



Land Use Bylaw 782-12
March 26, 2012
(with revisions to June 24, 2016)

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1 INTRODUCTION

1.1 Title

- (1) This bylaw may be cited and titled as the “Brazeau County Land Use Bylaw”.

1.2 Purpose

- (1) The purpose of this bylaw is to regulate and control the use and development of land and buildings within Brazeau County in order to achieve the orderly development of land, and for that purpose, amongst other things:
 - (a) to divide the County into districts;
 - (b) to prescribe and regulate for each district the purposes for which land and buildings may be used;
 - (c) to establish utility and servicing requirements;
 - (d) to identify and establish the Development Authority;
 - (e) to establish a process for managing development permits including appeals.

1.3 Repeal

- (1) Bylaw No. 474-04, and amendments thereto, are hereby repealed.

1.4 Effect and Application

- (1) All development within the County municipal boundaries must comply with this bylaw.
- (2) The system of measurement used in this document is the metric system. Imperial conversions of metric measurements are provided in brackets, but shall not be used in lieu of metric measurements.
- (3) Compliance with this bylaw does not exempt any person undertaking a development from complying with all applicable municipal, provincial and federal laws, and respecting any easements, covenants, agreements, and other contracts affecting the land or development.

1.5 Severability

- (1) If any part of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision will not affect the validity of the remaining parts of this Bylaw.

1.6 Rules of Interpretation

- (1) Compliance with the policies in this Bylaw shall be interpreted and applied as follows:
 - (a) “shall” means mandatory compliance;
 - (b) “should” means compliance in principle, but is subject to the discretion of the Development Authority where compliance is impracticable or undesirable because of relevant planning principles or circumstances unique to a specific application;

- (c) “may” means discretionary compliance or a choice in applying policy.
- (2) Where a regulation involves two (2) or more conditions, provisions or events connected by a conjunction, the following shall apply:
 - (a) “and” means all the connected items shall apply in combination;
 - (b) “or” indicates that the connected items may apply singly or in combination;
 - (c) “either-or” indicates the items shall apply singly but not in combination.
- (3) Words used in the singular include the plural and vice-versa.
- (4) When a word is used in the masculine it will refer to either gender.
- (5) Words used in the present tense include the other tenses and derivative forms.
- (6) All other words shall have the meaning assigned to them in the Municipal Government Act.
- (7) All measurements in this Bylaw are metric. In the case of any conflict between information expressed in metric units and in imperial units, the metric shall govern.
- (8) In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern.
- (9) In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.
- (10) Pursuant to Section 638.1 of the Act, in the event of a conflict or inconsistency between a statutory plan or a land use bylaw, and an Alberta Land Stewardship Act (ALSA) regional plan, the ALSA regional plan prevails to the extent of the conflict or inconsistency.
- (11) Words, phrases and terms not defined in this Bylaw may be given their definition in the Municipal Government Act, Subdivision and Development Regulation, and relevant enactments. Other words shall be given their usual and customary meaning.

1.7 Compliance with Other Legislation

- (1) A person applying for, or in possession of, a valid development permit is not relieved from the responsibility of ascertaining and complying with or carrying out development in accordance with:
 - (a) the requirements of any statutory plan;
 - (b) the requirements of the Alberta Safety Codes Act, RSA, 2000, Chapter S-1;
 - (c) the requirements of any other appropriate federal, provincial and/or municipal legislation;
 - (d) the conditions of any caveat, covenant, easement or other instrument affecting a building or land;

- (e) the requirements of other applicable Brazeau County Bylaws, Policies and Procedures as adopted by the County from time to time.

2 ADMINISTRATION

2.1 Approving Authorities

- (1) Bylaw 249-95 - The Municipal Planning Commission as the Development and Subdivision Authority established the Municipal Planning Commission to exercise powers and duties on behalf of the municipality pursuant to the Act.
 - (a) The Municipal Planning Commission shall:
 - (i) Perform such duties as are required pursuant to this Bylaw and amendments thereto;
 - (ii) Consider and, if necessary, state terms and conditions on any other planning or development matter referred by the Development Officer.
- (2) Development Officer(s)
 - (a) A Development Officer, acting as the Development Authority:
 - (i) Shall review all applications for a development permit to determine if they are complete and made for the appropriate use;
 - (ii) Shall refer an application to any municipal, provincial, federal, or inter-jurisdictional department or any other agency or body; (within 0.8-2 kms (0.5- 3.7 miles); and may refer the application from 2 to 8 kms (0.5 -5 miles) of the area proposed for development;
 - (iii) May refer an application for uses such as confined feeding operation, natural resource extraction, major commercial, and heavy industrial, in areas where no area structure plan or area redevelopment plan is adopted, to all adjacent land owners;
 - (iv) Shall consider and approve a development permit for a permitted use which complies with this Bylaw without condition or with such conditions necessary to ensure compliance;
 - (v) Shall refer development applications for permitted use development permits over fifty (50%) percent variance to the Municipal Planning Commission;
 - (vi) Shall refer development permit applications for a discretionary use which complies with this Bylaw to the Municipal Planning Commission;
 - (vii) May consider and decide upon applications for a Certificate of Compliance under section 3.10 of this Bylaw and shall not

approve one which does not comply with this Bylaw unless a variance is granted;

- (viii) Shall receive, review, refer, and make recommendations on applications to amend the text of this Bylaw or the Land Use Maps to County Council;
- (ix) May enforce the provisions of this Bylaw;
- (x) May impose conditions listed in section 3.4 and 3.5, but not limited to, which are deemed appropriate for the approval of a permit;
- (xi) Shall have discretion for approving permitted use development permits up to fifty (50%) percent in granting variance;
- (xii) Shall perform other such duties as described elsewhere in the Bylaw including public notification and the exercise of discretion and variance;
- (xiii) Shall consider and approve a development permit that is consistent with a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board or Alberta Utilities Commission;
- (xiv) A Development Officer may impose conditions to any use where a registration, license, permit, approval or other authorization has been granted by the Natural Resource Conservation Board, Energy Resources Conservation Board or Alberta Utilities Commission.

(3) Right of Entry

- (a) In accordance with Section 542 (1) of the Act, after providing reasonable notice a designated officer may enter into or upon any land or building within the County to ensure compliance with this Bylaw.

(4) Subdivision and Development Appeal Board

- (a) The Subdivision and Development Appeal Board, as established by Council pursuant to the Act, must perform such duties as specified by this Bylaw and the Subdivision and Development Appeal Board Bylaw adopted by Council.
- (b) The Subdivision and Development Appeal Board shall hear subdivision and development appeals and shall make decisions in accordance with the provisions of the Act and shall have regard for the statutory documents of the County.
- (c) The Subdivision and Development Appeal Board shall keep and maintain for the inspection of the public during office hours, a record of its proceedings presented at a hearing.

2.2 Amendment Process

- (1) Brazeau County Council may, from time to time, amend the text, schedules, or Land Use Maps to bring this Bylaw into conformity with the Municipal Development Plan or to respond to changing conditions or needs of Brazeau County and its residents and landowners.
- (2) Any person may apply for an amendment to the text of this Bylaw by submitting the application fee required by the Schedule of Fees Bylaw and a written statement to describe and justify the proposed amendment. This should include a statement describing the implications of the amendment because of its general application in those parts of Brazeau County where it would apply.
- (3) County Council may initiate an amendment to the Land Use Maps, including a Direct Control District. Landowners in Brazeau County may apply to have their own land changed to another district.

2.3 Redistricting Review Process

- (1) An application for redistricting must be made in sufficient time as determined by Brazeau County for circulation and review.
- (2) A completed application requires the following:
 - (a) Completed application form;
 - (b) Current certificate of title dated less than 14 days and written authorization to act on behalf of the owner if submitted by an agent;
 - (c) Map showing the proposed change within the context of adjacent land;
 - (d) Written statement to describe and justify the proposal;
 - (e) Application fee required by the Schedule of Fees Bylaw and advertising fee as determined from time to time by Brazeau County. Any advertising fee may be refunded if the application is withdrawn before submission of public notice has been started;
 - (f) Permission for reasonable right-of-entry by a designated officer for inspection; and
 - (g) Any additional information Brazeau County may require, in order to prepare, evaluate, and make a recommendation concerning the proposed redistricting to determine the best use of the land. This may include analysis by a qualified professional of the potential effect on land use, traffic, environment, utilities, and other municipal services and facilities if the amendment proposes a change, increase in density or intensification, or change of use. The information provided may be required to address the following:
 - (i) Consistency with the Municipal Development Plan and other statutory plans or policies adopted by Brazeau County;
 - (ii) Traffic impact in terms of daily and peak hour trip generation and assignments;

- (iii) Requirements for drainage, water, sewage and other utilities and infrastructure relative to available or future capacities;
 - (iv) Compatibility with surrounding areas in terms of land use (including the use, enjoyment, and value of adjacent lots), function, and scale of development and potential effects on stability and rehabilitation of the area;
 - (v) Geotechnical evaluation of the site to confirm slope stability; appropriate top of bank setbacks and site suitability for on-site septic sewage disposal;
 - (vi) Assessment of effect on environmentally significant areas;
 - (vii) Assessment of effect on community services and facilities such as schools, parks, recreation, fire protection, and health;
 - (viii) Assessment of effects on the natural environment including potential mitigative measures;
 - (ix) A consideration of buffers shall be as required by the Development Officer recognizing the type and magnitude of both the development and surrounding land uses;
 - (x) Staging, implementation schedule, and duration of construction for any proposed development;
 - (xi) Municipal land, right of way or easement requirements; and
 - (xii) Any known concerns and opinions of area residents, landowners, adjacent municipalities, and affected stakeholders regarding the application.
- (3) Brazeau County may consider a redistricting without all the above requirements if it is of such a nature that a decision can be made without some of the required information.
- (4) Brazeau County may refer any application for proposed amendment to any municipal, provincial, or federal department or any other agency or body.
- (5) Brazeau County shall advise applicants for non-agricultural map amendments in or within 100 m of agricultural areas about the potential impacts on their proposed development from existing or future agricultural development in the vicinity. For purposes of this section, agricultural areas are defined as those areas shown on the Municipal Development Plan as Agricultural Area. A report should be forwarded along with recommendations and comments to Council.
- (6) Notification Sign
- (a) The applicant for redistricting shall post a notification sign on the site within 14 days of making the application. A sign shall be made available by the County to the applicant for a damage deposit fee.
 - (b) A redistricting sign must be placed clearly visible from the fronting road approximately 3.0 m (9.8 ft) inside the property line. The signs must be

located so as not to interfere with pedestrian or vehicular traffic or obstruct visibility from roads, lanes, or driveways.

- (c) A redistricting sign must be capable of withstanding weather and installed and maintained in a sound workmanlike manner and shall remain in place until Council's public hearing, or the redistricting is abandoned. All signs shall be removed within 7 days of the completion of County Council's public hearing. If the sign is not returned to the Brazeau County Office, then the deposit will be forfeited.
- (7) Upon receipt of a completed application for a text amendment or redistricting, Brazeau County may undertake an investigation and analysis of the potential effects of the proposed change.
- (8) The analysis should be based upon the full development potential of the uses, development regulations specified in the proposed district, relevant planning considerations, and the merits of any particular development proposal. The analysis may, among other things, consider the issues listed in section 2.3 (2)(g).

2.4 Notification of Public Hearing

- (1) Where a public hearing is required by the Act on a proposed amendment to this Bylaw, notice shall be:
 - (a) published at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area; or
 - (b) mailed or otherwise delivered by Brazeau County to the owners of all parcels which are the subject of the proposed amendment, any abutting or adjacent parcels, or parcels within 100 m (328 ft) from the area that is the subject of the proposed amendment.

2.5 Review by County Council

- (1) County Council will review the report and recommendations and may:
 - (a) request further information;
 - (b) approve the proposed text amendment or redistricting as proposed;
 - (c) approve the proposed text amendments or redistricting with modifications within the scope of the limitations of the Municipal Government Act; or
 - (d) refuse the proposal.

2.6 Resubmission Interval

- (1) Where an application for an amendment to this Bylaw has been refused by Brazeau County, another application for the same or substantially the same amendment shall not be considered within one year of the date of the refusal unless County Council otherwise directs.

2.7 Consolidation of Amendments

- (1) Brazeau County Council may, from time to time, amend the text, schedules, or Land Use Maps to bring this Bylaw into conformity with the Municipal Development Plan or to respond to changing conditions or needs of Brazeau County and its residents and landowners.

3 DEVELOPMENT APPLICATION

3.1 Compliance

- (1) Land, buildings, or signs in Brazeau County can only be developed or used in conformity with the uses permitted in its district and all the regulations in this Bylaw except for legal non-conforming uses or as approved by the Development Authority.
- (2) No development, unless designated in section 3.2, must be commenced within the County unless a development permit authorizing the use and development has been issued.
- (3) A person is responsible for complying with the requirements of other municipal Bylaws, policies, easements, environmental reserve easements, covenants, conservation agreements, development agreements, or provincial or federal statutes or regulation.

3.2 Development Permit Not Required

- (1) The following developments are exempt from requiring a development permit provided such development complies with this Bylaw:
 - (a) Maintenance or repair to any building, provided that such works do not include structural alterations.
 - (b) Construction, maintenance and/or repair of public works, services and utilities completed by or on behalf of federal, provincial or municipal public authorities on land which is publicly owned or controlled.
 - (c) The erection of a communication aerial, television aerial, or satellite dish.
 - (d) Agricultural, extensive development.
 - (e) Development specified in Section 618 of the Act, which includes:
 - (i) A highway or road;
 - (ii) A well or battery within the meaning of the Oil and Gas Conservation Act;
 - (iii) A pipeline or an installation or structure incidental to the operation of a pipeline; or
 - (iv) Any other action, person, or thing specified by the Lieutenant Governor in Council by regulation.
 - (f) Accessory and Minor Uses

- (i) Alterations including tenant improvements in a multi-tenancy building.
- (ii) Maintenance or repair of a building that does not involve structural alterations or does not change the use or intensity of use of the building.
- (iii) An accessory structure less than 2.0 m (6.6 ft) high and not more than 10 m² (108 ft²) in floor area.
- (iv) Satellite dishes no greater than 1.0 m (3.3 ft) in diameter that are attached to a building.
- (v) The construction of a patio with a floor not more than 0.6 m (1.96 ft) high.
- (vi) In all districts, excluding the Agricultural District:
 - (a) The erection or construction of gates, fences, walls or other means of enclosure, except on corner lots or where abutting a road used by vehicular traffic, less than 1.0 m (3.3 ft) in height in the front yard and less than 2.0 m (6.6 ft) in height in the side and rear yards.
 - (b) The construction of an accessory building no more than 10.0 m² (107 ft²) in floor area.
- (vii) In the Agricultural District:
 - (a) The erection or construction of any gates, fences, walls or other means of enclosure less than 2.7 m (9 ft) in height provided that such fences, gates or other means of enclosure do not impede vehicular sight lines upon roads.
 - (b) The erection or construction of a farming operation identification sign.
 - (c) The construction of any accessory building to be used in conjunction with a farming operation with a floor area of no more than 200.0 m² (2150 ft²); general agriculture and accessory agricultural buildings such as granaries, silos, hay shelters, except those used as dwellings, or greenhouses more than 40 m² (430.6 ft²).
 - (d) Excavation or construction of any dugout deemed accessory to the principal use, subject to the provisions of subsection 3.2 (1)(h) (below).
 - (e) Stockpiling of soil as specified in 4.14 Stockpiling of Soil.
- (g) Decks
 - (i) Below 0.6 m (24 inches).
- (h) Demolition/Removal

- (i) Demolition/ removal of a structure if a development permit has been approved for new development on the same site and demolition/removal is implicit in that permit.
- (i) Dugouts
 - (i) Dugouts that include an area less than 1000 m² (10,764 ft²) in an AG district and 500 m² (5,382 ft²) in all other districts.
 - (ii) Dugouts that meet the minimum yard requirements of the applicable district and, that are a minimum of 40 m (131 ft) from the centreline of an abutting road.
 - (iii) Must follow property line setbacks of each district.
- (j) Landscaping
 - (i) Play structures less than 3.5 m (11.5 ft) in height.
 - (ii) A fence, wall, or gate not more than 2.0 m (6.6 ft) high if it is in conformance with section 4.8 under Development Regulations.
 - (iii) Clock towers, monuments, sculptures, federal, provincial or municipal flags, and similar aesthetic enhancements not in a residential district.
 - (iv) Landscaping and private walkways, retaining walls, pathways and driveways where the existing grade and surface drainage pattern is not significantly altered and will not create off- site impacts, provided that there is no reduction in the amount of landscaping required by this Bylaw.
 - (v) In Industrial District:
 - (a) Stockpiling of soil as specified in 4.14 Stockpiling of Soil.
- (k) Provincial Legislation
 - (i) Developments exempted by the Municipal Government Act, Section 618 and the planning exemption regulations adopted pursuant to that part.
 - (ii) Foster homes approved by Alberta Children's Services.
- (l) Signs
 - (i) The erection of an on-site sign on a residential site, providing the sign does not exceed 1.5 m² (16 ft²) in sign area.
 - (ii) Non-illuminated signs not exceeding 1.5 m² (16 ft²) in sign area for the purpose of identification, direction, or warning or relating to a person, partnership or company operating a profession, business or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character, or to a residential hotel, apartment block, club or similar institution, and, except for "no trespassing", "no hunting" or similar type warning

signs, there must be a limit of one (1) such sign per lot without a development permit.

- (iii) Temporary advertisement not exceeding 1.9 m² (20 ft²) in sign area relating to the sale or renting of land, the sale of goods or livestock, the carrying out of building or similar work, announcement of any local event of a religious, educational, cultural, political or similar character provided that all such temporary advertisements must be removed by the advertiser within fifteen (15) days of the completion of the event or works to which such signs relate.
- (iv) Signs in relation to the function of local authorities, utility boards, or other public or quasi-public bodies.
- (v) Signs shall not be permitted within 0.3 km (0.19 mile) of a highway unless prior approval from Alberta Transportation has been obtained.

(m) Site Grading

- (i) Although not listed in the districts, site grading is a permitted use in all districts and requires a development permit unless it is exempt by this Bylaw.
- (ii) The regulations contained within this section are intended to apply to those situations where site grading (including construction of an artificial water body, but not a dugout), is proposed independent of, or prior to other development on the same parcel or site.
- (iii) Site grading is approved when: entering into a development agreement with Brazeau County; for public utilities or roads; and development that includes a lot grading plan.
- (iv) In the AG district site grading involving an area of less than 500m² (5,382 ft²) and; in all other districts an area of less than 250 m² (2,691 ft²) is permitted provided that:
 - (a) No watercourse or drainage easement is affected and water is not directed onto an abutting parcel or, adjacent lands are not deprived of water as a result of altering drainage;
 - (b) None of the topsoil or fill being brought onto the site is contaminated with construction rubble or any hazardous substances;
 - (c) It is in accordance to the Public Works Minimum Design Standards.

(n) Temporary Structures

- (i) A temporary polling station, election official's headquarters, candidate's campaign office, or any other temporary use for a federal, provincial, or municipal election, referendum, or census;
 - (ii) A temporary building, including a residential security/operator unit, required for the erection, maintenance, or alteration of an approved development if it is removed within 30 days of project completion, unless a permit is approved to change the status to accessory structure.
 - (iii) A permit issued for a work camp is deemed a temporary structure and shall be in conformance with the provisions herein.
- (o) Tree Clearing
 - (i) In all districts, tree clearing is considered to be a permitted use within the designated land use district of this Bylaw which affects the subject land, and shall require a development permit unless exempted by this Bylaw.
 - (ii) A 30.0 m (98.5 ft) of setback from water bodies shall be restricted from tree clearing.
 - (iii) For the purposes of this Bylaw, tree clearing does not include commercial logging operations which are considered to be a natural resource extraction industry.
- (p) Utilities
 - (i) Utility services underground or in registered rights-of-way.

3.3 Application for Development

- (1) An application for a development permit must be made to the Development Authority in writing on a form prescribed by Council and must be accompanied by:
 - (a) A scaled site plan and elevations in duplicate illustrating the front, rear, and side yards, heights, landscaped areas, off-street loading and vehicle parking as required, and access locations to the parcel;
 - (b) Current certificate of title dated less than 14 days and written authorization to act on behalf of the owner if submitted by an agent;
 - (c) The estimated commencement and completion dates;
 - (d) A non-refundable administration fee as set by the Schedule of Fees Bylaw; and
 - (e) Any other plans and information the Development Authority may consider necessary to properly evaluate the proposed development.
- (2) The Development Authority may refuse to accept an application for a development permit where the information required by subsection 3.3(1) has not been supplied or where, in the opinion of the Development Officer, the

quality of the material supplied is inadequate to properly evaluate the application.

- (3) The Development Authority may consider an application and render a decision without all of the information required by subsection 3.3(1) if, in the opinion of the Development Officer, a decision on the application can be properly made without such information
- (4) The Development Authority:
 - (a) Shall receive, consider, and decide upon all complete applications for a development permit; and
 - (b) May refer any received application to an adjacent municipality, relevant agency or person which may provide comment respecting the application; and
 - (c) May refer all such applications to the Energy Resources Conservation Board within 1.5 km (0.93 mile) of a sour gas facility; and
 - (d) Shall refer any such application to adjacent landowners to provide comment respecting the application if it is a discretionary use and/or variance over fifty (50%) percent.
- (5) Decisions for Permitted Use in any district:
 - (a) For a permitted use in any district, the Development Officer must approve an application for a development permit if the application complies with the requirements of this Bylaw, the Act, Subdivision and Development Regulation, and applicable statutory plans, and the Development Officer may attach conditions to the permit necessary to ensure any of the following:
 - (i) Arrangements satisfactory to the Development Officer for the supply of utilities including, but not limited to, water, electric power, sanitary sewer, storm sewer, natural gas, cable, or any one or more of them, including payment of the cost of installation or construction of any such utility or facility by the applicant;
 - (ii) Arrangements satisfactory to the Development Officer for vehicular and pedestrian access from public roads and trails, on-site vehicular and pedestrian circulation, parking, loading, landscaping or drainage, or any one or more of these matters, including payment of the costs of installation or constructing any such facility by the applicant;
 - (iii) That the developer enters into a development agreement or an interim agreement, which must form part of such development permit and may be required to be registered by caveat against title to the site at the Land Titles Office, to do any or all of the following:

- (a) To construct or pay for the construction of a road required to give access to the development,
 - (b) To construct, or pay for the construction of:
 - A. a pedestrian walkway system to serve the development, or
 - B. pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both.
 - (c) To install or pay for the installation of on-site and/or off-site public utilities or works and landscaping, other than telecommunications systems or works, that are necessary to serve the development,
 - (d) To construct, or pay for the construction of:
 - A. off-street or other parking facilities; and
 - B. loading and unloading facilities.
- (iv) That the developer pay an off-site levy, connection fee, or redevelopment levy imposed by a bylaw adopted pursuant to the Act;
- (v) That the developer provide security to ensure compliance with this Bylaw, a development permit, an agreement under this clause and/or a statutory plan, which security may include, but is not limited to, a performance bond, an irrevocable letter of credit or charge against the certificate of title;
- (vi) That the applicant repair, reinstate, or pay for the repair or reinstatement to the original condition, any street furniture, boulevard landscaping, and/or tree planting which may be damaged or destroyed or otherwise harmed by the development or construction operations on the site;
- (vii) That the applicant submits a real property report to the satisfaction of the Development Officer.
- (b) For a permitted use in any district, the Development Officer may approve an application for a development permit requiring a variance of a minimum requirement by up to fifty (50%) percent if, in the opinion of the Development Officer, the proposed development:
 - (i) would not:
 - (a) unduly interfere with the amenities of the neighbourhood; or
 - (b) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and

- (ii) conforms with the use prescribed for that land or building under this Bylaw. *(Bylaw 856-14)*
- (6) Decisions for a Discretionary Use or a Permitted Use Requiring a Variance
 - (a) For a discretionary use or a permitted use requiring a variance in excess of the Development Officer's authority in any district, the Municipal Planning Commission may approve an application for a development permit subject to:
 - (i) Any of those conditions listed in subsection 3.4 and 3.5; and
 - (ii) Any conditions that the Municipal Planning Commission may deem appropriate to ensure compatibility with the amenities of the surrounding neighbourhood and the use, enjoyment, and value of the neighbouring parcels of land, including, but not limited to, the following:
 - (a) Limiting the time of operation including hours of the day, days of the week, and parts of the year;
 - (b) Limiting the number of patrons;
 - (c) Requiring attenuation or mitigation of noise or any other nuisances that may be generated by the proposed development;
 - (d) The location, character, and appearances of buildings;
 - (e) The grading of the site or other matters as are necessary to protect other developments from the site;
 - (f) Establishing the period of time during which a development may continue.
 - (b) For a discretionary use, a permitted use requiring variance of a minimum requirement in excess of 50%, or a permit for any use requiring a variance to a general development standard the Municipal Planning Commission may approve an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the Municipal Planning Commission, the proposed development:
 - (i) would not:
 - (a) unduly interfere with the amenities of the neighbourhood; or
 - (b) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
 - (ii) conforms with the use prescribed for that land or building under this Bylaw. *(Bylaw 856-14)*
 - (c) For any use in any district, the Development Authority may refuse an application for a development permit providing reasons for its refusal.

- (d) Prior to imposing any condition and upon the issuance of a development permit pursuant to this section, the Development Authority may consult with Council, as required, in order to specify the terms and content of any required development agreement required as a condition of a development permit.
- (e) Upon refusal of an application for a development permit, pursuant to this part or by the Subdivision and Development Appeal Board, the submission of another application for a development permit on the same parcel and for the same use of land by any applicant may not be accepted by the Development Officer for at least twelve (12) months after the date of the final decision unless, in the opinion of the Development Officer, the reasons for refusal have been adequately addressed or the specifics of the application differ from the previous application.

3.4 Conditions

- (1) A Development Officer may impose conditions to the approval of a permitted use only to ensure compliance with this Bylaw.
- (2) A Development Officer may impose such conditions as a Development Officer deems appropriate for the approval of a discretionary use or where a variance has been granted. This includes limitations on the hours of operation of any discretionary use.
- (3) A Development Officer may impose a condition to the approval of any use requiring the applicant to:
 - (a) Pay any off-site levy and or enter into an agreement with Brazeau County to construct or pay for the construction or upgrading of public roads, walks and utilities necessary to serve the development; and/or
 - (b) Provide a guaranteed security to ensure that all on-site servicing, including surface drainage, is constructed to the satisfaction of the County; and/or
 - (c) Require a guaranteed security to ensure the terms of any conditions are carried out.
- (4) A Development Officer may impose conditions to any use where a license, permit, approval or other authorization has been granted by and not limited to the Natural Resource Conservation Board, Energy Resources Conservation Board, Alberta Utilities Commission or Alberta Environment.

3.5 Development Permit Application Requirements for Natural Resource Extraction and Processing

- (1) Applicants proposing a natural resource extraction use, or an expansion to an existing operation, will be required to submit plans and a narrative demonstrating the following:
 - (a) Copies of all relevant provincial and federal approvals and permits;

- (b) Site plan of the proposed development area, showing the area and dimensions of the area of extraction;
 - (c) Existing site conditions (including topography, vegetation, water courses, soil and water table profiles, etc.);
 - (d) Site grading and drainage plan (when the extraction affects existing drainage patterns);
 - (e) Setbacks to all municipal roads, and to all property boundaries;
 - (f) Location and distances to all adjacent residences in the vicinity;
 - (g) Copy of the provincially / federally approved Development and Reclamation Plan including post-extraction conditions including proposed end use;
 - (h) Proposed extraction, operation, staging (including years, dates, proposed hours of operation), and the life span of the operation (if known);
 - (i) Proposed access, hauling activities and routes (for developments requiring frequent hauling of materials or equipment);
 - (j) The costs required to reclaim the site for post-extraction use;
 - (k) May be required to submit Traffic Impact Analysis;
 - (l) The applicant may be required to host an open house meeting, at the discretion of the Development Authority. The meeting must be advertised in the local newspaper for at least two weeks prior to the meeting date;
 - (m) The applicant shall be asked if they would enter into a Time Extension Agreement to allow Brazeau County to process the application beyond the 40-day time limit stipulated by the Municipal Government Act;
 - (n) The applicant must provide a description of how the natural resource(s) will be used regionally to benefit the residents of Brazeau County.
 - (o) The applicant may be required to provide additional information outlining potential impacts on adjacent municipality land use if development is proposed adjacent to neighbouring municipality.
- (2) Development permit applications for Natural Resource Extraction and Processing will be circulated, at a minimum, to the following recipients:
- (a) Alberta Environment and Water;
 - (b) Alberta Sustainable Resource Development;
 - (c) Alberta Culture and Community Services— Historic Resources Branch;
 - (d) Adjacent municipalities;
 - (e) Adjacent land owners within an 800 m (2625 ft.) radius;
 - (f) Land owners adjacent to the proposed haul route (if applicable);
 - (g) Inter-office circulation;

- (h) A referral response time of no less than twenty eight (28) days will be provided.
- (3) In considering whether to approve Natural Resource Extraction as a discretionary use the Development Authority may have additional due regard for:
 - (a) The general purpose of the District in which its located;
 - (b) The future use of the site as proposed in a reclamation plan;
 - (c) The provisions of the Municipal Development Plan and any relevant statutory plan;
 - (d) The hours of operation;
 - (e) Relevant guidelines and conditions of operation and approval from the provincial / federal authority having jurisdiction;
 - (f) Conservation and replacement of topsoil for future agricultural use, planting of desirable plant species to suppress invasive plant species, and a Weed Management Plan for disturbed areas;
 - (g) Conservation of designated historical resources;
 - (h) Conservation of trees and maintenance of habitat;
 - (i) Conservation of environmentally significant and sensitive areas;
 - (j) Conservation of watercourses;
 - (k) The safety and the potential nuisance effect on adjacent properties;
 - (l) Potential impacts, if applicable, on adjacent municipality uses.
- (4) The Development Authority will impose the following conditions for approval of development permit applications for Natural Resource Extraction and Processing, where applicable:
 - (a) Development Agreement (where applicable);
 - (b) Time restrictions on the duration of the development (i.e. – development permits may be subject to renewal);
 - (c) Screening of the operation from residential areas by means of berms, landscaping, or other means;
 - (d) Hours of operation;
 - (e) Dust control;
 - (f) Noise control;
 - (g) Road Use Agreement;
 - (h) Safety / traffic signage;
 - (i) Weed control for restricted and noxious weeds;
 - (j) Enforce speed and adherence to haul routes through the use of various technological devises.

3.6 Development Permit Issuance and Notice

- (1) All decisions on applications for a development permit must be provided in writing to the applicant.
- (2) If the Development Authority, does not make a decision within 40 days of application, refuses or fails to issue a development permit to a person, issues a development permit subject to conditions, or issues a stop order, the person applying for the permit or affected by the order may appeal, subject to the provisions of the Municipal Government Act and the Subdivision and Development Appeal Board Bylaw, to the Subdivision and Development Appeal Board.
- (3) If an application is refused by the Development Authority, the notice of decision must contain the reasons for that refusal.
- (4) Where a development permit for a discretionary use or a permitted use pursuant to section 3.3 (6) is approved, the Development Authority must publish a notice in a newspaper circulating in the County and may cause a notice to be sent by mail to all assessed property owners who, in the opinion of the Development Authority, may be deemed affected.
- (5) A development permit must not come into effect until fifteen (15) days after the date of the issuance of the decision notice in writing or where a decision is appealed, the date of that decision;
- (6) A development permit must be deemed invalid where:
 - (a) a period of time, as specified by the Development Authority, has elapsed or expired;
 - (b) the permit has been suspended or cancelled; or
 - (c) the approved development has not commenced within twelve (12) months from the date of issuance and been completed within twenty-four (24) months.
- (7) New development will not be permitted on a parcel of land if an application has been submitted for subdivision or redistricting on that parcel but has not been approved.
- (8) If, after a development permit has been issued, the Development Authority determines that:
 - (a) the application for the development had contained a misrepresentation;
 - (b) facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered; or
 - (c) the development permit was issued in error,the Development Authority may suspend or cancel the notice of decision or the development permit, by written notice, to the holder of it.

- (9) An applicant whose development permit is suspended or cancelled pursuant to this section, may appeal to the Subdivision and Development Appeal Board.

3.7 Permit Extension

- (1) At the discretion of the Development Officer, maximum of two (2) one-year extensions may be granted to commence and/or complete the development from the date of issuance of the development permit.

3.8 Stop Orders, Notices and Enforcement

- (1) If the Development Authority determines that a development, land use, or use of a building does not conform with/to:
 - (a) the Land Use Bylaw, Part 17 of the Municipal Government Act, the Subdivision and Development Regulation; or
 - (b) a development permit or subdivision approval.
- (2) Pursuant to Section 645 of the Act, the Designated Officer may by written notice order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:
 - (a) stop the development or use of the land or buildings in whole or in part as directed by the notice;
 - (b) demolish, remove, replace the development or landscaping; or
 - (c) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Act, a development permit, subdivision approval, or this Bylaw as the case may be, within the time specified by the notice to the owner, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them in order to ensure conformity with the respective document or approval.
- (3) Pursuant to Section 645 of the Act, the order shall specify a deadline for compliance and:
 - (a) state a time within which the development must comply with the order; and/or
 - (b) state that if the development does not comply with the order within the specified time, the municipality will take the action or measure at the expense of the person.
- (4) If a person fails to comply with the notice under subsection (2) or an order of the Subdivision and Development Appeal Board, pursuant to the Act, the County must pursue any action necessary to perform and complete the stop order.
- (5) If the County is required to perform a stop order, the County will, in accordance with the Act, register such stop order against the certificate of title of the land that is the subject of the stop order.

- (6) If the County is required to perform a stop order, the County will, in accordance with the Act, register such costs incurred in executing the stop order against the tax roll of the land that is the subject of the stop order.

3.9 Right of Entry

- (1) Where the Development Authority finds that a development or use of land or buildings is not in accordance with:
 - (a) Part 17 of the Act, regulations thereto, and/or this Bylaw; or
 - (b) a development permit;the Development Authority may take such action as specified in Sections 542 and 543 of the Act.

3.10 Certificate of Compliance

- (1) Where a development has taken place in conformance with an approved development permit and, any required conditions have been fully complied with, a Development Officer may, if requested, issue a Development Certificate of Compliance stating that the completed development conforms to the requirements of this Bylaw.
- (2) An application for a Development Certificate of Compliance shall include sufficient information to determine conformance with this Bylaw including:
 - (a) Application fee required by the Schedule of Fees Bylaw;
 - (b) Legal description and property address;
 - (c) One original copy of a Real Property Report prepared by an Alberta Land Surveyor, dated less than 6 months showing details of the development and the relation to property boundaries. If the Real Property Report (RPR) is older than 6 months, but newer than 10 years, then a Statutory Declaration must also be submitted by the land owner which states that nothing on the property has been changed since the RPR was prepared.
- (3) A Development Officer must not issue a Development Certificate of Compliance if the necessary information with respect to the development has not been included with the application. The application shall be deemed incomplete until all the required information has been submitted.
- (4) A Development Officer must rely on a Real Property Report and is not required to undertake independent site inspections. A Development Officer shall not be liable for any changes arising from the use of a Development Certificate of Compliance where the errors are the result of incorrect or incomplete information provided by the surveyor.
- (5) A Development Officer must conform to other policies as approved by Council from time to time that may affect decisions for issuing Certificates.

3.11 Application for Subdivision

- (1) In all land use districts, no new development will be permitted on a parcel of land that is part of a new subdivision, prior to re-designation and/or registration of the subdivision.
- (2) The subdivision authority shall consider the subdivision of lands using bio-physical, site assessment criterion, and the siting criterion of the Municipal Development Plan to evaluate:
 - (a) The capability (CLI, soil, water, topography, land ownership patterns etc.) of the land to support the proposal;
 - (b) The type, size, scale, site design, density, and potential impact the proposed activities may have on the adjacent and vicinity lands;
 - (c) Environmental factors, both on and off-site, including the air quality, surface water, and ground water hydrology;
 - (d) The suitability of the building site, access, site servicing requirements, and the potential impacts on the municipal infrastructure;
 - (e) Fragmentation of agricultural lands;
 - (f) Other factors that the subdivision authority deems appropriate, and
 - (g) Provincial legislation and regulations.
- (3) The subdivision authority may require the applicant to provide plans, studies, and/or reports to determine the criterion of subsection (2) and assist in the evaluation of the proposal.
- (4) Notwithstanding the above, the applicant may be required to obtain approvals from provincial agencies.
- (5) The applicant must provide at a minimum the following information:
 - (a) A complete application for subdivision;
 - (b) A tentative plan prepared by an Alberta Land Surveyor;
 - (c) Current certificate of title dated less than 14 days and written authorization to act on behalf of the owner if submitted by an agent;
 - (d) A non-refundable administration fee as set by the Schedule of Fees bylaw; and,
 - (e) Any other information deemed necessary by the subdivision authority.

