

**A. DEEMED APPROVED (Subject to F11)**

- 1) Agriculture - Extensive
- 2) Ancillary Buildings and Uses
- 3) Cottage or Cabin, and/or Chalet (One Per Parcel) (Subject to F3)
- 4) Domestic Animals (Subject to F4)
- 5) Dugouts (Subject to E6 & E4)
- 6) Farm Auction Sales (Private)
- 7) Fences & Enclosures
- 8) Haystacks & Bale Stacks
- 9) Holiday Trailer & Recreational Vehicle (Subject to F5)
- 10) Landscaping & Screening (Subject to F6)
- 11) Signs & Advertising (One Per Parcel) (Subject to F10)
- 12) Temporary Construction Camp

**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 F11)**

- 1) Dwelling Unit (One per parcel)
- 2) Dwelling Unit (2nd on 80 acres or more)
- 3) Dwelling Unit - Mobile (One per parcel)
- 4) Dwelling Unit - Mobile (2nd on 80 acre or more)
- 5) Private Swimming Pool
- 6) 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:

**LOCATION PERMITS**

- 1) Cottage or Cabin and/or Chalet (2nd Per Parcel) (Subject to F3)
- 2) Dugouts (Setback relaxation)
- 3) Farm Subsidiary Occupation
- 4) Holiday Trailers & Recreational Vehicles (Subject to F5)
- 5) Oil & Gas Equipment Storage (Subject to F8)

- 6) Saw Mills (Less than 750 cubic meters production per year)  
(Subject to F9)
- 7) Sumps

#### **DEVELOPMENT PERMITS**

- 1) Agriculture - Intensive
- 2) Agriculture - Manufacturing
- 3) Agriculture - Processing
- 4) Agriculture - Supply and Service
- 5) Agriculture - Specialty
- 6) Assemblies, concerts, and or festivals (Subject to F1)
- 7) Auto Body Wrecker (Subject to F2)
- 8) Bed & Breakfast
- 9) Boarding Stable and Riding Academy
- 10) Cattery & Facilities (Subject to F4)
- 11) Cemetery & Crematorium
- 12) Contractors Business
- 13) Cottages, Cabins & Chalets (Subject to F3)
- 14) Developments Referred to in Section 618 of the Municipal Government Act
- 15) Domestic Animals (Subject to F4)
- 16) Drainage Projects
- 17) Dwelling Unit
- 18) Dwelling Unit - Mobile
- 19) Dwelling Unit - Move - In
- 20) Dwelling Unit - Multi-Plex
- 21) Exotic Animals & Birds
- 22) Fences & Enclosures
- 23) Holiday Trailers & Recreation Vehicles (Subject to F5)
- 24) Home Occupation
- 25) Irrigation Systems
- 26) Kennel & Facilities (Subject to F4)
- 27) Model Airplane Facilities
- 28) Natural Resource Extraction and Related Facilities (Subject to F7)
- 29) Oil & Gas Industry & Related Facilities
- 30) Parks and Playground
- 31) Quasi Public Buildings and Facilities (amended Bylaw LU 15/07)
- 32) Public Swimming Pool
- 33) Public Utilities and Communication Facilities
- 34) Sawmills (Over 750 cubic meters production per year) (Subject to F9)
- 35) Signs & Advertising (Subject to F10)
- 36) Temporary Development (amended Bylaw LU 15/07)
- 37) Top Soil Removal

**D. SUBDIVISION REGULATIONS**

1. The mandatory regulations of the Municipal Government Act shall apply.
2. The provisions of the County's Municipal Development Plan shall apply. The Council may require any parcel that is the subject of a proposed subdivision be redesignated to the appropriate district. (Including the first parcel from an unsubdivided quarter that doesn't have an existing residence and related improvements.)
3. **MINIMUM LOT AREA**

That area of land contained in the existing certificate of title for the lot as registered in the South Alberta Land Titles Office.

