

Land Use Noise Exposure Projection Areas
as shown on Maps in Schedule C

	NEP 25-30 <u>Area</u>	NEP 30-35 <u>Area</u>	NEP 35-40 <u>Area</u>	NEP 40+ <u>Area</u>
A. <u>DEEMED APPROVED (SUBJECT TO I11)</u>				
(1) Agriculture - Extensive	A	A	A	A
(2) Ancillary Buildings (Portable)	A	A	A	A
(3) Domestic Animals (Subject to I-4)	A	A	A	A
(4) Farm Auction Sales (Private)	A	A	A	B2
(5) Fences & Enclosures	A	A	A	A
(6) Haystacks & Balestacks	A	A	A	A
(7) Landscaping & Screening	A	A	A	A
(8) Signs & Advertising	A	A	A	A

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

(1) Cottage or Cabin &/or Chalet	B1	B1	NP	NP
(2) Dwelling Unit (One per parcel)	B1	B1	NP	NP
(3) Dwelling Unit (2nd on 80 acres or more)	B1	B1	NP	NP
(4) Dwelling Unit Mobile (One per parcel)	B1	B1	NP	NP
(5) Dwelling Unit Mobile (2nd on 80 acres or more)	B1	B1	NP	NP
(6) Holiday Trailers and Recreational Vehicles	B2	B2	B2	B2
(7) Temporary Construction Camp	B2	B2	B2	B2
(8) Private Swimming Pool	A	A	A	NP
(9) 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) Ancillary Buildings & Uses (Permanent)	A	A	B2	B2
(2) Cottage or Cabin and/or Chalet (2nd per parcel)	B1	B2	NP	NP
(3) Dugouts & Sumps	A	A	A	A
(4) Farm Subsidiary Occupation	B1	B2	B3	NP
(5) Holiday Trailers & Recreational Vehicles	B1	B1	NP	NP
(6) Oil & Gas Equipment Storage (Subject to I-8)	A	A	A	NP
(7) Saw Mills (Under 750 cubic meters production per year)	A	A	A	NP

DEVELOPMENT PERMITS

(1) Agriculture-Intensive	A	A	A	A
(2) Agriculture-Manufacturing	B1	B1	B2	B2
(3) Agriculture-Processing	B1	B1	B2	B2
(4) Agriculture-Supply and Service	B1	B1	B2	B2
(5) Agriculture-Specialty	B1	B1	B2	B2
(6) Airport & Airport Facilities	A	A	A	A
(7) Assemblies, concerts &/or festivals	A	A	NP	NP
(8) Auto Body Wrecker	A	A	NP	NP
(9) Bed & Breakfast	B1	B1	NP	NP
(10) Boarding Stable & Riding Academy	B1	B1	B1	NP
(11) Cattery & Facilities (Subject to I-4)	B1	B1	B3	NP
(12) Cemetery & Crematorium	B2	B2	NP	NP
(13) Contractors Business	B1	B2	B3	A
(14) Cottages, Cabins & Chalets (Subject to I-3)	B1	B2	NP	NP
(15) Developments Referred to in Section 618 of the	A	A	A	A

Municipal Government Act				
(16) Domestic Animals (Subject to I-4)	A	A	A	A
(17) Drainage Projects	A	A	A	A
(18) Dwelling Unit	B1	B1	NP	NP
(19) Dwelling Unit - Mobile	B1	B1	NP	NP
(20) Dwelling Unit - Move In	B1	B1	NP	NP
(21) Dwelling Unit - Multi Plex	B1	B1	NP	NP
(22) Exotic Animals & Birds	A	A	A	A
(23) Fences & Enclosures	A	A	A	A
(24) Holiday Trailers & Recreational Veh.	B1	B1	NP	NP
(25) Home Occupation	A	A	B3	NP
(26) Irrigation Systems	A	A	A	A
(27) Kennel & Facilities (Subject to I-4)	B1	B1	B3	NP
(28) Model Airplane Facilities	NP	NP	NP	NP
(29) Natural Resource Extraction & Related Facilities	A	A	A	NP
(30) Oil & Gas Industry & Related Facilities	A	A	A	NP
(31) Parks & Playground	A	A	NP	NP
(32) Quasi Public Buildings & Facilities (amended Bylaw LU 15/07)	B2	B2	NP	NP
(33) Public Swimming Pool	A	A	NP	NP
(34) Public Utilities & Communication Facilities	A	A	NP	NP
(35) Sawmills (Over 750 Cubic meters production per year)	A	A	A	NP
(36) Signs & Advertising (Subject to I-10)	A	A	A	A
(37) Top Soil Removal	A	A	A	A

D. CONDITIONS (Pursuant to Sections A, B and C above)

- 1) "A" means that the County may approve that use with or without conditions.
- 2) "B1" means that the use may be approved with or without conditions; however, it is recommended that the building's construction conform to Canada Mortgage and Housing Corporation's standards of sound insulation (see C.M.H.C. publication, "New Housing and Airport Noise" N.H.A. #5185, as revised from time to time).
- 3) "B2" means that the use may be approved with or without conditions, however, it is recommended that the building's construction for any office areas, reception areas, conference or assembly rooms and general work areas conform to Canada Mortgage and Housing Corporation's standards of sound insulation, unless the building area experiences noise levels equal to or greater than the exterior noise levels created by aircraft, or the building is non-winterized.