3.12 Offences and Penalties

- (1) A person who contravenes or does not comply with a provision of the Municipal Government Act, the Subdivision and Development Regulation, the Land Use Bylaw, a stop work order issued under this Bylaw, a development permit or subdivision approval, or a decision of the Subdivision and Development Appeal Board or who obstructs or hinders any person in the exercise or performance of their powers or duties is guilty of an offence.

- (2) A person who is found guilty of an offence pursuant to subsection (1) is liable to a fine of not more than \$10,000 or to imprisonment for not more than one (1) year, or to both fine and imprisonment.
- (3) If a person is found guilty of an offence under the Municipal Government Act or this Bylaw, the court, in addition to any other penalty imposed, may order the person to comply with the Act or this Bylaw or a permit issued under this Bylaw.
- (4) Development permit applications submitted after site preparation or construction has commenced may be subject to double fee provisions, as described in the Schedule of Fees Bylaw established by resolution of Council.

4 DEVELOPMENT REGULATIONS

4.1 Abandoned Gas and Oil Wells

- (1) The purpose of establishing setbacks around well sites is to allow for the maintenance of the well site to occur, to protect the well site and to avoid damage to any construction or excavation equipment that may be used in construction of buildings or utilities on the site. Incorporating the setbacks and access area associated with a well site, into a subdivision and development proposals may help in determining an effective subdivision design, the location of building sites, siting of underground utilities and grading of land.
- (2) In accordance with the Energy Resources Conservation Board recommendations, a setback consisting of a minimum of 20 m (66 ft) by 35 m (115 ft) work area surrounding the abandoned well.
- (3) The setback boundaries shall be established so that the well is no less than 5.0 m (16 ft) from the setback boundary. A minimum 8.0 m (27 ft) width access to this setback area shall be maintained.
- (4) Both the subdivision application and development permit application may require the registration of a Restrictive Covenant, against the title of the property that contains a reclaimed well identifying the setback requirements.
- (5) For all other gas and oil wells, all applicable provisions under the Section 11 of the Subdivision and Development Regulation shall be complied with.

4.2 Accessory Development

- (1) Accessory structures are permitted when accessory to a permitted use and discretionary when accessory to a discretionary use. An accessory structure or use is not permitted without a principal building or use, AG district is exempt.
- (2) An accessory structure shall not be used as a dwelling unless it is an approved secondary dwelling, a secondary suite, or a surveillance suite.
- (3) An accessory structure shall not be constructed over an easement.
- (4) In all zoning districts accessory structures are subject to the development regulations for the district.

- (5) Accessory structures which abut a lot in a residential district shall not be less than 1.5 m (5 ft) from the boundary of the residential district and shall not be higher than the permitted height of a principal building in the residential district.
- (6) Accessory structures in residential zoning districts shall be:
 - (a) no closer than 1 m (3 ft) from the side lot line and rear lot line;
 - (b) no less than 1 m (3 ft) from the principal building;
 - (c) not located in a front yard and shall be no closer than the front setback specified for the principal dwelling in each district, and
 - (d) as otherwise required in the respective district.
- (7) Accessory structure on corner and double fronting parcels:
 - (a) The setback for an accessory structure shall not be less than the side yard required for the principal building on the side lot line abutting a flanking road.
- (8) An accessory structure on a double fronting lot shall be sited as if a front yard is required on both lot lines abutting roads unless it is a residential lot with its vehicle access from one street consistent with lots on the same block.

4.3 Access, Parking, and Loading

- (1) Vehicular access to municipal roads must be approved by Public Works.
- (2) Parking facilities must be adequately lit and light must be directed in a manner that will not negatively impact neighbouring lands.
- (3) Additional storm drainage generated by a parking facility must be contained on the lot.
- (4) Parking spaces must be a minimum parking space of 3 m (10 ft) in width and 6 m (20 ft) in length.
- (5) Parking spaces for persons with physical disabilities must be provided as per Provincial requirements included as part of the total parking spaces required. All parking spaces for persons with physical disabilities must maintain a minimum parking space width of 3.7 m (12.1 ft) and must be clearly identified.
- (6) All internal lanes designated for vehicular traffic shall conform with the Public Works Minimum Design Standards.
- (7) In the event that all or a portion of the required off-street parking cannot be provided on site, the necessary additional off-street parking may, at the discretion of the Development Authority, be provided on lands within a distance of 100.0 m. (330 ft) of the site, subject to the approval of the County and upon the terms and conditions as set out in an agreement made between the developer, the County, and other affected parties.
- (8) Loading spaces must be provided for all non-residential land uses to the satisfaction of the Development Authority and must be located on site.
- (9) Onsite parking requirements for all applicable districts are the following:

Bed and breakfast, guest ranch	1 parking space per guest room.
Boarding/lodging facility	1 parking space per room/tenant.
Campground, recreational vehicle park	2 parking spaces per site and 1 per employee in attendance.
Dwelling unit	2 parking spaces.
Dwelling unit, recreational vehicle	2 parking spaces.
Day care service	1 parking space per employee and 1 parking for pick up/drop off.
Education facility	1 parking space per employee in attendance and a number of parking spaces equal to five (5%) percent of enrolment capacity.
Golf course	4 parking spaces per hole and 1 parking space per employee in attendance.
Home Occupation, medium	1 parking space per non-resident employee/business partner.
Hospital/medical clinic	1 parking space per 46.5 m ² (500 ft ²) floor area.
Hotel, motel	1 parking space per guest room and 1 parking space per employee in attendance.

Industrial use	1 parking space per employee in attendance.
Personal service use	1 parking space per 46.5 m ² (500 ft ²) floor area.
Place of public assembly	1 parking space per 4 seats and 1 parking space per employee in attendance.
Place of worship	1 parking space per 3 seats.
Secondary suite	1 space.
Restaurant and drinking establishment	1 parking space per 4 seats and 1 parking space per employee in attendance.
Retail, commercial, business use	1 parking space per 46.5 m ² (500 ft ²) floor area.
Social care facility	1 parking space per employee in attendance.

4.4 Airport Protection Overlay

- (1) The purpose of the Airport Protection Overlay is to encourage compatible land use planning in the vicinity of airports with respect to the noise exposure forecast, and height limitations affecting airports in the County.
- (2) This Overlay applies to all lands included in the established Airport Protection Overlay as illustrated in Figure 47, under Land Use Maps.
- (3) All developments adjacent to the Airport and/or within the Airport Protection Overlay shall be reviewed in accordance with “Transport Canada’s Guide – TP 1247E, Land Use in the Vicinity of Airports” as updated from time to time.
- (4) No development shall be approved which will jeopardize the safe use of the airports.
- (5) Subdivision and development within the Airport Protection Overlay must be consistent with an approved area structure plan for the area where it is located.
- (6) The subdivision and development regulations of the underlying district shall apply.
- (7) Notwithstanding subsection (6) of this section the following criteria shall be applied to subdivision and development near all airports within the Airport Protection Overlay as identified on the Land Use Maps:
 - (a) development shall not exceed in height the structural height limitation requirements as prescribed by Transport Canada;
 - (b) The height of the development shall be approved in consultation with Transport Canada;
 - (c) the use or operation of development shall not cause any objectionable or dangerous condition such as follows:
 - (i) emissions of steam, smoke, dust or other atmospheric conditions;
 - (ii) an accumulation of any materials or waste which is edible or attractive to birds;
 - (iii) the use of extensive exterior lighting; and

- (iv) the inclusion of any device, apparatus, equipment or other thing that is operated for industrial, scientific, medical or similar purpose that produces and utilizes radio frequency energy in its operation, excluding radio communication.
- (8) Applications to erect or construct on any land within the Airport Protection Overlay shall be forwarded to Transport Canada for technical comment prior to issuance of a development permit. Applications shall be analyzed on a case-by-case basis and may be refused, notwithstanding that a land use class is listed as permitted, if it is deemed that such use class shall interfere with the operation of the airport.
- (9) If the Approving Authority is satisfied that a proposed development shall not interfere with the safe operation of the airport, then the proposed development may be approved with or without conditions.
- (10) A development within the Airport Protection Overlay shall not, in the opinion of the Approving Authority with due regard to Transport Canada's comments, cause excessive:
 - (a) discharge of toxic, noxious or other particulate matter into the atmosphere;
 - (b) radiation or interference through the use of electric or electronic equipment;
 - (c) fire and explosive hazards; or
 - (d) accumulation of any material or waste edible by, or attractive to, birds.
 - (e) All buildings within the Airport Protection Zone shall have clearance lights of a size and design necessary to ensure aviation safety.
- (11) In addition to the general submission requirements of this Bylaw, where required by the Approving Authority, an application within the Airport Protection Overlay must provide the following information:
 - (a) the grade elevation of the highest point of proposed buildings, to be referenced to geodetic elevations. Geodetic elevation is the elevation of a point and its vertical distance, determined by employing the principles of geodesy above or below an assumed level surface or datum; and
 - (b) the proposed building height, in metric measurement, including clearance lights, mechanical penthouses, antennas, building cranes during construction, receiving or transmitting structures, masts, flagpoles, clearance markers or any other erection beyond the height of the principal building structure.

4.5 Building Design

- (1) The exterior design, character, and appearance of all buildings and structures within a development must be architecturally compatible with adjacent developments.

- (2) The exterior design, character, and appearance of all buildings and structures within a development must be consistent with and reflect the purpose of the land use district in which the development is located.
- (3) The exterior of dwelling units or accessory structures, must be covered with a suitable material designed for that purpose and includes but is not limited to stucco, brick, plastic or cedar and aluminum siding. A suitable exterior material does not include OSB, Plywood, unfinished concrete, tar paper, or vapour barrier. Wood, other than cedar, must be stained, painted or treated with an exterior clear coat.
- (4) Manufactured and Modular Homes must be skirted with a suitable exterior material designed for that purpose and does not include OSB, Plywood, tar paper or vapour barrier. Wood, other than cedar, must be stained, painted or treated with a clear coat.

4.6 Confined Feeding Operations

- (1) Confined Feeding Operations are approved by the Alberta Provincial Government and therefore shall adhere to all provincial regulations pertaining to Confined Feeding Operations.
- (2) When evaluating the location of a proposed confined feeding operation the Province shall take into consideration the following guidelines as determined by Brazeau County, which is deemed to be an interested party in relation to all applications, hearings and appeals for confined feeding operations:
 - (a) Urban Centres (population > 500): recommended 4.8 km (3 miles);
 - (b) Urban Centres (population < 500): recommended 4.8 km (3 miles);
 - (c) Public Place: recommended 1.6 km (1 mile);
 - (d) Country Residence (non-farm): in accordance with AOPA;
 - (e) Country Residence (farm): in accordance with AOPA;
 - (f) Surface Water: Required distance of 15.2 m (50 ft) (recommended 91.4 m (300 ft) for enclosures, buildings and corrals, 30.5 m (100 ft) for catch basins or lagoons);
 - (g) Be sited in accordance with provincial regulations. If the province requires larger setback distances, that distance shall apply.

4.7 Demolition/Removal

- (1) Demolition/removal is deemed a permitted use in all districts.
- (2) Upon application for the building demolition, the Development Authority may require a demolition plan, AG district is exempt, detailing the following:
 - (a) Footprint of building and site plan of property on which the building is to be demolished;
 - (b) Measures to be taken to ensure that the demolition is done in a safe and efficient manner and what measures are to be taken to ensure the

disturbance and nuisances (dust, noise, debris, traffic, etc.) as a result of the demolition are mitigated or minimal;

- (c) Timelines for completion of demolition and site restoration project;
- (d) Salvage operation and stockpiling of building demolition material and fill from excavation; and
- (e) Site restoration and land reclamation upon building demolition (filling, grading, landscaping, etc.).

4.8 Fences

- (1) Fences shall be consistent with the character and quality of the design and materials of the principal building.
- (2) A Development Officer may require a fence to be installed where commercial or industrial development is proposed to abut residential development. Where noise is a potential nuisance, a Development Officer may specify that the fence be designed to attenuate noise.
- (3) A fence shall not be higher, measured from the ground level 0.5 m (1 ft) inside the property line of the site, than:
 - (a) 2.0 m (6 ft) for the portion of a fence that does not extend beyond the foremost portion of the building abutting the front yard, nor beyond the foremost portion of the building where it abuts a side yard abutting a public road other than a lane;
 - (b) 1.0 m (3 ft) for the portion of a fence that does extend beyond the foremost portion or portions of the building on the site, provided that a Development Officer may allow a fence to be erected to not more than 2.0 m (6 ft) in height if, in the opinion of a Development Officer, it will not prejudice the safety or amenities of the adjoining lots.
- (4) Notwithstanding subsection (3), a Development Officer may approve a higher fence or a fence with barbed or other security features for public safety, privacy, security, or buffering reasons.
- (5) In the case of double fronting sites, fences shall be of a height satisfactory to a Development Officer having regard to the location of fences in the surrounding area and the requirement for screening.

4.9 Hazardous Areas

- (1) No development shall be permitted within the 1 in 100 year Flood Plain of the North Saskatchewan River, Pembina River, Athabasca River, Brazeau River and Modeste Creek or other water body or natural feature or as established by Alberta Environment.
- (2) Notwithstanding subsection (1) of this section, temporary structures may be permitted within the 1:100 year flood plain of any permanent watercourse or water body but the County will require that a caveat be registered against the

certificate of title to ensure that the County is held harmless from loss or damage caused by possible flooding and/or erosion.

- (3) As part of a Land Use Bylaw amendment, subdivision and/or development permit application, the location of the top of bank shall be determined by survey of a geotechnical engineer, or any other qualified professional satisfactory to the Development Authority.
- (4) A development permit and/or subdivision application may be subject to a Slope Stability Assessment, Biophysical Assessment as per the Municipal Development Plan, Environmental Risk Assessment or Environmental Impact Assessment, at the discretion of the Development Authority, that reviews the suitability of the resulting development to the subject site and considers the effect of the resulting development on the stability of the slope, including potential mitigation measures, sediment controls for the site and proposed structure(s).
- (5) When considering a subdivision or development permit application involving land in or near an Environmentally Sensitive Area, as defined by the Municipal Development Plan, the Development Authority may refer the application to federal or provincial departments and other relevant environmental agencies for comments prior to reaching a decision.
- (6) Buildings setbacks from hazard lands shall be as follows:
 - (a) a minimum of 30.0 m (98.5 ft);
 - (b) distance specified in a geotechnical analysis required pursuant to subsections (3) and (4).

4.10 Home Occupations

- (1) No variation from the external appearance and residential character of land or buildings shall be permitted;
- (2) The display or placement of an exterior sign on the premises of a home occupation must be restricted to one (1) identification sign no larger than 1.5 m² (16 ft²) in sign area.

Minor

- (3) A minor home business does require a development permit and shall meet the following criteria:
 - (a) Have no more than 2 home business vehicles used in conjunction with the home business, parked and maintained on the site. There shall be no heavy vehicles used in conjunction with a minor home business;
 - (b) Be located within the principal dwelling and/or accessory structure and no exterior storage is permitted;
 - (c) Be operated by the permanent resident(s) of the principal dwelling and shall employ no non-resident, on-site employees;
 - (d) On-street parking is not permitted for a home occupation; and

- (e) There shall be no more than 1 home business clients or customers on site during any period of 24 hours for a minor home business.

Medium

- (4) A medium home business requires a development permit and shall meet all the following criteria:
 - (a) A home business is not to be located in a family care dwelling, a secondary suite or group home;
 - (b) Located within the principal dwelling and/or accessory structure and no exterior storage is permitted;
 - (c) Limited to those activities which do not interfere with the rights of neighbouring residents to a quiet enjoyment of their property by way of noise, dust, smoke, steam, fumes, exhaust, odour, heat, glare, vibration, the generation of excessive traffic, excessive on street parking, late calling of clients, the loss of visual character and privacy, or any other objectionable effect;
 - (d) Shall not occupy more than thirty (30%) percent of the gross floor area of the principal dwelling plus the area of accessory structures;
 - (e) Any storage of materials or goods related to the medium home business must be located within the principal dwelling and/or accessory structure and no exterior storage is permitted;
 - (f) Be operated by the permanent resident(s) of the principal dwelling, and may employ no more than two (2) non resident on-site employees;
 - (g) Any retail sales shall be ancillary to the industrial or service aspect of the medium home occupation business;
 - (h) No more than 1 home business client or customer on site during any 60 consecutive minutes. Motor vehicle traffic generated by clients or customers of a home business shall be prohibited from visiting the premises between the hours 10:00 PM and 8:00 AM. Motor vehicle traffic associated with clients or coming to or going from the premises shall be limited to a total of no more than 2 vehicles during any 60 consecutive minutes. The requirements of this section shall not be construed to prohibit occasional exceptions for such events as meetings, conferences, demonstrations, or other similar gatherings;
 - (i) no more than 2 home business vehicles used in conjunction with the home business, parked and maintained on the site. There shall be no heavy vehicles used in conjunction with the home business;

Major

- (5) A major home business requires a development permit and shall meet all the following criteria:

- (a) Outside storage of goods, materials, commodities or finished products shall be at the discretion of the Development Authority;
- (b) The home based business use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, refuse matter and storage of hazard or combustible materials considered offensive or excessive by the Development Authority;
- (c) At all times the privacy of the adjacent residential dwellings shall be preserved and the Home Based Business use shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, late calling of clients of an unreasonable number, traffic congestion, or excessive on-street or off-street parking, etc;
- (d) The parking of any commercial vehicles shall not exceed a maximum of 4 *(Bylaw 851-14)*;
- (e) Including the resident and the residents family who permanently reside in the residential building on the subject parcel, up to twelve (12) employees may be permitted as part of the approval and operation of a major home occupation, if deemed appropriate by the Development Authority; *(Bylaw 851-14)*
- (f) A major home occupation must not be located on a parcel less than 6.1 ha (15 ac.) in size. *(Bylaw 851-14)*

4.11 Keeping of Animals

- (1) This section shall apply to parcels within the following land use districts:
 - (a) Agricultural District (AG)
 - (b) Country Residential District (CR)
- (2) For the purpose of this section, one (1) bird/livestock unit shall mean:
 - (a) 1 horse, donkey, mule or ass (over 1 year of age); or
 - (b) 2 colts (up to 1 year of age); or
 - (c) 2 llama, 3 alpaca or 3 guanaco; or
 - (d) 1 cow or steer (over 1 year of age); or
 - (e) 2 calves (up to 1 year of age); or
 - (f) 15 chickens; or
 - (g) 10 ducks, turkeys, pheasants, geese, or other similar fowl; or
 - (h) 3 sheep or goats; or
 - (i) 20 rabbits or other similar rodents.
- (3) Bird/livestock units must be allowed in accordance with the following:

Minimum Residential Parcel Size	Allowable Number of Bird/Livestock Units
4.0 acres	2.0
5.0 acres	2.5
6.0 acres	3.0
7.0 acres	3.5
8.0 acres	4.0
9.0 acres	4.5
10.0–15.0 acres	5.0

- (4) All animals and livestock must be confined to the owner's parcel and maintained solely for the private use of the residents.
- (5) For Confined Feeding Operations section 4.6 of this Bylaw shall apply.

4.12 Landscaping

- (1) Landscaping is required in all land use districts within the front, side and rear yards adjacent public roads and will include the planting of trees and other vegetation such as shrubs, flowers and hedges and may include other landscaping materials such as grass/sod, rocks, gravel, wood chips etc. to the satisfaction of the Development Authority.
- (2) Prior to issuing a development permit the Development Authority may require submission of a detailed landscaping plan to a standard satisfactory to the Development Authority, outlining at a minimum the following:
 - (a) The location of the trees and shrubs to be planted, including distance between trees and the anticipated full growth radius at maturity;
 - (b) The number of trees and shrubs to be planted; and
 - (c) The common name of the trees and shrubs to be planted.
- (3) Landscaping must not impede sight triangles of intersections of roads and approaches.
- (4) At the discretion of the Development Authority, a 2.0 m (6 ft) wide landscaped buffer shall be provided along rear and side parcel boundaries adjacent to non-business land uses.
- (5) Landscaping requirements within the front yard shall be at the discretion of the Development Authority.
- (6) In addition to the landscaping standards specified in each land use district the Development Authority may require the applicant of any development permit to:
 - (a) retain any natural feature in its original state including, but not limited to, the following:
 - (i) any water feature, including swamps, gullies and drainage courses;
 - (ii) land with a natural gradient of fifteen (15%) percent or greater;
 - (iii) land subject to flooding by a 1:100 year flood;
 - (iv) land located within a minimum distance as determined by the Development Authority from the top of bank of any river, stream, creek, lake or other body of water;
 - (v) any land deemed unstable by the Development Authority.
 - (vi) conserve trees, shrubs or any other natural vegetation to the maximum extent possible;
 - (vii) screen any objectionable effect or potential objectionable effect from adjacent properties;
 - (viii) retain topsoil on the site;

- (ix) enhance the site by adding topsoil, grass, rock, gravel, vegetation or other landscaping materials to complement the appearance of the site and the character of the neighbourhood;
 - (x) restrict the amount and location of hard surfacing on the site.
- (b) Trees and shrubs provided for landscaping will meet the following minimum requirements:
 - (i) a minimum height of 1.83 m (6.0 ft) for coniferous trees;
 - (ii) a minimum height of 0.38 m (1.5 ft) for coniferous shrubs;
 - (iii) a minimum calliper width of 5.08 cm (2 in) at 0.46 m (1.5 ft) above ground level for deciduous trees;
 - (iv) a minimum height of 0.61 m (2 ft) for deciduous shrubs.
- (7) Unless otherwise specified in this Bylaw, a minimum of thirty-three (33%) percent of the total amount of trees and shrubs provided will be coniferous.
- (8) All trees will be separated a minimum distance from each other to allow sufficient space for the tree's maximum potential growth radius at maturity and to ensure healthy, uninhibited growth.
- (9) All landscaping requirements must be completed within one (1) year of completion of construction or the commencement of the use, whichever occurs first.
- (10) The owner of the property, or his/her assignees or successor(s), will be responsible for the proper upkeep and maintenance of the required landscaping. If the required landscaping does not survive, the applicant/owner must replace it with a similar type of species and with a similar calliper, width and height or to the satisfaction of the Development Authority.
- (11) As a condition of approval in the development permit, the Development Authority may require submission of security in the amount of one hundred (100%) percent of estimated cost of landscaping to ensure that such landscaping is carried out with reasonable diligence.

4.13 Natural Resource Extraction and Processing

- (1) Natural Resource Extraction and Processing developments must be reclaimed to the satisfaction of the provincial and/or federal authority having jurisdiction. Notwithstanding the Permitted and Discretionary uses prescribed within the various Land Use Districts in the Land Use Bylaw, sand and/or gravel developments are prohibited if proposed:
 - (a) Within urban municipalities, hamlets, condominium plans, and multi-parcel residential subdivisions;
 - (b) Within 800 m (2625 ft.) of hamlets, condominium plans, and multi-parcel residential subdivisions;

- (c) With a total area, including associated activities and operations, of less than 5.0 ha (12.35 ac) on a parcel.

Reclamation

- (2) Natural Resource Extraction and Processing developments must be reclaimed to the satisfaction of the provincial and/or federal authority having jurisdiction.
- (3) A Development Officer may require, as a condition of a development permit that the owner provide a guaranteed security to ensure that reclamation is completed. The security may take the following forms:
 - (a) cash to a value equal to one hundred ten (110%) percent of the established reclamation costs; or
 - (b) an irrevocable letter of credit having the value equivalent to one hundred ten (110%) percent of the established reclamation costs.
- (4) If a natural resource extraction has already received approval from Alberta Environment and security for reclamation has been submitted to the satisfaction of the Province, the security required by section 3.5 (1) (j) is not required.
- (5) Reclamation security requirements can be staged with development, provided that security must be in place for reclamation of any area disturbed before that stage commences.
- (6) The owner or the owner's representative, based on the information provided in the reclamation plan, shall calculate the reclamation costs. If a Development Officer does not accept the costs identified by the owner or the owner's representative, a Development Officer may establish a higher reclamation cost figure for the purpose of determining the value of the reclamation security.
- (7) Where cash is offered as the reclamation security, interest may be payable, and it shall be held by the County until the reclamation has been completed and a Development Officer is satisfied through site inspection that this has occurred.
- (8) If a letter of credit is offered as the reclamation security, it shall be in a form satisfactory to the County. The initial term of the letter of credit shall be three years. The letter of credit shall be renewed for a further term by the owner 30 days prior to expiry. This process shall be repeated as many times as is necessary so that the letter of credit is maintained until the reclamation plan has been completed to the satisfaction of a Development Officer.
- (9) The owner shall notify Brazeau County 30 days prior to the expiry date of the letter of credit, in order to provide sufficient time for a Development Officer to inspect the site and to determine if the reclamation is in accordance with the requirements of the approved reclamation plan. If reclamation conditions are satisfactory to a Development Officer, the letter of credit may be released. If inspection cannot be made within this 30 day item period due to weather conditions or other extenuating circumstances, a Development Officer may require renewal of the letter of credit until a satisfactory inspection can be made.

- (10) In the event the owner does not complete the required reclamation in the time specified in the approved reclamation plan and the cash or the proceeds from the letter of credit are insufficient for Brazeau County to complete the required work, should it elect to do so, then the owner shall pay such deficiency to Brazeau County immediately upon being invoiced. Brazeau County shall provide an accounting to the owner indicating how the proceeds of the letter of credit were applied, within 60 days of completing the reclamation.
- (11) A road use agreement, between Brazeau County and the landowner/developer of natural resource extraction, incorporating haul routes, maintenance, signage, and other related clauses is required as a condition of a development permit.

4.14 Number of Dwellings per Parcel

- (1) In all land use districts, a maximum of one dwelling unit is permitted on a parcel of land, unless otherwise permitted by the Land Use Bylaw.
- (2) In the AG district, a second single-detached dwelling unit is permitted on a parcel greater than 4 ha (10ac).
- (3) Additional dwelling units can be used for Family Care Units as defined in this Bylaw.

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4.15 Objects Prohibited or Restricted in Yards

- (1) No motor vehicle or vehicles in a dilapidated or unsightly condition, or unlicensed is permitted on a parcel unless adequately housed or screened.
- (2) No person shall allow a vehicle of more than 2,730 kg (6,000 lbs) GVW and/or a length of 6.5 m (21 ft) to be parked or stored on a parcel within a residential district.
- (3) No electrified or barbed wire fences will be permitted in hamlets and growth centres.

4.16 Satellite Dish Antennas

- (1) No satellite dish antenna:
 - (a) Shall be located in a front or side yard abutting a street,
 - (b) Shall be illuminated, or
 - (c) Shall exhibit or display any advertising.
- (2) Satellite dish antennas greater than 0.8 m (2.6 ft) in diameter may not be erected in any residential district in such a manner that any part thereof is more than 3.0 m (10 ft) above the grade level, without the approval of the Development Authority.
- (3) Satellite dish antennas 0.8 m (2.6 ft) in diameter or less:
 - (a) in the case of a residential structure with a pitched roof, no portion of the satellite dish antenna may be located above the highest point of the pitched roof, without the approval of the Development Authority,

- (b) in the case of a residential structure with a flat roof, may be attached to the building's fascia or soffit or any lower location.

4.17 Sea Can Containers

- (1) Containers shall:
 - (a) only be considered as accessory to a principal building within the following districts:
 - (i) Agricultural District (AG)
 - (ii) All Industrial districts
 - (b) be used for storage purposes only, excluding any dangerous or hazardous materials or containers;
 - (c) not be stacked one upon another;
 - (d) have an exterior finish to match or compliment the exterior finish of the principal building; or be screened from view to the satisfaction of the Development Officer.
- (2) The maximum number of containers that shall be allowed on a parcel or parcels of land is as follows:
 - (a) less than 8 ha (20 ac) – one container
 - (b) 8 ha to 15 ha (20 ac to 37 ac) – two containers
 - (c) 15 ha (37 ac) or more – four containers

4.18 Secondary Suites

- (1) All secondary suites shall require a development permit in accordance with the provisions of this Bylaw and shall conform to building code regulations under the Alberta Safety Codes Act.
- (2) All secondary suites shall be in accordance with the dwelling unit density provisions of the appropriate land use district.
- (3) A secondary suite within or attached to a dwelling unit shall comply with the following:
 - (a) The maximum building height shall comply with the provisions of the district where the secondary suite is located;
 - (b) The maximum floor area of the secondary suite shall not exceed 69.7 m² (750.0 ft²) or forty (40%) percent of gross floor area of principal building, whichever is lesser;
 - (c) Yards setbacks shall comply with the provisions of the district where the secondary suite is located; and
 - (d) A minimum three (3) on-site parking spaces (two (2) for the principal building and one (1) for the secondary suite) shall be provided.
- (4) A secondary suite within or attached to an accessory building shall comply with the following:

- (a) The maximum building height shall comply with the provisions of the district where the secondary suite is located;
- (b) The maximum floor area of the secondary suite shall not exceed forty (40%) percent of gross floor area of the principal building to a maximum of 111.5 m² (1,200 ft²);
- (c) Yards setbacks shall comply with the provisions of the district where the secondary suite is located;
- (d) A minimum three (3) on-site parking stalls (two (2) for the principal building and one (1) for the secondary suite) shall be provided;
- (e) The secondary suite shall be associated with accessory residential structure such as a garage holding personal vehicles or an accessory farm building. All structures shall conform to all building code regulations under the Alberta Safety Codes Act;
- (f) The form and character of all new construction (accessory building and secondary suite) shall be consistent with the principal building on the subject property so that the appearance remains consistent; and
- (g) All servicing arrangements for the secondary suite shall comply with provincial standards respect to the provision of water and sewer servicing arrangements.

4.19 Signs

- (1) Unless a sign is exempted by subsection 3.2 (1)(l) from the requirement of a development permit, every application for sign is considered an accessory use for the each designated land use district of this Bylaw that affects the subject land.
- (2) Off-site directional or advertisement signage shall not be allowed on private property, excepting in the case of major agricultural, commercial or industrial developments where, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.
- (3) The Development Authority may, by notice in writing, direct the owner to correct the condition of any sign or remove any sign within thirty (30) days of receipt of the notice where, in the opinion of the Development Authority, that condition or sign constitutes a violation of this Bylaw or any permit hereunder, has become unsightly or is unsafe.
- (4) Order the owner to stop work on a sign if it is proceeding in contravention of this Bylaw; and/or order the owner to stop work on a sign if a permit has not been issued.
- (5) Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Authority.
- (6) Flashing, animated or interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority,

affect residents in adjacent housing or residential areas; or interfere with the interpretation of traffic signs or controls.

- (7) An application for a sign permit shall include the following:
 - (a) The name and address of a site plan designating the following location details:
 - (i) Location of the proposed signage;
 - (ii) The distance to public roadways;
 - (iii) The distance to aerial power lines for freestanding signs.
 - (b) A plan showing the following construction details:
 - (i) The overall sign design with dimensions and total area;
 - (ii) The height of the top and the bottom of sign above the average ground level at the face of the building or sign;
 - (iii) The method of illumination (if applicable).
 - (c) Such other considerations as the Development Authority may deem to be relevant.
 - (d) Non-refundable application fees in accordance with the Schedule of Fees Bylaw as amended from time to time by Council.
 - (e) The sign company responsible for the sign; the owner of the sign; and the registered owner of the land or premises upon which the sign is to be erected.
 - (f) Whenever the conditions of installation require unusual structural provisions, the Development Authority may require that a structural drawing be prepared by and bear the seal of a professional engineer.
- (8) The Development Authority shall attach as conditions of development permit approval, those conditions necessary to resolve any development concerns or issues identified
- (9) Neither the granting of a sign permit, nor the approval of the plans nor any inspections made by the Development Authority shall in any way relieve the owner from full compliance with this Bylaw or other applicable legislation.
- (10) All signs shall be kept in a safe, clean and tidy condition, and may be required to be renovated or removed if not properly maintained.
- (11) The owner of a sign shall permit Development Authority representatives to enter the owner's premises at any reasonable time for the purpose of inspecting the sign or administering or enforcing this Bylaw.
- (12) Unless otherwise allowed in this Bylaw, no person shall attach anything to an existing permitted sign unless a new permit is issued for such addition.

4.20 Site Grading

- (1) Unless lot grading is exempt by section 3.2, every application for site grading is considered a Discretionary Use within the designated land use district of this Bylaw.
- (2) The Development Authority may require, as a condition of a development permit, that a developer submit a lot grading and drainage plan to the County for approval.
- (3) Grading of a parcel associated with an approved development shall conform to the lot grading and drainage plan approved by the County.
- (4) As part of a required lot grading development permit, an applicant shall submit plans and commentary in addition to the information requirements of this section, as follows:
 - (a) Proposed access and hauling activities;
 - (b) The location and dimensions of the proposed disturbed areas;
 - (c) The existing land use and vegetations;
 - (d) A description of the site restoration; and
 - (e) Proposal for preventing nuisance from weeds, dust, and erosion.

4.21 Solar Aquatics Sewage Lagoon

- (1) When considering a subdivision or development permit application involving land abutting the Cynthia Aquatics Sewage Lagoon, Figure 154- SAS Plant Setbacks shall apply the following buffers to buildings:
 - (a) a minimum of 35.0 m (98.5 ft).

4.22 Solar Collectors

- (1) A solar collector may be located on the wall or roof of a building in any district.
- (2) A solar collector that is mounted on a roof with a pitch of less than 4:12 may project a maximum of 2 m (6.6 ft) from the surface of the roof.
- (3) A solar collector mounted on a roof with a pitch of 4:12 or greater:
 - (a) may project a maximum of 1.3 m (4.3 ft) from the surface of the roof; and
 - (b) must not extend beyond the outermost edge of the roof.
- (4) A solar collector that is mounted on a wall:
 - (a) must be located a minimum of 2.4 m (7.9 ft) above grade; and
 - (b) may project a maximum of 0.6 m (2 ft) from the surface of that wall.

4.23 Stockpiling of Soil

- (1) Stockpiles are to be kept under suitable vegetative cover (minimum 80%) to prevent soil erosion. The vegetative cover must be established immediately upon completion of stockpiling and maintained for the life of the stockpile. Slopes on

stockpiles must not exceed a 4:1 slope, with the exception of the active face in the case of loading and removal.

- (2) Stockpiles must be free of noxious and restricted weeds. Topsoil being moved off the property must be covered during transport, to prevent the spread of weed seeds and soil borne diseases potentially contained in loose material.
- (3) Pursuant to the Soil Conservation Act, stockpiling on a property other than the property where the topsoil originated may require a topsoil removal permit approved by the Agricultural Services Board.

4.24 Keeping of Dogs (Bylaw 874-15)

- (1) This section shall apply to parcels in all Land Use Districts.
- (2) Dogs being kept as companions and not as part of an Animal Service Facility must be allowed in accordance with the following:
 - (i) Parcels within Hamlet boundaries may keep up to a maximum of four (4) dogs;
 - (ii) Parcels 1 acre or less in size may keep up to a maximum of four (4) dogs;
 - (iii) Parcels in excess of 1 acre in size are not limited to a maximum number of dogs;
 - (iv) Dogs less than six (6) months in age are not regulated by this section.
- (3) Dogs being kept as part of an Animal Service Facility shall require a permit for the operation of the facility.
- (4) An Animal Service Facility must be located a minimum of 100 m from a residence on an adjacent parcel.

4.25 Adaptive Reuse of Dwelling on Industrial and Commercial Parcels (Bylaw 877-15)

- (1) Dwellings shall:
 - a. Already exist on the site at the time the property is redistricted to either Rural Industrial, Light Industrial or Commercial;
 - b. Be converted from a residential use to accommodate a business function as either a:
 - i. Boarding/lodging facility
 - ii. Surveillance suite;
 - c. Only be occupied by the landowner(s), business owner(s), employee(s), or a caretaker of the business and their relatives;

5 LAND USE DISTRICTS

5.1 Establishment of Land Use Districts

- (1) For the purposes of this Bylaw, the County is divided into the following land use districts:

Districts

Agricultural	<u>Agricultural District</u>	<u>AG</u>
Residential	<u>Country Residential District</u>	<u>CR</u>
	<u>Country Residential Suburban</u>	<u>CRS</u>
	<u>Compact Country Residential</u>	<u>CCR</u>
	<u>Hamlet Residential District</u>	<u>H</u>
	<u>Hamlet Residential Single- Detached District</u>	<u>HRS</u>
	<u>Birchwood Village Greens Condominium District</u>	<u>BVC</u>
	<u>Modular / Manufactured Home Park District</u>	<u>MHP</u>
Commercial	<u>Commercial District</u>	<u>C</u>
	<u>Hamlet Commercial District</u>	<u>HC</u>
Industrial	<u>Rural Industrial District</u>	<u>RI</u>
	<u>Industrial District</u>	<u>I</u>
	<u>Light Industrial District</u>	<u>LI</u>
Exclusive	<u>Recreational District</u>	<u>R</u>
	<u>Airport Vicinity District</u>	<u>AV</u>
	<u>Direct Control District</u>	<u>DC</u>
	<u>Public Institutional District</u>	<u>PI</u>
	<u>Urban Reserve District</u>	<u>UR</u>
	<u>Natural Resources Extraction and Processing District</u>	<u>NREP</u>

5.2 District Boundaries

- (1) The boundaries of the districts listed in section 5.1 (1) are as delineated on the Land Use District Maps being figures attached hereto and forming a part of this Bylaw.
- (2) Where uncertainty exists as to the boundaries of the districts as shown on the Land Use District Maps, the following rules must apply:
- (a) Where a boundary is shown as approximately following a surveyed parcel line, it must be deemed to follow the surveyed parcel line.

