

**A. DEEMED APPROVED (Subject to E7)**

- 1) Agriculture - Extensive

**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 E7)**

- 1) Ancillary Buildings and Uses
- 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:

**DEVELOPMENT PERMIT**

- 1) Animal Hospital / Veterinarian Clinic
- 2) Auction Mart
- 3) Cattery & Facilities
- 4) Caretakers Residence
- 5) Crematorium
- 6) Developments Referred to in Section 618 of the Municipal Government Act
- 7) Domestic Animals
- 8) Greenhouse & Nursery
- 9) Industrial - Manufacturing
- 10) Industrial - Processing
- 11) Industrial - Sales and Distribution
- 12) Industrial - Service and Repair
- 13) Kennel & Facilities
- 14) Parks, Reserves, Buffers and Open Space
- 15) Quasi Public Buildings and Facilities (amended Bylaw LU 15/07)
- 16) Public Utilities & Communications Facilities
- 17) Resource Extraction & Related Facilities
- 18) Temporary Construction Camp
- 19) Temporary Development (amended Bylaw LU 15/07)
- 20) Transfer Station
- 21) Saw Mills

- 22) Sewage Lagoon and Sewage Treatment Plant
- 23) Signs & Advertising (Subject to E6)

**D. REGULATIONS - SETBACKS & SIZE**

**1. MINIMUM LOT SIZE**

- (a) Permitted and Discretionary Uses - Two acres.

**2. MINIMUM TOTAL FLOOR AREA**

- (a) Permitted and Discretionary Uses - 500 square feet.
- (b) Single family dwelling and mobile home / caretakers residence - 800 square feet.

**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.
  - (i) Ancillary Buildings
  - (ii) Landscaping
  - (iii) Resource Extraction & Facilities
  - (iv) Solid Board Fencing
  - (v) Temporary Construction Camp
- (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 Sections 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**

- (a) In any internal subdivision setbacks may be established by the Municipal Planning Commission.

**7. MINIMUM CORNER SITE SETBACK**

- (a) 250 feet for all development, including trees, shrubs, and solid board fencing.
- (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.

**E. OTHER 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. BURNING**

- (a) No burning of waste or by products will be allowed without prior approval from the County of Mountain View No. 17 and any other regulatory agencies.

**3. LANDSCAPING AND SCREENING**

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

**4. OFF-STREET PARKING**

- (a) Retail shop - 3 spaces per 1,000 square feet of total floor area
- (b) Other uses not included in the foregoing shall have off-street parking requirements suitable and appropriate for the use.

**5. MAXIMUM SITE COVERAGE OF BUILDINGS**

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

**6. 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 the 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.

**7. 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 SECTION**

1. **"CARETAKERS RESIDENCE"** means any Buildings 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. **"INDUSTRIAL - MANUFACTURING"** means the use of land and or buildings for manufacturing activities of an industrial nature such as; assembly of electric and electronic equipment, brick tile or terra cotta processing, chemical products, fertilizer products, industrial laboratory, machine and sheet metal shops, mobile and modular home plants, packaging, bottling and boxing plants, paper products, plastic products, welding shops and similar industrial manufacturing uses.
4. **"INDUSTRIAL - PROCESSING"** means the use of land and or buildings for processing activities of an industrial nature such as; abattoir, meat processing and locker plants, brewery, distillery and winery, coal tipple, concrete and asphalt plants, dairy, feed mill, food and beverage processing, grain elevator, grain mill, sand and gravel processing, peat moss processing, petroleum and gas processing facilities, tannery and similar industrial processing uses.
5. **"INDUSTRIAL - SALES AND DISTRIBUTION"** means the use of land and or buildings for sales and distribution activities of an industrial nature such as; auction mart and stockyard, automobile, truck and recreational vehicle dealership, bingo barn, bottling and distribution plant, bulk oil and gas sales, farm machinery sales, farm machinery sales and repair center, fertilizer sales, lumber yards, petroleum industry servicing including pipe and equipment storage and similar industrial sale and distribution uses.

6. **"INDUSTRIAL - SERVICE AND REPAIR"** means the use of land and or buildings for service and repair activities of an industrial nature such as; animal hospitals and veterinary clinics, automobile and vehicular service and repair, auto wreckers, equipment repair and rentals, garage, service station and gas bars, plumbing and electrical shops and similar industrial service and repair uses.
7. **"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**