**E. REGULATIONS - SETBACK & SIZE**

**1. MINIMUM TOTAL FLOOR AREA**

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

**2. MINIMUM FRONT YARD SETBACK  
(Subject to Sections 5 and 6 below)**

- (a) 250 feet from the center line of any County road allowance.  
(for all Developments, Exemptions b, c, & d)
- (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 (Portable)
  - (ii) Haystacks and Bale Stacks
  - (iii) Holiday Trailers and/or Recreational Vehicles
  - (iv) Landscaping
  - (v) Natural Resource Extraction (Under 5 acres - Disturbed Area)
  - (vi) Solid Board Fencing
  - (vii) Temporary Construction Camp
- (d) Property Line for:
  - (i) Fences, Gates and other means of enclosure
  - (ii) Signs and Advertising

3. **MINIMUM REAR YARD SETBACK**  
(Subject to Section 5 & 6 Below)

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

4. **MINIMUM SIDE YARD SETBACK**  
(Subject to Section 5 Below)

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

5. **MINIMUM CORNER SITE SETBACK**

- (a) 250 feet for all Developments, including trees, shrubs and those listed in 2c above.
- (b) No Development shall be allowed to interfere with sight distances so as to be hazardous to vehicular traffic.

6. **SETBACK REGULATIONS FOR 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.

7. **OTHER SETBACK REGULATIONS FOR BUILDINGS HOUSING HUMANS**

- |     |  |   |
|-----|--|---|
| (a) | Agriculture – Intensive                | As determined by the Code of Practice                               |
| (b) | Oil & Gas Industry                     | 100 metres or as determined by the A.E.U.B. (which ever is greater) |
| (c) | Sewage Lagoons & Treatment Plant       | 300 metres  |
| (d) | Landfill Site & Waste Transfer Station | 300 or 450 metres   |

8. **SETBACK REGULATIONS FOR MULTI - PLEX DEVELOPMENT**

- (a) Common party walls and zero lot lines may be approved by the Municipal Planning Commission.

9. **SETBACK REGULATIONS FOR CONDOMINIUM DEVELOPMENT**

- (a) Common party walls and zero lot lines may be approved by the Municipal Planning Commission.

10. **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.

F. **SUPPLEMENTARY REGULATIONS**

1. **ASSEMBLIES, CONCERTS, AND/OR FESTIVALS**

- (a) Assemblies, concerts and /or festivals shall be subject to County Bylaws.

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

3. **COTTAGE OR CABIN AND/OR CHALET**

- (a) One per parcel shall be deemed approved.
- (b) 2nd per parcel shall require a Location Permit.
- (c) Any additional per parcel shall require a Development Permit.

4. **DOMESTIC ANIMALS - CATTERY & KENNEL**

- (a) The use of Buildings or land for the purpose of a public kennel or cattery shall require a Development Permit.

5. **HOLIDAY TRAILERS AND OR RECREATIONAL VEHICLES**

- (a) One (1) Holiday Trailer and or Recreational Vehicle may be parked and used for camping on a lot of less than 10 acres (Deemed Approved).
- (b) Three (3) Holiday Trailers and or Recreational Vehicles may be stored or compounded, but not used for camping on a lot of less than 10 acres (Deemed Approved).
- (c) Three (3) Holiday Trailers and or Recreational Vehicles may be parked and used for camping on a lot of 10 acres or more (Deemed Approved).
- (d) Six (6) Holiday Trailers and or Recreational Vehicles may be stored or compounded, but not used for camping on a lot of 10 acres or more (Deemed Approved).

6. **LANDSCAPING AND SCREENING**

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

7. **NATURAL RESOURCE EXTRACTION**

- (a) All natural resource extraction over 5 acres in total disturbance shall require a development permit and a Development and Reclamation permit from Alberta Environmental Protection.

8. **OIL & GAS EQUIPMENT STORAGE**

- (a) No person shall store oil and gas equipment without first obtaining approval from the County of Mountain View No. 17.
- (b) The Development Officer may require appropriate screening of oil & gas equipment being stored.

9. **SAW MILLS**

- (a) The operation of a Saw Mill with an annual production of less than 750 cubic meters shall require a Location Permit.
- (b) The operation of a Saw Mill with an annual production of more than 750 cubic meters shall require a Development Permit.

10. **SIGNS AND ADVERTISING**

- (a) One (1) sign, not exceeding 32 square feet, for each 2640 feet of property frontage on a highway or a public road allowance, or (1) one sign, not exceeding 32 square feet per title, is deemed approved.
- (b) Two (2) temporary signs, not exceeding 12 square feet, for each 1320 feet of property frontage on a highway or a public road allowance for a maximum period 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 the 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.