- (3) In circumstances not covered by (1) or (2) above, the location of the district boundary must be determined:
 - (a) where dimensions are set out on the Land Use District Maps, by the dimensions so set; or,
 - (b) where no dimensions are set out on the Land Use District Maps with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Maps.
- (4) All roads and railway lines are excluded from land use designation under this Bylaw.
- (5) Upon a road closure or change to private ownership of a railway line or portion thereof, the land forming the closed road or railway line must be considered within the Agricultural District, except where the title for the closed road or railway line is to be consolidated with adjacent land, it must revert to the district which the adjacent land lies within.
- (6) In the event that Crown land is transferred to private ownership, the land must be deemed to lie within the Agricultural District and must not require an amendment to this Bylaw provided the development or use of the subject lands conforms to the intent of the Agricultural District.

6 AGRICULTURAL LAND USE DISTRICTS

6.1 Agricultural District (AG)

- (1) Purpose
 - (a) To preserve agricultural lands and to provide for a range of agricultural operations and compatible uses while recognizing the need to accommodate smaller agricultural holdings and provide a reasonable opportunity for the subdivision of land for non-agricultural uses.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Animal service facility
Agricultural, retail	Auction facility
Agricultural, specialty	Cemetery
Agricultural, support service	Communication tower
Bed and breakfast	Confined feeding operation
Family care unit	Guest ranch
Home occupation, “minor”	Home occupation “major”
Home occupation, “medium”	Landfarm
Manufactured home	Natural resource extraction
Modular home	Outdoor storage facility
Outdoor storage facility, temporary	Recreational use
Public and quasi-public use	Recreation service, outdoor
Public utility facility	Social Care Facility
Secondary suite	Work Camp
Single-detached dwelling	
Secondary single-detached dwelling*	

* on a parcel greater than 4 ha (10 ac), please refer to section 4.14 (2).

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- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 0.4 ha (1 ac) for a residential parcel;
 - (ii) 1.2 ha (3 ac) for an existing farmstead parcel;
 - (iii) 4.0 ha (10 ac) for an agricultural parcel;
 - (b) Parcel Width:

- (i) 30.5 m (100 ft) for a residential use;
 - (ii) 30.5 m (100 ft) for a panhandle/flag lot.
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 10.0 m (33 ft) where abutting an internal road;
 - (iv) 40.0 m (131 ft) where abutting a highway;
 - (v) Setback at the discretion of Development Authority for pan handle/flag lots.
 - (d) Rear Yard:
 - (i) 8.0 m (26 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
 - (e) Side Yard:
 - (i) 6.0 m (20 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
 - (f) Floor Area:
 - (i) 74.3 m² (800 ft²) for a dwelling.
- (4) Maximum Limits
 - (a) Parcel Area:
 - (i) 1.6 ha (4 ac) for a residential parcel;
 - (ii) 6.1 ha (15 ac) for an existing farmstead parcel;
 - (iii) No maximum limit for an agricultural parcel;
 - (iv) No maximum limit for the remainder.
 - (b) Height:
 - (i) 8.5 m (28 ft) or three (3) storeys - the lesser thereof - for a dwelling;
 - (ii) One hundred (100%) percent of the height of the principal building for a freestanding sign.
 - (c) Density:
 - (i) Four (4) parcels per quarter section, including fragmented parcels and the remainder, but not including parcels for public, quasi-

public and utility facilities; where battery sites, well sites, or other oil facilities, taken under Certificate of Title or plan will not be considered a utility facility.

(ii) Refer to section 4.14 under Development Regulations. *Bylaw 789-12*

- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Home Occupations
 - (a) Refer to section 4.10 under Development Regulations.
- (8) Sign Requirements
 - (a) Refer to section 4.22 under Development Regulations.

7 RESIDENTIAL LAND USE DISTRICTS

7.1 Country Residential District (CR)

- (1) Purpose
 - (a) To provide for low density multi-lot single-detached country residential development that encourages the preservation of environmentally significant areas, historical sites, and is appropriate in rural setting.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Family care unit
Bed and breakfast	Home occupation “medium”
Home occupation “minor”	Home occupation “major”
Modular home	Manufactured home
Playground park	Place of Worship
Public utility facility	Social care facility
Public and quasi-public	
Secondary suite	
Single-detached dwelling	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 0.40 ha (1.0 ac) for a residential use.
 - (b) Parcel Width:
 - (i) 30.5 m (100 ft);
 - (ii) 30.5 m (100 ft) for a panhandle/flag lot.
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 10.0 m (33 ft) where abutting an internal road;
 - (iv) 40.0 m (131 ft) where abutting a highway.
 - (d) Rear Yard:
 - (i) 8.0 m (26 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;

- (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
 - (e) Side Yard:
 - (i) 6.0 m (20 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
 - (f) Floor Area:
 - (i) 74.3 m² (800 ft²) for a dwelling.
- (4) Maximum Limits
 - (a) Parcel Area:
 - (i) 1.6 ha (4 ac).
 - (b) Height:
 - (i) 8.5 m (28 ft) or three (3) storeys - the lesser thereof - for a dwelling;
 - (ii) 5.8 m (19 ft) for an accessory building;
 - (iii) 2.0 m (6 ft) for fencing.
 - (c) Floor Area:
 - (i) 233.0 m² (2500 ft²) for an accessory building.
- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Home Occupations
 - (a) Refer to section 4.10 under Development Regulations.
- (8) Signs
 - (a) Refer to section 4.22 under Development Regulations.

7.2 Country Residential Suburban (CRS)

- (1) Purpose
 - (a) To provide for low density suburban multi-lot country residential development on smaller lots ranging from 0.2 ha to 0.4 ha that must be connected to municipal water and sewer.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Family care unit
Bed and breakfast	Modular home
Home occupation “minor”	Social care facility
Playground park	
Public and quasi-public use	
Public utility facility	
Single-detached dwelling	
Secondary Suite	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 0.2 ha (0.5 ac) for residential use.
 - (b) Parcel Width:
 - (i) 30.5 m (100 ft);
 - (ii) 30.5 m (100 ft) for a panhandle/flag lot.
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 10.0 m (33 ft) where abutting an internal road;
 - (iv) 40.0 m (131 ft) where abutting a highway.
 - (d) Rear Yard:
 - (i) 8.0 m (26 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;

- (v) 40.0 m (131 ft) where abutting a highway.
- (e) Side Yard:
 - (i) 6.0 m (20 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
- (f) Floor Area:
 - (i) 93.0 m² (1000 ft²) for a dwelling.
- (4) Maximum Limits
 - (a) Parcel Area:
 - (i) 0.4 ha (1 ac) for residential use
 - (b) Height:
 - (i) 8.5 m (28 ft) or three (3) storeys - the lesser thereof - for a dwelling;
 - (ii) 5.8 m (19 ft) for an accessory building;
 - (iii) 2.0 m (6 ft) for fencing within a rear or side yard;
 - (iv) 1.0 m (3 ft) for fencing within a front yard.
 - (c) Floor Area:
 - (i) 233.0 m² (2500 ft²) for an accessory building.
- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Home Occupations
 - (a) Refer to section 4.10 under Development Regulations.
- (8) Sign Requirements
 - (a) Refer to section 4.22 under Development Regulations.

7.3 Compact Country Residential (CCR)

- (1) Purpose
 - (a) This land use district provides opportunity to accommodate higher density residential development that must be serviced by municipal water and sewer.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Bed and Breakfast
Home occupation “minor”	Duplex
Playground park	Modular home
Public and quasi-public	Social care facility
Public utility facility	
Secondary suite	
Single-detached dwelling	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 464.5 m² (7000 ft²)
 - (b) Parcel Width:
 - (i) 15.2 m (50 ft);
 - (c) Front Yard:
 - (i) 10 m (33 ft) from a County Road
 - (d) Rear Yard:
 - (i) 7.5 m (25 ft);
 - (ii) 1.0 m (3 ft) for accessory buildings if not abutting an alleyway
 - (iii) 3.0 (10 ft) for accessory buildings if abutting an alleyway
 - (e) Side Yard:
 - (i) 1.5 m (5 ft);
 - (ii) 4.5 m (15 ft) where abutting a flanking street;
 - (iii) 1.0 m (3 ft) for accessory buildings;
 - (iv) 3.0 m (10 ft) for accessory buildings abutting a flanking street.
 - (f) Floor Area:
 - (i) 74.3 m² (1000 ft²) for a detached dwelling unit;
 - (ii) 55.7 m² (800 ft²) for an attached dwelling unit.
- (4) Maximum Limits
 - (a) Site Coverage:

- (i) Fifty (50%) percent.
- (b) Height:
 - (i) 7.5 m (25 ft) or two (2) storeys - the lesser thereof - for a dwelling;
 - (ii) 5.8 m (19 ft) for an accessory building;
 - (iii) 2.0 m (6 ft) for fencing within a rear or side yard;
 - (iv) 1.0 m (3 ft) for fencing within a front yard.
- (c) Density:
 - (i) 20 parcels per hectare (8 per acre).
- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Home Occupations
 - (a) Refer to section 4.10 under Development Regulations.
- (8) Sign Requirements
 - (a) Refer to section 4.22 under Development Regulations.
- (9) Duplex
 - (a) A duplex must be built on a lot that is large enough to be re-subdivided.

7.4 Hamlet Residential District (HR)

- (1) Purpose
 - (a) To accommodate residential development within designated hamlets.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Boarding/lodging facility
Bed and breakfast	Group home
Duplex	Multiple-unit dwelling
Home occupation “medium”	Social care facility
Home occupation “minor”	
Manufactured home	
Modular home	
Playground park	
Public and quasi-public	
Public utility facility	
Single-detached dwelling	
Secondary suite	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 1858 m² (20,000 ft²) for non-serviced parcels;
 - (ii) 1393.5 m² (15,000 ft²) for parcels served by municipal water only;
 - (iii) 929.0 m² (10,000 ft²) for parcels served by municipal sewer only;
 - (iv) 464.5 m² (5000 ft²) for fully serviced parcels;
 - (v) 185.8 m² (2000 ft²) for interior multiple-unit dwelling units;
 - (vi) 278.7 m² (3000 ft²) for end multiple-unit dwelling units.
 - (b) Parcel Width:
 - (i) 15.2 m (50 ft) for serviced parcels;
 - (ii) 30.5 m (100 ft) for non-serviced and partially serviced parcels;
 - (iii) 6.0 m (20 ft) for interior multiple-unit dwelling units;
 - (iv) 9.0 m (30 ft) for end multiple-unit dwelling units.
 - (c) Front Yard:
 - (i) 6.0 m (20 ft).

- (d) Rear Yard:
 - (i) 7.5 m (25 ft);
 - (ii) 1.0 m (3 ft) for accessory buildings if not abutting an alleyway
 - (iii) 3.0 (10 ft) for accessory buildings if abutting an alleyway
 - (e) Side Yard:
 - (i) 1.5 m (5 ft);
 - (ii) 4.5 m (15 ft) where abutting a flanking street;
 - (iii) 1.0 m (3 ft) for accessory buildings;
 - (iv) 3.0 m (10 ft) for accessory buildings abutting a flanking street.
 - (f) Floor Area:
 - (i) 74.3 m² (800 ft²) for a detached dwelling unit;
 - (ii) 55.7 m² (600 ft²) for a multiple-unit dwelling unit.
- (4) Maximum Limits – Page 55
 - (a) Parcel Area:
 - (i) 0.2 ha (0.5 ac) for residential use
 - (b) Site Coverage:
 - (i) Thirty five (35%) percent.
 - (c) Height:
 - (i) 7.5 m (25 ft) or two (2) storeys - the lesser thereof - for a dwelling;
 - (ii) 5.8 m (19 ft) for an accessory building;
 - (iii) 2.0 m (6 ft) for fencing within a rear or side yard;
 - (iv) 1.0 m (3 ft) for fencing within a front yard.
 - (d) Density:
 - (i) 20 parcels per hectare (8 per acre).
- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Home Occupations
 - (a) Refer to section 4.10 under Development Regulations.

7.5 Hamlet Residential Single-Detached District (HRS)

- (1) Purpose
 - (a) To accommodate residential development of on-site constructed single-detached dwellings within designated hamlets.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Family care unit
Bed and breakfast	Social care facility
Home occupation “minor”	
Modular home	
Playground park	
Public and quasi-public	
Public utility facility	
Single-detached dwelling	
Secondary suite	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 464.5 m² (5000 ft²) for fully serviced parcels;
 - (ii) 929.0 m² (10,000 ft²) for parcels served by municipal sewer only;
 - (iii) 1393.5 m² (15,000 ft²) for parcels served by municipal water only;
 - (iv) 1858 m² (20,000 ft²) for non-serviced parcels.
 - (b) Parcel Width:
 - (i) 15.2 m (50 ft) for serviced parcels;
 - (ii) 30.5 m (100 ft) for non-serviced and partially serviced parcels.
 - (c) Front Yard:
 - (i) 6.0 m (20 ft).
 - (d) Rear Yard:
 - (i) 7.5 m (25 ft);
 - (ii) 1.0 m (3 ft) for accessory buildings if not abutting an alleyway;
 - (iii) 3.0 (10 ft.) for accessory buildings if abutting an alleyway.
 - (e) Side Yard:
 - (i) 1.5 m (5 ft.);
 - (ii) 4.5 m (15 ft) where abutting a flanking street;
 - (iii) 1.0 m (3 ft) for accessory buildings;

- (iv) 3.0 m (10 ft) for accessory buildings abutting a flanking street.
 - (f) Floor Area:
 - (i) 74.3 m² (800 ft²) for a detached dwelling unit;
 - (ii) 55.7 m² (600 ft²) for an attached dwelling unit.
- (4) Maximum Limits
 - (a) Site Coverage:
 - (i) Thirty five (35%) percent.
 - (b) Height:
 - (i) 7.5 m (25 ft) or two (2) storeys - the lesser thereof - for a dwelling;
 - (ii) 5.8 m (19 ft) for an accessory building;
 - (iii) 2.0 m (6 ft) for fencing within a rear or side yard;
 - (iv) 1.0 m (3 ft) for fencing within a front yard.
 - (c) Density:
 - (i) 10 parcels per hectare (4 per acre).
- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Home Occupations
 - (a) Refer to section 4.10 under Development Regulations.

7.6 Birchwood Village Greens Condominium District (BVC)

- (1) Purpose
 - (a) To accommodate rural and seasonal residential, recreational, and associated common property development within “Birchwood Village Greens”.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	
Home occupation “Minor”	
Manufactured home	
Modular home	
Playground park	
Private community facility	
Public and quasi-public	
Public utility facility	
Recreational vehicle	
Secondary suite	
Single-detached dwelling	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) At the discretion of the Development Authority.
 - (b) Parcel Width:
 - (i) At the discretion of the Development Authority.
 - (c) Front Yard:
 - (i) 5.0 m (16 ft).
 - (d) Rear Yard:
 - (i) 3.0 m (10 ft);
 - (ii) 1.5 m (5 ft) for accessory buildings.
 - (e) Side Yard:
 - (i) 1.5 m (5 ft);
 - (ii) 3.0 m (10 ft) where abutting a flanking street;
 - (iii) 1.5 m (5 ft) for accessory buildings;
 - (iv) 3.0 m (10 ft) for accessory buildings abutting a flanking street.
- (4) Maximum Limits

- (a) Parcel Area:
 - (i) At the discretion of the Development Authority.
 - (b) Site Coverage:
 - (i) Thirty five (35%) percent.
 - (c) Height:
 - (i) 7.5 m (25 ft) or two (2) storeys - the lesser thereof - for a dwelling;
 - (ii) 5.8 m (19 ft) for an accessory building;
 - (iii) 2.0 m (6 ft) for fencing within a rear or side yard;
 - (iv) 1.0 m (3 ft) for fencing within a front yard.
- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Home Occupations
 - (a) Refer to section 4.10 under Development Regulations.
 - (b) Notwithstanding the above, on-street or common area parking is not permitted for a home occupation.
- (8) Special Requirements
 - (a) Notwithstanding section 4.9, development, at the discretion of the Development Authority, may be permitted within the 1:100 year flood plain where the developer can demonstrate, to the standards and guidelines of Alberta Environment, a safe and suitable developable area within a parcel.
- (9) Written acknowledgement from the Board of Directors of Birchwood Village Greens Condominium Association must be obtained for a proposed development prior to submitting an application for a development permit to the County.

7.7 Modular/Manufactured Home Park District (MHP)

- (1) Purpose
 - (a) To provide for modular/manufactured home park development.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Private lodge/club
Home occupation “minor”	Social care facility
Manufactured home	
Modular home	
Playground park	
Private community facility	
Public and quasi-public use	
Public utility facility	
Modular/Manufactured Home Park	

- (3) Site Minimum Requirements
 - (a) Parcel Area:
 - (i) 0.8 ha (2 ac).
 - (b) Parcel Width:
 - (i) 30.5 m (100 ft).
 - (c) Front Yard:
 - (i) 7.5 m (25 ft).
 - (d) Rear Yard:
 - (i) 5.0 m (16 ft).
 - (e) Side Yard:
 - (i) 3.0 m (10 ft);
 - (ii) 5.0 m (16 ft) where abutting a flanking street.
- (4) Site Maximum Limits
 - (a) Height:
 - (i) One (1) storey for modular/manufactured homes;
 - (ii) 3.0 m (10 ft) for accessory buildings;
 - (iii) 7.5 m (25 ft) or two (2) storeys - the lesser thereof - for a private lodge/club;
 - (iv) 2.0 m (6 ft) for fences.
 - (b) Density:

- (i) 20 unit sites per hectare (8 per acre).
- (5) Per Unit Site Minimum Requirements
 - (a) Site Area:
 - (i) 370.0 m² (3980 ft²).
 - (b) Front Yard:
 - (i) 3.0 m (10 ft).
 - (c) Rear Yard:
 - (i) 3.0 m (10 ft).
 - (d) Side Yard:
 - (i) 1.5 m (5 ft);
 - (ii) 3.0 m (10 ft) where abutting a flanking internal road.
 - (e) Floor Area:
 - (i) 74.3 m² (800 ft²) for a modular/manufactured home unit;
- (6) Per Unit Site Maximum Limits
 - (a) Site Coverage:
 - (i) Fifty (50%) percent;
 - (ii) Fifteen (15%) percent for accessory buildings and uses.
- (7) Landscaping Requirements
 - (a) Refer to section 4.12 under development regulations;
 - (b) A minimum of ten (10%) percent of a modular/manufactured home park area must be designated as common open space recreation area. No portion of any unit site must encroach upon this open space;
 - (c) Common storage areas, separate from the unit sites, must be required for the storage of seasonal recreational equipment and other equipment and must be enclosed and screened by trees, landscape features, fencing, or any combination thereof.
- (8) Parking and Access Requirements
 - (a) Refer to section 4.3 under Development Regulations;
 - (b) All sites exceeding 2.0 ha (5 ac) in size or fifty (50) units must provide a minimum of two (2) accesses to public roads;
 - (c) All unit sites must be accessed via an internal road;
 - (d) All sites must provide, adjacent to each internal road, a pedestrian walkway no less than 1.0 m (3 ft) in width.
- (9) Home Occupations
 - (a) Refer to section 4.10 under Development Regulations.
- (10) Minimum Design Standards
 - (a) The modular/manufactured home park shall adhere to all requirements of the Brazeau County Minimum Design Standards in effect at the time a development permit application is submitted.

8 BUSINESS DEVELOPMENT LAND USE DISTRICTS

8.1 Commercial District (C)

- (1) Purpose
 - (a) To accommodate the development of commercial land uses in Brazeau County along highway corridors and growth areas.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Amusement centre, outdoor
Automotive, motorized equipment repair, recreational vehicle sales and rental	Animal service facility
Amusement centre, indoor	Campground
Business support services	Commercial tourist development
Convenience store	Drive-in business
Gas bar	Day care service
Drinking establishment	Funeral home/crematorium
Motel	Outdoor Storage Facility <i>Bylaw 855-14</i>
Hotel	Parking, non-accessory
Office	Place of worship
Personal service facility	Private lodge/club
Public and quasi-public	Recycling depot
Public utility facility	Secondary suite
Recreational vehicle park	Social care facility
Restaurant	Spectator sports facility
Retail establishment	Surveillance suite
Service station	Warehouse sales and/or storage
Wash facility	Boarding/Lodging Facility (Bylaw 877-15)
Recreation Service, Indoor (Bylaw 880-15)	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 0.4 ha (1 ac).
 - (b) Parcel Width:

- (i) 30.5 m (100 ft);
 - (ii) 20 m (66 ft.) for a panhandle/flag lot.
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 10.0 m (33 ft) where abutting an internal road;
 - (iv) 40.0 m (131 ft) where abutting a highway.
 - (d) Rear Yard:
 - (i) 8.0 m (26 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
 - (e) Side Yard:
 - (i) 6.0 m (20 ft.);
 - (ii) 40.0 m (131 ft.) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft.) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft.) where abutting an internal road;
 - (v) 40.0 m (131 ft.) where abutting a highway.
 - (f) Floor Area:
 - (i) 26 m² (285 ft. 2) for a hotel or motel unit.
- (4) Maximum Limits
 - (a) Parcel Area:
 - (i) At the discretion of the Development Authority.
 - (b) Site Coverage:
 - (i) Thirty (30%) percent for service stations;
 - (ii) Sixty (60%) percent for other uses.
 - (c) Height:
 - (i) 7.5 m (25 ft) or two (2) storeys - the lesser thereof;
 - (ii) 2.0 m (6 ft) for fencing.
- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under development regulations
 - (b) At the discretion of the Development Authority, a 2.0-m (6-ft.) wide landscaped buffer shall be provided along rear and side parcel boundaries adjacent to non-business land uses;
 - (c) Landscaping requirements within the front yard shall be at the discretion of the Development Authority;

- (d) Landscaping must not impede sight triangles of intersections of roads and approaches.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Sign Requirements
 - (a) In addition to section 4.22 under Development Regulations, no freestanding sign shall exceed the height of the principal building.

8.2 Hamlet Commercial District (HC)

- (1) Purpose
 - (a) To accommodate a range of retail and service commercial uses for primarily local residents.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Animal service facility
Automotive, motorized equipment repair, recreational vehicle sales and rental	Commercial tourist development
Amusement center, indoor	Funeral home/crematorium
Amusement centre, outdoor	Parking, non accessory
Business support services	Private lodge/club
Commercial parking/lot structure	Recreational vehicle park
Convenience store	Recycling depot
Day care service	Secondary suite
Drinking establishment	Spectator sports facility
Drive-through business	Surveillance suite
Gas Bar	Taxidermy
Health services facility	Boarding/Lodging Facility (Bylaw 877-15)
Hotel	Recreation Service, Indoor (Bylaw 880-15)
Motel	
Office	
Personal service facility	
Public and quasi public	
Public utility facility	
Recreation and tourism	
Restaurant	
Retail establishment	
Service station	
Wash facility	

- (3) Minimum Requirements
 - (a) Parcel Area:

- (i) 464.5 m² (5000 ft²) for fully serviced parcels;
 - (ii) 929.0 m² (10,000 ft²) for parcels served by municipal sewer only;
 - (iii) 1393.5 m² (15,000 ft²) for parcels served by municipal water only;
 - (iv) 1858 m² (20,000 ft²) for non-serviced parcels.
 - (b) Parcel Width:
 - (i) 15.2 m (50 ft) for serviced parcels;
 - (ii) 30.5 m (100 ft) for non-serviced and partially serviced parcels;
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 40.0 m (131 ft) where abutting a highway.
 - (d) Rear Yard:
 - (i) 5.0 m (16 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting a hamlet road;
 - (v) 40.0 m (131 ft) where abutting a highway.
 - (e) Side Yard:
 - (i) 3.0 m (10 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 3.0 m (10 ft) where abutting a hamlet road;
 - (v) 3.0 m (10 ft) where abutting a residential district;
 - (vi) 40.0 m (131 ft) where abutting a highway.
 - (f) Floor Area:
 - (i) 26 m² (285 ft²) for a hotel or motel unit.
- (4) Maximum Limits
 - (a) Parcel Area:
 - (i) At the discretion of the Development Authority
 - (b) Site Coverage:
 - (i) Thirty (30%) percent for service stations;
 - (ii) Sixty (60%) percent for other uses.
 - (c) Height:
 - (i) 7.5 m (25 ft) or two (2) storeys - the lesser thereof;
 - (ii) 2.0 m (6 ft) for fencing within a rear or side yard;
 - (iii) 1.0 m (3 ft) for fencing within a front yard, unless otherwise approved by the Development Authority.

- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Sign Requirements
 - (a) Refer to section 4.22 under Development Regulations;
 - (b) All freestanding signs must be setback at a minimum distance equal to fifty (50%) percent of the required yard;
 - (c) No freestanding sign must exceed one hundred twenty five (125%) percent of the height of the principal building.

8.3 Rural Industrial District (RI)

- (1) Purpose
 - (a) To accommodate a range of general industrial and heavy industrial land uses appropriate for rural on serviced or unserved lands in potential nodes or along highways that are designated by approved area structure plans or area redevelopment plans.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Bulk oil and chemical storage
Agricultural, support services	Business support services
Animal service facility	Land Farm
Auction facility	Natural resource extraction
Automotive, motorized equipment, recreational vehicle sales, service and rental	Parking, non accessory
Contracting services, minor	Surveillance suite
Contracting services, major	Telecommunication tower
Gas bar	Taxidermy
Industrial, general	Work Camp
Natural resource processing	Waste Management Facility, Major (Bylaw 811-13)
Outdoor storage facility	Boarding/Lodging Facility (Bylaw 877-15)
Oilfield support services	Recreation Service, Indoor (Bylaw 880-15)
Public utility facility	
Public and quasi-public use	
Recycling depot	
Warehouse sales/storage	
Wash facility	
Service Station (Bylaw 827-13)	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 0.4 ha (1 ac).
 - (b) Parcel Width:

- (i) 30.5 m (100 ft).
- (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 15.0 m (50 ft) where abutting an internal road;
 - (iv) 40.0 (131 ft) where abutting a highway.
- (d) Rear Yard:
 - (i) 8.0 m (26 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where widening has been dedicated;
 - (iv) 15.0 m (50 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
- (e) Side Yard:
 - (i) 6.0 m (20 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 15.0 m (50 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
- (4) Maximum Limits
 - (a) Parcel Area:
 - (i) At the discretion of the Development Authority.
 - (b) Site Coverage:
 - (i) Thirty (30%) percent.
- (5) Height:
 - (a) 9.0 m (30 ft) or three (3) storeys – the lesser thereof for the principal building;
 - (b) Accessory buildings will be equal to or less than the height of the principal building.
- (6) Landscaping Requirements
 - (a) At the discretion of the Development Authority, screening may be required along the rear and side parcel boundaries adjacent to non-residential land uses and may include the construction of a 1.83 m (6 ft) high solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.);
 - (b) Landscaping will be required to the satisfaction of the Development Authority having regard to adjacent land uses and may include solid screen fencing (chain link fence with privacy slats, wood, metal, etc.), the

planting of trees, shrubs and/or other vegetation and the construction of a landscaped berm.

(7) Parking Requirements

(a) Refer to section 4.3 under Development Regulations.

(8) Sign Requirements

(a) In addition to section 4.22 under Development Regulations, no freestanding sign shall exceed the height of the principal building.

8.4 Light Industrial District (LI)

- (1) Purpose
 - (a) To accommodate a range of general and light industrial uses within designated hamlets and growth areas.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Amusement centre, indoor
Automotive, motorized equipment, recreational vehicle sales, service and rental	Business support services
Contracting services, minor	Parking, nonaccessory
Contracting services, major	Retail establishment
Industrial, general	Surveillance suite
Oilfield support services	Taxidermy
Personal storage facility	Boarding/Lodging Facility (Bylaw 877-15)
Public utility facility	Recreation Service, Indoor (Bylaw 880-15)
Public and quasi-public use	
Recycling depot	
Warehouse sales and/or storage	
Service Station (Bylaw 827-13)	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 464.5 m² (5000 ft²) for fully serviced parcels;
 - (ii) 929.0 m² (10,000 ft²) for parcels served by municipal sewer only;
 - (iii) 1393.5 m² (15,000 ft²) for parcels served by municipal water only;
 - (iv) 1858 m² (20,000 ft²) for non-serviced parcels.
 - (b) Parcel Width:
 - (i) 15.2 m (50 ft) for serviced parcels;
 - (ii) 30.5 m (100 ft) for non-serviced and partially serviced parcels.
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;

- (iii) 3.0 m (10 ft) where abutting a hamlet road;
 - (iv) 40.0 m (131 ft) where abutting a highway.
 - (d) Rear Yard:
 - (i) 5.0 m (16 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting a hamlet road.
 - (v) 40.0 m (131 ft) where abutting a highway.
 - (e) Side Yard:
 - (i) 3.0 m (10 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 3.0 m (10 ft) where abutting a hamlet road;
 - (v) 3.0 m (10 ft) where abutting a non-industrial district;
 - (vi) 40.0 m (131 ft) where abutting a highway.
- (4) Maximum Limits
 - (a) Site Coverage:
 - (i) Sixty (60%) percent.
 - (b) Height:
 - (i) 9.0 m (30 ft) or three (3) storeys - the lesser thereof for the principal building;
 - (ii) Accessory buildings will be equal to or less than the height of the principal building;
 - (iii) Fencing/screening will be at the discretion of the Development Authority.
- (5) Landscaping Requirements
 - (a) A minimum 3.05 m (10 ft) wide landscaped buffer will be required along the rear and side parcel boundaries adjacent to any residential land use. Landscaping will be required to the satisfaction of the Development Authority and will include construction of a 1.83 m (6 ft) high solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.), and planting of only coniferous trees, and may include the additional planting of shrubs and/or other vegetation and the construction of a landscaped berm;
 - (b) At the discretion of the Development Authority, screening may be required along the rear and side parcel boundaries adjacent to non-residential land uses and may include the construction of a 1.83 m (6 ft.) high solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.);

- (c) Landscaping requirements within a front yard that is adjacent to arterial or collector roads must comply with the criteria specified by Development Authority.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Sign Requirements
 - (a) Refer to section 4.22 under Development Regulations;
 - (b) All freestanding signs must be setback at a minimum distance equal to fifty (50%) percent of the required yard;
 - (c) No freestanding sign must exceed the height of the principal building.
- (8) Other Requirements
 - (a) All outdoor storage will be screened from adjacent land uses with a solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.), constructed to the satisfaction of the Development Authority.

8.5 Industrial District (I)

- (1) Purpose
 - (a) To accommodate for a variety of general industrial and commercial land uses not requiring large tracts of land within accessible locations.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Business support services
Agricultural, support services	Industrial, heavy
Automotive, motorized equipment and recreational vehicle sales, service and repair	Outdoor storage facility
Contracting services, minor	Parking, nonaccessory
Contracting services, major	Service station
Industrial, general	Surveillance suite
Oilfield support services	Taxidermy
Personal storage facility	Boarding/Lodging Facility (Bylaw 877-15)
Public utility facility	
Public and quasi-public use	
Recycling depot	
Warehouse sales/storage	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 464.5 m² (5000 ft²) for fully serviced parcels;
 - (ii) 929.0 m² (10,000 ft²) for parcels served by municipal sewer only;
 - (iii) 1393.5 m² (15,000 ft²) for parcels served by municipal water only;
 - (iv) 1858 m² (20,000 ft²) for non-serviced parcels.
 - (b) Parcel Width:
 - (i) 15.2 m (50 ft) for serviced parcels;
 - (ii) 30.5 m (100 ft) for non-serviced and partially serviced parcels;
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;

- (iii) 10.0 m (33 ft) where abutting an internal road;
 - (iv) 40.0 m (131 ft) where abutting a highway.
- (d) Rear Yard:
 - (i) 5.0 m (16 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
- (e) Side Yard:
 - (i) 3.0 m (10 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 3.0 m (10 ft) where abutting an internal road;
 - (v) 3.0 m (10 ft) where abutting a non-industrial district;
 - (vi) 40.0 m (131 ft) where abutting a highway.
- (4) Maximum Limits
 - (a) Site Coverage:
 - (i) Sixty (60%) percent.
 - (b) Height:
 - (i) 9.0 m (30 ft) or three (3) storeys - the lesser thereof for the principal building;
 - (ii) Accessory buildings will be equal to or less than the height of the principal building;
 - (c) Fencing/screening will be at the discretion of the Development Authority.
- (5) Landscaping Requirements
 - (a) A minimum 3.05 m (10 ft) wide landscaped buffer will be required along the rear and side parcel boundaries adjacent to any residential land use.
 - (b) Landscaping will be required to the satisfaction of the Development Authority and will include construction of a 1.83 m (6 ft) high solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.), and planting of only coniferous trees, and may include the additional planting of shrubs and/or other vegetation and the construction of a landscaped berm to the satisfaction of the Development Authority;
 - (c) At the discretion of the Development Authority, screening may be required along the rear and side parcel boundaries adjacent to non-residential land uses and may include the construction of a 1.83 m (6 ft) high solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.);

- (d) Landscaping requirements within a front yard that is adjacent to arterial or collector roads must comply with the criteria specified in section 4.12;
 - (e) All outdoor storage will be screened from adjacent land uses with a solid screened fence (chain link fence with privacy slats, solid wood, metal, etc.), constructed to the satisfaction of the Development Authority.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Sign Requirements
 - (a) In addition to section 4.22 under Development Regulations, all freestanding signs must be setback at a minimum distance equal to fifty (50%) percent of the required yard;
 - (b) No freestanding sign must exceed the height of the principal building.

9 EXCLUSIVE LAND USE DISTRICTS

9.1 Recreation District (R)

- (1) Purpose
 - (a) To accommodate a range of public and private rural recreational uses.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Drinking establishment
Agricultural, retail	Hotel/motel
Amusement centre, indoor	Private club
Amusement centre, outdoor	Restaurant
Campground	Retail establishment
Commercial tourist development	Spectator sports facility
Convenience store	
Golf course	
Guest ranch	
Public utility facility	
Public and quasi-public use	
Recreation service, indoor	
Recreation service, outdoor	
Recreation vehicle park	
Resort cottages	
Surveillance suite	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 0.4 ha (1 ac).
 - (b) Parcel Width:
 - (i) 30.5 m (100 ft);
 - (ii) 20 m (66 ft) for a panhandle/flag lot.
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;

- (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 10.0 m (33 ft) where abutting an internal road;
 - (iv) 40.0 m (131 ft) where abutting a highway.
 - (d) Rear Yard:
 - (i) 8.0 m (26 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
 - (e) Side Yard:
 - (i) 6.0 m (20 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 40.0 m (131 ft) where abutting a highway.
- (4) Maximum Limits
 - (a) Site Coverage:
 - (i) Thirty (30%) percent.
 - (b) Height:
 - (i) 7.5 m (25 ft) or two (2) storeys - the lesser thereof;
 - (ii) 2.0 m (6 ft) for fencing, unless otherwise approved by the Development Authority.
- (5) Landscaping Requirements
 - (a) Refer to section 4.12 under Development Regulations.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Sign Requirements
 - (a) In addition to section 4.22 under Development Regulations, no freestanding sign shall exceed the height of the principal building.
- (8) Multiple principal uses may be permitted on a parcel at the discretion of the development authority.

9.2 Airport Vicinity District (AV)

- (1) Purpose
 - (a) To accommodate aerodromes for the safe movement, storage of aircraft and uses compatible with aircraft operations. This district is not intended to control aeronautics.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	Auction facility
Agricultural, extensive development	Bulk oil and chemical storage
Agricultural, specialty	Landfarm
Agricultural, support service	Motel
Airport	Recreational use
Antenna or antenna support structure	Restaurant
Parking, non accessory	
Public utility facility	
Single-detached dwelling	
Telecommunication tower	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 464.5 m² (5000 ft²) for fully serviced parcels;
 - (ii) 929.0 m² (10,000 ft²) for parcels served by municipal sewer only;
 - (iii) 1393.5 m² (15,000 ft²) for parcels served by municipal water only;
 - (iv) 1858 m² (20,000 ft²) for non-serviced parcels.
 - (b) Parcel Width:
 - (i) 15.2 m (50 ft) for serviced parcels;
 - (ii) 30.5 m (100 ft) for non-serviced and partially serviced parcels
 - (c) Front Yard:
 - (i) 40.0 m (131 ft.) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 3.0 m (10 ft) where abutting a hamlet road;
 - (iv) 40.0 m (131 ft) where abutting a highway.
 - (d) Rear Yard:

- (i) 5.0 m (16 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting a hamlet road;
 - (v) 40.0 m (131 ft) where abutting a highway.
- (e) Side Yard:
 - (i) 3.0 m (10 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 3.0 m (10 ft) where abutting a hamlet road;
 - (v) 3.0 m (10 ft) where abutting a non-industrial district;
 - (vi) 40.0 m (131 ft) where abutting a highway.
- (4) Maximum Limits
 - (a) Site Coverage:
 - (i) Sixty (60%) percent.
 - (b) Height:
 - (i) 9.0 m (30 ft) or three (3) storeys - the lesser thereof for the principal building;
 - (ii) Accessory buildings will be equal to or less than the height of the principal building;
 - (iii) Fencing/screening will be at the discretion of the Development Authority.
- (5) Landscaping Requirements
 - (a) In addition to section 4.12 under Development Regulations, and at the discretion of the Development Authority, a 2.0 m (6 ft) wide landscaped buffer shall be provided along rear and side parcel boundaries adjacent to non-business land uses.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Sign Requirements
 - (a) In addition to section 4.22 under Development Regulations, no freestanding sign shall exceed the height of the principal building.

