

**A. DEEMED APPROVED (Subject to E9)**

- 1) Agriculture Extensive
- 2) Ancillary Buildings & Uses
- 3) Domestic Animals (Subject to E2)
- 4) Dugouts (Subject to D6 and 7)
- 5) Farm Auction Sales (Private)
- 6) Fences & Enclosures
- 7) Haystacks and Bale Stacks
- 8) Holiday Trailers & Recreational Vehicles (Subject to E4)
- 9) Landscaping & Screening (Subject to E5)
- 10) Livestock (Subject to E6)
- 11) Signs & Advertising (Subject to E8)
- 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 application complies with this Land Use Bylaw:

**LOCATION PERMIT (Subject to E9)**

- 1) Market Garden
- 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 PERMITS (Subject to E9)**

- 1) Cottage, Cabin and/or Chalet (one per parcel)
- 2) Dugouts & Sumps (Setback relaxation)
- 3) Dwelling Unit (Maximum One Per Parcel)
- 4) Dwelling Unit (Second on 80 Acres or more)
- 5) Dwelling Unit - Mobile (Maximum One Per Parcel)
- 6) Dwelling Unit - Mobile (Second on 80 acres or more)
- 7) Farm Subsidiary Occupations
- 8) Saw Mills (less than 750 cubic meters production per year)
- 9) Sumps

## **DEVELOPMENT PERMITS**

- 1) Agriculture - Intensive
- 2) Agriculture - Manufacturing
- 3) Agriculture - Processing
- 4) Agriculture - Supply and Service
- 5) Agriculture - Specialty
- 6) Animal Hospital
- 7) Assemblies, concerts or festivals
- 8) Bed & Breakfast
- 9) Boarding Stable & Riding Academy
- 10) Cattery & Facilities (Subject to E2)
- 11) Contractors Business
- 12) Cottage, Cabin, and/or Chalet (Subject to E10)
- 13) Developments referred to in Section 618 of the Municipal Government Act
- 14) Domestic Animals (Subject to E2)
- 15) Drainage Projects
- 16) Dwelling Unit
- 17) Dwelling Unit - Mobile
- 18) Dwelling Unit - Move In
- 19) Dwelling Unit - Multi Plex
- 20) Exotic Animals (Subject to E3)
- 21) Greenhouse and Nursery
- 22) Holiday Trailers and/or Recreational Vehicles
- 23) Home Occupation
- 24) Irrigation Systems
- 25) Kennel & Facilities
- 26) Model Airplane Facilities
- 27) Natural Resource Extraction & Related Facilities
- 28) Oil & Gas Equipment Storage (Subject to E7)
- 29) Parks & Playgrounds
- 30) Private Swimming Pool
- 31) Quasi Public Buildings and Facilities (amended Bylaw LU 15/07)
- 32) Public Utility Buildings and Uses (amended Bylaw LU 15/07)
- 33) Public Utilities and Communication Facilities
- 34) Saw Mills (Subject to E 14)
- 35) Signs & Advertising (Subject to E8)
- 36) Temporary Development (amended Bylaw LU 15/07)
- 37) Top Soil Removal

## **D. REGULATIONS - SETBACKS & SIZE**

### **1. MINIMUM LOT AREA**

- (a) Lands designated Agriculture (2) District may be subdivided to create one title for the area designated. No further subdivision in this district is permitted.

**2. MINIMUM TOTAL FLOOR AREA**

- (a) Dwelling Units - 800 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 6 & 7 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 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 [Amended Bylaw No. 30/08]
  - (vi) Solid Board Fencing
  - (viii) Temporary Construction Camp
- (d) Property line for:
  - (i) Fences, Gates and other means of enclosure
  - (ii) Signs and Advertising

**4. MINIMUM REAR YARD SETBACK  
(Subject to Sections 6 & 7 below)**

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

**5. MINIMUM SIDE YARD SETBACKS  
(Subject to Section 6 & 7 below)**

- (a) 50 feet
- (b) Property line for:

- (i) Fences, Gates and other means of enclosure
- (ii) Signs and Advertising

**6. 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.

**7. 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.
- (b) No development shall be allowed to interfere with sight distances so as to be hazardous to vehicular traffic.

**8. 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.<br>(which ever is greater) |
| (c) Sewage Lagoons & Treatment Plant       | 300 metres   |
| (d) Landfill Site & Waste Transfer Station | 300 or 450 metres  |

**9. MAXIMUM HEIGHT OF BUILDINGS**

The height of buildings may be limited to such height as is deemed suitable and appropriate for the intended use.

**E. SUPPLEMENTARY REGULATIONS [Amended Bylaw No. 30/08]**

**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) "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**

DEEMED APPROVED

DOGS            2  
CATS            4

**3. EXOTIC ANIMALS**

(a) The keeping of exotic animals in any land use district, at the discretion of the Development Officer may require the issuance of a development permit.

**4. HOLIDAY TRAILERS &/OR RECREATIONAL VEHICLES**

(a) Two (2) holiday trailers &/or Recreational Vehicles may be parked and used for camping on a lot. (Deemed Approved)

(b) Four (4) holiday trailers &/or Recreational Vehicles may be stored or compounded and not used for camping on a lot. (Deemed Approved)

**5. LANDSCAPING AND SCREENING**

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

**6. LIVESTOCK**

(a) One livestock unit for every full acre will be deemed approved.

**7. OIL AND 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 and gas equipment being stored.

**8. SIGNS AND ADVERTISING**

(a) One (1) sign, not exceeding 6 square feet, per lot and only for the purpose of identification of a Home Occupation or Residents Name, are Deemed Approved.

(b) Two (2) temporary signs, not exceeding 12 square feet, per lot 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.

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

Any Development not requiring a Development Permit pursuant to 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.

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

- (a) One per parcel shall require a Location Permit.
- (b) Second per parcel shall require a Development Permit.

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

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

**12. 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.

**13. 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.

**F. DEFINITIONS FOR THE PURPOSE OF THIS DISTRICT**

1. **"AGRICULTURAL - MANUFACTURING"** means the use of land or buildings for those manufacturing activities of an agricultural nature such as; agricultural equipment, broiler plant, saw mill and planer, tannery and similar agricultural manufacturing uses.
2. **"AGRICULTURAL - PROCESSING"** means the use of land or buildings for those processing activities of an agricultural nature such as; abattoir, cheese plant, distillery, brewery, winery, grain elevator, meat processing facility, hay or peat moss processing facility, seed cleaning plant (drying and milling) and similar agricultural processing uses.
3. **"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.
4. **"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, pheasant farm, sod farm, stripping of topsoil, tree farm, worm farm and similar agricultural specialty uses.
5. **"DWELLING UNIT"** means any Building or part of a Building used or to be used by one single family for human habitation.
6. **"DWELLING UNIT" - "MOBILE"** means a transportable building used or to be used by one single family for human habitation.
7. **"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.

**OTHER DEFINITIONS REFER TO SECTION 4**