Range
- 13) Guest Ranch
- 14) Gun Club
- 15) Hotel, motel & Boarding House
- 16) Institutional camp
- 17) Parks & Playgrounds
- 18) Quasi Public Buildings and Facilities or use (amended Bylaw LU 15/07)
- 19) Public Swimming Pool & Related Facilities
- 20) Rifle & Pistol Ranges
- 21) Service Station

- 22) Signs & Advertising (Subject to E5)
- 23) Ski facility
- 24) Sports Camps - Rafting Etc.
- 25) Temporary Development (amended Bylaw LU 15/07)
- 26) Tennis Court
- 27) Trail net and/or linear park [amended Bylaw 45/05]
- 28) War Games / Paint Ball and Facilities

**D. REGULATIONS - SETBACKS & SIZE**

**1. MINIMUM SITE AREA**

To be determined at the time of redesignation.

**2. MINIMUM FLOOR AREA**

Permitted and Discretionary Uses -

- (a) Caretakers Residence - 800 sq. ft.
- (b) Other buildings and structures shall contain such areas as are suitable and appropriate for their intended use.

**3. MINIMUM FRONT YARD SETBACK  
(Subject to Sections 6 and 7 below)**

- (a) 250 feet from the center line of any Country road allowance.  
(for all Developments, Exemptions b, c and d below)
- (b) 200 feet may be approved by a Location Permit.
- (c) 100 feet from the center line of any County road allowance for the following developments:
  - (i) Ancillary Buildings
  - (ii) Holiday Trailers and/or Recreation Vehicles
  - (iii) Landscaping
  - (iv) Solid Board Fencing
- (d) Property Line for:
  - (i) Fences, Gates and other means of enclosure
  - (ii) Signs and Advertising

**4. MINIMUM REAR YARD SETBACK  
(Subject to Sections 6 & 7 Below)**

- (a) 50 feet from the property line for all developments.
- (b) Property line for:
  - (i) Signs and Advertising
  - (ii) Fences, Gates and other means of enclosure

5. **MINIMUM SIDE YARD SETBACK**  
(Subject to Sections 6 & 7 below)

- (a) 50 feet from the property line for all developments
- (b) Property Line for:
  - (i) Signs and Advertising
  - (ii) Fences, Gates and other means of enclosure

6. **MINIMUM CORNER SITE SETBACK**

- (a) 250 feet for all developments, including trees, shrubs, and solid board fencing.
- (b) No Development shall be allowed to interfere with sight distances so as to be hazardous to vehicular traffic.

7. **SETBACK REGULATIONS FROM EXISTING AND PROPOSED PRIMARY HIGHWAYS, ACCESS ROADS, SERVICE ROADS AND SECONDARY ROADS**

- (a) 250 feet from the center line of such roads or the pertinent regulations of Alberta Transportation and Utilities, whichever is greater.

8. **MAXIMUM HEIGHT OF BUILDINGS**

- (a) The height of buildings may be limited to such height as is deemed suitable and appropriate for the intended use.

E. **SUPPLEMENTARY REGULATIONS**

1. **AUTOMOBILE, MACHINERY, AND MISCELLANEOUS EQUIPMENT STORAGE**

- (a) No person shall allow a motor vehicle or other machinery which is in a dilapidated unsightly condition, or discarded, to remain or be parked on any lot in the County of Mountain View No. 17 unless it is suitably housed or screened to the satisfaction of the Development Officer, or has been issued a Development Permit.
- (b) The storage of industrial oil and gas exploration and production, machinery and equipment in the Agriculture "A", Agriculture Intensive "A I", Agricultural (2) District

"A(2)", Airport "AP", Direct Control, "DC", Industrial "I", and Recreational Facility "RF" Districts shall require prior approval from the County of Mountain View No. 17

2. **DOGS AND CATS**

No dogs or cats will be allowed in this district without being kept on a leash. If dogs or cats are requested then a Development Permit will be applied for.

3. **LANDSCAPING AND SCREENING**

(a) The Approving Authority may require that a lot be suitably landscaped, fenced or screened.

4. **OFF-STREET PARKING**

(a) Retail shop - 3 spaces per 1,000 square feet of floor area

(b) Restaurant, cafe - 1 space per 3 seats

(c) Hotel/motel - 1 space per guest room or unit plus 0.5 spaces per 1,000 square feet of total floor area

(d) Other uses not included in the foregoing shall have off-street parking requirements suitable and appropriate for the intended use.

5. **SIGNS AND ADVERTISING**

(a) One (1) sign per lot, pertaining to the business undertaken on the lot, not exceeding 20 square feet, is deemed approved.

(b) Two (2) temporary signs per lot, not exceeding 12 square feet, maximum of three (3) months, are deemed approved.

(c) Functional signs needed by public authorities and utility companies to give information and direction about the services they provide, are deemed approved.

(d) All signs and advertising not deemed approved shall require a Development Permit.

(e) All signs and advertising within Right of Way of a highway shall require the approval of Alberta Transportation and Utilities.

(f) All signs and advertising within the Right of Way of a public road allowance shall require the approval of the County Patrol Officer.

6. **OTHER**

- (a) Potable water if provided shall only be through a common water system.
- (b) Sanitary sewage collection holding tanks will be the only collection and disposal system allowed.
- (c) Decks and Roof covers shall require a Location or Development Permit.
- (d) Only one (1) Holiday Trailer or Recreational Vehicle shall be allowed on a site, except for Holiday Trailers or Recreational Vehicles owned by visitors.

7. **UNSAFE, HAZARDOUS, OR NOXIOUS DEVELOPMENTS**

Any Development not requiring a Development Permit pursuant to Section 17 may be considered to be a Discretionary Use where such use is deemed to be unsafe, hazardous, noxious, or otherwise inappropriate for the intended location.

F. **DEFINITIONS - FOR THIS PURPOSE OF THIS SECTION ONLY**

- 1. **"CARETAKERS RESIDENCE"** means any Buildings or part of a Building used or to be used for human habitation by a caretaker, security, manager or other persons involved in the specific commercial use.
- 2. **"HOLIDAY TRAILER AND/OR RECREATIONAL VEHICLE"** means a transportable unit, including tents and related structures, designed, constructed, or reconstructed to be used or intended to be used for camping purposes.
- 3. **"RECREATION FACILITY"** means parks, playgrounds, public campgrounds, war games and rifle ranges, lodges, resorts, church camps, timeshare campgrounds and similar types of uses but does not include a private campground which has been registered under the Condominium Property Act.

**OTHER DEFINITIONS SEE SECTION 4**