9.3 Direct Control District (DC)

- (1) Purpose
 - (a) To authorize and allow Council to exercise particular and specific direction and control over the use and development of land and buildings in particular areas of the County.
- (2) Use of Land and Buildings
 - (a) Council may regulate and control the use of land and buildings in areas, designated Direct Control by this Bylaw, in any manner it considers necessary. The determination of appropriate uses and applicable development requirements within a Direct Control area must be as established and prescribed by Council upon review and consideration of a development proposal.
- (3) Development Considerations
 - (a) Council may regulate the following in consideration of a development within the Direct Control District:
 - (i) Minimum requirements;
 - (ii) Maximum limits;
 - (iii) Parking;
 - (iv) Landscaping and screening;
 - (v) Utilities and servicing;
 - (vi) Environmental impacts;
 - (vii) Public consultation;
 - (viii) Other matters deemed relevant by Council.
- (4) Council may impose terms and conditions, including performance bonding, with or without a caveat registered against the certificate of title.
- (5) All existing development contained within a prior direct control district, at the time of passing of this Bylaw, must adhere to the development standards implied to it within that prior district until such time that a further development permit is required.

9.4 Public Institutional District (PI)

- (1) Purpose
 - (a) To accommodate a range of public and private uses which provide cultural, medical, social, religious, and educational services.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses	Discretionary Uses
Accessory	
Cemetery	
Education facility	
Health services facility	
Place of worship	
Playground park	
Public utility facility	
Public and quasi-public	
Social care facility	
Surveillance suite	
Recreation Service, Indoor (Bylaw 880-15)	

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 464.5 m² (5000 ft²) for fully serviced parcels;
 - (ii) 929.0 m² (10,000 ft²) for parcels served by municipal sewer only;
 - (iii) 1393.5 m² (15,000 ft²) for parcels served by municipal water only;
 - (iv) 1858 m² (20,000 ft²) for non-serviced parcels.
 - (b) Parcel Width:
 - (i) 15.2 m (50 ft) for serviced parcels;
 - (ii) 30.5 m (100 ft) for non-serviced and partially serviced parcels.
 - (c) Front Yard:
 - (i) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (ii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iii) 10.0 m (33 ft) where abutting an internal road;
 - (iv) 7.0 m (23 ft) where abutting a hamlet road;
 - (v) 40.0 m (131 ft) where abutting a highway.

- (d) Rear Yard:
 - (i) 8.0 m (26 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 7.0 m (23 ft) where abutting a hamlet road;
 - (vi) 40.0 m (131 ft) where abutting a highway.
 - (e) Side Yard:
 - (i) 3.0 m (10 ft);
 - (ii) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (iii) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (iv) 10.0 m (33 ft) where abutting an internal road;
 - (v) 7.0 m (23 ft) where abutting a hamlet road;
 - (vi) 40.0 m (131 ft) where abutting a highway.
- (4) Maximum Limits
 - (a) Site Coverage:
 - (i) Thirty (30%) percent.
 - (b) Height:
 - (i) 8.5 m (28 ft) or two (2) storeys - the lesser thereof;
 - (ii) 2.0 m (6 ft) for fencing within a rear or side yard;
 - (iii) 1.0 m (3 ft) for fencing within a front yard, unless otherwise approved by the Development Authority.
- (5) Landscaping Requirements
 - (a) In addition to section 4.12 under Development Regulations, and at the discretion of the Development Authority, a 2.0 m (6 ft) wide landscaped buffer shall be provided along rear and side parcel boundaries adjacent to residential land uses.
 - (b) Landscaping requirements within the front yard shall be at the discretion of the Development Authority.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Sign Requirements
 - (a) In addition to section 4.22 under Development Regulations, all freestanding signs must be setback at a minimum distance equal to fifty (50%) percent of the required yard;
 - (b) No freestanding sign shall exceed the height of the principal building, where there is no principal building it will be at the discretion of the Development Authority.

9.5 Urban Reserve District (UR)

(1) Purpose

- (a) To identify land which in future will probably be converted to urban use, but which can be used for agricultural purposes. An Area Structure Plan approved by council must be prepared before the land will be considered for reclassification to another use

Permitted Uses	Discretionary Uses
Public Utility Facility	Uses may be allowed at the discretion of the Municipal Planning Commission which are compatible with the long-term plans for the land as set out in the Municipal Development Plan and any area structure plan for the land.

(2) Development Regulations

- (a) No more than one dwelling unit shall be established on a lot;
- (b) All development standards, including minimum requirements and maximum limits, shall be at the discretion of the Development Authority as set out in the long term plans.

9.6 Natural Resource Extraction and Processing District (NREP)

- (1) Purpose
 - (a) To provide for the exploration, extraction, processing and stockpiling of on-site natural resources on lands, and the post-extraction reclamation of the land, in accordance with specified regulations.
 - (b) To provide for the development of industrial uses relating to Natural Resource Extraction and Processing.
 - (c) To designate lands that contain potentially productive natural resources and to prevent incompatible uses upon such lands.
- (2) District Characteristics
 - (a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.
 - (b) Natural Resource Extraction and Processing shall be subject to the regulations of the Land Use Bylaw and any amendments thereto, and to the relevant guidelines and conditions of operation and approval from the provincial / federal authority having jurisdiction of these operations.
 - (c) At the discretion of the Development Authority, applications for Natural Resource Extraction and Processing may require the submission of an approved plan(s) or study(s), if required by the County or other governing authority as outlined section 3.5, to determine appropriate conditions of approval in order to minimize the impact on adjacent developments and on the environment.

Permitted Uses	Discretionary Uses
Accessory	Automotive, motorized equipment and recreational vehicle sales, service and repair
Agricultural support services	Bulk oil and chemical storage
Natural resource extraction	Contracting services, major
Natural resource processing	Landfarm
Public utility facility	Oilfield support services
Surveillance suite	Outdoor storage facility
Signs	Recycling depot
	Telecommunications tower
	Work Camp

- (3) Minimum Requirements
 - (a) Parcel Area:
 - (i) 5.0 ha (12.35 ac).
 - (b) Setbacks – Operations:

- (i) The setbacks for all associated operations, including but not limited to: excavation, stockpiling, berming, crushing, and/or operation of an asphalt plant shall be in accordance with the applicable provincial and/or federal regulations.
- (c) Setbacks – Buildings / Structures:
 - (i) Front Yard:
 - (1) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (2) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (3) 10.0 m (33 ft) where abutting an internal road;
 - (4) 40.0 m (131 ft) where abutting a highway.
 - (ii) Rear Yard
 - (1) 8.0 m (26 ft);
 - (2) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (3) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (4) 10.0 m (33 ft) where abutting an internal road;
 - (5) 40.0 m (131 ft) where abutting a highway.
 - (iii) Side Yard
 - (1) 6.0 m (20 ft);
 - (2) 40.0 m (131 ft) where abutting a County road where road widening has not been dedicated;
 - (3) 25.0 m (82 ft) where abutting a County road where road widening has been dedicated;
 - (4) 10.0 m (33 ft) where abutting an internal road;
 - (5) 40.0 m (131 ft) where abutting a highway.
 - (iv) All buildings must be setback a minimum of 30.0 m (100 ft) from the top of the bank of any watercourse or water body, and 0.5 m (2 ft) above the floodplain elevation as established by Alberta Environment, except where a lesser setback is determined to be appropriate by a study or report completed by a professional engineer.
 - (v) All buildings must be setback a minimum of 30.0 m (100 ft) from the top or bottom of an escarpment bank or from any slope where its grade exceeds thirty (30%) percent, except where a lesser setback is determined to be appropriate by a study or report completed by a professional engineer.
- (4) Maximum Limits
 - (a) Height:
 - (i) 10.0 m (33 ft) for the principal building(s);

- (ii) Equal to or lesser than the height of the principal building(s) for accessory building(s);
 - (iii) Fencing, screening and/or berming will be at the discretion of the Development Authority.
- (5) Landscaping / Screening
 - (a) In addition to section 4.12 under Development Regulations, and at the discretion of the Development Authority, landscaping or screening may be required along the front, rear, or side yard boundaries adjacent to public, residential, or other incompatible land uses.
 - (b) Restricted and noxious weeds are to be taken care of yearly to prevent the spread of weeds to neighbouring lands uses.
- (6) Parking Requirements
 - (a) Refer to section 4.3 under Development Regulations.
- (7) Signs
 - (a) In addition to section 4.22 under Development Regulations Free-standing signs must be setback at a minimum distance of 10.0 m (33 ft) within the front yard where abutting a County road;
 - (b) Free-standing signs must be setback in accordance with Alberta Transportation's setback requirements where abutting a highway.
 - (c) Traffic signs will be installed by the developer at the request of Brazeau County.

10 GLOSSARY

- (1) All other words, phrases, and expressions have the meaning respectively assigned to them in Part 17 of the Municipal Government Act and the Subdivision and Development Regulation.
- (2) All illustrations are for clarification and convenience only and do not form part of this Bylaw. All provisions of this Bylaw must be referenced.

“ABUT or ABUTTING” means immediately contiguous to, or physically touching, and when used with respect to lots or sites, means to share a common property line.

“ACCESSORY” means, when used to describe a use, building or structure that is naturally or normally incidental, subordinate, and exclusively devoted to the principal use, building or structure and located on the same lot or site.

“ACT” means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, and amendments thereto.

“ADJACENT” means land that abuts a site and land that would abut if not for a road, lane, walkway, watercourse, utility lot, pipeline right of way, power line, railway, or similar feature.

“AERODROME” Any area of land, water (including the frozen surface thereof) or other supporting surface used or designed, prepared, equipped or set apart for use either in whole or in part for the arrival and departure, movement or servicing of aircraft and includes any buildings, installations and equipment in connection therewith.

“AGRICULTURAL CAPABILITY” means soil capability for agriculture/crop farming as identified on the Agricultural Region of Alberta Soil Inventory Database (AGRASID); and/or identified on the Canada Land Inventory maps.

“AGRICULTURAL, EXTENSIVE DEVELOPMENT” means a system of tillage including the associated clearing of land for agricultural production purposes, which depends upon large areas of land for the raising of crops. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses. Extensive Agriculture Development does include the off-site removal and export of logs or trees and does not include confined feeding operations or intensive livestock farming.

“AGRICULTURAL, RETAIL” means a commercial agricultural operation that includes retail sales to the public including market gardens and u-pick’s.

“AGRICULTURAL, SPECIALTY” means the use of agricultural land to produce non-plant products on-site. Such specialties may be (but are not limited to) beekeeping, game farms, fish

hatcheries worm farms, apiary, market gardening, sod production and aquaculture, but does not include game farming, game ranching for viewing tourism or recreational purposes.

“AGRICULTURAL, SUPPORT SERVICES” means development providing products or services directly related to the agricultural industry. Without restricting the generality of the foregoing, this shall include such facilities as grain elevators, feed mills, bulk fertilizer distribution plants, bulk agricultural chemical distribution plants, bulk fuel plants, farm implement dealerships (not including automotive, equipment and vehicle services), and crop spraying.

“AIRPORT” means an area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation or equipment in connection therewith for which an airport license has been issued by Transport Canada.

“ALTER or ALTERATION” means any structural change to a building that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this Bylaw; structural change to a sign; and to discontinue or change the principal use of the site or building with a use defined as being distinct from the discontinued use.

“ANTENNA, OR ANTENNA SUPPORT STRUCTURE” means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators. This definition does not include satellite dish antenna. Examples include radio antennas used for commercial fleet dispatch and ham (or hobby) radio antennas.

“AMUSEMENT CENTRE, INDOOR” means a building or part thereof, where the principal business is providing video, pinball, player participation table top games, or computer games for use by the general public. This use does not include gaming facilities or adult retail.

“AMUSEMENT CENTRE, OUTDOOR” means development providing facilities for entertainment and amusement activities which primarily take place out-of-doors, where patrons are primarily participants. Typical uses include amusement parks, go-cart tracks, and miniature golf establishments.

“ANIMAL SERVICE FACILITY” means development for the purposes of treatment, boarding, training, commercial breeding or grooming of animals and includes retail sales of associated products. This may include such uses as veterinary clinics, grooming, overnight boarding, commercial kenneling of over 5 dogs, impounding or quarantining facilities, and animal shelters.

“APPLICANT” means the registered assessed landowner, or an agent, person, firm or company acting on the landowner’s behalf to obtain a development permit.

“AREA STRUCTURE PLAN” means a statutory plan adopted by Brazeau County under the provisions of the Municipal Government Act.

“AUCTION FACILITY” means development intended for the auctioning of livestock, goods and equipment, including the temporary storage of such livestock, goods and equipment.

“AUTOMOTIVE, MOTORIZED EQUIPMENT AND RECREATIONAL VEHICLE SALES, SERVICE AND RENTAL” means the development used for the retail sale or rental of new or used automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale of parts. This use includes automobile dealerships, rental agencies, and motorcycles dealerships.

“BASEMENT” means a portion of a residential building which is situated partly or completely below grade.

“BED AND BREAKFAST” means a secondary use of a single-detached dwelling whereby temporary accommodation, not to exceed 14 consecutive nights, with or without meals, is provided to the public for remuneration. No more than four (4) rooms for the purposes of guests within the home are permitted. The residential character of the dwelling unit must be retained.

“BOARDING/LODGING FACILITY” means a use consisting of sleeping facilities which may be in addition to the household accommodation and where cooking and/or sanitary facilities are not developed in addition to those in the dwelling unit containing the boarding facilities. No more than (4) rooms for the purposes of guests on site.

“BUILDING” means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

“BUILDING DEMOLITION” means the dismantling of a building, and/or the intentional destruction of a building, and/or followed by the removal of debris of a building.

“BULK OIL AND CHEMICAL STORAGE” means a development where refined or crude oil or liquid or solid chemical is stored. This may include building tanks and containment vessels and their associated systems for the oil & gas, water & wastewater, mining and specialty chemical products.

“BUSINESS SUPPORT SERVICES” means development used to provide support services to uses permitted or discretionary in a land use district. Such businesses may be characterized but not limited to the provision of support functions such as: printing, duplicating, binding or photographic processing; secretarial services; office maintenance or custodial services; security; and the sale, rental, repair, or servicing of office equipment, furniture and machines; and the sale, rental, repair or servicing of computers, cellular phones and fax machines.

“BYLAW” means the Brazeau County Land Use Bylaw.

“CALIPER” means the diameter of a tree trunk measured at a point 300 mm above the top of the root ball.

“CAMPGROUND”, means an area which has been planned and improved to be used and maintained for a seasonal short-term period (where the maximum occupancy shall not exceed 240 days in one year), for campers locating tents, tent trailers, holiday trailers, campers, motor homes and similar recreation vehicles within a defined area. A campground is minor where the total number of campsites or cabins is sixty (60) or less campsites or cabins. This does not include manufactured homes. Related facilities that are accessory to and support the campground such as an administrative office, laundromat, picnic grounds, playgrounds and boating facilities may be included on-site.

“CARETAKER” means a person, or persons that is part of the caretaker’s family unit, providing surveillance and or maintenance of a property. (Bylaw 877-15)

“CEMETERY” means development of a parcel of land primarily as landscaped open space for the entombment of deceased human beings or pets, and may include accessory developments such as crematories and mausoleums.

“COMMERCIAL TOURIST DEVELOPMENT” means a building or facility whereby attractions, exhibits, goods and merchandise, and/or recreational facilities are individually or collectively provided to the tourist market on a commercial basis.

“COMMUNICATION TOWER” see, antenna or telecommunication tower

“CONDOMINIUM UNIT” means a condominium unit as defined by the Condominium Property Act.

“CONFINED FEEDING OPERATION” as defined by the Alberta Agricultural Operations Practice Act.

“CONGREGATE HOUSING” means housing in multiple unit form for semi-independent persons within that is provided living and sleeping facilities, meal preparation, laundry services, and room cleaning. Such facilities may also provide other services such as transportation for routine medical appointments and counseling. This does not include group homes where the occupants are living as a single housekeeping unit. This may include housing for seniors.

“CONTAINER/SEA CAN” means an accessory structure and is a land and sea container used to carry cargo, goods and/or materials but may be used for storage purposes, provided that it meets any relevant Alberta Safety Codes.

“CONVENIENCE STORE” means a development for the retail sale of a variety of small goods required on a day-to-day basis. Typical uses include small food stores, milk stores and variety stores that sell confectioneries, foodstuffs, newspapers, magazines, non-alcoholic beverages and similar items.

“CONTRACTING SERVICES, MAJOR” means a development used for commercial and industrial service support and construction that requires outdoor storage and/or fleet storage of more than four vehicles. Typical industries include, but are not limited to: forestry, oil and gas, civil construction, building construction, wood processing, landscaping, and electrical

“CONTRACTING SERVICES, MINOR” means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage of more than four vehicles.

“CORNER LOT” means a parcel where the front or rear parcel boundary and a minimum of one (1) side parcel boundary abut a road.

“COUNCIL” means the Council of Brazeau County.

“COUNTY” means Brazeau County.

“DAY CARE SERVICE” means development licensed by the Province to provide daytime personal care and education to children or elderly persons, but does not include overnight accommodation. Typical facilities would include daycare or "elder care" centres, day nurseries, family day home childcare for seven (7) or more children, kindergartens, nursery schools and play schools.

“DESIGN FLOOD” The current design standard in Alberta is the 100-year flood, determined when a flood hazard study is undertaken. A 100-year flood is defined as a flood whose magnitude has a one percent chance of being equalled or exceeded in any year. The design flood can also reflect a computed 100-year water level resulting from an ice jam or be based on a historical flood event, or as determined by Alberta Environment.

“DEVELOPER” is the person, group, or corporation proposing a development under this Bylaw.

“DEVELOPMENT” is development as defined by the Municipal Government Act and furthermore, for the purpose of this Bylaw, may include:

- an excavation or stockpile and the creation of them;
- a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;

- a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; and
- a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

“DEVELOPMENT AUTHORITY” means the person or persons appointed pursuant to Development Authority Bylaw No 429-02.

“DEVELOPMENT OFFICER” is a person appointed as a Development Officer pursuant to the Land Use Bylaw.

“DEVELOPMENT PERMIT” is a document, with any necessary attachments, that is issued pursuant the Land Use Bylaw and authorizes a development.

“DISCRETIONARY USE” means that one (1) or more uses of land or buildings that may be permitted in a given district at the discretion of the Development Authority, with or without conditions.

“DISTRICT” means land use district within the Land Use Bylaw.

"DRINKING ESTABLISHMENT" means a development licensed by Alberta Gaming and Liquor Commission to serve alcoholic beverages for consumption on the premises and may include Video Lottery Terminals.

“DRIVE-THROUGH BUSINESS” means a development, or part of a development, designed to serve customers remaining in their vehicles.

“DUPLEX” is a structure that includes two (2) dwelling units sharing a common wall and located side by side or one above the other. A single detached dwelling with a basement suite is not a duplex.

“DWELLING OR DWELLING UNIT” means a building or a portion of a building containing one (1) or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and is intended as a permanent residence.

“EDUCATION FACILITY” is a facility developed for instruction, training and education purposes, and may include administration offices, dormitories, and accessory uses/structures.

“EMPLOYEE” is a person who performs any work for or supplies any services to an employer for wages.

“ENVIRONMENTALLY SIGNIFICANT AREA (ESA)” is defined as areas that are vital to the long term maintenance of biological diversity, physical landscape features and/or other natural processes at multiple spatial scales. The recognition of ESAs is essential to help identify and prioritize areas that may be important to conserve, or that require special management consideration. For example, areas of environmental importance may represent under-protected or vulnerable resources such as forests, riparian areas, lakes, creeks, and coulees.

“FAMILY” means one or more individuals who are related through marriage or common law, blood relationship, legal adoption, or legal guardianship.

“FAMILY CARE UNIT” means a dwelling unit used to accommodate person(s) who reside in another dwelling unit on the same parcel, and who would provide personal care to or require personal care from that resident(s), provided that such care is necessary due to age, physical and/or mental disability. The dwelling unit must be a unit or structure, which may include a mobile home or modular home and is capable of being removed or decommissioned from the parcel when the personal care is no longer required, and may be contained within a principle or an accessory building.

“FARMSTEAD” means the original residential site with other improvements used in connection with the raising or production of crops, livestock, poultry and other agricultural pursuits.

“FENCE” means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.

“FINANCIAL INSTITUTION” means a bank, credit union, trust company, acceptance corporation, finance company, or similar establishment.

“FINANCIAL SERVICES” means a business establishment providing banking, savings, loans, investing, or similar services but does not include a pawn shop.

“FLANKING ROADWAY” means the road or lane adjacent to the side yard of a parcel.

“FLOOD PLAIN” consists of the land next to a watercourse (flowing water body) that is subject to periodic inundation. The current design standard in Alberta is the 1-in-100-year flood, defined as a flood whose magnitude has a one per cent chance of being equaled or exceeded in any year. The 1-in-100-year floodplain of a watercourse is part of a water body, and the 100 m setback distance for development is established from the outer edge of the floodplain, or as determined by Alberta Environment.

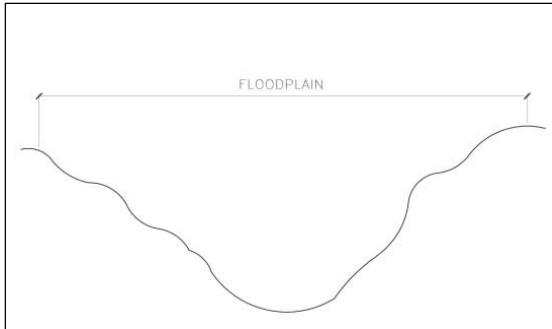


Illustration: Flood Plain

“FLOOR AREA” means for residential buildings, the total area of all floors in a building measured from the exterior side of exterior walls including a basement, but excluding floor areas of cellars, garages, sheds, carports, or open porches in all residential buildings; or for commercial buildings, the total floor area of all floors in a building measured from the exterior side of exterior walls including basements and cellars but excluding hall areas.

“FOUNDATION” means the lower portion of a building, usually constructed of concrete or masonry, which includes footings that transfer the weight of a building to the ground.

“FRAGMENTED PARCEL” means a parcel that is separated from the balance of a quarter section by a natural barrier such as a river or coulee, or by a physical barrier such as a roadway, highway or a drainage course that has been registered by plan of survey.

“FRONTAGE” means the length of a roadway boundary measured along the front parcel line. On double fronting lots all sides of a parcel adjacent to roadways shall be considered frontage.

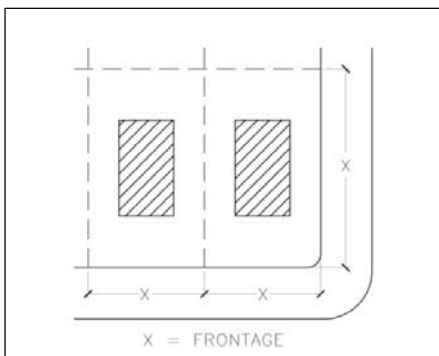


Illustration: Frontage

“FUNERAL HOME/CREMATORIUM” means development used for the preparation of the deceased for burial, the provision of funeral services, and the purification and incineration of human remains.

“GAS BAR” means a development used for the sale of motor fuel, lubricating oils, automotive fluids, and associated convenience store products. The gas bar may be a self-service, full

service, key lock, card lock, or other similar operation and may include vehicle-washing facilities as an accessory use but does not provide auto repair or servicing.

“GOLF COURSE” means the golf playing area and ancillary buildings and uses related to the playing of the game of golf and may include a pro shop, club house, hotel/motel, eating and drinking establishment, and/or driving range.

“GRADE” means for a building, the ground elevation established for the purpose of regulating the number of storeys and building height. The building grade shall be the level adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevations of the ground for each face of the building; for drainage, the ground elevation established in a lot drainage plan attached to the application for a development permit for the purpose of controlling the flow of surface water on the parcel.

“GROUP HOME” means a dwelling that is licensed or funded by a federal or provincial enactment, which provides accommodation for six or fewer persons who, by reason of their emotional, mental, social, physical condition or legal status require a supervised group living arrangement for their well-being.

“GUEST RANCH” means a development of a private owner-occupied ranch house which includes sleeping facilities that are rented on a daily basis to registered guests and meals are prepared in a residential kitchen.

“HAZARDOUS AREA” means an area which in the opinion of the Subdivision Authority and Development Authority is unstable. This may include lands prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation. Examples include floodplain, floodway, lands in proximity to water bodies and water courses with slopes greater than ten (10 %) percent.

“HEALTH SERVICES FACILITY” means a Provincially-licensed/approved establishment used for the medical, dental, or professional healing treatment of human beings.

HOME OCCUPATION “MAJOR” means the secondary use of a principal dwelling unit and/or accessory building(s) by a permanent resident of the dwelling unit to conduct a business activity which does not change the residential character of the dwelling and/or accessory building(s), does not employ more than twelve (12) employees concurrently. The maximum number of permitted vehicles is four (4), with associated trailers, up to a maximum of tri-axle size. A Major Home Occupation may exhibit outdoor storage of vehicles used for the business but other equipment and building materials must be screened from view. *(Bylaw 851-14)*

HOME OCCUPATION “MEDIUM” means the secondary use of a principal dwelling unit and/or accessory building(s) by a permanent resident of the dwelling unit to conduct a business activity

which does not change the residential character of the dwelling and/or accessory building(s), does not employ more than two (2) non-residents concurrently, and does not exhibit outdoor activity and storage of materials and/or equipment. The maximum number of permitted vehicles is two (2) up to a capacity of one-ton GVW.

HOME OCCUPATION “MINOR” means the secondary use of a principal dwelling unit and/or accessory building(s) by a permanent resident of the dwelling unit to conduct a business activity which does not change the residential character of the dwelling, does not have any exterior evidence of such secondary use, and does not employ any non-residents of the dwelling unit.

“HOTEL” means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor 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.

“INDUSTRIAL, GENERAL” means those industrial uses which do not create a significant adverse impact or nuisance beyond the boundaries of the site and may include indoor display, office, technical or administrative support, or sales operation accessory to the general industrial use. General uses include the following: the manufacturing or assembly of goods, products or equipment; the cleaning, servicing, repairing or testing of materials, goods and equipment associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use; the storage or shipping of materials, goods and equipment, including petrol-chemical products and supplies; or, the training of personnel in general industrial operations.

“INDUSTRIAL, HEAVY” means those industrial uses which require large tracts of land and may have a significant detrimental effect on adjacent or nearby sites as a result of its normal operations by way of noise, vibration, smoke, emissions, odour or other element. This category includes, but is not limited to, large scale manufacturing or processing of raw or finished materials including pulp and paper mills, asphalt or gravel crushing plants, oil refineries, and industrial waste recycling.

“INTERMUNICIPAL DEVELOPMENT PLAN” means a statutory plan adopted by Council and the council of one or more other municipalities pursuant to the Act.

“INTERNAL SUBDIVISION ROAD” means a public roadway providing access to lots within a multi-parcel subdivision and which is not designated as a Township or Range road.

“LANDFARM” means a site used for the treatment of soils contaminated by hydrocarbons and non-hazardous organic oilfield waste, whereby the soil in question is safely remedied through aeration or cultivation.

“LANDSCAPING” means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, driveways or other structures and materials as used in landscape architecture.

“LANE” means a public thoroughfare which may provide a secondary means of access to a parcel at its rear or side parcel boundary, as defined in Traffic Safety Act.

“MANUFACTURED HOME” means a residential building containing one dwelling unit, built in a factory and transported in one or two sections to a site. Manufactured homes are typically long and narrow, with a simple rectangular footprint, low-pitched roofs, and narrow eaves with a length to width ratio of 3:1 or greater, but does not include recreational vehicles or construction site trailers.

“MODULAR HOME” means a prefabricated dwelling unit which is transported to a parcel to be placed or assembled. A modular home means a dwelling unit which is built off site, and may be comprised of a single section or multiple sections to be situated upon a foundation which when completed appears indistinguishable in design, quality and finish from a site-built house with a length to width ratio of 2.5:1 or less but does not include manufactured homes, recreational vehicles, or construction site trailers.

“MODULAR/MANUFACTURED HOME PARK” means a parcel containing four (4) or more modular and/or manufactured home units, regardless of tenure, but does not include industrial or construction camps. A modular/manufactured home park may contain an office for its operation and/or a community centre.

“MOTEL” means commercial development for the provision of rooms or suites for temporary lodging where each room or suite has its own exterior access, and may include accessory eating and drinking establishments.

“MULTI-LOT COUNTRY RESIDENTIAL SUBDIVISION” means a subdivision of lands which lands are districted Country Residential or Country Residential Suburban Estates and contain four (4) or more residential parcels.

“MULTIPLE-UNIT DWELLING” means a building housing three (3) or more dwelling units where each unit is connected to municipal services, but does not include apartments.

“MUNICIPAL DEVELOPMENT PLAN” means the Municipal Development Plan (MDP) adopted by Council pursuant to the Act.

“MUNICIPALITY” means Brazeau County.

“MUNICIPAL PLANNING COMMISSION” means the Municipal Planning Commission (MPC) for the County established by Bylaw 249-95 - The Municipal Planning Commission as the Development and Subdivision Authority.

“NATURAL ENVIRONMENT” is an area land and/or water that are dedicated to the protection and maintenance of biological diversity, natural and/or cultural resources. It may or may not be managed through legal or other effective means. It may be within or adjacent to the area outlined within a planning or development application. It may or may not be deemed environmentally significant. It may be a recreational area that is predominantly left in a natural state.

“NATURAL RESOURCE EXTRACTION” means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite and salt found on or under the site, or accessible from the site.

“NATURAL RESOURCE PROCESSING” means the processing of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite and salt.

“NON-CONFORMING BUILDING” means a building that on the date this Land Use Bylaw or any subsequent amendment becomes effective will not comply with the regulations of the district in which it is located.

“NON-CONFORMING USE” means a lawful use of land or a building, that on the date the Land Use Bylaw or any subsequent amendment becomes effective, will not or, in the case of the use of a building under construction, would not, comply with the Land Use Bylaw.

“OCCUPANCY” means the use or intended use of a building or part thereof for the shelter or support of persons or property.

“OFFICE” means the provision of professional, management, administrative, consulting, and financial services in an office setting. Typical uses include the offices of lawyers, accountants, engineers, architects; travel agents, real estate and insurance firms; clerical, and secretarial agencies. This excludes 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.

“OILFIELD SUPPORT SERVICES” means a development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or shipping of such materials, goods and equipment, including petrochemical products and supplies provided such storage is in accordance with all applicable provincial and federal statutes. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, oilfield

haulers, pipeline contractors and welding operations, but excludes “Bulk Oil and Chemical Storage”.

“OUTDOOR STORAGE FACILITY” means land and/or buildings used for the outdoor storage of goods and materials and may include the collection and distribution of goods and materials, excluding dangerous or hazardous goods and materials.

“OUTDOOR STORAGE FACILITY, TEMPORARY” means land and/or buildings used for the temporary (90 days) outdoor storage of goods and materials and may include the collection and distribution of goods and materials, excluding dangerous or hazardous goods and materials. One extension of 30 days may be granted at the discretion of the Development Officer. Only one (1) outdoor storage facility, temporary, will be allowed per calendar year.

“PANHANDLE/FLAG LOT” means any parcel which gains road frontage through the use of a narrow strip of land which is an integral part of the parcel.

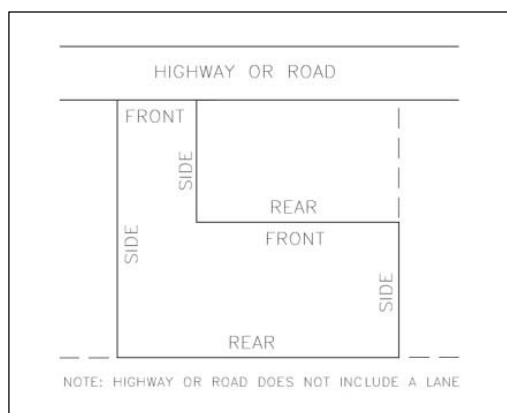


Illustration: Panhandle/Flag lot

“PARCEL BOUNDARY, FRONT” means the parcel boundary adjacent to a road, not including a lane, and, in the case of a corner parcel, the shorter front parcel boundary which abuts a road, not including a lane. In the case of a through lot, both parcel boundaries abutting the roads are deemed to be front parcel boundaries.

“PARCEL BOUNDARY, REAR” means the parcel boundary opposite and most distant from the front parcel boundary measured at the front parcel boundary’s centre point to the centre point of the rear parcel boundary, or the intersecting point where the rear portion of the parcel is bounded by intersecting side parcel boundaries.

“PARCEL BOUNDARY, SIDE” means the parcel boundary marking the boundary between a parcel and road and which has one or both ends intersecting with a front parcel boundary.

“PARCEL DEPTH” means the average distance between the front and rear property lines.

“PARCEL WIDTH, MEAN” the distance between the side parcel boundaries of a parcel at the minimum permissible front yard, measured parallel to the road or to the tangent on a curved road. For rectangular and pie parcels this distance should be measured at front yard setback line and at rear yard setback line.

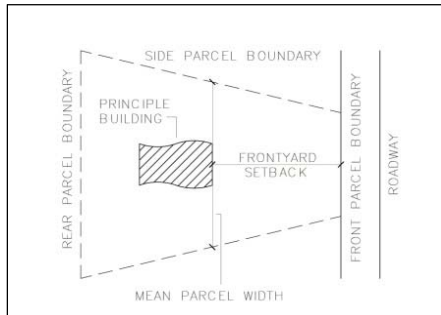


Illustration: Parcel Boundaries

“PARKING, NON-ACCESSORY” means vehicular parking that is not primarily intended for the use of residents, employees, or clients of a particular development. Typical uses include surface parking lots and parking structures above or below grade.

“PERMITTED USE” means the use of land or a building provided for in the Land Use Bylaw for which a development permit must be issued or conditionally issued by the Development Authority upon application having been made to the County.

“PERSONAL SERVICE FACILITY” means commercial development for the provision of personal services to an individual which are related to the care and appearance of the person or the cleaning and/or repair of personal effects including, but not limited to, cosmetology, esthetics, clothing repair and/or cleaning, but not including health services.

“PERSONAL STORAGE FACILITY” means commercial development for the provision of individual storage containment buildings for the purpose of storing non-dangerous goods and materials indoors.

“PLACE OF WORSHIP” means a development owned by a religious organization used for worship and related religious, philanthropic or social activities including rectories, manses, churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

“PLAYGROUND PARK” means a parcel developed for the purpose of a local recreation area, with or without recreation apparatus, located within a residential district and may include trail linkages.

“PORTABLE SIGN” means a sign with a total area on one face of no greater than 4.0 m² (13.0 ft.²) mounted on a frame, trailer, stand or similar support which together with the support can

be transported and may include copy that may be altered through the use of detachable characters.

“PRINCIPAL BUILDING” means a building which, in the opinion of the Development Authority:

1. Is the primary or main building among one or more buildings situated on the site;
2. Constitutes by reason of its use, the primary purpose for which the site is used; or
3. Occupies the majority area of a site.

“PRINCIPAL USE” means the primary purpose, in the opinion of the Development Authority, for which a building or site is used. No more than one (1) principal use must be located upon a site unless specifically permitted otherwise in the Land Use Bylaw. At the discretion of the Development Authority, multi-user buildings may have one (1) principal use per bay and/or delineated unit. Examples include strip malls, multi-bay commercial buildings, and other similar buildings.

“PRIVATE CLUB” means an indoor development used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organization. Private clubs may include rooms for eating, drinking, and general assembly.

“PUBLIC UTILITY FACILITY” means a development which is owned or leased by the federal, provincial or municipal government for public utility related activities.

“RECREATIONAL USE” means development of a public character including natural open space, improved parkland and active and passive recreational areas, and any facilities or buildings associated with recreation, serving the needs of a municipality, area or region. Recreation does not include large-scale commercial entertainment facilities such as drive-in movies, motor raceways, shooting ranges, or similar uses that may be incompatible with surrounding recreational uses, or may be difficult to integrate with the natural environment

“RECREATION SERVICE, INDOOR” means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs. This does not include gaming facilities.

