

**A. Deemed Approved**

- (1) Agriculture – Extensive (Until such time that a Development / Location permit is otherwise issued.)
- (2) Ancillary Building(s) and/or Use(s) – Extensive Agriculture

**B. Location Permit****1. Industrial and Highway Commercial Uses**

- a) Ancillary Building(s) (less than 92.9 m<sup>2</sup> (1000 ft<sup>2</sup>)) – Permanent and/or Portable
- b) Ancillary Use(s)
- c) Fences and Enclosures
- d) Landscaping and Screening (Subject to Section E. 4.)
- e) Public Buildings and Facilities
- f) Public Utility

**C. Development Permit****1. Industrial Uses**

- a) Agricultural Sales and Service
- b) Ancillary Building(s) (92.91 m<sup>2</sup> (1000.1 ft<sup>2</sup>) and greater) - Permanent and/or Portable
- c) Auction mart
- d) Bulk Oil and Propane Sales
- e) Cattery / Kennel Facilities
- f) Commercial – Business
- g) Crematorium
- h) Greenhouse and Nursery
- i) Heavy Equipment / Oilfield Equipment Storage, Sales and Service
- j) Industrial – Manufacturing, Processing, Sales and Distribution, Service and Repair
- k) Manufactured Home Sales and Rental
- l) Natural Resource Extraction and Related Facilities
- m) Quasi Public Buildings and Facilities
- n) Recycle Depot
- o) Storage Yard
- p) Signs and Advertising (Subject to Section E. 7.)
- q) Trucking and Freight Terminal
- r) Temporary Development

**2. Highway Commercial Uses**

Highway Commercial uses shall be located within 0.40 km of a highway.

- a) Agricultural Sales and Service
- b) Ancillary Building(s) (92.9 m<sup>2</sup> (1000.1 ft<sup>2</sup>) and greater) – Permanent

- c) Animal Hospital / Veterinarian Clinic
- d) Casino
- e) Commercial Accommodations
- f) Commercial Offices
- g) Commercial Recreation Facility Indoor
- h) Food and Beverage Service Facility
- i) Greenhouse and Nursery
- j) Government Service
- k) Heavy Equipment / Oilfield Equipment Storage, Sales and Service
- l) Natural Resource Extraction and Related Facilities
- m) Quasi Public Buildings and Facilities
- n) Retail
- o) Signs and Advertising (Subject to Section E. 7.)
- p) Temporary Development
- q) Transportation Services

Notwithstanding the above land uses, a land use shall not be permitted where in the opinion of the Municipal Planning Commission or the Administrative Subdivision and Development Approving Authority they are deemed to be unsafe, hazardous, noxious, produce high levels of noise, or otherwise inappropriate for the intended location.

#### **D. Site Requirements**

##### **1. Minimum Site Lot Size:**

- (a) Highway Commercial Uses – 10,117.5 m<sup>2</sup> (2.5 ac )
- (b) Industrial Uses – 20,235 m<sup>2</sup> (5.0 ac)

##### **2. Minimum Front Yard Setback:**

All setbacks shall be measured from the property line

- (a) 30m (100 ft) from a Provincial Highway
- (b) 18m (58 ft) from a service road or any other road

##### **3. Minimum Side Yard Setback:**

All setbacks shall be measured from the property line

- (a) 6m (20 ft) from the property lines for all development.
- (b) 7.7m (25ft) on adjacent road(s)
- (c) The Municipal Planning Commission or the Administrative Subdivision and Development Approving Authority may approve common party walls and zero lot lines, subject to the requirements of the Safety Codes Act.

**4. Minimum Rear Yard Setback:**

All setbacks shall be measured from the property line

- (a) 7.5m (25 ft) from the property lines for all developments which do not abut a road.
- (b) 12m (40 ft) from the property lines for all developments which abut a road.

