

A. DEEMED APPROVED (Subject to E9)

- 1) Ancillary Buildings & Uses (Portable)
- 2) Holiday Trailers & Recreational Vehicles (Subject to E5)
- 3) Fences and Enclosures
- 4) Signs & Advertising (Subject to E8)

B. 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 E9)

- 1) Ancillary Buildings & Uses (Permanent)
- 2) 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 PERMIT (Subject to E9)

- 1) Domestic Animals (Subject to E2)
- 2) Dwelling Unit (Maximum One Per Parcel)
- 3) Holiday Trailers & Recreational Vehicles (Subject to E5)
- 4) Landscaping & Screening (Subject to E6)
- 5) Market Garden
- 6) Park and Playground

DEVELOPMENT PERMIT

- 1) Bed & Breakfast
- 2) Cattery & Facilities
- 3) Contractors Business
- 4) Dwelling Unit
- 5) Dwelling Unit - Mobile
- 6) Dwelling Unit - Move - In
- 7) Dwelling Unit - Multi-Plex
- 8) Exotic Animals (Subject to E3)
- 9) Fowl & Fur Bearing Animals (Subject to E4)
- 10) Greenhouse and Nursery

- 11) Holiday Trailers & Recreational Vehicles (Subject to E5)
- 12) Home Occupations
- 13) Kennel & Facilities
- 14) Private Swimming Pool
- 15) Quasi Public Buildings and Facilities (amended Bylaw LU 15/07)
- 16) Public Utility Buildings and Uses to serve this district (amended Bylaw LU 15/07)
- 17) Signs & Advertising (Subject to E8)
- 18) Temporary Development (amended Bylaw LU 15/07)

D. REGULATIONS - SETBACKS & SIZE

1. MINIMUM LOT AREA

- (a) One acre.
- (b) For lots served by a common sewage collection and water distribution system 20,000 square feet.

2. MINIMUM FLOOR AREA

- (a) Dwelling Units - 1,000 square feet.
- (b) Other structures and buildings 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
- (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 SETBACKS**
(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**

Internal subdivision setbacks may be established by the Municipal Planning Commission.

7. **MINIMUM CORNER SITE SETBACK**

- (a) 250 feet for all developments, 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 the 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) Single Family Dwelling - 26 feet.
- (b) 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 District "I", and Recreational Facility "RF" Districts shall require prior approval from the County of Mountain View No. 17

2. DOMESTIC ANIMALS (THE MAXIMUM NUMBER OF ANIMALS)

DEEMED APPROVED

DOGS 1
CATS 1

3. EXOTIC ANIMALS

(a) The keeping of exotic animals in this land use district requires the issuance of a development permit.

4. FOWL & FUR BEARING NEED A DEVELOPMENT PERMIT

5. HOLIDAY TRAILERS & RECREATIONAL VEHICLES (REFER TO SECTION 33)

(a) One holiday trailer may be parked and used for camping on a lot and deemed approved.

(b) Two holiday trailers may be stored or compounded and not used for camping on a lot are deemed approved.

6. LANDSCAPING AND SCREENING

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

7. LIVESTOCK

No livestock will be permitted in this district.

8. SIGNS AND ADVERTISING

- (a) One (1) sign per lot, not exceeding six (6) square feet, and only for the purpose of the identification of a Home Occupation or Residence Name 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 service 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.

9. UNSAFE, HAZARDOUS, OR NOXIOUS DEVELOPMENTS

Any Development 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.

F. DEFINITIONS FOR THE PURPOSE OF THIS DISTRICT

- 1. "CATTERY" means a premises where twelve (12) or more cats are kept, boarded, maintained, bred, trained, or cared for.
- 2. "CONTRACTOR'S BUSINESS" means a small light industrial or service-oriented business.
- 3. "DWELLING UNIT" means any Building or part of a Building used or to be used by one single family for human habitation.
- 4. "DWELLING UNIT" - "MOBILE" means a transportable unit used or to be used by one single family for human habitation.
- 5. "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.
- 6. "DWELLING UNIT" - "MULTI-PLEX" means a building which is designed to contain two (2) or more dwelling units.

7. **"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.
8. **"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;
9. **"KENNEL"** means a premises where six (6) or more dogs, being over six (6) months of age, are kept, boarded, maintained, bred, trained, or cared for.

OTHER DEFINITIONS REFER TO SECTION 4