“RECREATION SERVICE, OUTDOOR” means development providing facilities that are available to the public at large for sports and active recreation conducted outdoors. Typical facilities would include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, miniature golf establishments, Scout/Guide camps, religious outdoor retreat camps and parks, paint ball parks, gymkhana/rodeos.

“RECREATIONAL VEHICLE” means a licensed vehicle or portable structure, designed to be moved by a vehicle, to provide temporary sleeping accommodation for travel and recreation purposes. Recreational vehicles include, but are not limited to, motor homes, campers, and holiday trailers. Recreational vehicles do not include modular or mobile homes and must not be skirted or provide for the attachment or use of any projections including, but not limited to, decks and carports.

“RECREATIONAL VEHICLE PARK” means any parcel of land on which three (3) or more recreational vehicles are harboured, without regard to whether a fee or charge is paid or made and may include any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of such recreational vehicle park, complies with relevant regulations, and is to be utilized solely by the travelling public.

“RECYCLING DEPOT” means development used for the buying and temporary storage beverage containers, newsprint, and similar domestic materials for reuse where all storage is contained within an enclosed building.

“RESORT COTTAGES” means a development of a parcel consisting of a group of recreational cottages or cabins with each individual cottage or cabin providing self-contained living quarters for the purpose of temporary accommodation, but does not include summer homes.

“RESTAURANT” means a commercial development where foods and beverages are prepared and served for consumption on-site by the public and may include a take- out component as an accessory development.

“RETAIL ESTABLISHMENT” means a development used for retail sale of consumer goods on a daily basis in an enclosed building including, but not limited to, food stores, liquor stores, drug stores, video sales and rentals, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.

“ROADS, ARTERIAL” means the main thoroughfares, which generally have the highest traffic volumes within the County’s subsystem of roads (classified in the Brazeau County Rural Road Study, November 2005).

“ROADS, CONNECTOR” means roads that collect traffic and funnel it to the primary and secondary highways, arterial roads or communities (classified in the Brazeau County Rural Road Study, November 2005).

“ROADS, INTERNAL” (Local) means those roads that are within residential, industrial/commercial subdivisions and generally serve only local traffic (classified in the Brazeau County Rural Road Study, November 2005).

"SATELLITE DISH" means a parabolic device and its support structure designed to receive or transmit frequencies transmitted by satellites. This definition does not include dishes under 1m in diameter.

"SCREENING" means a fence, earth berm, or hedge used to visually and/or physically separate areas.

"SECONDARY SUITE" means an additional dwelling unit located within a single dwelling or, within an accessory structure that is located on a residential parcel. A secondary suite also has an entrance separate from the entrance to the principal dwelling either from a common indoor landing or directly from the side or rear of the structure.

"SERVICE STATION" means development used for the servicing, repairing, and/or washing of vehicles and/or the sale of gasoline, other petroleum products, and vehicle parts.

"SETBACK" means the measurable distance that a development is to be separated from a property line or any other features specified by the Land Use Bylaw.

"SETBACK, FRONT YARD" means that portion of a parcel extending from one side parcel boundary to an opposite side parcel boundary between the front parcel boundary and a plane parallel at a distance required by the land use district and from where legal access is gained.

"SETBACK, REAR YARD" means that portion of a parcel extending from one side parcel boundary to an opposite side parcel boundary between the rear parcel boundary and a plane parallel at a distance required by the land use district.

"SETBACK, SIDE YARD" means that portion of the parcel extending from the front yard to the rear yard between the side parcel boundary and a plane parallel at a distance required by the land use district.

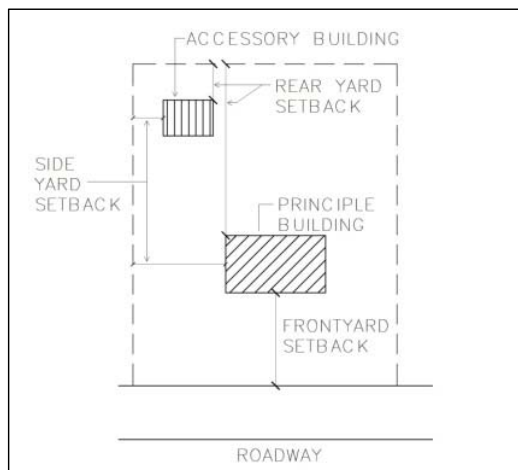


Illustration: Setbacks

“SHORELINE” means the line or contour depicting the mean high water mark of a permanent watercourse or water body.

“SIGN” means an object or device, whether illuminated or non-illuminated, used for the purpose of identification, advertisement, direction or attracting attention to any person, object, event, or place, and which does not resemble or conflict with a traffic sign under the Traffic Safety Act. A sign under the Land Use Bylaw does not include a sign requiring approval from Alberta Transportation, or, a sign permitted in accordance with an approved home occupation under the Land Use Bylaw.

“SIGN AREA” means the total active surface area of a sign and, in the case of a sign comprised of individual letters or symbols must be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter must not be included in the calculation of sign area.

“SINGLE-DETACHED DWELLING” means a site constructed residential building containing one (1) dwelling unit, excluding a basement suite, which is supported on a permanent foundation and physically separated from any other dwelling unit, but does not include a modular or manufactured home.

“SITE” means one (1) or more parcels for which an application is submitted and may include roads, lanes, walkways, and any other land surface upon which subdivision and/or development is proposed.

“SITE AREA” means the total area of a site.

“SITE COVERAGE” means the area of a site occupied by principal and accessory buildings.

“SITE PLAN” means a detailed, dimensional plan at a reproducible scale providing information and graphic depiction of all physical development relationships to occur on a site.

“SITE TRIANGLE” means that triangle formed by a straight line drawn between two points on the parcel lines of a parcel from the point where the parcel lines intersect.

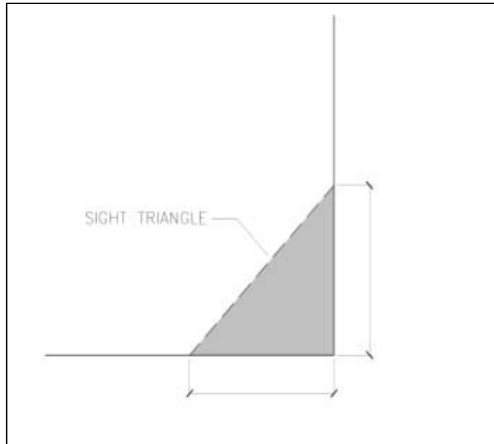


Illustration: Site Triangle

“SOCIAL CARE FACILITY” means development of a detached dwelling as a facility which is authorized, licensed or certified by a Provincial authority to provide room and board for foster children or physically, mentally, socially, developmentally or behaviourally challenged persons or for the rehabilitation of its residents either through independent or professional care, guidance and supervision. The residential character of the development must be maintained.

“SPECTATOR SPORT FACILITY” means development to accommodate public or private sports events.

“STRUCTURE” means anything constructed or placed on, in, over or under land, but does not include a highway or public roadway or a bridge that forms part of a highway or public roadway.

“STRUCTURE HEIGHT” means the vertical distance between the average finished grade and the highest point of a structure. Church spires, belfries, monuments, fire and hose towers, observation towers, transmission towers, chimneys, flag poles, radio towers/mast/aerials, water towers, elevator housings, are not considered as part of the structure height. Use structure rather than building – this will include more than building

“SUBDIVISION AND DEVELOPMENT APPEAL BOARD” means the Subdivision and Development Appeal Board (SDAB) established by Bylaw 249-95 - The Municipal Planning Commission as the Development and Subdivision Authority.

“SUBDIVISION AND DEVELOPMENT REGULATIONS” means the Subdivision and Development Regulations AR 43/2002 and amendments thereto.

“SURVEILLANCE SUITE” means the provision of surveillance for the maintenance, security and safety of the primary establishment. A surveillance suite can be either attached to the primary establishment, an existing dwelling, or be a manufactured home. (Bylaw 877-15)

“TAXIDERMY” means a development for the preservation and mounting of animal skins in lifelike forms for profit or for personal use in a detached building not containing a dwelling unit.

“TELECOMMUNICATIONS TOWER” means any tower used to provide a broad range of communication services through the transmitting, receiving or relaying of voice and data signals such as radio, cellular, broadcast, Personal Communication Services (PCS) and wireless data that are regulated by the Federal government. For the purposes of the Land Use Bylaw, this excludes Antenna. Examples include cell phone towers and wireless internet towers;”

“TEMPORARY” means such period of time as determined by the Development Authority.

“TEMPORARY STRUCTURE” means a structure, without a foundation, for which the sole purpose is incidental to the completion of a development, for which a permit has been issued under the Land Use Bylaw, and is removed when a determined time period has ceased or activity or use has been completed.

“THROUGH LOT” means a parcel abutting two parallel or near parallel roads, not including a lane, or on a corner lot abutting three roads, not including a lane, which forms two corners.

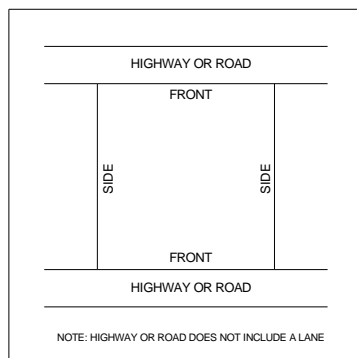


Illustration: Through Lot

“TOP OF BANK” means the upper break of the bank defining the most distinct ridge of topographic discontinuity in slope between the upper plateau and the valley wall.

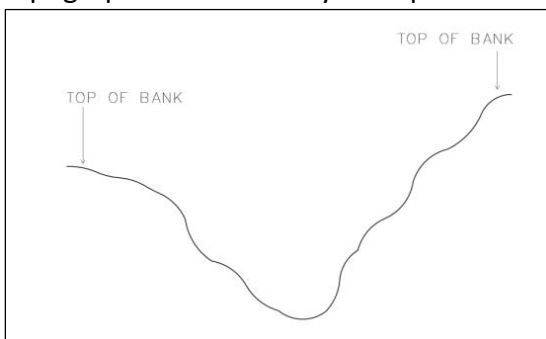


Illustration: Top of Bank

“TRIANGULAR LOT” means a parcel which does not contain a rear parcel boundary, but rather a rear point being the intersection point of intersecting side parcel boundaries opposite the front parcel boundary

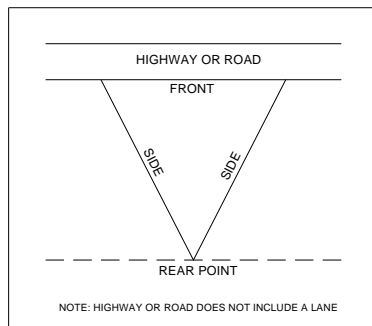


Illustration: Triangular Lot

“USE” means the purpose or activity for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

“USE, DISCRETIONARY” means the use of land or a building provided for in the Land Use Bylaw for which a development permit may be issued, with or without conditions, by the Development Authority upon application having been received by the County.

“USE, PERMITTED” means the use of land or a building provided for in the Land Use Bylaw for which a development permit shall be issued, with or without conditions, by the Development Authority upon application having been received by the County.

“USE, PRINCIPAL” means the primary purpose for which a building or site is used. There shall be no more than one principal use on a lot unless specifically permitted in the Land Use Bylaw.

“USE, PUBLIC AND QUASI-PUBLIC” means a use of land or a building for the purposes of public administration and services and must also include a building for the purpose of assembly, instruction, culture, recreation or other community activity.

“WAREHOUSE SALES/STORAGE” means development for the use of an indoor storage facility where a range of goods are displayed and/or stored for wholesale or retail sales.

“WASH FACILITY” means a development containing facilities for the washing and cleaning of automotive, motorized and recreation vehicles and vehicle accessories. These facilities may include a tunnel wash, coin operated automatic washers, coin operated self-service washers and may be staffed.

“WASTE MANAGEMENT FACILITY, MAJOR” means a site used primarily for the storage, processing, treatment and disposal of solid and/or liquid wastes, which may have an adverse

environmental impact on adjacent sites by virtue of potential emissions and/or appearance. Typical uses include landfills, garbage transfer and compacting stations, recycling facilities (not including recycling depots), incinerators, sewage lagoons and similar uses. *Bylaw 811-13*

“WORKS” means the construction or installation of roads, landscaping, trails, amenities, public utilities and/or municipal services.

“WORK CAMP” means a complex used to house natural resource industry/construction employees on a temporary basis, which may consist of mobile units that provide sleeping, eating, and other basic living facilities associated project.

“YARD” means a required open space to be unoccupied and unobstructed by any building or portion of a building above the general ground level of the graded lot, unless otherwise permitted in the Land Use Bylaw.

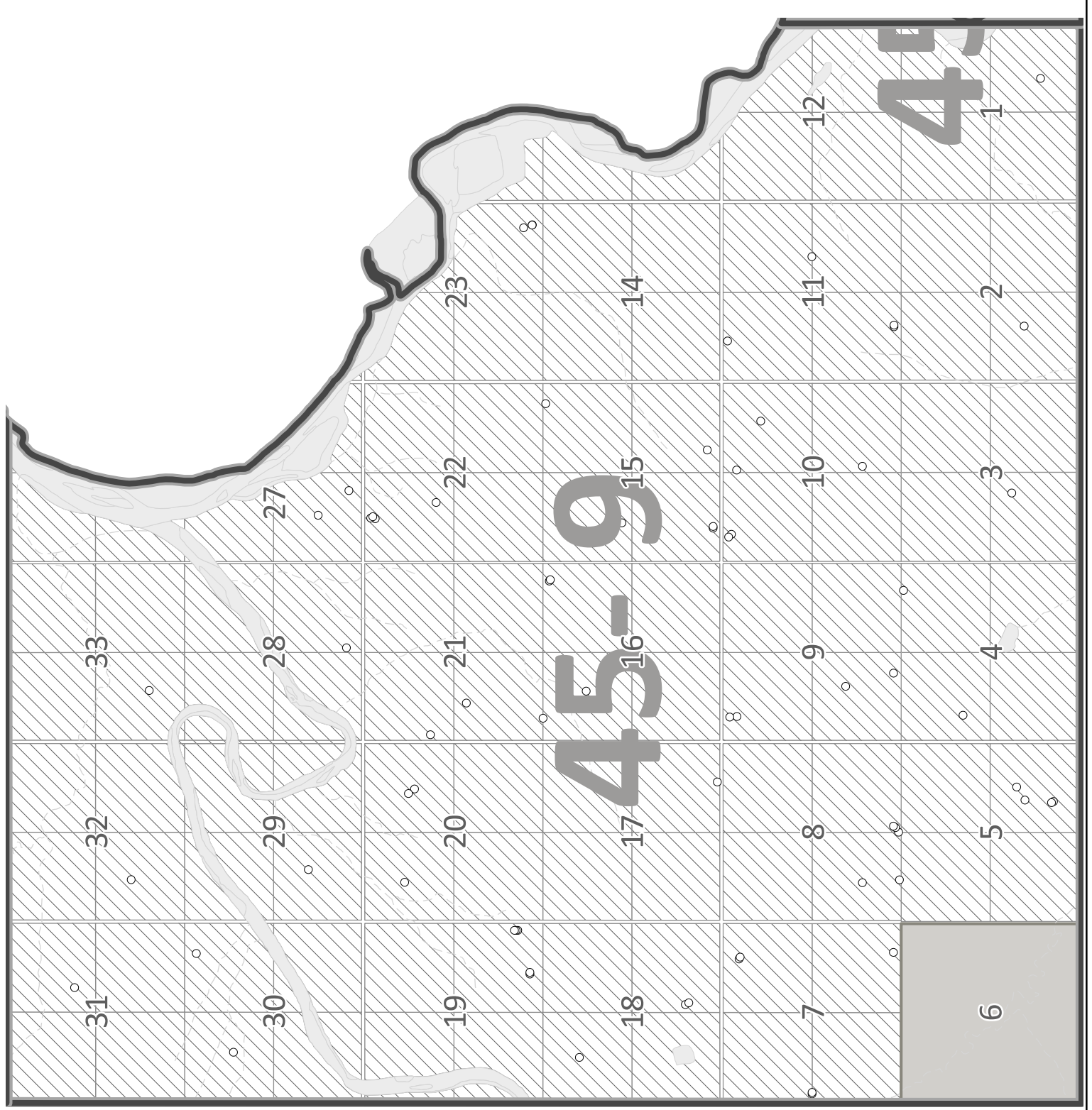
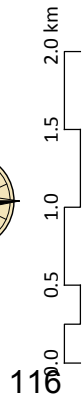


FIGURE 1
45-9

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



CONTACT BRAZEAU COUNTY FOR ZONING VERIFICATION
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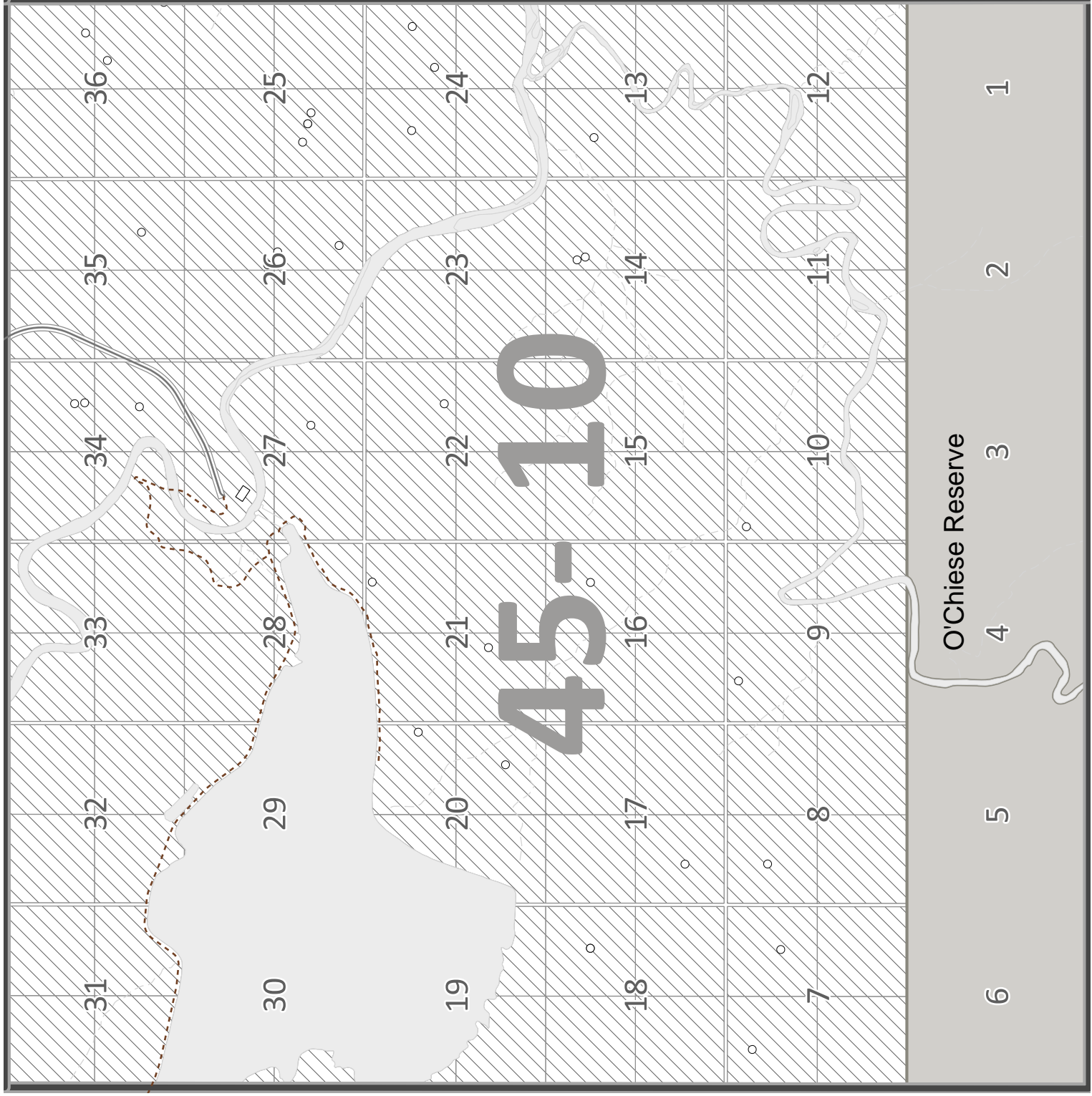
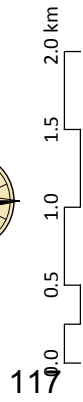


FIGURE 2
45-10

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
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	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



O'Chiese Reserve

1 2 3 4 5 6

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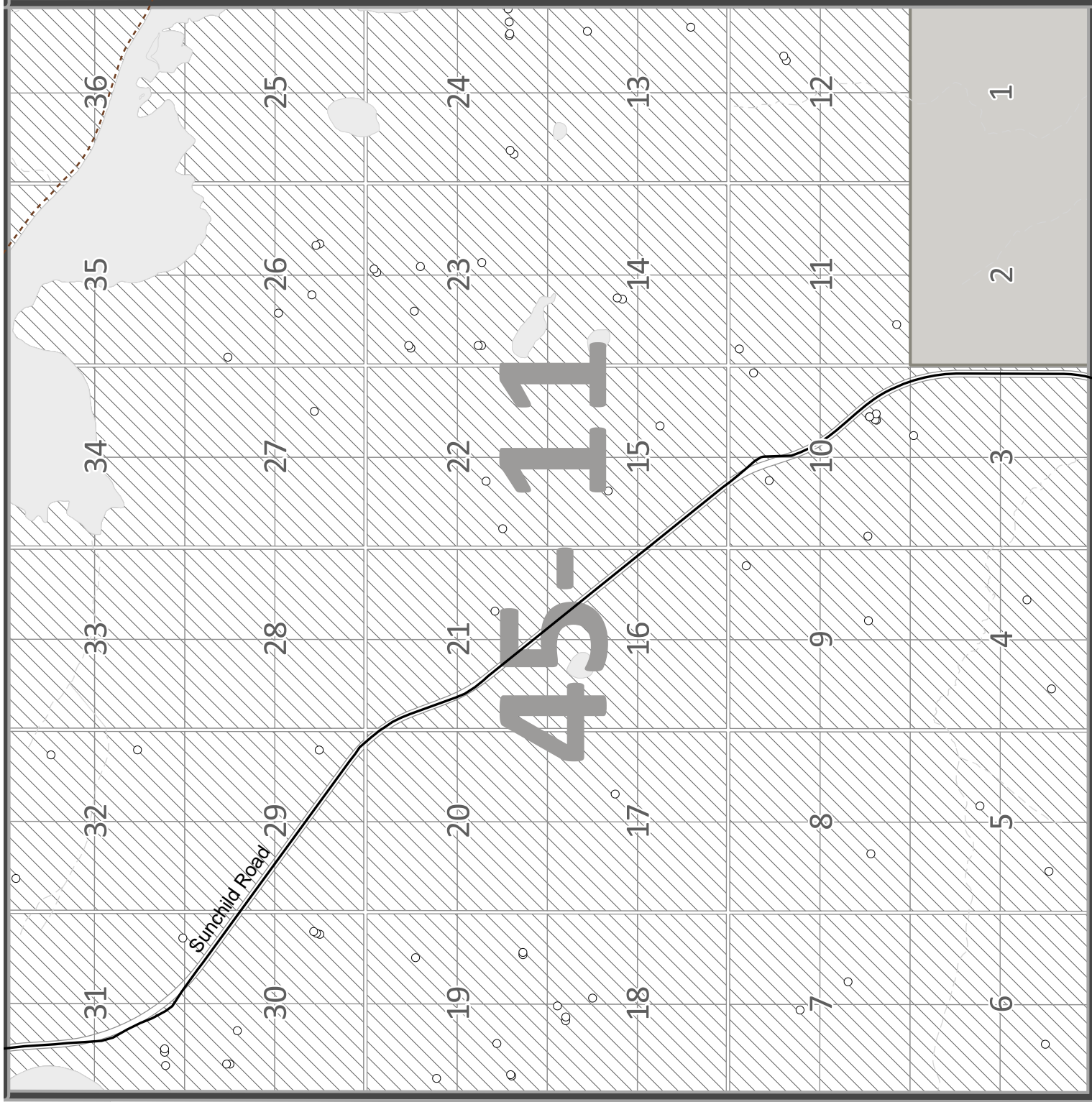
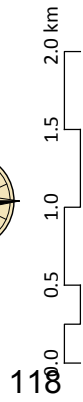


FIGURE 3
45-11

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
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	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
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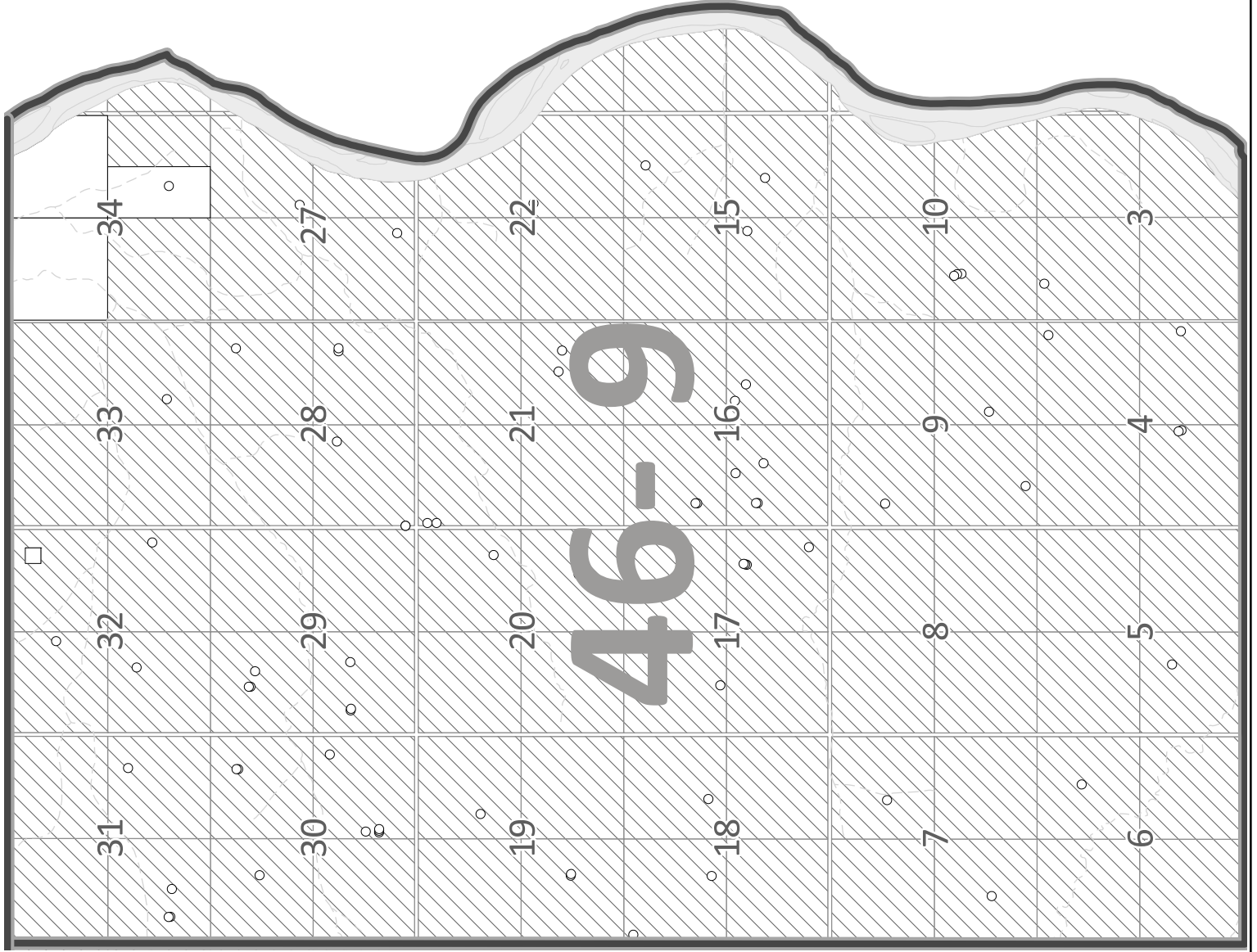
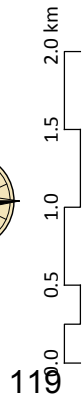


FIGURE 4
46-9

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
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	EPBR BOUNDARY



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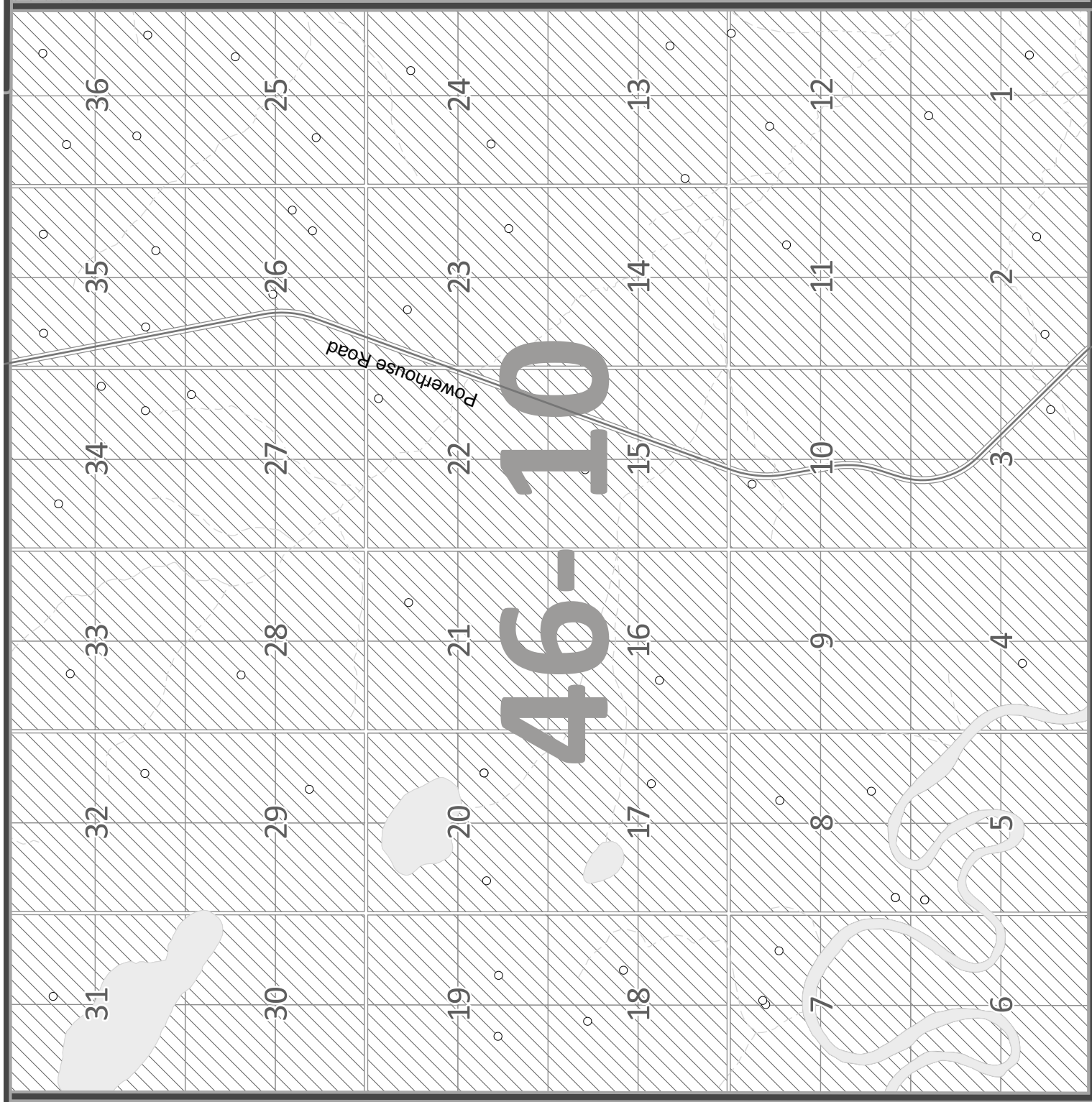
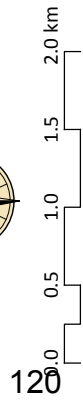


FIGURE 5
46-10

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
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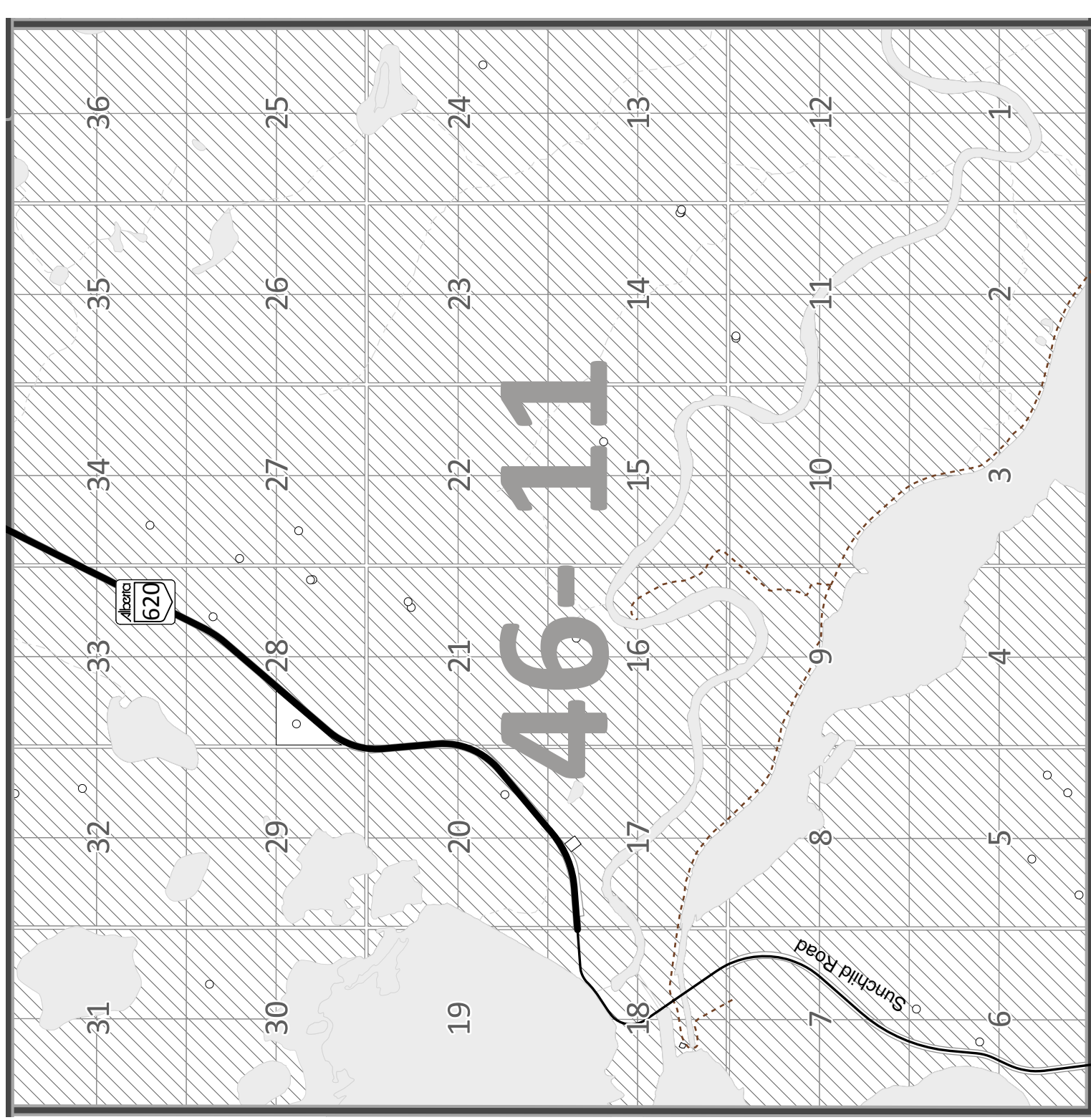
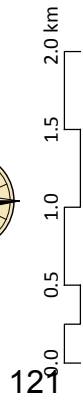