**5. Minimum Corner Site Setback:**

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

**6. Minimum/Maximum Floor Area:**

- (a) At the discretion of the Municipal Planning Commission or Administrative Subdivision and Development Approving Authority

**7. Maximum Height of Buildings and/or Structures and Maximum Site Coverage:**

- (a) Maximum Height Industrial Uses– 18m (60ft)
- (b) Maximum Height Highway Commercial Uses– 12m (40ft), except for Commercial Accommodations which shall have a maximum height of 16m (52ft).
- (c) Notwithstanding the above, the height of any buildings may be limited to such height as is deemed suitable and appropriate for the intended use and shall be at the discretion of the Municipal Planning Commission or Administrative Subdivision and Development Approving Authority.
- (d) The site coverage may be limited to such coverage as is deemed suitable and appropriate for the intended use.

**E. General Requirements**

In addition to the general land use regulations of this Bylaw, the following regulations shall apply to every development in this district.

**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 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 shall require prior approval from Mountain View County.

## **2. Development Adjacent to an Airport**

- (a) Where business park development is located in proximity to an airport, the requirements of the Airport District "AP", Section E: Aviation Safety and Section F: Height Limitations shall apply.
- (b) Federal requirements regarding the operation of the airport, as outlined in TP312, Aerodrome Standards: Physical Characteristics and Obstacle Limitation Surfaces should be consulted when considering applications for development.
- (c) All development is restricted as to height as indicated on the height limitation maps contained within the Airport District "AP" of this By-law, federal or provincial requirements, the most restrictive of which will apply.
- (d) Prior to consideration of a development permit, the Development Officer will consult with the Airport Commission for the adjacent airport.
- (e) Where subdivision and/or development is located in proximity to an airport, the applicant shall acknowledge the proximity of a busy airport.
- (f) Construction of buildings shall conform to the Canada Mortgage and Housing Corporation's standards of sound insulation, unless the building is utilized for storage purposes only.
- (g) All development will ensure that garbage/waste disposal will be addressed in manner such that birds are not attracted to the area.
- (h) Uses that produce smoke, electronic interference or misleading lights will not be permitted adjacent to an airport.
- (i) Skydiving and parachuting operations are not considered appropriate adjacent to an airport.

## **3. Excavation**

- (a) For the purpose of this section, excavation means, excavation other than for construction or building purposes, including but not limited to, sand and gravel mining, topsoil stripping and construction of artificial bodies of water.
- (b) An application for a development permit for the excavation, stripping or grading of land, which is proposed without any other development on the same land, shall include the following information:
  - (i) the location and area of the site where the excavation is to take place;
  - (ii) the expected life of the deposit if applicable;
  - (iii) the type and dimensions including average depth of the excavation to be done, and the effect on existing drainage patterns on and off the site;
  - (iv) the depth and variation in depth of any ground water encountered in the test holes (the Development Approving Authority may refer any application to the Land Reclamation Division of Alberta Environmental Protection for comment).
  - (v) identification of the outdoor noise and the discharge of substances into the air; and

- (vi) the condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the condition of the surface of the land to be affected, and for preventing, controlling or lessening the creation of erosion or dust from the site.
- (c) Where, in the process of development, areas require leveling, filling or grading, the topsoil shall be removed before work commences, stockpiled and replaced following the completion of the work.
- (d) The applicant shall ensure that dust and noise control measures are undertaken to the satisfaction of the Development Authority. In this regard stock piles shall be located in a position to act as a sound barrier.
- (e) The applicant shall apply methods of minimizing the noise created from machinery and equipment.
- (f) The applicant shall keep the area subject to the development permit in a clean and tidy condition free from rubbish and non-aggregate debris.
- (g) The applicant shall locate appropriate traffic and safety signage on and about the subject site and road accesses.
- (h) Access routes into extraction areas shall be located away from residential areas.
- (i) All operations shall be in accordance with Alberta Environmental Protection and Enhancement Act and Regulations for conservation and reclamation.
- (j) A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (e.g. agricultural land) or a post-disturbance condition and land use (e.g. conversion to wetland) which are satisfactory to the Development Authority.
- (k) For gravel pits which are less than 5.0 ha (12 ac) in size, the Development Authority may impose a condition on a development permit requiring the applicant to enter into a surface restoration agreement with the County and post security based on the cost of reclamation to the satisfaction of the Development Authority.
- (l) Development permits for the purpose of sand and gravel extraction will have an expiry date of up to five years. Existing development permits may be renewed for an appropriate period not exceeding five years.
- (m) One (1) security suite may be permitted for each excavation operation.

