

**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 PERMITS (Subject to D6)**

- 1) Ancillary Buildings and Uses (Portable)
- 2) Fences & Enclosures
- 3) Landscaping & Screening (Subject to D2)
- 4) Signs & Advertising (Subject to D5)
- 5) 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) Ancillary Buildings and Uses (Permanent)
- 3) Automobile and Recreational Vehicle Sales
- 4) Bulk Oil and Propane Sales
- 5) Bus Depot
- 6) Cafe, Coffee Shop & Restaurant (without Licensed Premises)
- 7) Cattery & Facilities
- 8) Caretakers &/or Managers Residence
- 9) Convenience Store
- 10) Crematorium
- 11) Garage, Service Station and Gas Bar
- 12) Greenhouse & Nursery
- 13) Highway Commercial uses essential to serve the traveling public
- 14) Hotel, Motel, Bed & Breakfast
- 15) Kennel & Facilities
- 16) Lounge, Bar and Licensed Premises
- 17) Quasi Public Buildings and Facilities (amended Bylaw LU 15/07)
- 18) Public Communication and Utilities Facilities
- 19) Signs and Advertising (Subject to D5)
- 20) Temporary Development (amended Bylaw LU 15/07)
- 21) Trucking & Freight Terminal

**C. REGULATIONS - SETBACKS & SIZE**

**1. MINIMUM LOT AREA**

- (a) Permitted and Discretionary Uses - 30,000 square feet

**2. MINIMUM FLOOR AREA**

- (a) Permitted and Discretionary Uses - 750 square feet  
- 800 square feet for single family dwellings.

**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 Location Permit
- (c) 100 feet from the center line of any internal subdivision road (Subject to Section 7)
- (d) Property line for:
  - (i) Signs and Advertising
  - (ii) Fences, Gates and other means of enclosure

**4. MINIMUM REAR YARD SETBACK**

- (a) 20 feet, (Subject to Section 7 & 8)
- (b) Property Line for
  - (i) Signs and Advertising
  - (ii) Fences, Gates and other means of enclosure

**5. MINIMUM SIDE YARD SETBACK**

- (a) 20 feet, (Subject to Section 7 & 8)
- (b) Property line for
  - (i) Signs and Advertising
  - (ii) Fences, Gates and other means of enclosure

**6. OTHER SETBACK REGULATIONS**

- (a) In any 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 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 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 "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 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 internal use.

**4. MAXIMUM SITE COVERAGE OF BUILDINGS**

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

**5. SIGNS AND 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 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.

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

1. **"CARETAKERS RESIDENCE"** means any Building or part of a Building used or to be used for 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. **"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 SEE SECTION 4**