FIGURE 6
46-11

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
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	LIGHT INDUSTRIAL
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	PUBLIC INSTITUTION
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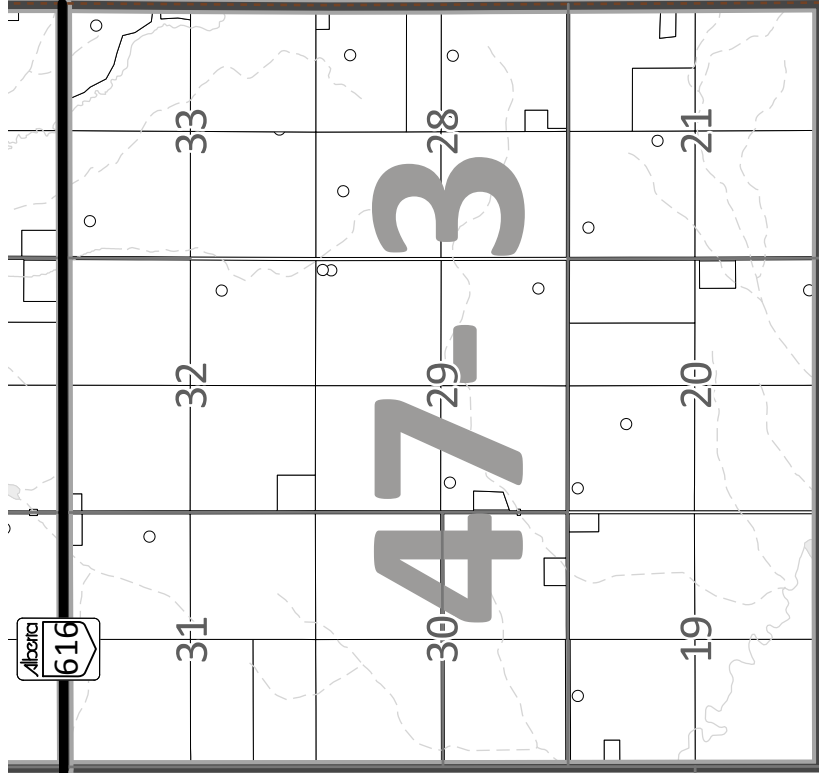
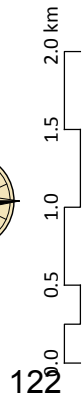


FIGURE 7
47-3

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
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	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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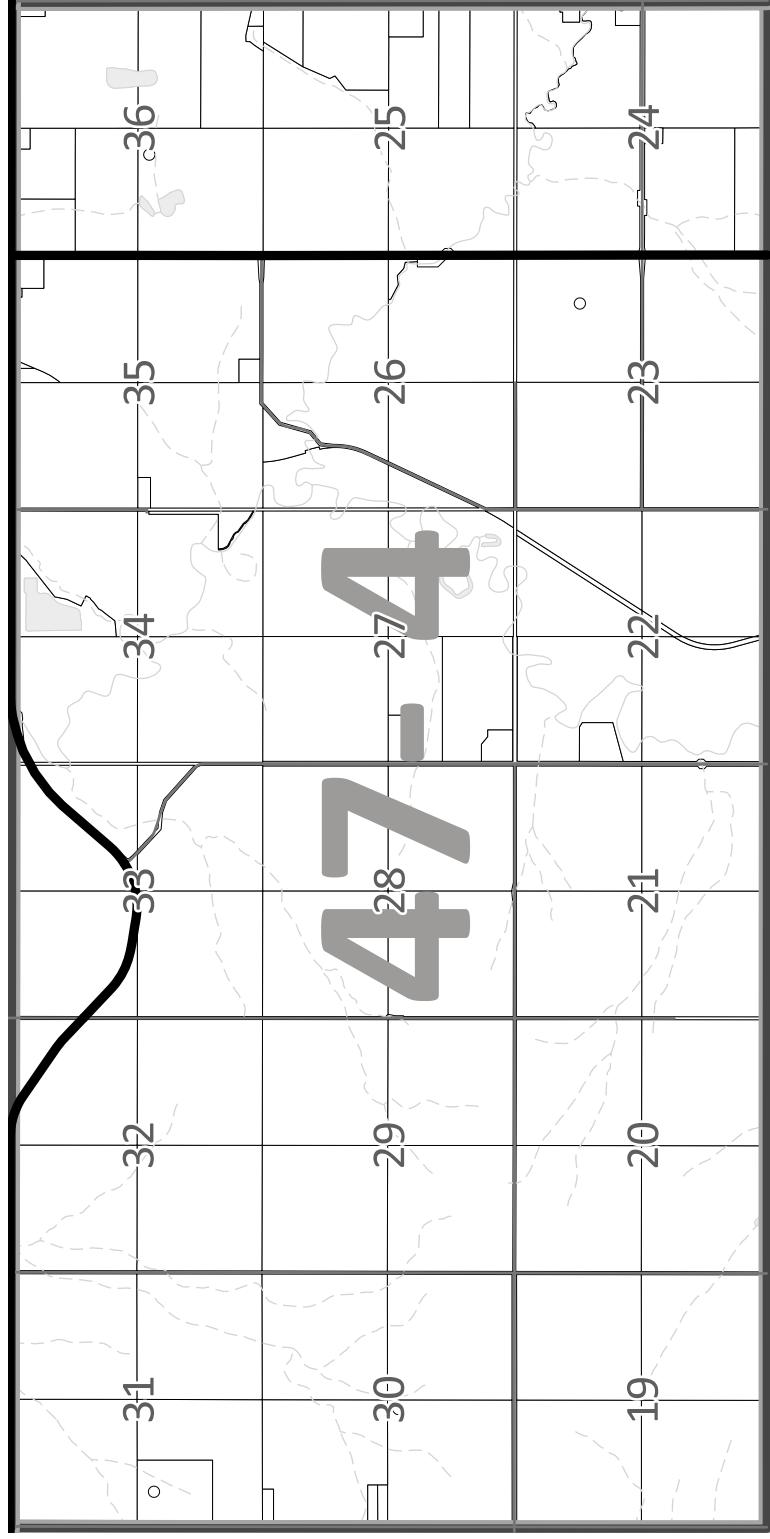
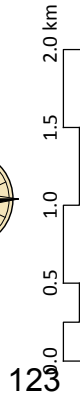
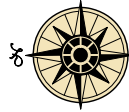


FIGURE 8
47-4

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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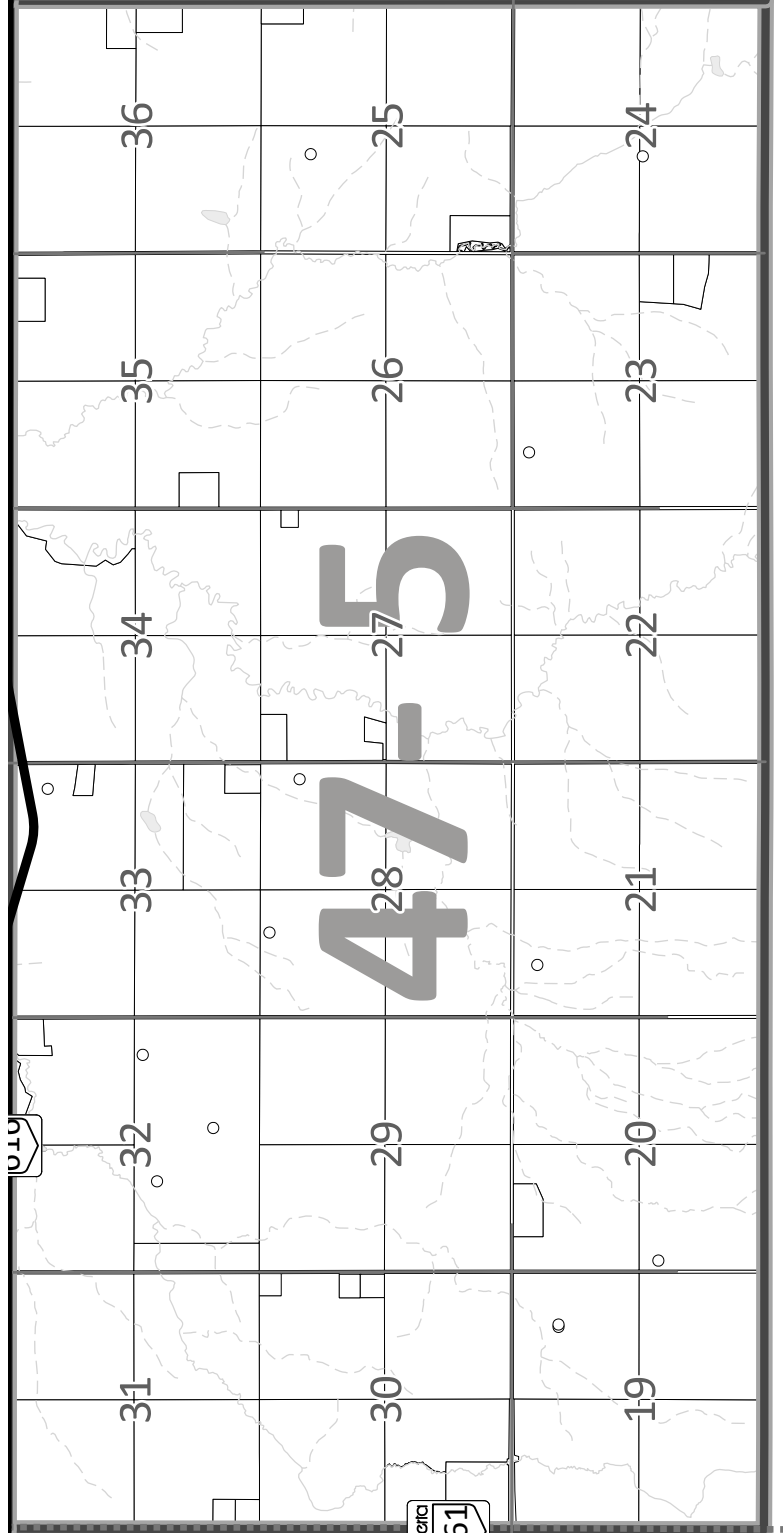
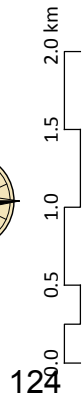


FIGURE 9
47-5

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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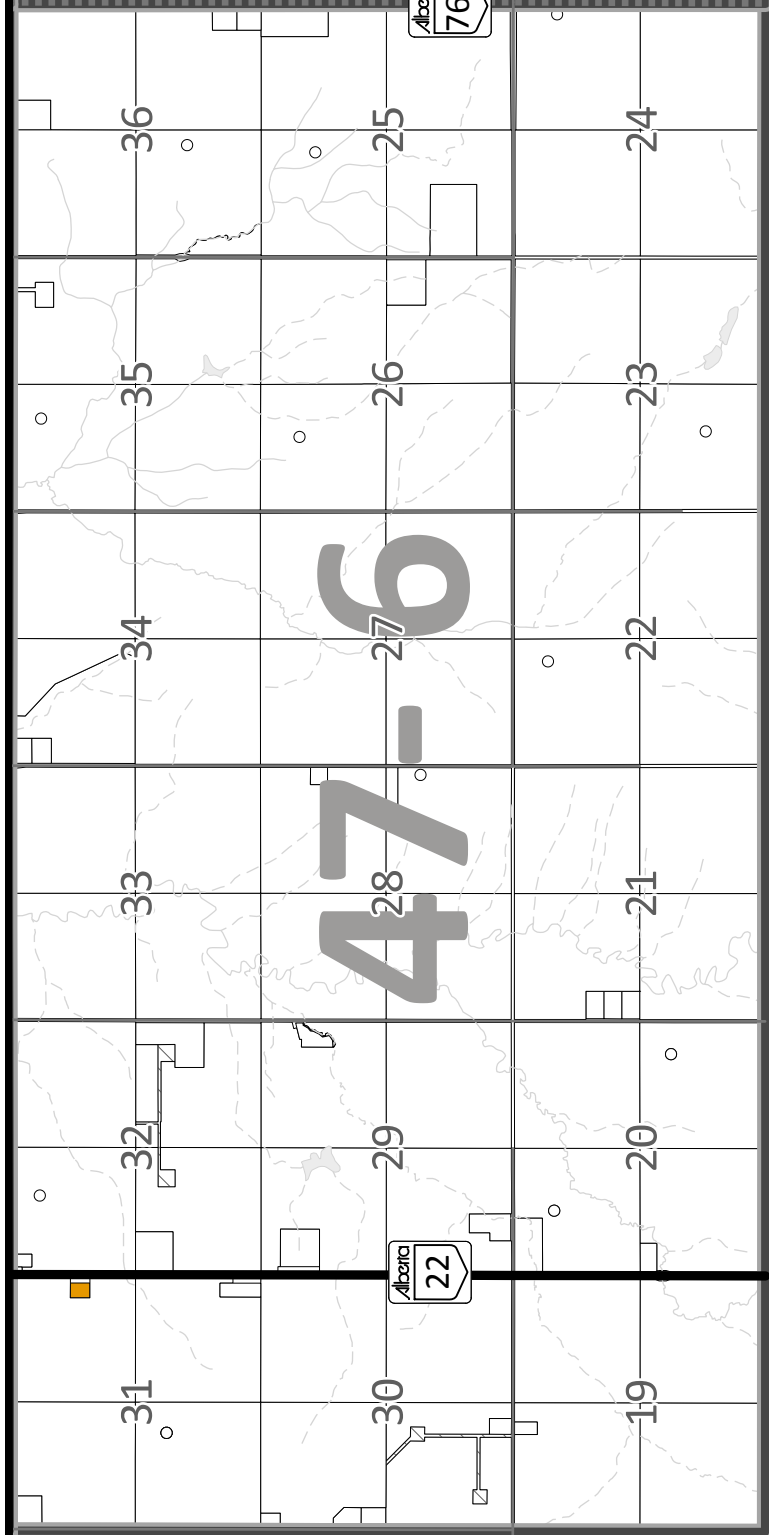
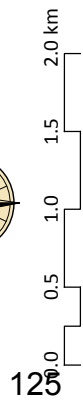


FIGURE 10
47-6

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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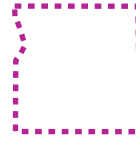
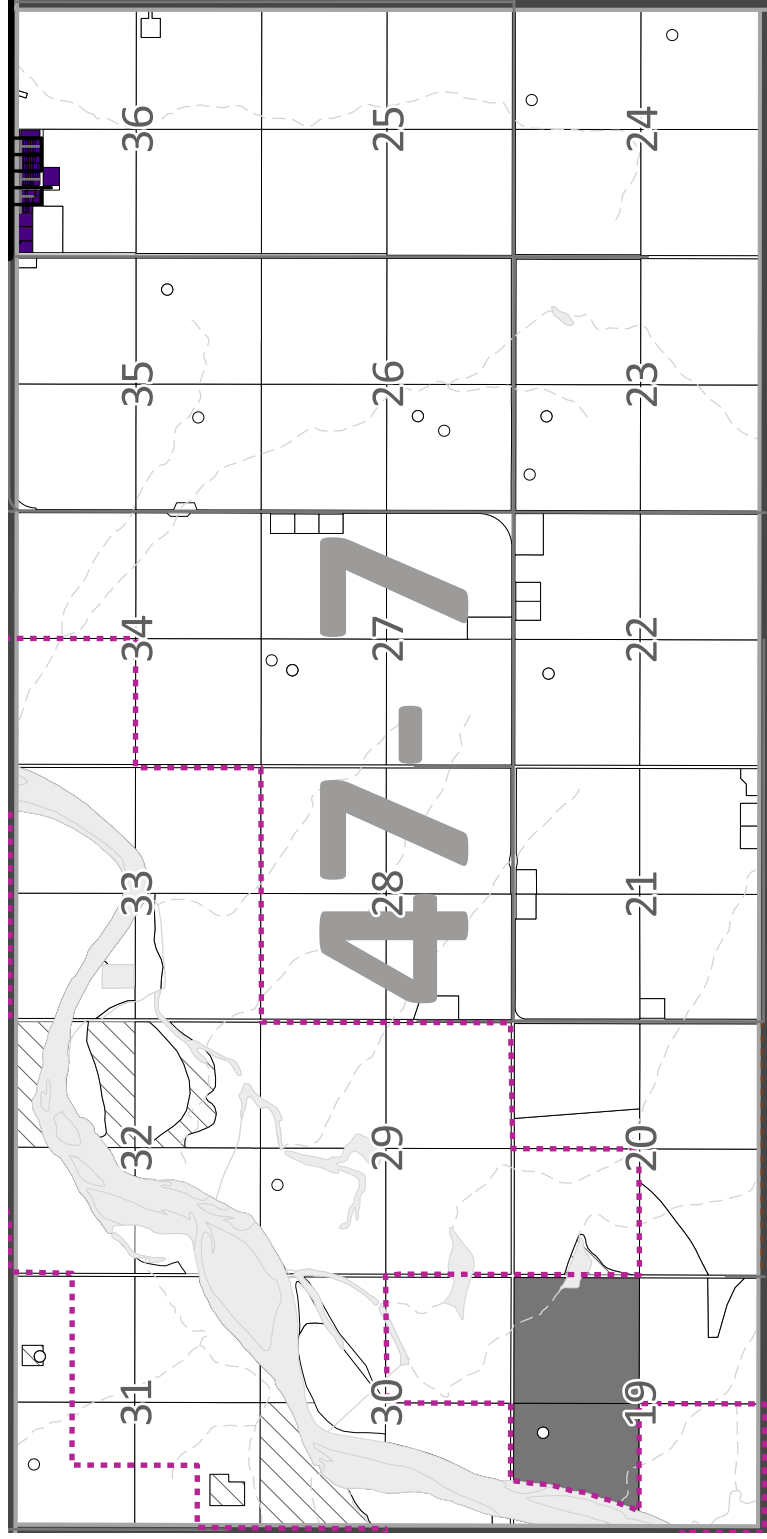
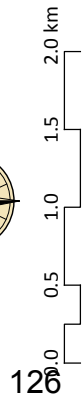


FIGURE 11

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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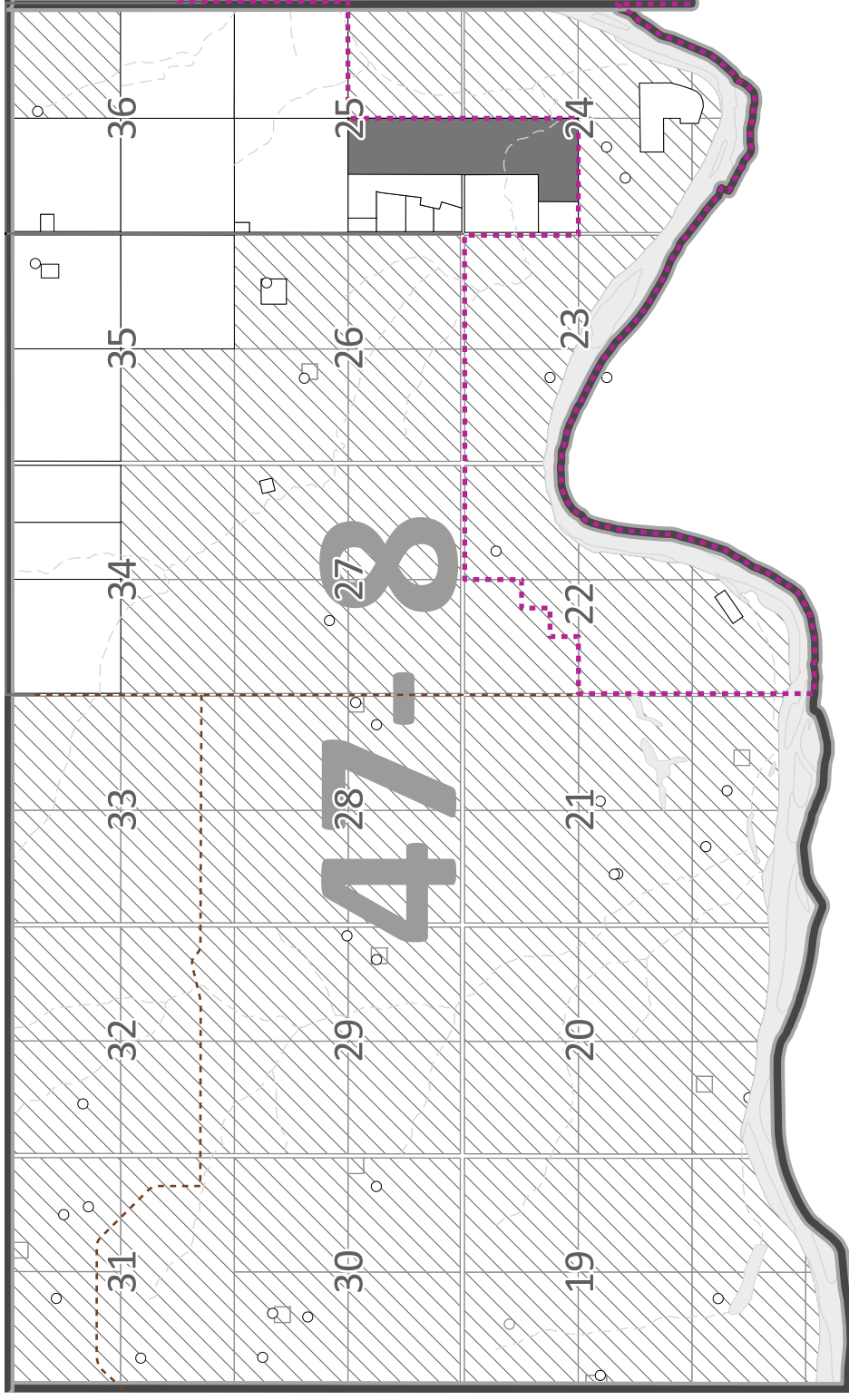
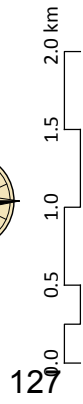


FIGURE 12
47-8

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



























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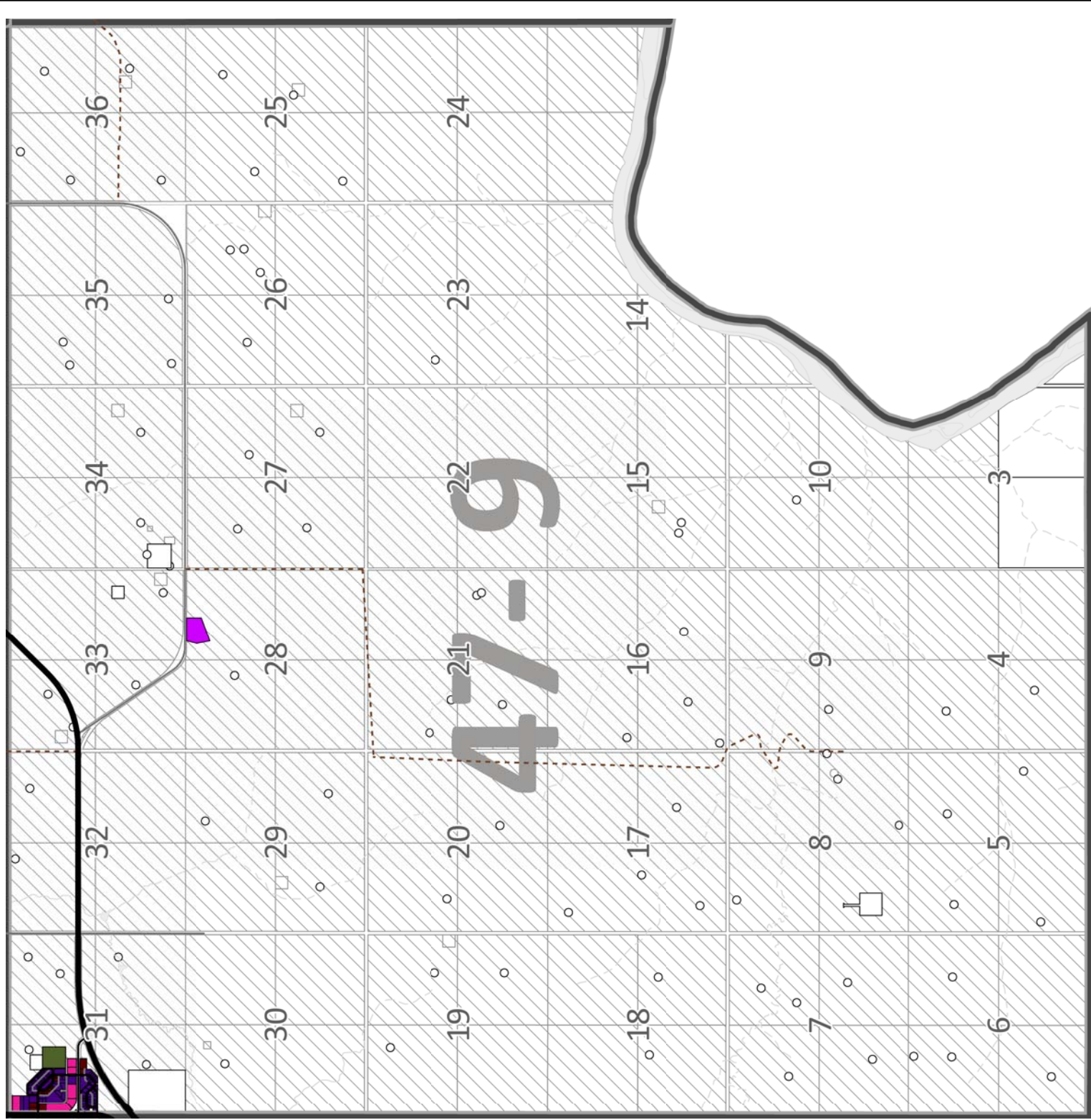
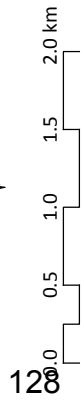


FIGURE 13
47-9

Land Use Map

ZONING CODES

-  CROWN AGRICULTURE/NO DATA
-  AGRICULTURE
-  AIRPORT VICINITY
-  BIRCHWOOD VILLAGE GREENS
-  COMMERCIAL
-  COMPACT COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL SUBURBAN ESTATES
-  DIRECT CONTROL
-  HAMLET COMMERCIAL
-  HAMLET RESIDENTIAL
-  HAMLET RESIDENTIAL SINGLE DETACHED
-  INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MANUFACTURED HOME PARK
-  MUNICIPAL RESERVE
-  NATURAL RESOURCE EXTRACT. & PROCESS.
-  PUBLIC INSTITUTION
-  PUBLIC UTILITY LOT
-  RECREATION
-  RURAL INDUSTRIAL
-  URBAN RESERVE
-  TOWNSHIP GRID
-  EPBR BOUNDARY



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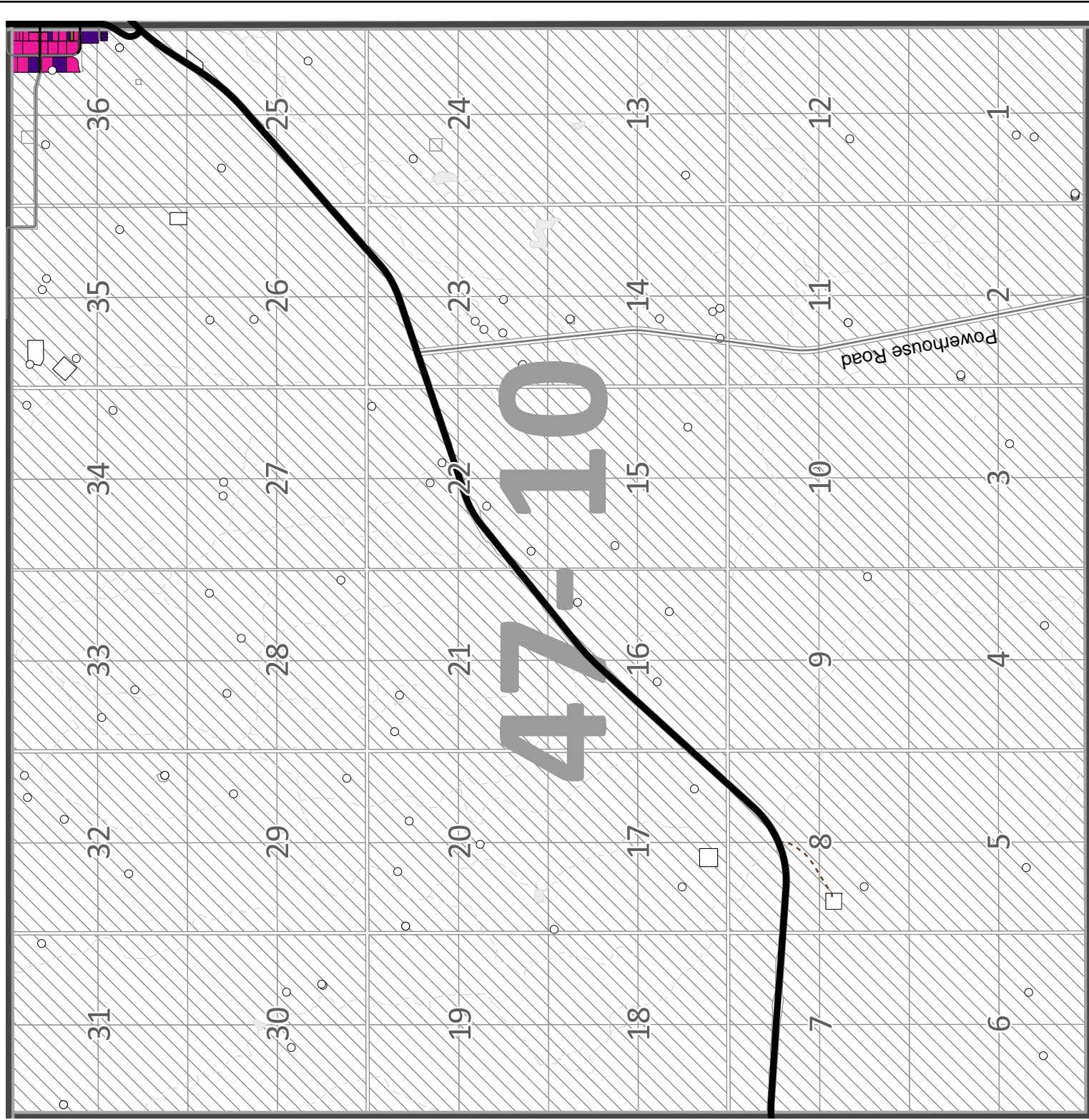
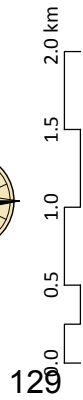


FIGURE 14
47-10

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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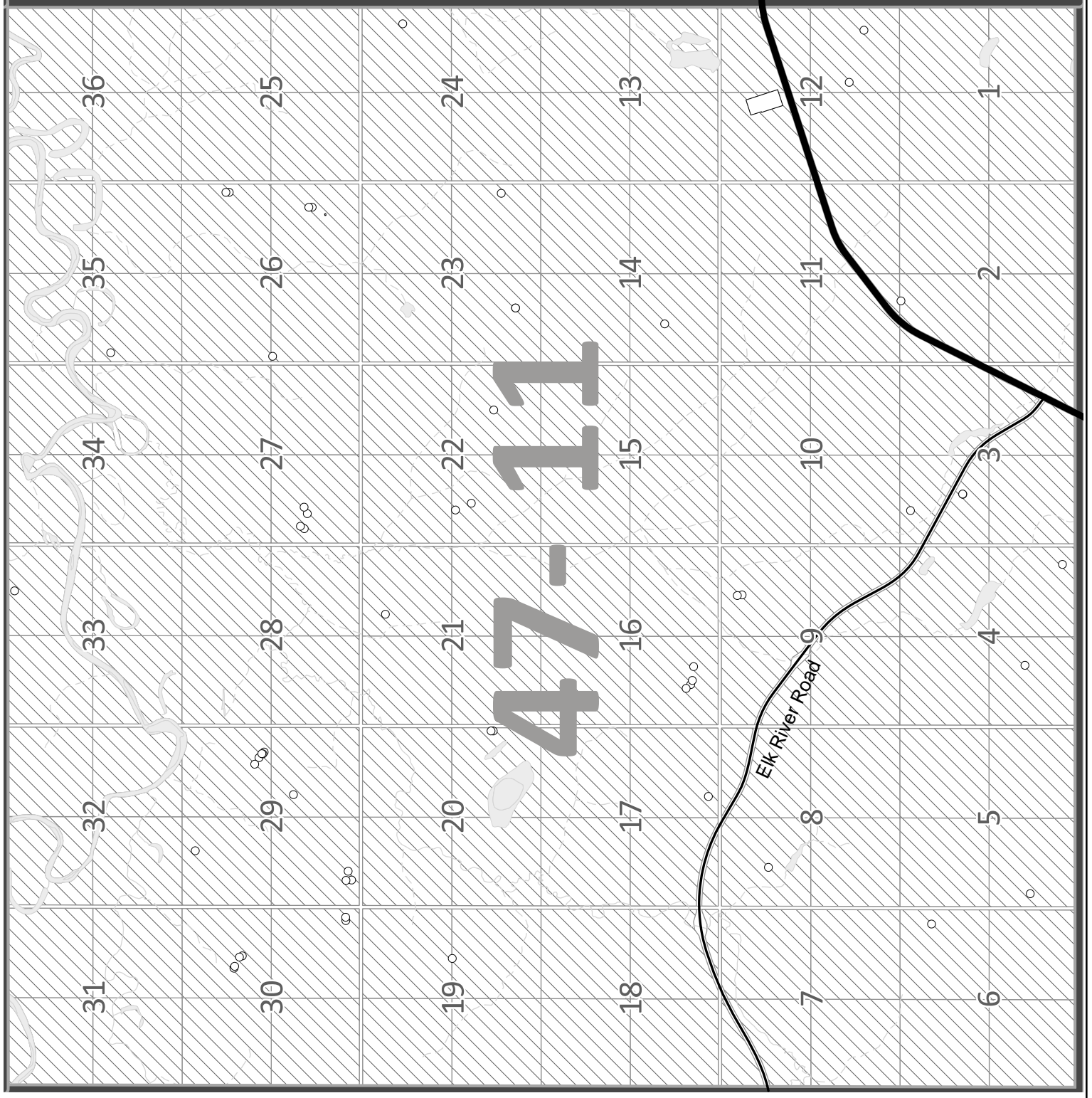
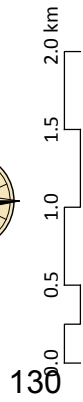


FIGURE 15
47-11

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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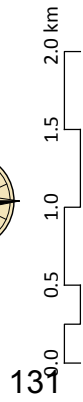


FIGURE 16
48-3

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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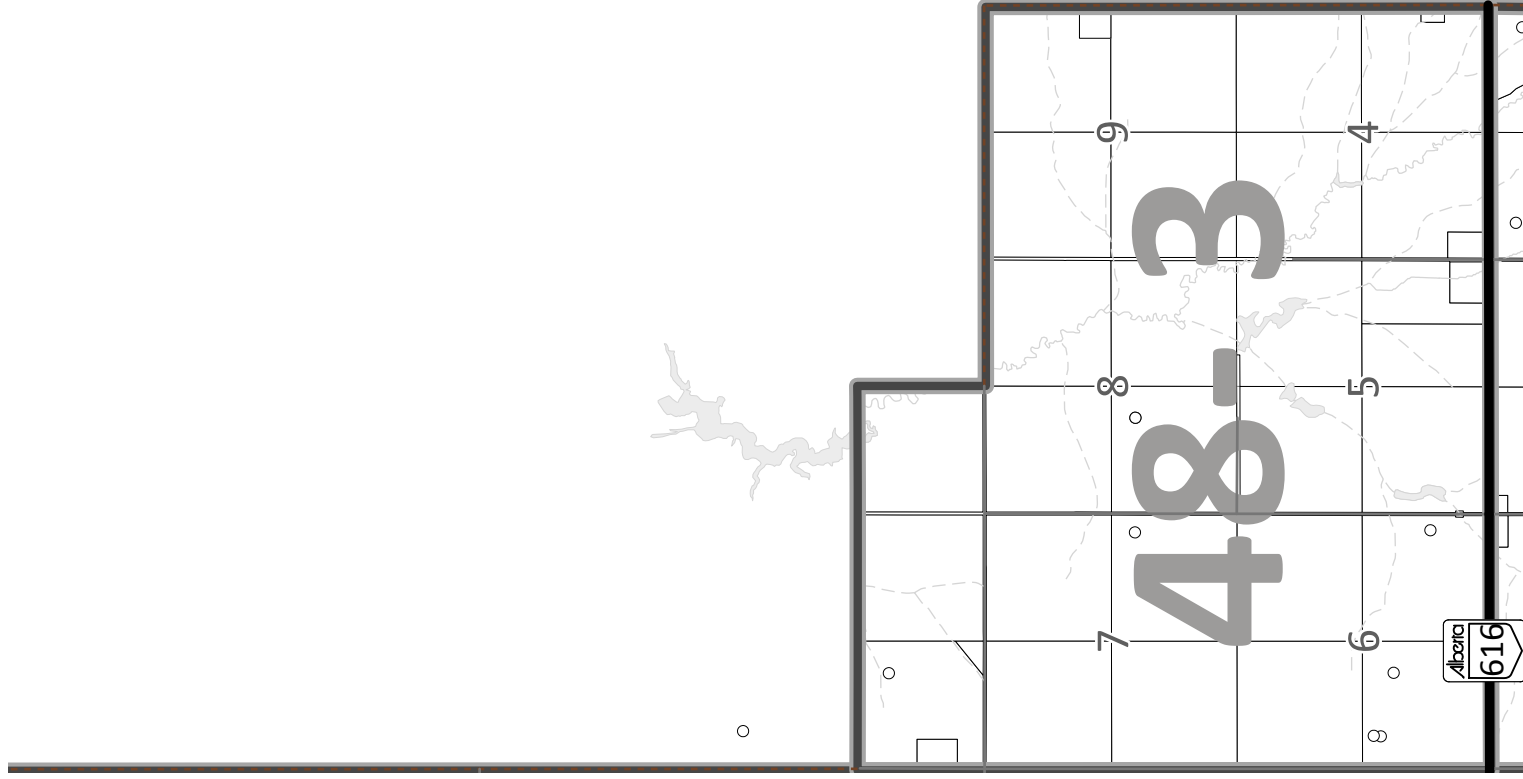



