#### **4. Landscaping, Screening and Visual Appearance**

- (a) Fences shall complement the character and quality of the principal building.
- (b) The maximum height of a fence as measured from grade shall be:
  - (i) 2.0 m (6 ft) for that portion of the fence which does not extend beyond the most forward portion of the principal building on the lot;
  - (ii) 1.0 m (3 ft) for that portion of the fence which extends beyond the most forward portion of the principal building on the lot;

- (c) Notwithstanding 4(b), a higher fence or a fence with barbed or other security features may be approved for public safety, security, privacy or buffering purposes.
- (d) Unless required as part of the sale, promotion or display of the vehicle, equipment or product, all outdoor storage of vehicles, equipment, or products shall be screened from public view to the satisfaction of the Development Authority
- (e) Screening in the form of fences, hedges, landscaped berms or other means is required along the property lines of all commercial and industrial lots where such lines are continuous with a residential property line or are adjacent to lanes that abut a neighbouring residential property. Such screening shall be at least 1.8 m (5.9 ft) high. Length and width of the screening shall be at the discretion of the Development Authority.
- (f) For bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage and similar uses, where because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view at a distance of 60 m (200 ft) or to the satisfaction of the Development Authority, shall be required.
- (g) A landscaping plan prepared by a Landscape Architect or a person qualified to perform such work shall be submitted with the application for development in compliance with the Landscaping Regulations specified herein, which shall include the lands proposed for development and municipal reserves.
- (h) The landscaping plan shall include the following:
  - (i) boundaries and dimensions of the subject site;
  - (ii) location of all the buildings, parking areas, driveways and entrances;
  - (iii) location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadways and developments, dark sky initiatives are required;
  - (iv) location of existing plant materials to be retained;
  - (v) location of new plant materials;
  - (vi) plant material list identifying the name, quantity and size of plant material;
  - (vii) all other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, lighting and decorative paving; and,
  - (viii) a location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties.
- (i) Landscaping is to be provided so as to create a year round effect.
- (j) The use of landscaping is required adjacent to exterior walls that are visible from adjacent public roads, other than lands, to minimize the perceived mass of the building and to create visual interest.
- (k) Landscaping shall be provided within front, side and rear yards adjacent to public roads and shall include a mixture of trees and shrubs to the satisfaction of the Development Authority.
- (l) The landscaped area, including location, extent of plantings and other landscaping treatments provided shall be subject to approval of the Development Authority. A minimum of 40 percent of any landscaping required shall be placed within the front yard.

- (m) Where on site parking for 25 or more vehicles is required and is being provided at grade, landscaped areas may be required within the interior of the parking area(s) where possible for the purpose of providing visual relief and to break up large areas of parking into smaller areas.
- (n) Landscaping shall be completed in accordance with the provisions of this Bylaw and the approved landscaping plan by the end of one full growing season after the completion of the development.
- (o) The owner of the property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. As a condition of a development permit, an irrevocable letter of credit may be required, up to a value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The conditions of the security being that:
  - (i) if the landscaping is not completed in accordance with this Bylaw and the landscaping plan within one year after occupying the building or site, then the municipality shall use the security to complete the approved landscape development; and,
  - (ii) if the landscaping does not survive a two (2) year maintenance period, the applicant must replace it with a similar type of species and with a similar calliper width or forfeit the portion of the amount fixed equal to the cost of replacing the affected landscaping materials.
  - (iii) the letter of credit will be released when the landscaping and other improvements have been completed to the satisfaction of the Development Authority and the two-year maintenance period has expired.
- (p) As required by the Development Authority, all required yards and all open spaces on the site excluding parking areas, driveways, and outdoor storage and service areas shall be landscaped in accordance with the approved landscaping plan.
- (q) As required by the Development Authority, the undeveloped portion of a site, excluding parking areas, driveways, outdoor storage and service areas must be graded, contoured and landscaped to the satisfaction of Mountain View County.
- (r) On the advice of a Landscape Architect or Arborist, planting standards may be altered to suit unique site topography or soils or micro-climatic conditions.
- (s) All lands located adjacent to highways and within 500 m (1,650 ft) of any urban Centre shall be subject to the Landscaping Regulations of this section which shall be applied in conjunction with the requirements of other sections of this Bylaw, provided however, that where the provisions of the Landscaping Regulations conflict with any other section of this Bylaw, these Landscaping Regulations shall take precedence.
  - (1) minimum sizes at planting:
    - i) deciduous trees 2.5 m (8 ft) height
    - ii) coniferous trees 2.5 m (8 ft) height
    - iii) deciduous shrubs 0.6 m (2 ft) height
    - iv) coniferous shrubs 0.4 m (1.2 ft) height
  - (2) density:
    - i) one tree is for every 40 m<sup>2</sup> (430 ft<sup>2</sup>) of landscaped area at a proportion of 50:50 of deciduous and coniferous trees; plus