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

Any Development not requiring a Development Permit pursuant to Section A and B of this District and 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.

G. **DEFINITIONS - FOR THE PURPOSE OF THIS SECTION**

- 1. **"AGRICULTURE"** means the use of land or buildings for the raising or producing of crops and/or livestock. For the purposes of this Bylaw, agriculture is divided into Extensive and Intensive Agriculture.
- 2. **"AGRICULTURAL - MANUFACTURING"** means the use of land or buildings for those manufacturing activities of an agricultural nature such as; agricultural equipment, saw mill and planer, tannery and similar agricultural manufacturing uses.
- 3. **"AGRICULTURAL - PROCESSING"** means the use of land or buildings for those processing activities of an agricultural nature such as; abattoir, cheese plant, distillery, brewery, broiler processing, winery, grain elevator, meat processing facility, hay or peat moss processing facility, seed cleaning plant, mills and similar agricultural processing uses.
- 4. **"AGRICULTURAL - SUPPLY AND SERVICE"** means the use of land or buildings for those supply and service activities of an agricultural nature such as; animal hospital,

agricultural machinery sales and service, auction mart, bulk fuel and oil distribution facility, fertilizer sales and distribution facility, livestock sales yard, livestock assembly station, market garden, green house, plant nursery, veterinary clinic and similar agricultural supply and service uses.

5. **"AGRICULTURAL - SPECIALTY"** means the use of land or buildings for those specialty activities of an agricultural nature such as; bee keeping, game farm, fish hatchery, fur farm, mushroom farm, ostrich farm, llama farm, pheasant farm, sod farm, stripping of topsoil, tree farm, worm farm and similar agricultural specialty uses.
6. **"CATTERY"** means a premises where twelve (12) or more cats are kept, boarded, maintained, bred, trained, or cared for.
7. **"CONTRACTOR'S BUSINESS"** means a small light industrial or service-oriented business.
8. **"DWELLING UNIT"** means any Building or part of a Building used or to be used by one single family for human habitation.
9. **"DWELLING UNIT - MOBILE"** means a transportable building used or to be used by one single family for human habitation.
10. **"DWELLING UNIT - MOVE IN"** means an existing building which is to be moved, and used or to be used by one single family for human habitation.
11. **"DWELLING UNIT MULTI-PLEX"** means a residential building which is designed to contain two or more dwelling units.
12. **"EXISTING RESIDENCE AND OTHER RELATED IMPROVEMENTS"** means a dwelling unit that;
  - (a) in the opinion of the Development Officer and/or the Municipal Planning Commission is habitable, based on the comments of the Health Authority, and
  - (b) has legal and physical access satisfactory to the Municipality, or
  - (c) has legal and physical access satisfactory to the Municipality and
  - (d) has been issued a location or development permit complete with the posting of a bond (if required) to the satisfaction of the Municipal Planning Commission, and
  - (e) utilities installed to the satisfaction of the Development Officer and/or the Municipal Planning Commission.
13. **"FARM SUBSIDIARY OCCUPATION"** means an occupation or business carried out on the farm unit by the operator thereof as a use secondary and subordinate to the primary agricultural use of the land;
14. **"HOLIDAY TRAILER AND/OR RECREATIONAL VEHICLE"** means a transportable unit, including tents and related structures, designed, constructed, or re-constructed to be used or intended to be used for camping purposes.

15. **"HOME OCCUPATION"** means any business, trade, profession or craft carried on by the occupant of a dwelling or on the lot as a use secondary to the residential use of the building or lot;
16. **"INTENSIVE AGRICULTURE"** means the use of land and/or buildings for an intensive livestock operation or other economically viable and self supporting intensive use of an agricultural nature.
17. **"KENNEL"** means a premises where six (6) or more dogs, being over six months of age, are kept, boarded, maintained, bred, trained, or cared for.
18. **"NATURAL RESOURCE EXTRACTION USES AND RELATED FACILITIES"** means the use of land, buildings, equipment and facilities for the extraction, production, processing and transmission of natural resources, including coal, sand and gravel, peat moss and similar uses.
19. **"RECREATIONAL VEHICLE"** see definition No. 14, above.

**OTHER DEFINITIONS SEE SECTION 4**