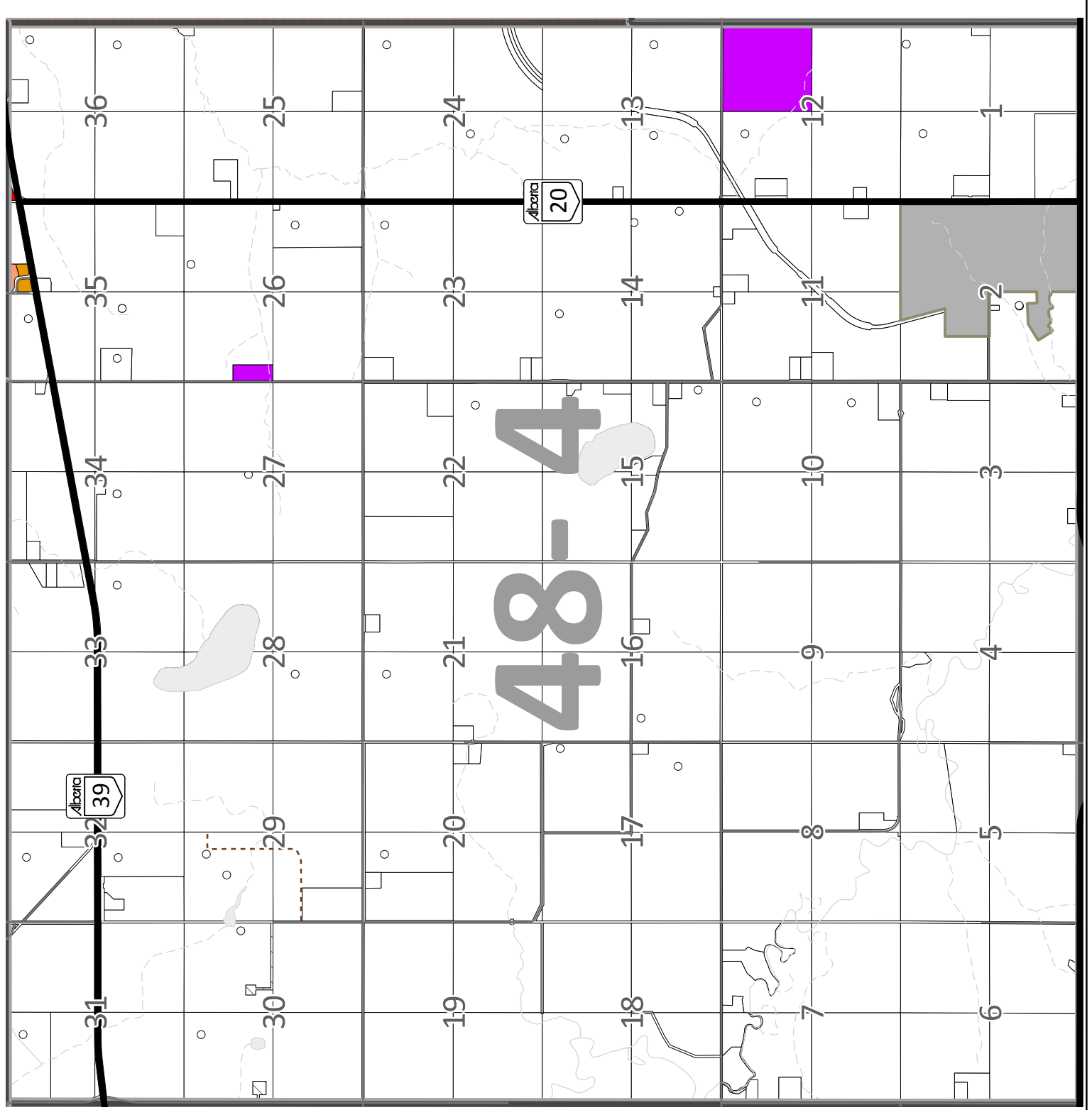
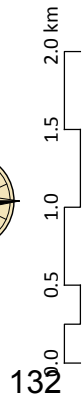


FIGURE 17
48-4

Land Use Map

ZONING CODES

-  CROWN AGRICULTURE/NO DATA
-  AGRICULTURE
-  AIRPORT VICINITY
-  BIRCHWOOD VILLAGE GREENS
-  COMMERCIAL
-  COMPACT COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL SUBURBAN ESTATES
-  DIRECT CONTROL
-  HAMLET COMMERCIAL
-  HAMLET RESIDENTIAL
-  HAMLET RESIDENTIAL SINGLE DETACHED
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MANUFACTURED HOME PARK
-  MUNICIPAL RESERVE
-  NATURAL RESOURCE EXTRACT. & PROCESS.
-  PUBLIC INSTITUTION
-  PUBLIC UTILITY LOT
-  RECREATION
-  RURAL INDUSTRIAL
-  URBAN RESERVE
-  TOWNSHIP GRID
-  EPBR BOUNDARY



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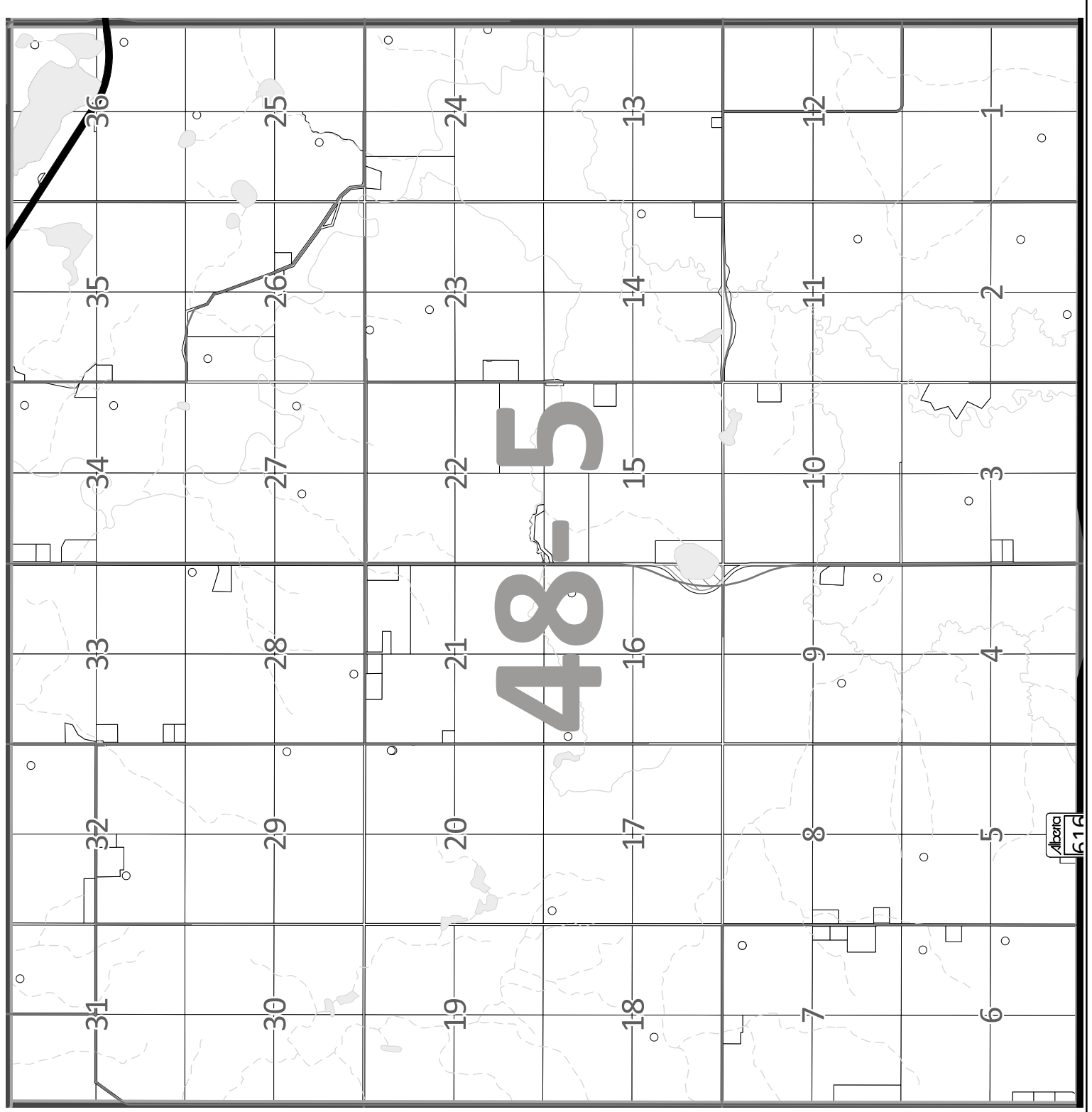
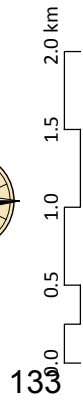


FIGURE 18
48-5

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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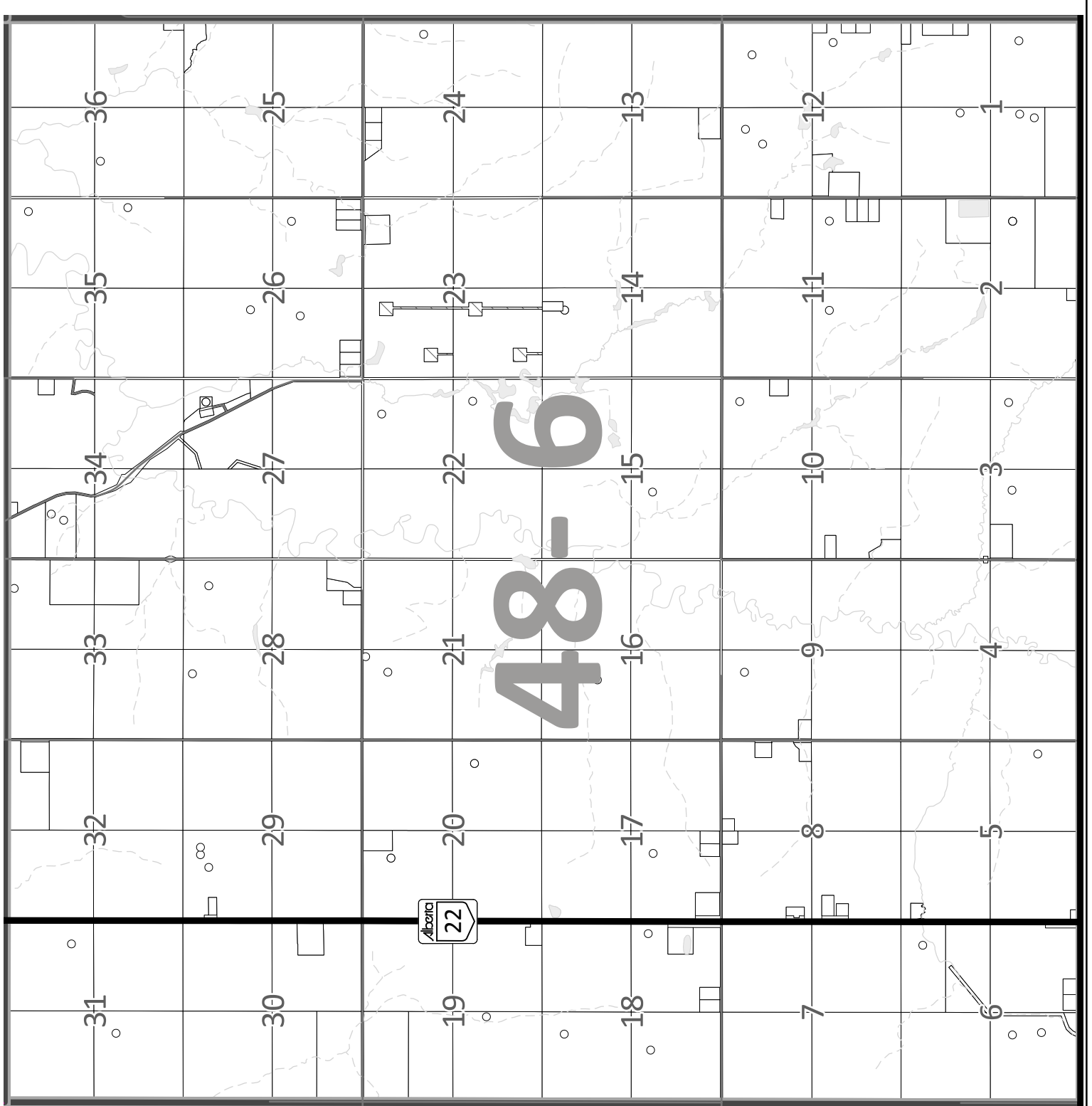
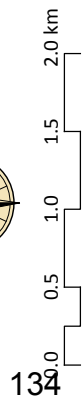


FIGURE 19
48-6

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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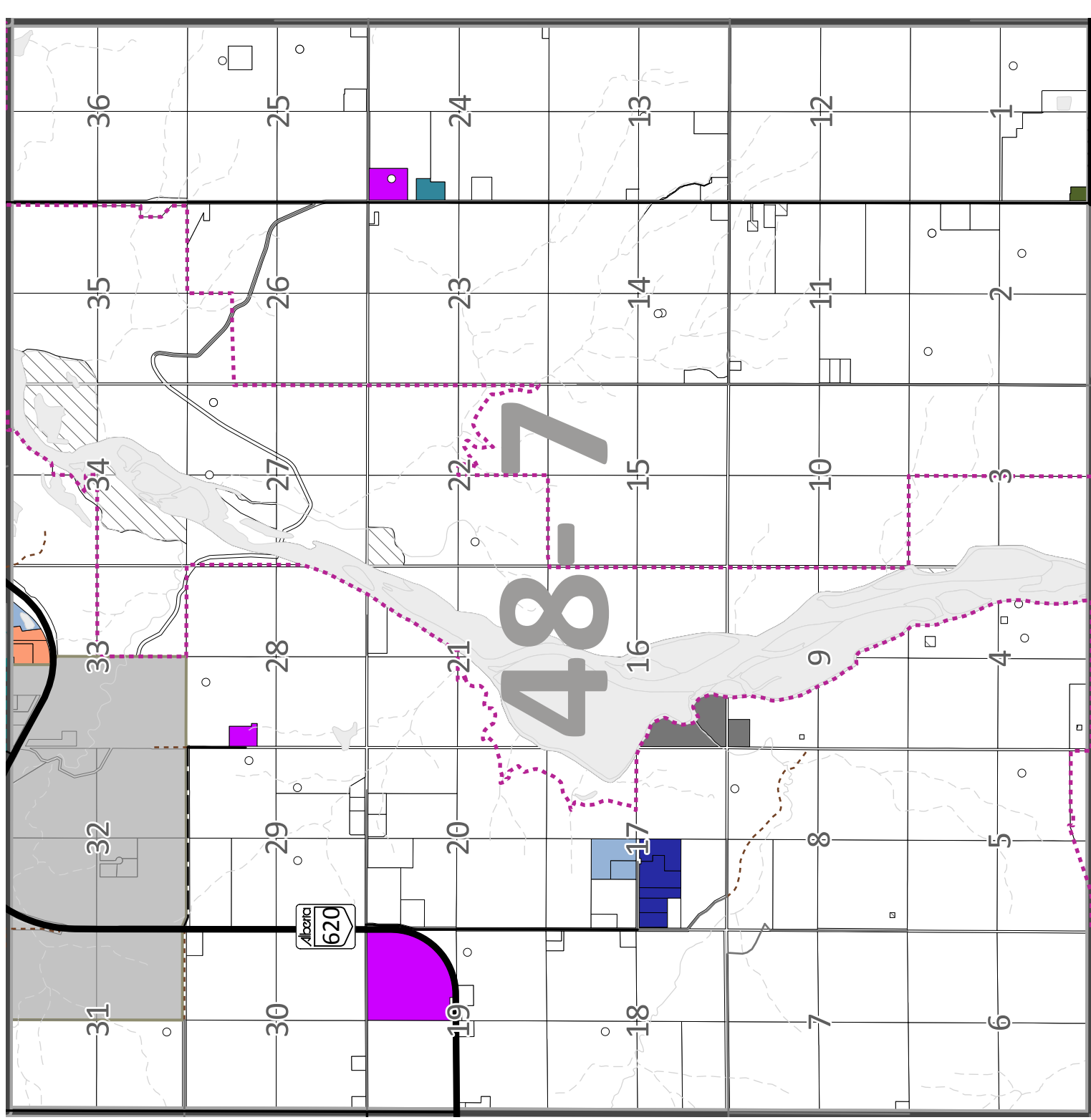
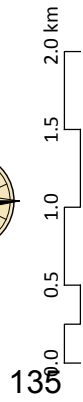


FIGURE 20
48-7

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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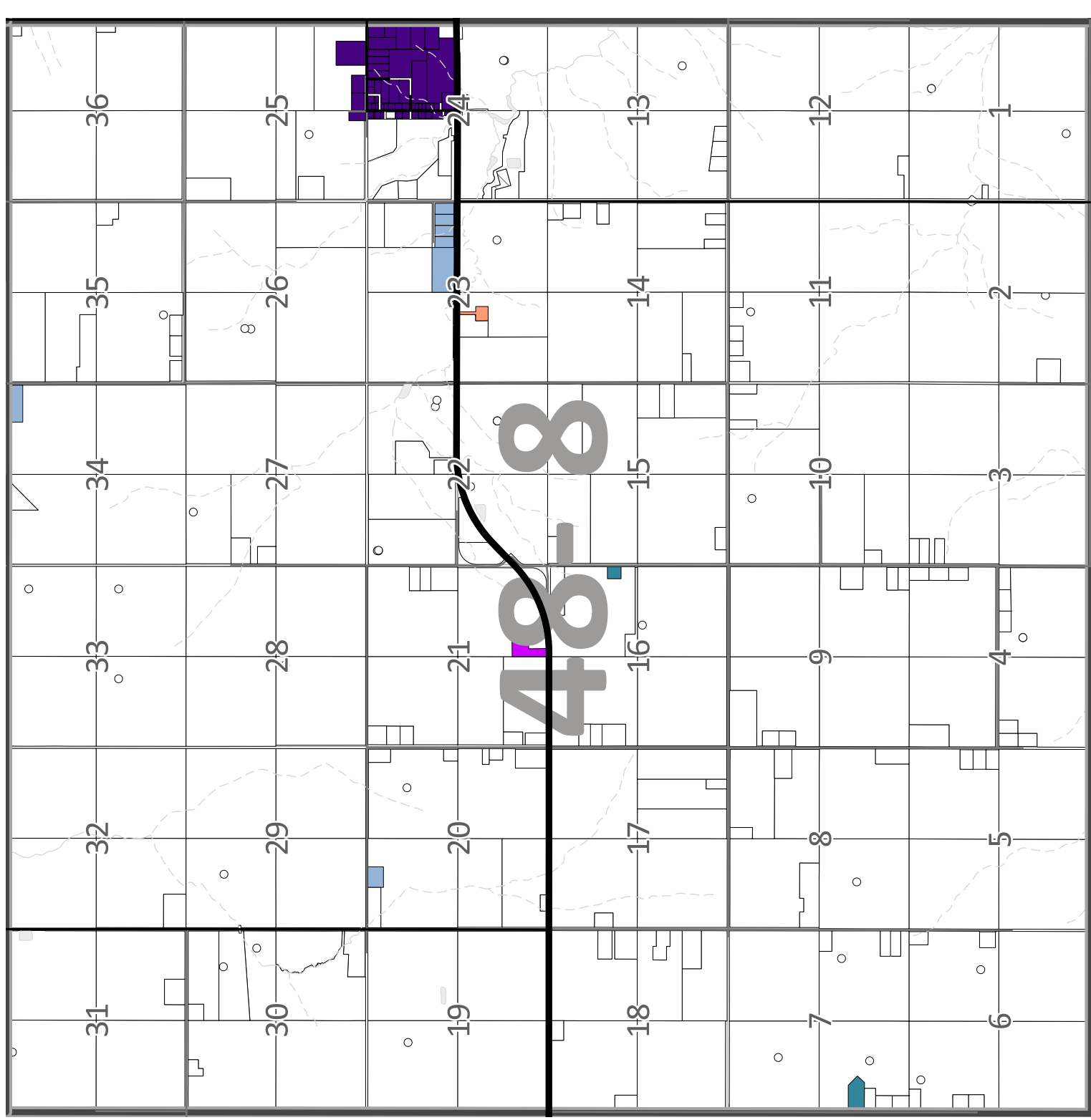
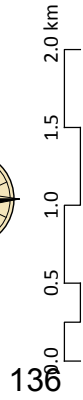


F 48-8 E 21

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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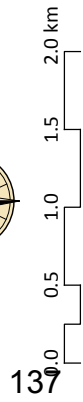


FIGURE 22
48-9

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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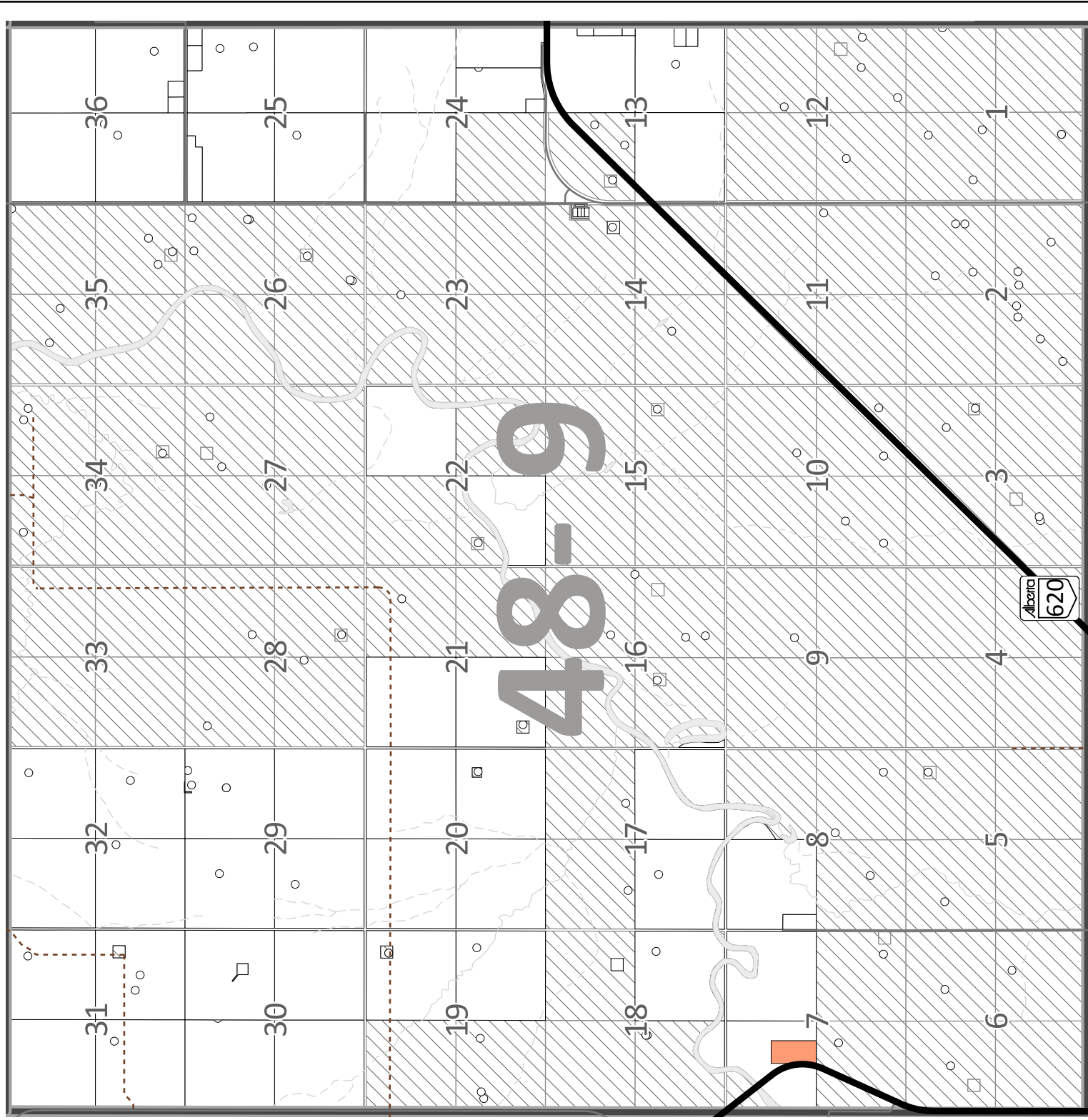


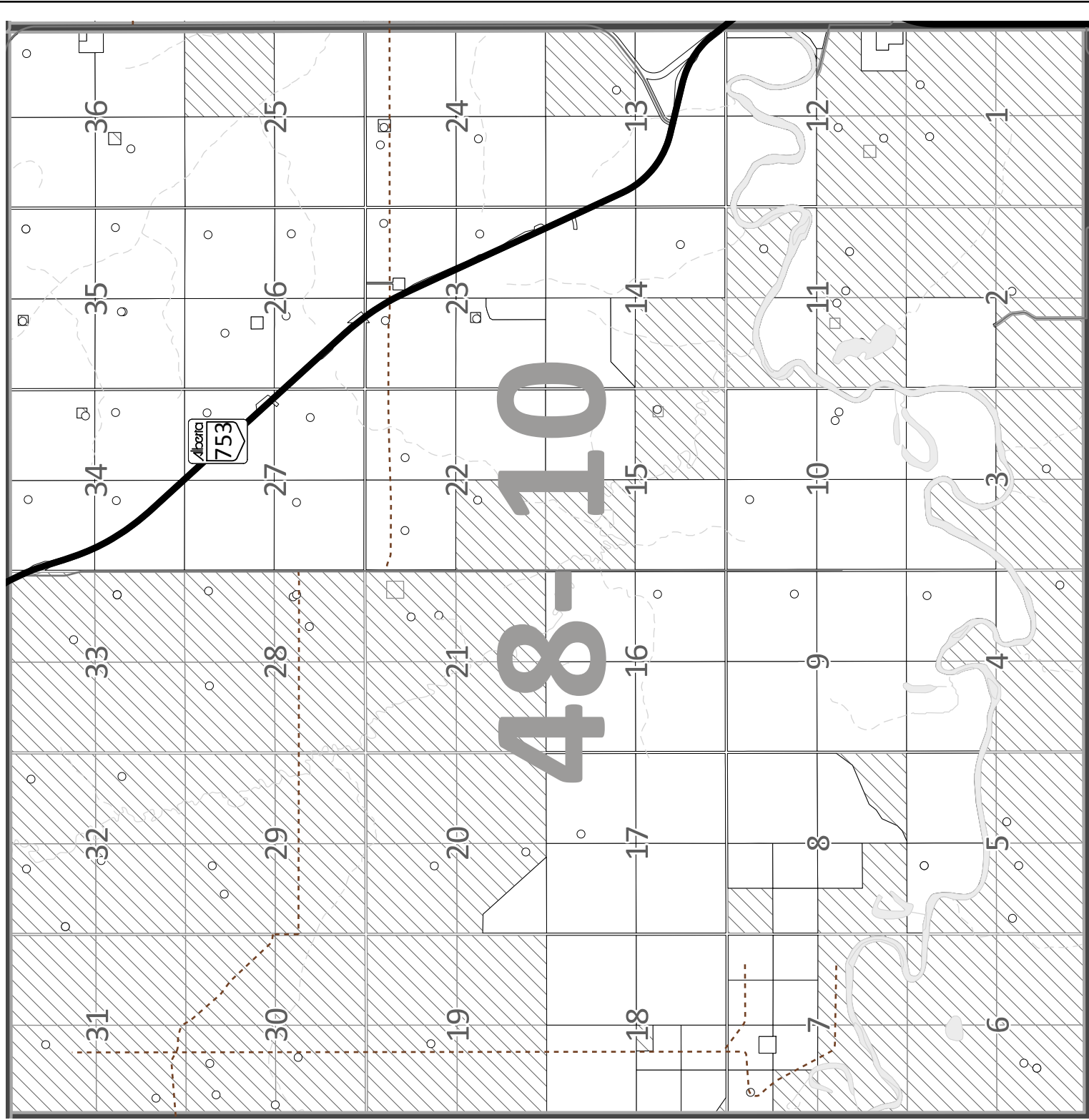
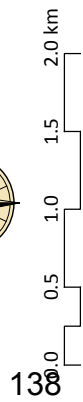


FIGURE 23
48-10

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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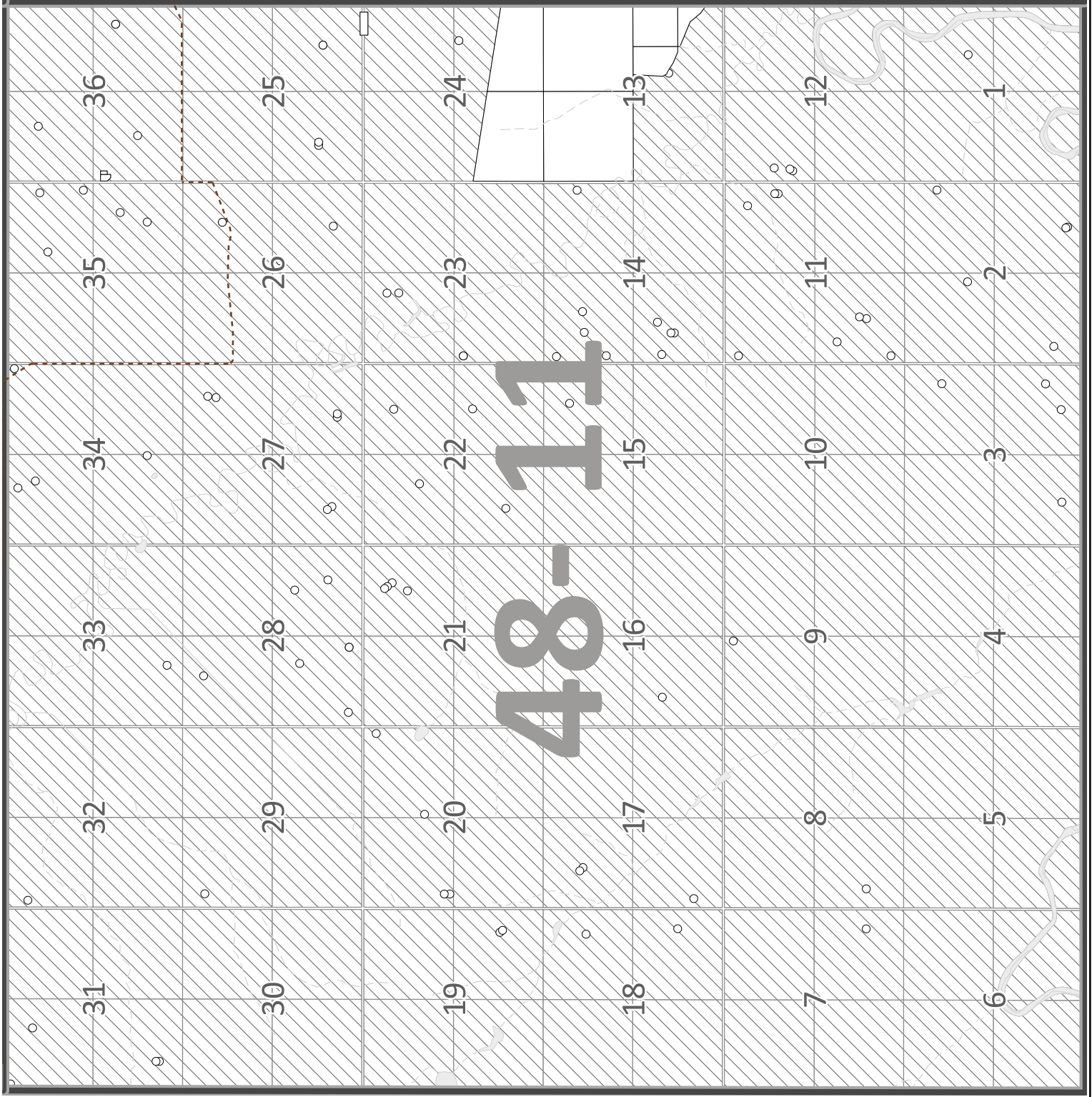
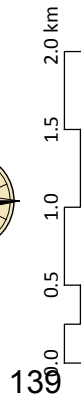


FIGURE 24
48-11

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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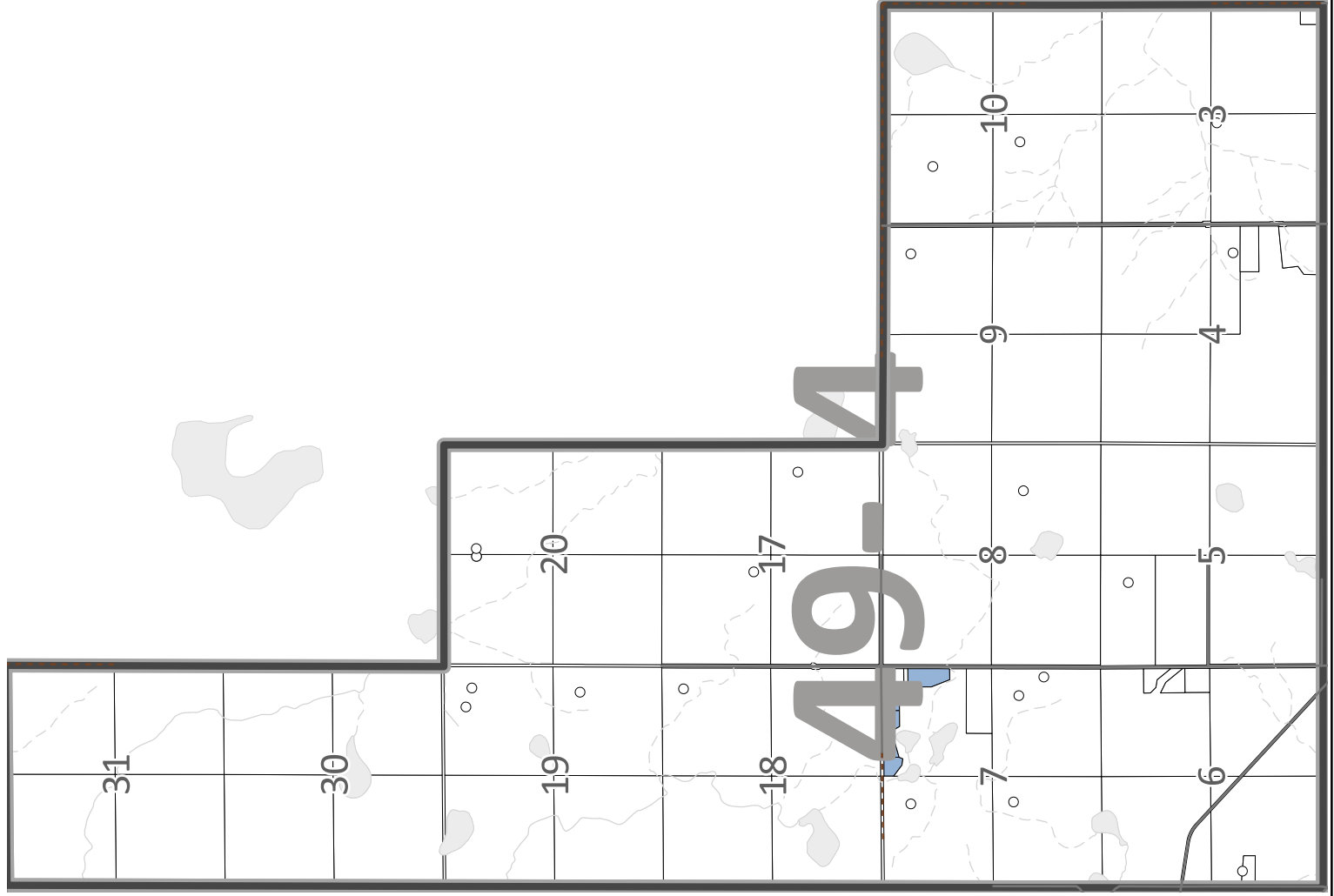
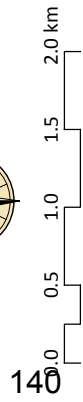


