

A. PERMITTED USES OF LAND AND/OR BUILDINGS

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

LOCATION PERMIT (Subject to D6)

- 1) Ancillary Buildings and Uses
- 2) Fences & Enclosures
- 3) Landscaping & Screening (Subject to D2)
- 4) Signs & Advertisement (Subject to D5)
- 5) Temporary Construction Camp
- 6) Public Buildings and Facilities (amended Bylaw LU 15/07)

B. 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:

DEVELOPMENT PERMIT

- 1) Animal Hospital
- 2) Auction Mart
- 3) Auction Sales (Public)
- 4) Banks and Financial Institutions
- 5) Business and Professional Offices
- 6) Cafe, Coffee Shop and Restaurant
- 7) Caretakers Residence
- 8) Cattery & Facilities
- 9) Commercial - Business
- 10) Commercial - Entertainment
- 11) Commercial - Processing
- 12) Commercial - Sales and Services
- 13) Contractors Business
- 14) Crematorium
- 15) Developments referred to in Section 618 of the Municipal Government Act
- 16) Domestic Animals
- 17) Dugout & Facilities
- 18) Greenhouse and Nursery
- 19) Hotel and Motel
- 20) Kennel & Facilities
- 21) Lounge, Bar and Licensed Premises
- 22) Parks, Reserves, Buffers and Open Spaces

- 23) Quasi Public Buildings and Facilities (amended Bylaw LU 15/07)
- 24) Public Swimming Pool
- 25) Public Utilities and Communications Facilities
- 26) Retail Sales
- 27) Signs and Advertising (Subject to D5)
- 28) Temporary Development (amended Bylaw LU 15/07)
- 29) Veterinarian Clinic

C. REGULATIONS - SETBACKS & SIZE

1. MINIMUM LOT AREA

- (a) Permitted and Discretionary Uses - 20,000 square feet.

2. MINIMUM TOTAL FLOOR AREA

- (a) Permitted and Discretionary Uses
 - (i) Caretakers Residence - 800 square feet
 - (ii) 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 7 & 8 Below)**

- (a) 250 feet from the center line of any County road allowance, except
- (b) 200 feet may be approved by a Location Permit.
- (c) 100 feet from the center line of any internal subdivision road.
- (d) Property line for:
 - (i) Signs and Advertising
 - (ii) Fences, Gates and other means of enclosure

**4. MINIMUM REAR YARD SETBACK
(Subject to Sections 7 & 8 Below)**

- (a) 20 feet,
- (b) Property Line for
 - (i) Signs and Advertising
 - (ii) Fences, Gates and other means of enclosure

5. **MINIMUM SIDE YARD SETBACK**
(Subject to Section 7 & 8 Below)

- (a) 20 feet
- (b) Property line for
 - (i) Signs and Advertising
 - (ii) Fences, Gates and other means of enclosure

6. **OTHER SETBACK REGULATIONS**

In any internal subdivision setbacks may be established by the Approving Authority.

7. **MINIMUM CORNER SITE SETBACK**

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

8. **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.

9. **SETBACK REGULATIONS FOR MULTI PLEX DEVELOPMENT**

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

10. **SETBACK REGULATIONS FOR CONDOMINIUM DEVELOPMENT**

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

11. **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.

D. **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 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

2. **LANDSCAPING AND SCREENING**

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

3. **OFF-STREET PARKING**

- (a) Retail shop - 3 spaces per 1,000 square feet of total 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 use.

4. **MAXIMUM SITE COVERAGE OF BUILDINGS**

- (a) As deemed suitable and appropriate for the use.

5. **SIGNS & 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 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. UNSAFE, HAZARDOUS, OR NOXIOUS DEVELOPMENTS

Any Development not requiring a Development Permit pursuant to Section A 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.

E. DEFINITIONS - FOR THE PURPOSE OF THIS SECTION

- 1. **"CARETAKERS RESIDENCE"** means any Building or part of a Building used or to be used by human habitation by a caretaker, security manager or other persons involved in a specific commercial use.
- 2. **"CATTERY"** means a premises where twelve (12) or more cats are kept, boarded, maintained, bred, trained, or cared for.
- 3. **"COMMERCIAL BUSINESS"** means the use of land and or buildings for business activities of a commercial nature such as; barber and hair styling shops, drug store, grocery and convenience store, retail and wholesale stores and similar commercial business uses.
- 4. **"COMMERCIAL - ENTERTAINMENT"** means the use of land and or buildings for entertainment activities of a business nature such as; amusement park, bingo barn, pool room, private campgrounds, theater and drive in theater, video arcades and similar entertainment uses.
- 5. **"COMMERCIAL - PROCESSING"** means the use of land and or buildings for processing activities of a commercial nature such as; bakery, dairy, locker and meat processing plant, machine and electrical shop, welding shop and similar commercial processing uses.
- 6. **"COMMERCIAL - SALES AND SERVICE"** means the use of land and or buildings for sales and service activities of a commercial nature such as; animal hospitals and veterinary clinics, agricultural chemicals and fertilizers, bulk oil sales, bus terminal, contractors and builders yards, dry cleaner, equipment sales and rental, trucking and freight terminal, garage, service station and gas bars, laundry mart, liquor store, lumber yard, plumbing shop, propane sales, second hand store, vehicular sales and service and similar commercial sales and service uses.
- 7. **"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.

OTHER DEFINITIONS REFER TO SECTION 4