

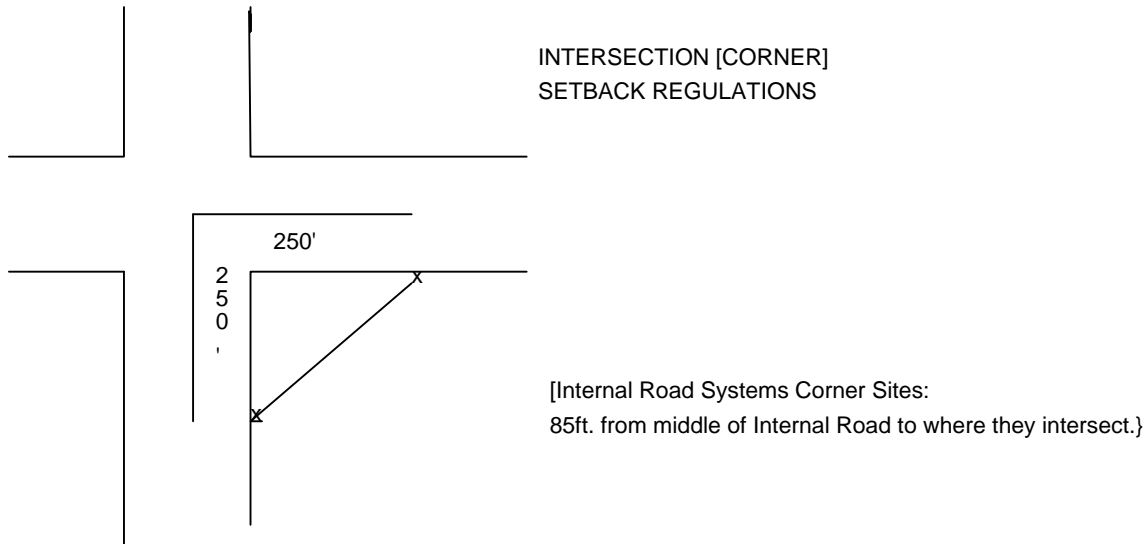
SUPPLEMENTARY REGULATIONS

26. **CONDOMINIUM DEVELOPMENT**

- (1) A condominium may be authorized in a Land Use District where the said development fully complies with the requirements of that District.
- (2) A condominium development which does not require the subdivision of land, may at the discretion of Council, be subject to the terms of an area redevelopment plan as provided for in Sections 634 and 647 of the Municipal Government Act.

27. **CORNER SITES**

Pursuant to the Land Use District Regulations and Section 30, Landscaping, no person, on a corner site in any District except CR and CR1 shall erect, place or maintain within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance of 250 feet from the center of the road where they intersect a wall, fence, shrub, tree, hedge or any other object over four (4) feet (1.2m) in height above the lowest street grade adjacent to the intersection.



28. **HOME OCCUPATIONS AND FARM SUBSIDIARY OCCUPATIONS**

- (1) The following regulations shall apply to home occupations, farm subsidiary occupations, and contractors businesses,
 - (a) such uses are to operate as a secondary use on the lot.
 - (b) such uses shall not create a nuisance by way of dust, noise, vibration, odor, smoke or traffic generation.

- (c) such uses shall not adversely affect the amenities of the surrounding area and at all times the privacy and enjoyment of adjacent properties shall be preserved.
- (d) the Development Officer may allow products, materials, goods or equipment to be stored on the site provided the storage does not unduly affect adjacent properties, is aesthetically appropriate and does not create a fire or health hazard. Unscreened outside storage is not permitted for home occupations. [Amended Bylaw 45/04]
- (e) the number of employees, time and nature of operation, use of commercial vehicles and other matters pertaining to the said operation shall be at the discretion of the Development Officer with the exception of the number of employees for home occupations, which is limited to three or fewer full-time employees including the owners. [Amended Bylaw 45/04]
- (f) any retail sales shall be ancillary to the said use or business.