- ii) two shrubs for every 100 m<sup>2</sup> (1100 ft<sup>2</sup>) of landscaped area at a proportion of 2:1 of deciduous and coniferous shrubs;
  - iii) where the calculation results in fractions of trees and shrubs, the values shall be round up to the next whole number;
- (3) minimum requirement: four (4) trees at the ration of 1:1 and six shrubs at the ratio 2:1;
- (4) minimum area: a minimum of 15 percent, or as required by the Development Authority, of the site area shall be landscaped
- (t) Appropriate lighting of commercial and industrial development shall be required to provide security and add visual interest.
- (u) Lighting standards and fixtures shall be of consistent design and complement the architectural theme of the buildings located on the site.
- (v) Outdoor lighting shall be located so that rays of light:
  - (i) are not directed at an adjacent site;
  - (ii) do not adversely affect an adjacent site;
  - (iii) do not adversely affect traffic safety;
  - (iv) promote dark sky initiatives.

## 5. Lot Grading and Drainage

- (a) The Development Authority may require, as a condition of a development permit, that a developer submit a lot grading plan to the County for approval.
- (b) Grading of a lot associated with an approved development shall conform to the lot grading plan approved by the County.
- (c) If a person alters the approved lot drainage on a site so that water drains onto adjacent parcels, that person shall be responsible for corrective drainage structures, including retaining walls, to divert water from neighbouring properties.
- (d) Any retaining wall over 1.2 m (4 ft) in height must be designed and inspected after construction by a professional engineer. The land owner shall provide to the municipality the design and inspection report, both bearing the seal and signature of a professional engineer.

## 6. Parking and Loading Requirements

- (a) Where the calculation of the required number of parking stalls or loading spaces results in a fraction number of parking spaces, the next higher number shall be taken.
- (b) Where a development falls within two or more of the categories listed in this Section, it shall comply with all parking regulations applicable to all of the categories. The highest requirement shall be used.
- (c) Parking stall requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific parking stall requirements are set.

- (d) Unless otherwise allowed by the Development Authority, the required number of vehicle parking stalls for a use shall be as set forth in the following tables, where; Gross Floor Area = GFA and Dwelling Unit = du
- (e) All requirements for handicap parking shall comply with Provincial Regulations.
- (f) Recycling bins shall be located in an appropriate area which enables easy access by pick up vehicles.

### Loading Spaces

Use of Building or Site	Minimum Number of Loading Spaces
Food and Beverage Service Facilities	1 space per 9000 m <sup>2</sup> (96,875 ft <sup>2</sup> ) of GFA
Funeral Homes/Crematoriums	1 space per 9000 m <sup>2</sup> (96,875 ft <sup>2</sup> ) of GFA
Hotels/Motels	1 space per 9000 m <sup>2</sup> (96,875 ft <sup>2</sup> ) of GFA
Agricultural Sales and Service Industrial and Manufacturing, Processing, Sales and Distribution, Service and Repair, Heavy Equipment / Oilfield Equipment Storage, Sales and Service Trucking and Freight Terminal	1 space per 2000 m <sup>2</sup> (21,528 ft <sup>2</sup> ) of GFA
Office Buildings	1 space per 9000 m <sup>2</sup> (96,875 ft <sup>2</sup> ) of GFA
Public or Quasi-Public Buildings	1 space per 9000 m <sup>2</sup> (96,875 ft <sup>2</sup> ) of GFA
Retail and Wholesale Establishments	1 space per 9000 m <sup>2</sup> (96,875 ft <sup>2</sup> ) of GFA
Sport Arenas	1 space per 9000 m <sup>2</sup> (96,875 ft <sup>2</sup> ) of GFA
Warehouses	1 space per 2000 m <sup>2</sup> (21,528 ft <sup>2</sup> ) of GFA