- 4) "B3" means that the use may be approved with or without conditions, providing the use is completely enclosed.
- 5) "NP" means that the use is not permitted and shall not be issued a development permit.

E. AVIATION SAFETY

- 1) No development shall be approved which will jeopardize the safe use of the airport.
- 2) Before consideration of any of the land uses listed below, the Development Officer should consult with the Airport Commission. If the Development Officer is satisfied that the proposal will not jeopardize the safe use of the airport, the land uses listed below may be approved with or without conditions:
 - (i) a plant for the processing and/or manufacture of products from petroleum, natural gas or other hydrocarbons, chemical or related products, stone, clay or glass products, cement or lime products, fertilizers, animal by-products, meat packing, the manufacture of asphalt or ready-mixed concrete, gravel crushing;
 - (ii) a public incinerator, nuisance grounds or sanitary landfill site;
 - (iii) a sewage treatment plant, sewage disposal plant, sewage lagoon, or water reservoir;
 - (iv) seed cleaning plant or feed mill plant;
 - (v) anything that includes an electronic device, apparatus, equipment or other thing that:
 - is operated for industrial scientific, medical or similar purposes
 - produces and utilizes radio frequency energy in its operations but is not used for radio communication, or
 - (vi) anything that will or will likely result in:
 - emissions of steam or smoke or other particles which may impair vision
 - outdoor storage of large quantities of any material or waste edible by or attractive to birds, or
 - the use of extensive exterior lighting.
 - (vii) anything that will result in:
 - airspace up to 1,000 feet above ground level as indicated on maps in Schedule "C"
 - tethered balloons (with conditions) within five nautical miles
 - private airstrips (with conditions) within five nautical miles
 - (viii) construction of towers or masts extending upwards more than 150 feet within five nautical miles of an airport reference point as shown on maps in Schedule "C"

F. HEIGHT LIMITATIONS

- 1) In considering an application for the approval of a proposed use, the Development Officer shall also review the application with respect to the location of the use with respect to the height limitations as indicated on the Maps in Schedule C.
- 2) The height limitations indicated on the Maps in Schedule C, and the height of a proposed use will both be measured from the airport's reference point as listed on those respective maps.

- 3) A proposed use which exceeds the height limitations is not allowed and shall not be issued a development permit.
- 4) The height of all railway development shall be considered 6 metres (19.7 ft.) higher than the actual elevation of the rails, and the height of all roadway development shall be considered 4 metres (13.1 ft.) higher than the elevation of the highest point of the traveled portion of the roadway.

G. 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 to 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**

One hundred sixty acres or all that area of land contained in the existing certificate of title for the lot as registered in the South Alberta Land Titles Office.

H. 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 procedure.
- (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 on 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 & 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

5. **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.

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 | 500 feet (152 metres) |
| (b) Oil & Gas Industry | 328 feet (100 metres) |
| (c) Sewage Lagoons & Treatment Plant | 1,000 feet (300 metres) |
| (d) Landfill Site & Waste Transfer Station | 1,000 or 1476 feet (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.

I. **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 operations of over 5 acres in total disturbance shall require 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 annual production under 750 cubic meters shall require a Location Permit.
- (b) The operation of a Saw Mill with an annual production over 750 cubic meters shall require a Development Permit.

10. **SIGNS AND ADVERTISING**

- (a) One (1) sign, not exceeding 32 square feet, for each 1320 feet of property frontage on a highway or a public road allowance, 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 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.

J. 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, lama farm, pheasant farm, sod farm, stripping of topsoil, tree farm, worm farm and similar agricultural specialty uses.

6. **"AIRPORT COMMISSION"** shall mean the Airport Commissions of the Olds-Didsbury and Morgan Fields Airports.
7. **"CATTERY"** means a premises where twelve (12) or more cats are kept, boarded, maintained, bred, trained, or cared for.
8. **"CONTRACTOR'S BUSINESS"** means a small light industrial or service-oriented business.
9. **"DWELLING UNIT"** means any Building or part of a Building used or to be used by one single family for human habitation.
10. **"DWELLING UNIT - MOBILE"** means a transportable building used or to be used by one single family for human habitation.
11. **"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.
12. **"DWELLING UNIT MULTI-PLEX"** means a residential building which is designed to contain two or more dwelling units.
13. **"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 been issued a location or development permit complete with 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.
14. **"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;
15. **"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.

16. **"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;
17. **"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.
18. **"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.
19. **"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.
20. **"RECREATIONAL VEHICLE"** see definition No. 12, above.

OTHER DEFINITIONS SEE SECTION 4