29. **INTENSIVE LIVESTOCK OPERATIONS (CONFINED FEEDING OPERATIONS)**

[Amended Bylaw 45/04]

- (1) The County recognizes that the Natural Resources Conservation Board has jurisdiction on confined feeding operations. Applications for new or expanding confined feeding operations will be evaluated according to the following criteria:
 - (a) all required setbacks from adjacent residences must be met,
 - (b) all Provincial standards must be achieved,
 - (c) traffic impacts must be properly managed, and
 - (d) a road use agreement must be entered into with the County.
- (2) The County encourages the use of the most current technology and encourages operators to keep up-to-date on technological changes, especially with regards to odour control and manure disposal.

30. **LANDSCAPING**

- (1) Except in an Agricultural District, the Development Officer or the M.P.C. in considering an application for development may impose conditions requiring the retention of trees or additional planting of trees, shrubs, or hedges, of such type, location, amounts and extent that are considered necessary with regards to any approval of a development permit issued under this Bylaw.
- (2) The Development Officer or the M.P.C. may require that all open storage, freight or trucking yards, vehicles, building materials, waste or scrap materials and similar or other uses shall be suitably screened, landscaped, fenced or otherwise shielded.
- (3) All yards should be suitably landscaped and the entire site and buildings maintained in a neat and appropriate manner with regards to the use in question to the satisfaction of the Development Officer.

- (4) The planting or placement of trees, shrubs, hedges or shelter belts that are or would likely obtain a height of 4 feet (1.2 m) or more shall not be located nearer than 100 feet (30 m) from the center line of a local or secondary road or in such other manner that in the opinion of the Development Officer would result in snow drifting or otherwise reducing the visibility of the traveling public.

31. **MAIN BUILDINGS ALLOWED PER LOT**

No person shall construct or cause to be constructed more than one main building per lot unless otherwise permitted by this Bylaw. The Development or Location Permit may contain such conditions and requirements to control any buildings and facilities as are deemed necessary by the M.P.C. or Development Officer in accordance with the Municipal Government Act and this Bylaw.

32. **MOBILE HOMES**

- (1) A mobile home may be allowed in a land use district where it is listed as a permitted or discretionary use subject to the mobile home being in compliance with the requirements of that district.
- (2) Skirting of mobile homes, including finishing, should be completed within 60 days of the date a mobile home is placed on the site.
- (3) The appearance, design and construction of any ancillary structures, such as patios, porches, additions and skirting, shall complement the design of the mobile home.
- (4) All mobile homes shall have Canadian Standard Association Certification.

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

- (1) 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.
- (2) 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 District, "I", and Recreational Facility "RF" Districts shall require prior approval from the County of Mountain View No. 17

34. **PLACEMENT OF BUILDINGS**

Unless otherwise provided by this Bylaw all buildings erected or placed on a site shall meet the minimum setback requirements of the district in which the site lies.

The Approving Authority may otherwise prescribe the manner in which a building is to be situated on a lot and may restrict the development of buildings on lands subject to flooding or subsidence.

35. **RESIDENCES ALLOWED PER LOT**

- (1) The number of dwelling units or mobile homes allowed per lot in the Municipality is one unless otherwise permitted in this bylaw.
- (2) The Municipal Planning Commission or Administrative Subdivision and Development Approving Authority may conditionally approve a temporary single family dwelling or mobile home to be constructed or located in any land use district subject to the owner agreeing to remove such a building in accordance with the terms and conditions affixed by the Municipal Planning Commission or Administrative Subdivision and Development Approving Authority. (Amended Bylaw LU 06/07)
- (3) The intent of this Bylaw except as otherwise authorized above is to provide for one single family dwelling or mobile home on a lot which conforms to the standards of this bylaw, except in the Commercial, Highway Commercial, Industrial, Direct Control or Recreational Facility Districts.