## Parking

Land Use	Minimum Parking Requirement
Animal Hospital / Veterinarian Clinic	4 stalls/100 m <sup>2</sup> (1,076 ft <sup>2</sup> )
Casino	30 stalls/100 m <sup>2</sup> (1,076 ft <sup>2</sup> )
Commercial Accommodations	1 stall/room plus a minimum of 3 staff parking stalls
Commercial Business	2 stalls/200 m <sup>2</sup> (1,080 ft <sup>2</sup> ) GFA
Commercial Offices	2.8 stalls/100 m <sup>2</sup> (1,080 ft <sup>2</sup> ) GFA
Commercial Recreation Facility, Indoor	10 stalls/100 m <sup>2</sup> (1,076 ft <sup>2</sup> ) GFA
Food and Beverage Service Facility	1 stall/3 seats, plus a minimum of 3 staff parking stalls
Greenhouse and Nursery	3 stalls/10.0m <sup>2</sup> (108 ft <sup>2</sup> ) GFA plus a minimum of 2 staff parking stalls
Government Service	4.1 stalls/100 m <sup>2</sup> (1,080 ft <sup>2</sup> ) GFA
Agricultural Sales and Service Industrial and Manufacturing, Processing, Sales and Distribution, Service and Repair, Heavy Equipment / Oilfield Equipment Storage, Sales and Service Trucking and Freight Terminal	1 stall/staff plus a minimum of 5 stalls for visitor/customer parking
Kennel/ Cattery Facility	2 plus a minimum of 1 staff parking stall
Funeral Homes (without assemble areas) Crematorium Manufactured Home Sales and Rental	2 stalls/100 m <sup>2</sup> (1,080 ft <sup>2</sup> ) GFA designated for customer parking plus a minimum of 3 stalls for staff parking
Retail	2.5 stalls/100 m <sup>2</sup> (1,076 ft <sup>2</sup> ) GFA, with a minimum 2.0 stalls/store plus a minimum of two staff parking stalls
Recycle Depot Storage Yard	1.1 stalls/100 m <sup>2</sup> (1,080 ft <sup>2</sup> ) GFA up to 2000 m <sup>2</sup> (21,500 ft <sup>2</sup> ) GFA and 0.2 stalls/100 m <sup>2</sup> (1,080 ft <sup>2</sup> ) GFA thereafter
Transportation Services	2 stalls/100 m <sup>2</sup> (1,080 ft <sup>2</sup> ) GFA designated for customer parking plus a minimum of 3 stalls for staff parking
Temporary Development All other Uses	At the Discretion of the Approving Authority

## 7. Signs and Advertising

- (a) One freestanding identification sign per lot shall be allowed. The sign shall not exceed 9.13 metres (30.0 ft.) in height with no dimension exceeding 4.5 metres (14.76 ft.).
- (b) Functional signs needed by public authorities and utility companies to give information and direction about the services they provide are deemed approved.
- (c) Signs shall identify on site developments or facilities only. Signs advertising off-premises developments or facilities (billboards) are not permitted.
- (d) Where more than one business occupies a building, additional signage shall be located in accordance with a comprehensive signage package prepared for the building, and submitted as part of the required landscape plan.
- (e) Illuminated freestanding signs shall not exceed 7.62 m (25.0 ft.) in height.
- (f) Moving or animated signs and electronic message boards that may distract adjacent highway users are not permitted.
- (g) Where buildings abut the highway corridor, signs facing and visible from that corridor may be considered by the Development Authority if they comply with the Alberta Highway Signing Manual and the Public Highways Development Act and the following principles:
  - i) One illuminated logo sign per visible façade. The maximum dimension of such sign shall not exceed 3.0m (9.8 ft.) in vertical and horizontal direction, parallel to the façade of the building, nor exceed a depth of 0.305m (1.0 ft.)
  - ii) One illuminated business name sign per visible façade shall not exceed 15% of the area of the façade of the building or business premises, whichever governs and shall in no case exceed 40.0 m<sup>2</sup> (430.6 ft<sup>2</sup>) (less the area of any logo sign: see i above).
  - iii) To discourage the use of building facades as billboards a business sign exceeding an area of 10.0 m<sup>2</sup> (107.7 ft<sup>2</sup>) and 1.5m (5.0 ft.) in height, shall be limited to individual letters or shapes.

## 8. Architectural Guidelines

- a) The Development Authority may require the application of additional aesthetic regulations, if in the opinion of the Development Authority there is likelihood that the proposed development will generate undesirable impacts on surrounding sites and other businesses within the development, such as poor appearance, excessive noise, light, odours, traffic, litter, or dust.
- b) The additional aesthetic regulations that may be required at the discretion of the Development Authority may include, but are not limited to, the following:
  - (i) Additional separation space between incompatible use classes;
  - (ii) The use of trees, shrubs, opaque fences, walls, and berms to buffer or screen uses of negative impact;
  - (iii) The use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.

- c) When a building fronts two roadways double façade treatments will be required.

## 9. Definitions

**Accessory Building and Use** means a building or use which:

- a) is naturally and normally incidental, subordinate and exclusively devoted to a principal building or principal use;
- b) is subordinate in area, extent or purpose to the principal building or principal use served;
- c) contributes to the comfort, convenience, safety or necessity of occupants of the principal building or principal use; and is located on the same site as the principal building or use.;

**Agricultural Operation** means an agricultural activity (other than a confined feeding operation)

**Agricultural Sales and Service** means the use of land, or building, or structure for one or more of the following operations:

- a) the retail sale, or rental of new or used agricultural equipment and machinery with incidental maintenance services and sale of parts.
- b) a facility where agricultural machinery fuels or lubricants are offered for sale but where no provision is made for the repair or maintenance of vehicles.
- c) a facility where major repairs, rebuilding or reconditioning of engines, general repair and replacement services are provided.
- d) a development used for the retail sale of agricultural goods from within an enclosed building and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations.

**Animal Hospital/Veterinary Clinic** means a facility for the medical care and treatment of animals, and includes provision for their overnight accommodation. The use of the facility as a kennel shall be limited to short time boarding while the animals are awaiting treatment or are recovering from treatment and shall be incidental to the hospital use

**Auction Mart** means a building or lands or portion thereof used for the storage of goods that are to be sold on the premises by auction on a regular basis.

**Bulk Oil and Propane Sales** means the use of land, buildings and structures for the storage, distribution of fuels and oils but not including retail sales or key lock operations.

**Casino** means development providing facilities for patrons to participate in gaming opportunities as the principal use, and includes bingos.

**Cattery/Kennel Facilities** means any development on which four or more dogs and/or cats are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale.

**Commercial Accommodations** means a development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor or its own exterior access and may be equipped with individual kitchen facilities, and may include accessory eating and drinking establishments, meeting rooms, personal service shops, and general retail shops, and without limiting the generality of the foregoing, may include hotels and motels.

**Commercial – Business** means the use of the land or buildings for activities of a commercial nature such as; barber and hair styling shops, drug store, grocery and convenience store, retail and wholesale stores and similar commercial business uses.

**Commercial Offices** means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include, but are not limited to,

the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This shall include financial institutions such as a trust company, chartered bank, credit union or Province of Alberta Treasury Branch. However does not include government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

**Commercial Recreation Facility - Indoor** means a facility in which the public participates in recreational activity, and without limiting the generality of the foregoing, may include amusement arcades, billiard or pool halls, bowling alleys, racquet courts, roller skating, gymnasiums and simulated golf, but does not include an adult entertainment facility, a casino, or a bingo hall.