36. **ROAD ACCESS, GENERAL PROVISIONS**

- (1) The Development Officer, Administrative Subdivision and Development Approving Authority and the Municipal Planning Commission may determine the most suitable access and egress point(s) onto a rural or secondary road with regards to any application for development and or subdivision which may be authorized in the County. (Amended Bylaw LU 06/07)

37. **SOUR GAS FACILITIES**

- (1)
 - (a) No development shall be permitted within .10 km (328 ft.) of a Level 1 sour gas facility (consisting of a well) as determined by the A.E.U.B.
 - (b) In the case of a Level 2 sour gas facility as determined by the A.E.U.B.:
 - (i) No permanent dwelling shall be permitted within .10 km (328 ft.)
 - (ii) No rural public facility shall be permitted within .50 km (1640. ft.) of the sour gas facility.
 - (c) In the case of a Level 3 or Level 4 sour gas facility as determined by the A.E.U.B.
 - (i) No permanent dwelling shall be permitted within .10 km (328. ft.) of the facility.
 - (ii) No unrestricted country residential development having a density of more than 8 dwelling per quarter section shall be permitted with .50 km (1640 ft.) of the facility.
 - (iii) No rural public facility shall be permitted within 1.50 km (4921 ft.) of the sour gas facility.
- (2) Where the applicant for a development permit for a use specified above affirms that the site falls within the noted sour gas setback distances, the development Officer after consulting with the A.E.U.B., may request that the development be placed on a less hazardous location elsewhere on the lot.

38. **USE OF LAND**

- (1) A development may not be permitted in the vicinity of a railway line, or any regional utility or energy utility where such development would interfere with the safe operation or future upgrading of this infrastructure.
- (2) A development within or adjacent to an area of existing or known non-renewable resource utilization may not be permitted if it renders such resources inaccessible or make extraction more dangerous or costly.
- (3) All subdivision and development shall meet the minimum setback requirements as established by the Alberta Energy and Utilities Board (A.E.U.B.) in regards to oil and gas pipelines, wells and facilities.
- (4) The use of land within or adjacent to a sensitive environment or regionally significant recreation resource as identified in any municipal statutory plan shall:
 - (a) be compatible with the natural characteristics of the area,
 - (b) seek to retain these characteristics to the greatest degree possible, and
 - (c) not cause undue stress to the environment.
- (5)
 - (a) Country residential development should be directed away from:
 - (i) existing sand, gravel and other mineral workings.
 - (b) Country residential development will be directed away from:
 - (i) an active landfill or waste transfer station
 - (ii) a sewage treatment plant or sewage lagoon,
 - (iii) lands prone to flooding, erosion or subsidence, or other naturally occurring hazard,
 - (iv) an intensive livestock operation,
 - (v) a sour gas facility or other potentially hazardous pipeline,
 - (vi) a primary highway, where the function and safety of the highway might be compromised by such development.
- (6) The policies governing the subdivision of land are contained in the County's Municipal Development Plan. [Amended Bylaw 45/04]
- (7) The subdivision of a single parcel from a previously unsubdivided quarter may be approved where the parcel is to encompass an existing residence and other related improvements. The redesignation of the land to an appropriate district under the Land Use By-law will otherwise be required if the parcel does not contain a dwelling.
- (8) Parcels for country residential use will be restricted to a size which reasonably provide for the intended use, while minimizing the loss of agricultural land.

39. **SUSPENSION OF EXISTING CONTROLS**

Bylaw No. 2-89 and amendments thereto are hereby rescinded as of the date of the third reading and final adoption of this Bylaw.

40. **DATE OF COMMENCEMENT**

This Bylaw comes into effect upon the date of it finally being passed.

RECEIVED FIRST READING THIS 26TH DAY OF JULY 1995

REEVE

COUNTY COMMISSIONER

RECEIVED SECOND READING THIS 16TH DAY OF AUGUST 1995

RECEIVED THIRD READING THIS 16TH DAY OF AUGUST 1995

REEVE

COUNTY COMMISSIONER