**Crematorium** means a development fitted with equipment for the purposes of the cremation of human remains and may include associated facilities for the preparation of the dead human body for internment or cremation and facilities associated with conducting funeral services.

**Fences and Enclosures** means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

**Food and Beverage Service Facility** means development used for eating and drinking where prepared food and beverages are offered for sale to the public, for consumption within the premises or off the site. Typical uses include, but are not limited to, pubs, restaurants, cafes, drive through fast food outlets, and catering establishments.

**Funeral Home** means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment

**Greenhouse and Nursery means** a building for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, but are sold directly from such lot at wholesale or retail.

**Heavy Equipment / Oilfield Equipment Storage, Sales and Service** means development used for the sales, rental, service, cleaning or repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production. The development may include the use and/or storage of toxic, explosive or radioactive materials.

**Industrial – Manufacturing, Processing, Sales and Distribution, Service and Repair** means the use of land, or building, or structure for one or more of the following operations:

- a) the carrying on of any process of manufacturing whether or not a finished article results there from;
- b) the dismantling and separating into parts of any article, machinery, or vehicle;
- c) the breaking up of any articles, goods, machinery, or vehicles;
- d) the treatment of waste materials;
- e) the processing of sand, gravel, clay, turf, soil, rock, stone, or similar substances, but not the extraction thereof; and
- f) the repairing and servicing of all vehicles , machinery and buildings;  
and may include:
  - i) the storage of goods in connection with or resulting from any of the above operations;
  - ii) the provision of amenities for persons engaged in such operations;
  - iii) the sale of goods resulting from such operations; and
  - iv) any work of administration or accounting in connection with the undertaking.

**Manufactured Home Sales and Rental** means a factory built structure with appropriate certification for the use as a dwelling unit with or without permanent foundation.

**Natural Resource Extraction and Related Facilities** means the management, development, and extraction of natural mineral resources.

**Outdoor Storage** means the ancillary storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures for storage. Typical uses include, but are not limited to, pipe yards or vehicle or heavy equipment storage compounds.

**Public buildings and Facilities** means a use or a building which is owned or leased by a department or agency of the federal, provincial, or municipal government for purposes of public administration and services.

**Public Utility** means a development used to provide one or more of the following for public consumption, benefit, convenience or use:

- a) water; waste water or storm water;
- b) public transportation operated by or on behalf of the municipality;
- c) communication;
- d) drainage ditch;
- e) natural gas;
- f) electric power; or,
- g) heat.

It includes communications towers and the buildings required to operate the public utility.

**Quasi Public Buildings and Facilities** means a use or a building which is owned or leased by a non – government entity for the purposes of administration and services and shall include for the purpose of assembly, instruction, culture, enlightenment or for a community activity.

**Recycle Depot** means a development in which used material is separated and processed prior to shipment for reuse or to others who will use those materials to manufacture new products

**Retail** means a development used for the retail sale of consumer goods from within an enclosed building and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations.

**Storage Yard** means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber, new building materials, monuments and stone products, public service and utility equipment or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled sold or distributed, whether a principal or an ancillary use. A storage yard shall not be construed to include an automobile wrecking yard, a display yard or a junk yard and shall exclude dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material.

**Security Suite** means a secondary building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property for the on-duty security of the site. No more than one residential security suite is permitted on a site.

**Trucking and Freight Terminal** means terminals with the capability of handling a larger variety of goods involving various forms of transportation and providing multimodal shipping capabilities such as rail to truck.

**Temporary Development** means a development for which a development permit has been issued for a limited time not exceeding 1 (one) year unless mutually extended by the Municipal Planning Commission or the Administrative Subdivision and Development Approving Authority

**Transportation Services** means:

- a) development used for the retail sale, or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. Typical uses include, but are not limited to, automobile dealerships, car rental agencies and motorcycle dealerships; and/or
- b) a facility where vehicle fuels or lubricants are offered for sale but where no provision is made for the repair or maintenance of vehicles; and/or
- c) means a facility where major automotive repairs, rebuilding or reconditioning of engines, general repair and replacement services are provided. Typical uses include, but are not limited to, collision and body repair services, frame straightening, body painting, upholstery, vehicle steam cleaning, and undercoating.