FIGURE 25
49-4

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY


























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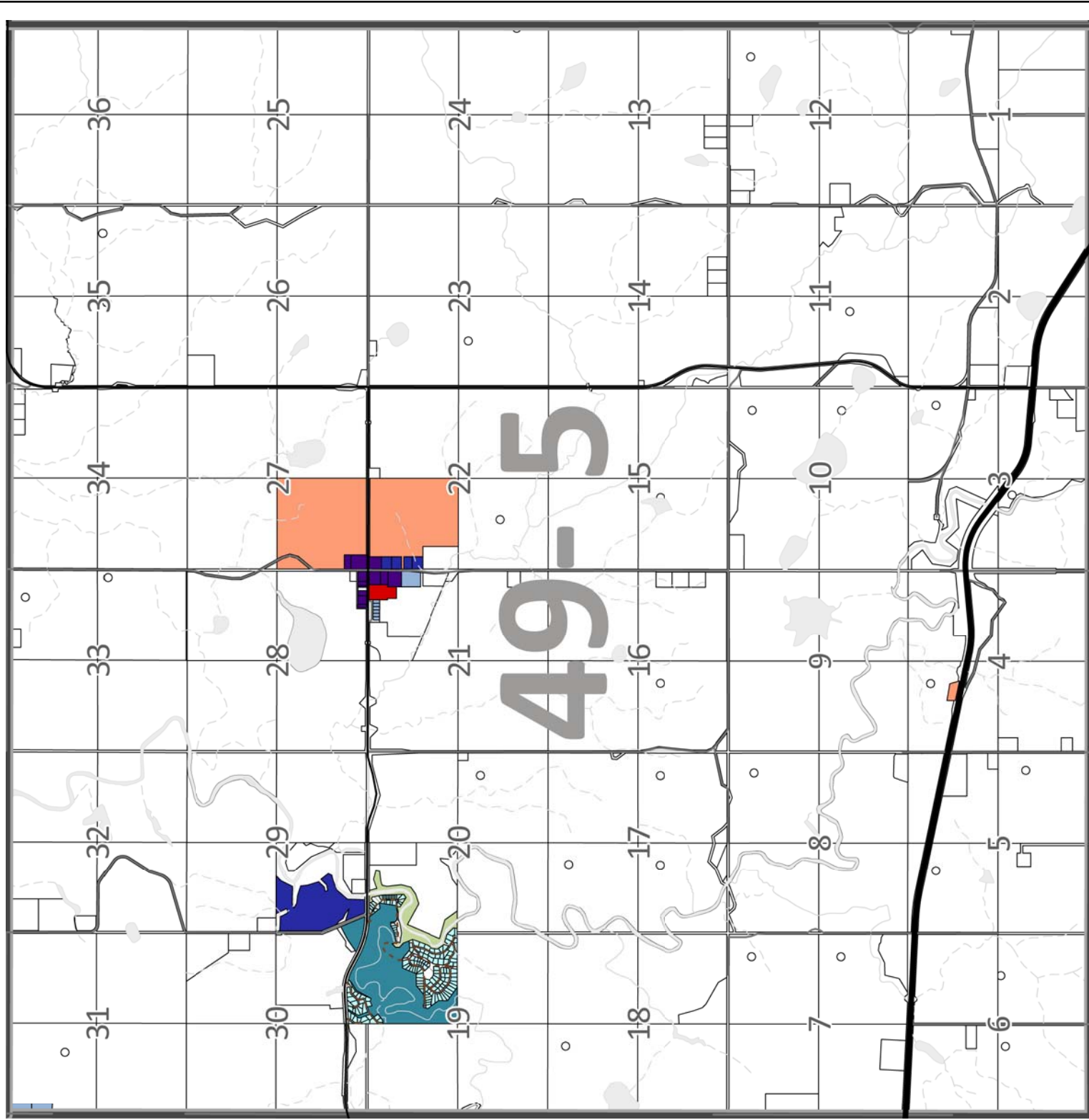
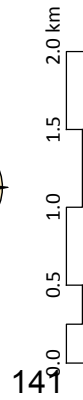


FIGURE 26
49-5

Land Use Map

ZONING CODES

-  CROWN AGRICULTURE/NO DATA
-  AGRICULTURE
-  AIRPORT VICINITY
-  BIRCHWOOD VILLAGE GREENS
-  COMMERCIAL
-  COMPACT COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL SUBURBAN ESTATES
-  DIRECT CONTROL
-  HAMLET COMMERCIAL
-  HAMLET RESIDENTIAL
-  HAMLET RESIDENTIAL SINGLE DETACHED
-  INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MANUFACTURED HOME PARK
-  MUNICIPAL RESERVE
-  NATURAL RESOURCE EXTRACT. & PROCESS.
-  PUBLIC INSTITUTION
-  PUBLIC UTILITY LOT
-  RECREATION
-  RURAL INDUSTRIAL
-  URBAN RESERVE
-  TOWNSHIP GRID
-  EPBR BOUNDARY



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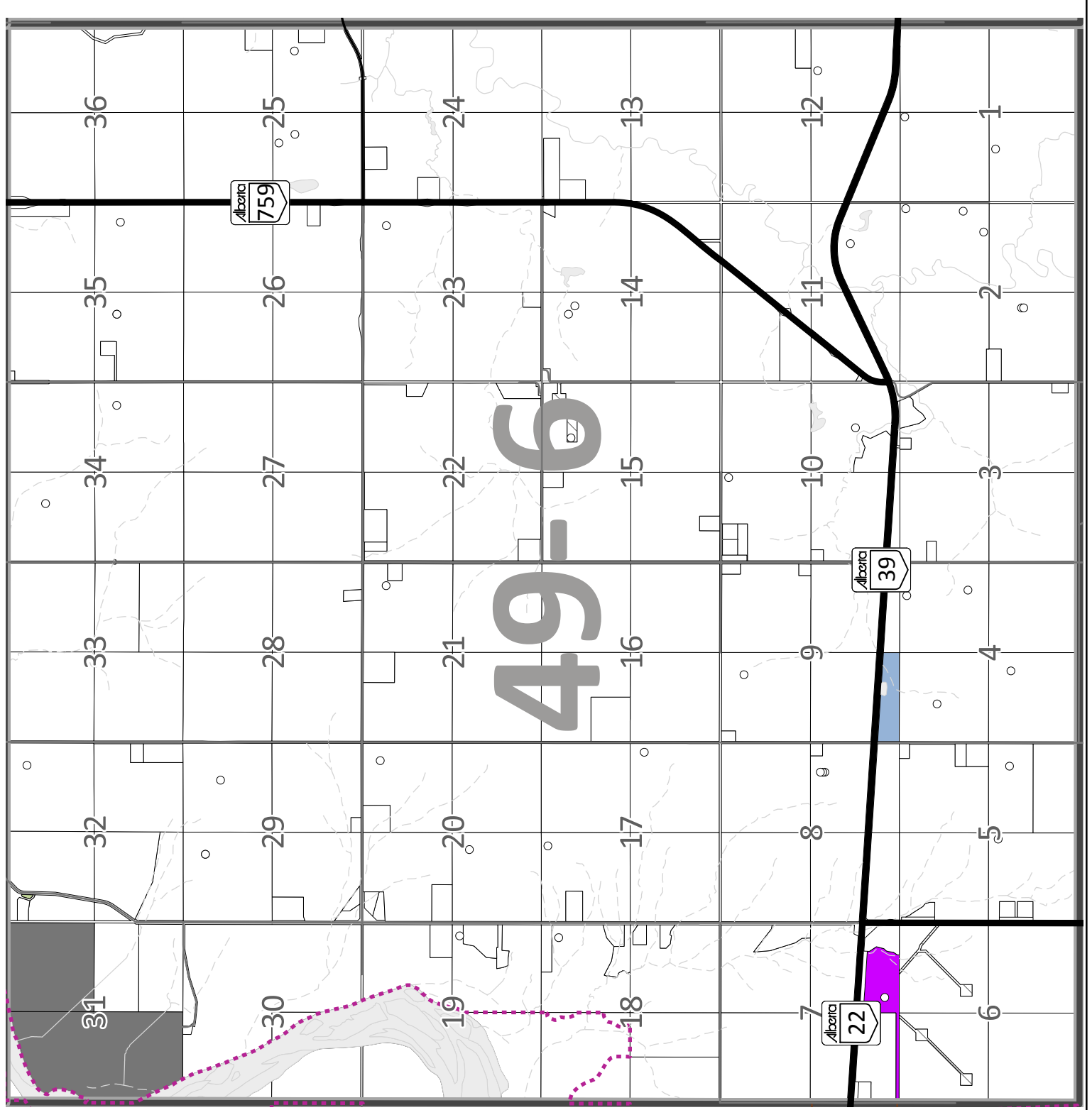
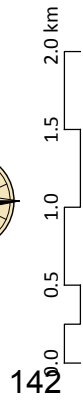


FIGURE 27
49-6

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



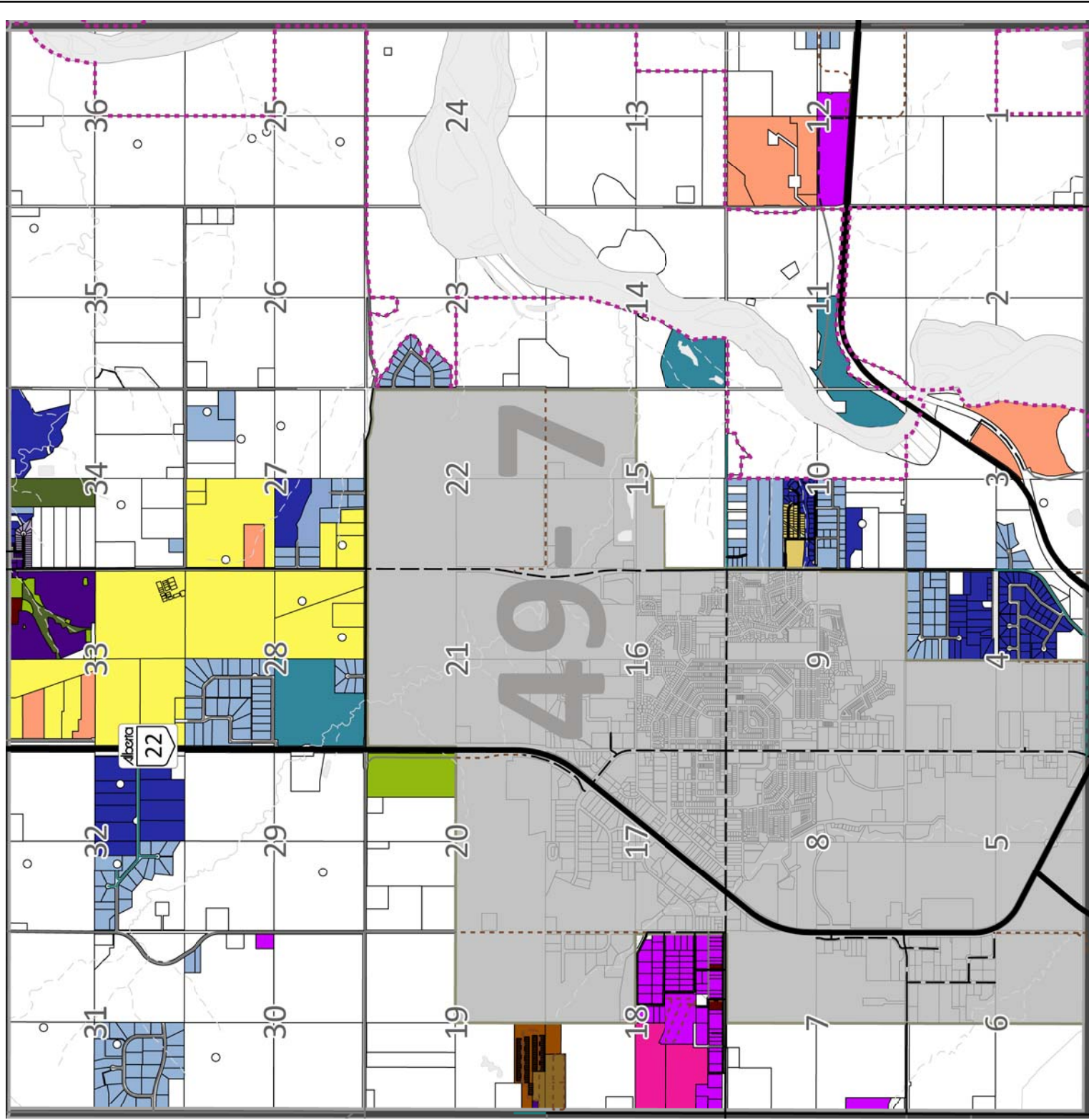
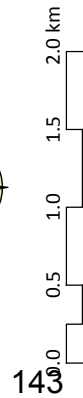
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49-7 **Land Use Map**

ZONING CODES

- CROWN AGRICULTURE/NO DATA
- AGRICULTURE
- AIRPORT VICINITY
- BIRCHWOOD VILLAGE GREENS
- COMMERCIAL
- COMPACT COUNTRY RESIDENTIAL
- COUNTRY RESIDENTIAL
- COUNTRY RESIDENTIAL SUBURBAN ESTATES
- DIRECT CONTROL
- HAMLET COMMERCIAL
- HAMLET RESIDENTIAL
- HAMLET RESIDENTIAL SINGLE DETACHED
- INDUSTRIAL
- LIGHT INDUSTRIAL
- MANUFACTURED HOME PARK
- MUNICIPAL RESERVE
- NATURAL RESOURCE EXTRACT. & PROCESS.
- PUBLIC INSTITUTION
- PUBLIC UTILITY LOT
- RECREATION
- RURAL INDUSTRIAL
- URBAN RESERVE
- TOWNSHIP GRID
- EPBR BOUNDARY




























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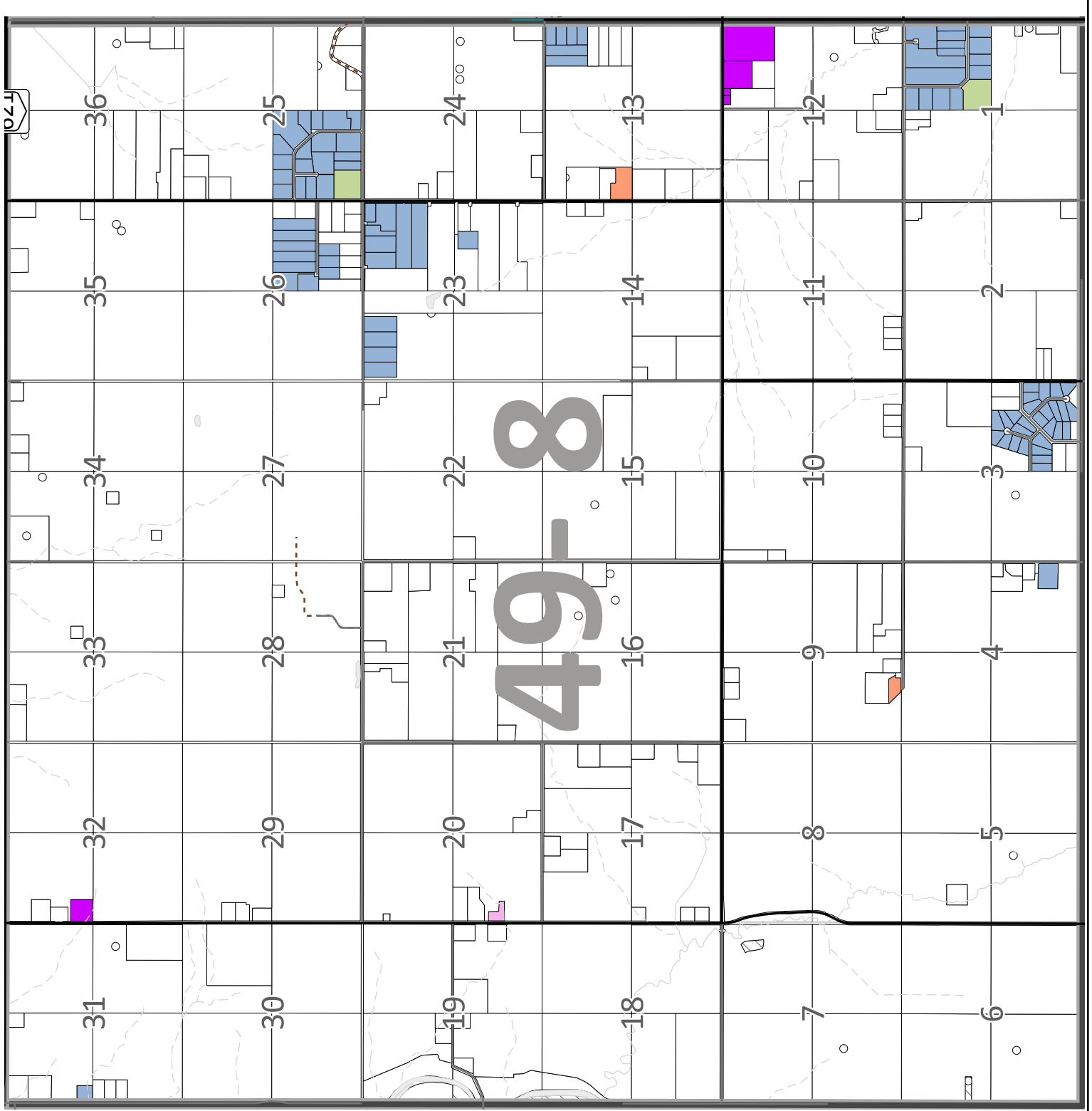
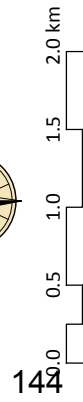


FIGURE 29
49-8

Land Use Map

ZONING CODES

-  CROWN AGRICULTURE/NO DATA
-  AGRICULTURE
-  AIRPORT VICINITY
-  BIRCHWOOD VILLAGE GREENS
-  COMMERCIAL
-  COMPACT COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL SUBURBAN ESTATES
-  DIRECT CONTROL
-  HAMLET COMMERCIAL
-  HAMLET RESIDENTIAL
-  HAMLET RESIDENTIAL SINGLE DETACHED
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MANUFACTURED HOME PARK
-  MUNICIPAL RESERVE
-  NATURAL RESOURCE EXTRACT. & PROCESS.
-  PUBLIC INSTITUTION
-  PUBLIC UTILITY LOT
-  RECREATION
-  RURAL INDUSTRIAL
-  URBAN RESERVE
-  TOWNSHIP GRID
-  EPBR BOUNDARY



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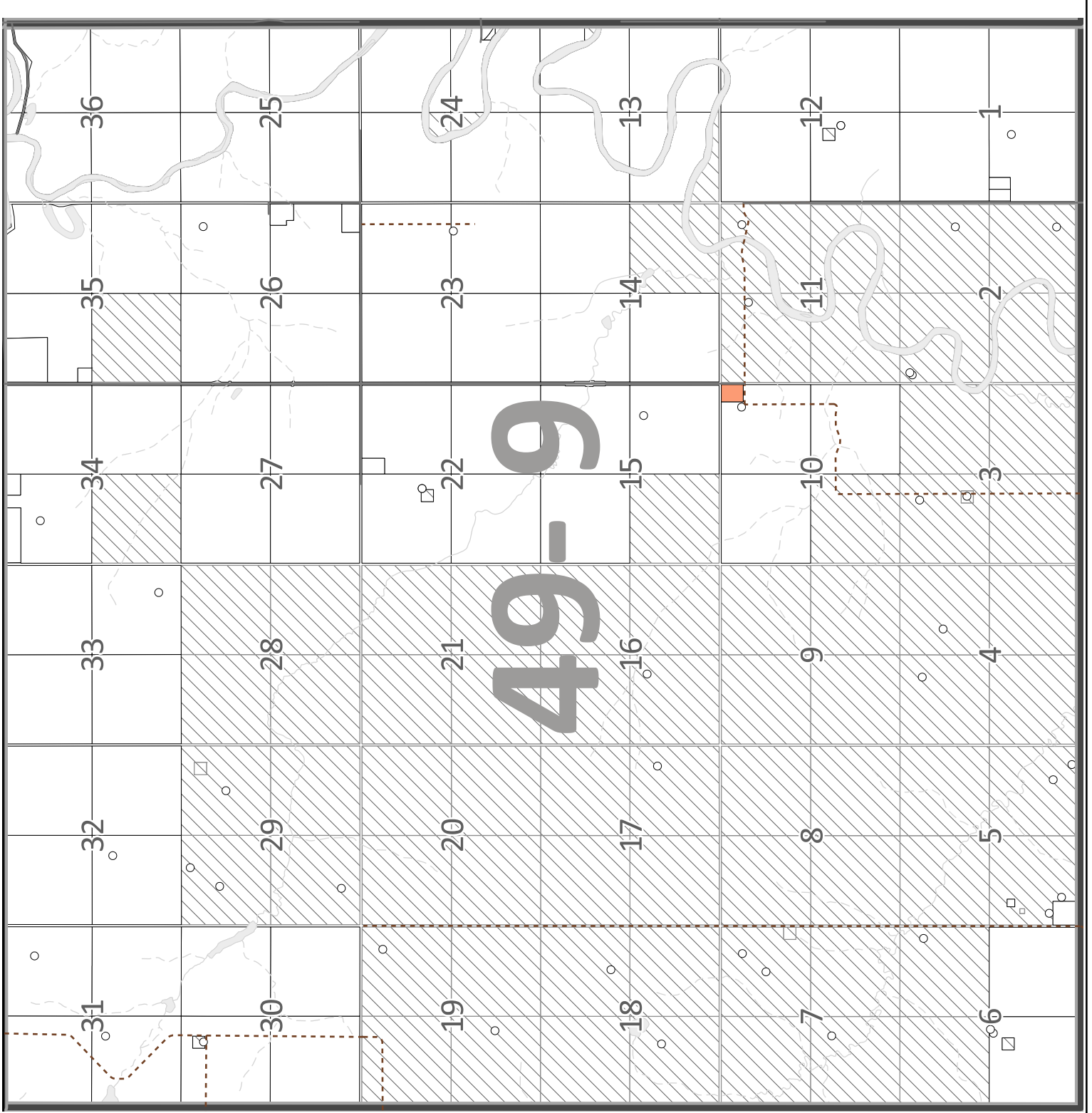
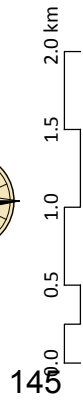


FIGURE 30
49-9

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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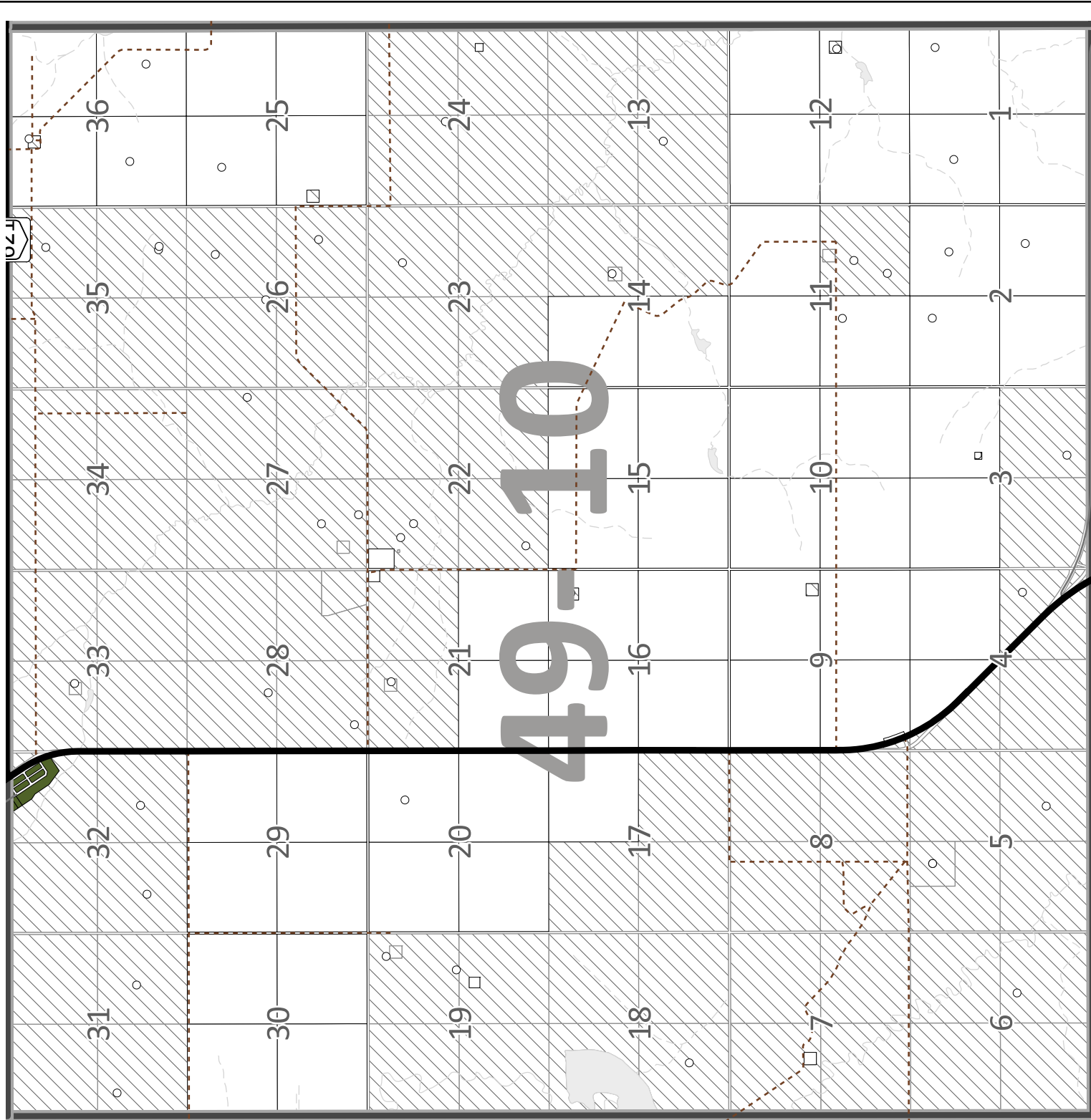
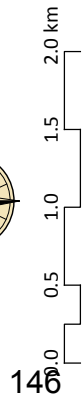


FIGURE 31
49-10

Land Use Map

ZONING CODES

- CROWN AGRICULTURE/NO DATA
- AGRICULTURE
- AIRPORT VICINITY
- BIRCHWOOD VILLAGE GREENS
- COMMERCIAL
- COMPACT COUNTRY RESIDENTIAL
- COUNTRY RESIDENTIAL
- COUNTRY RESIDENTIAL SUBURBAN ESTATES
- DIRECT CONTROL
- HAMLET COMMERCIAL
- HAMLET RESIDENTIAL
- HAMLET RESIDENTIAL SINGLE DETACHED
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- LIGHT INDUSTRIAL
- MANUFACTURED HOME PARK
- MUNICIPAL RESERVE
- NATURAL RESOURCE EXTRACT. & PROCESS.
- PUBLIC INSTITUTION
- PUBLIC UTILITY LOT
- RECREATION
- RURAL INDUSTRIAL
- URBAN RESERVE
- TOWNSHIP GRID
- EPBR BOUNDARY



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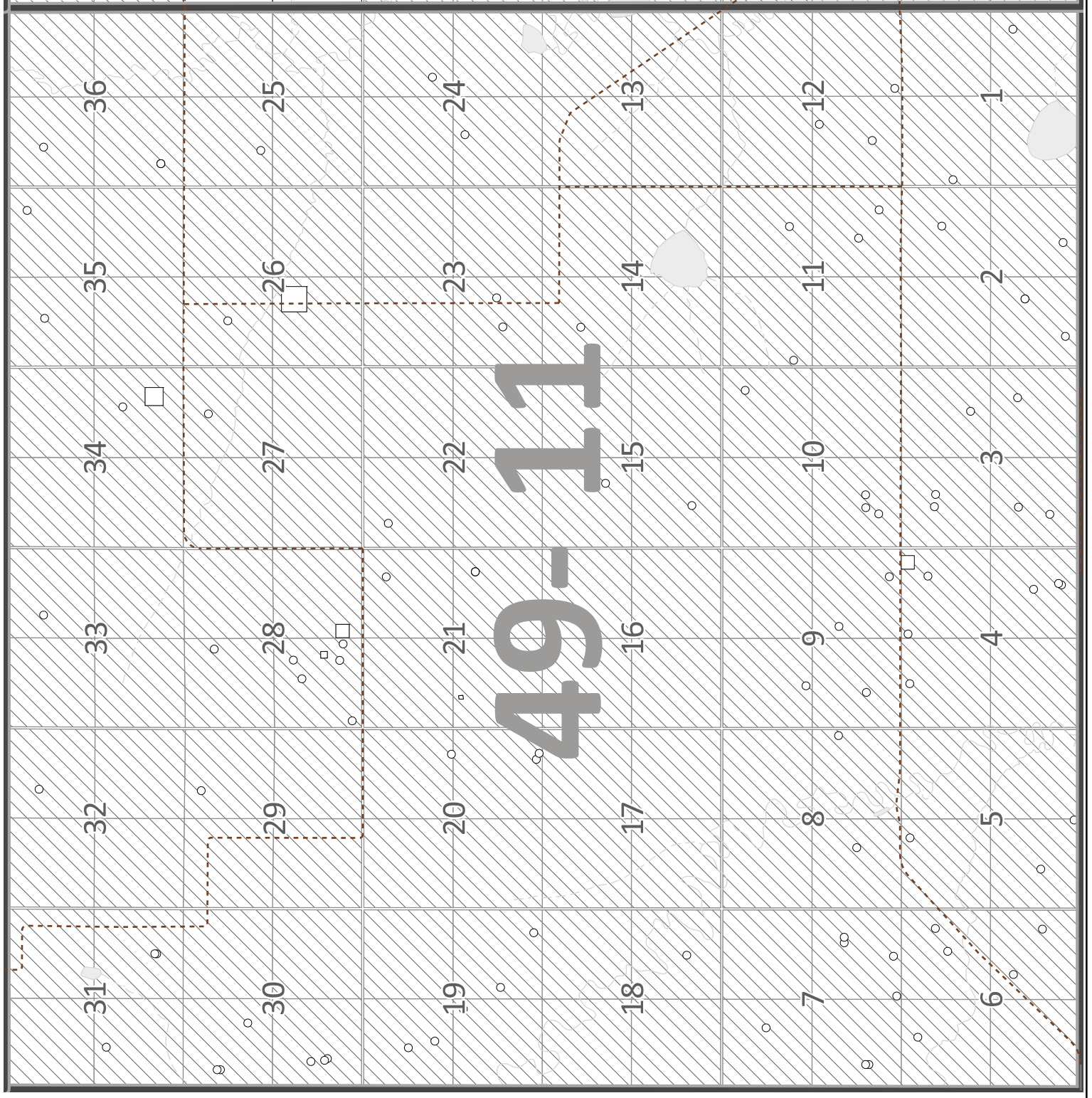
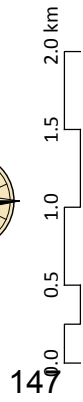


FIGURE 32
49-11

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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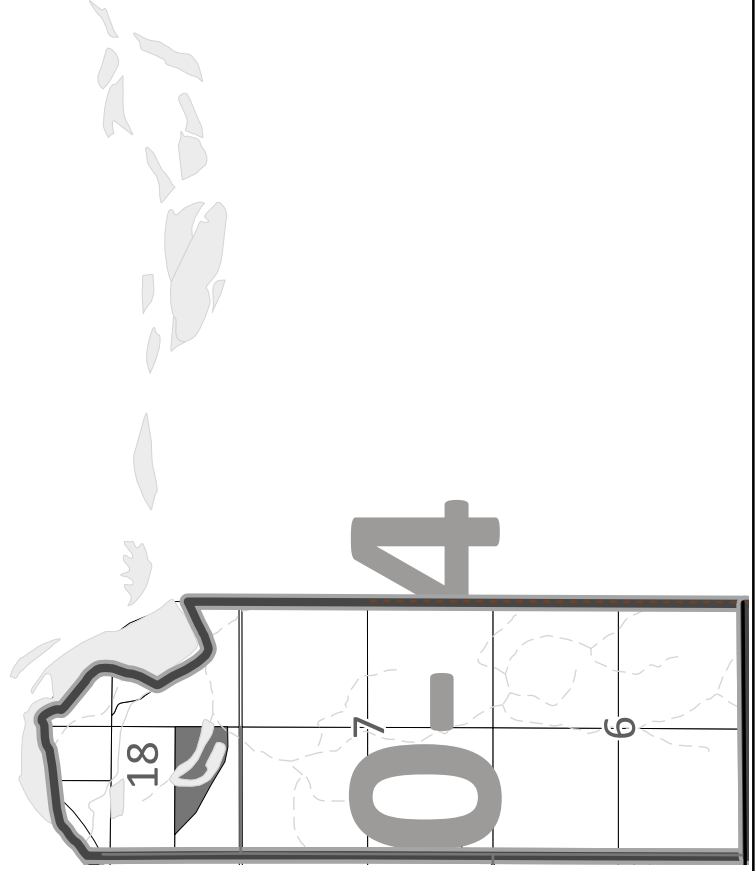
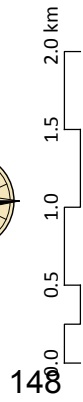


FIGURE 33
50-4

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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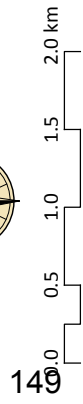
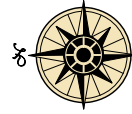


FIGURE 34
50-5

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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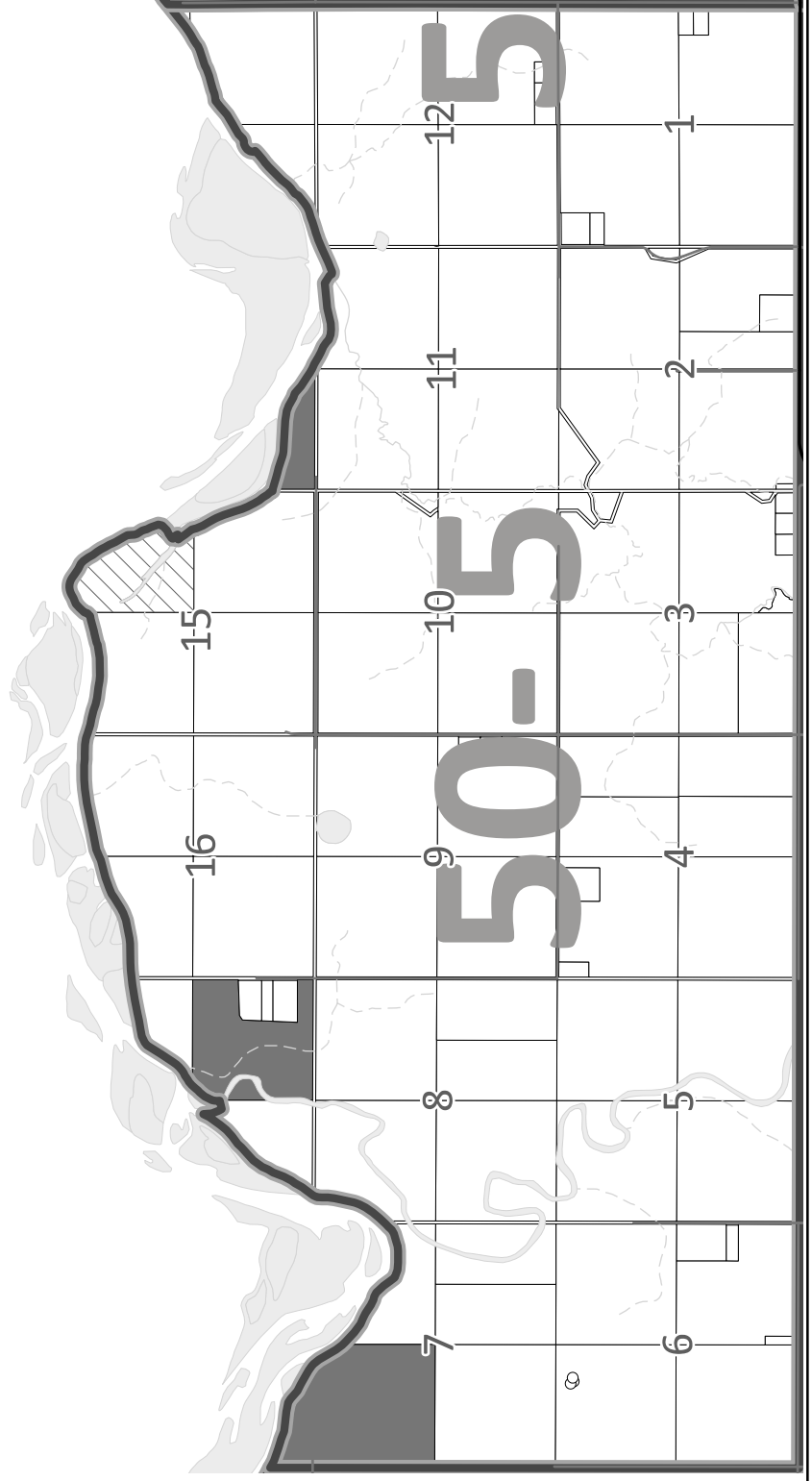


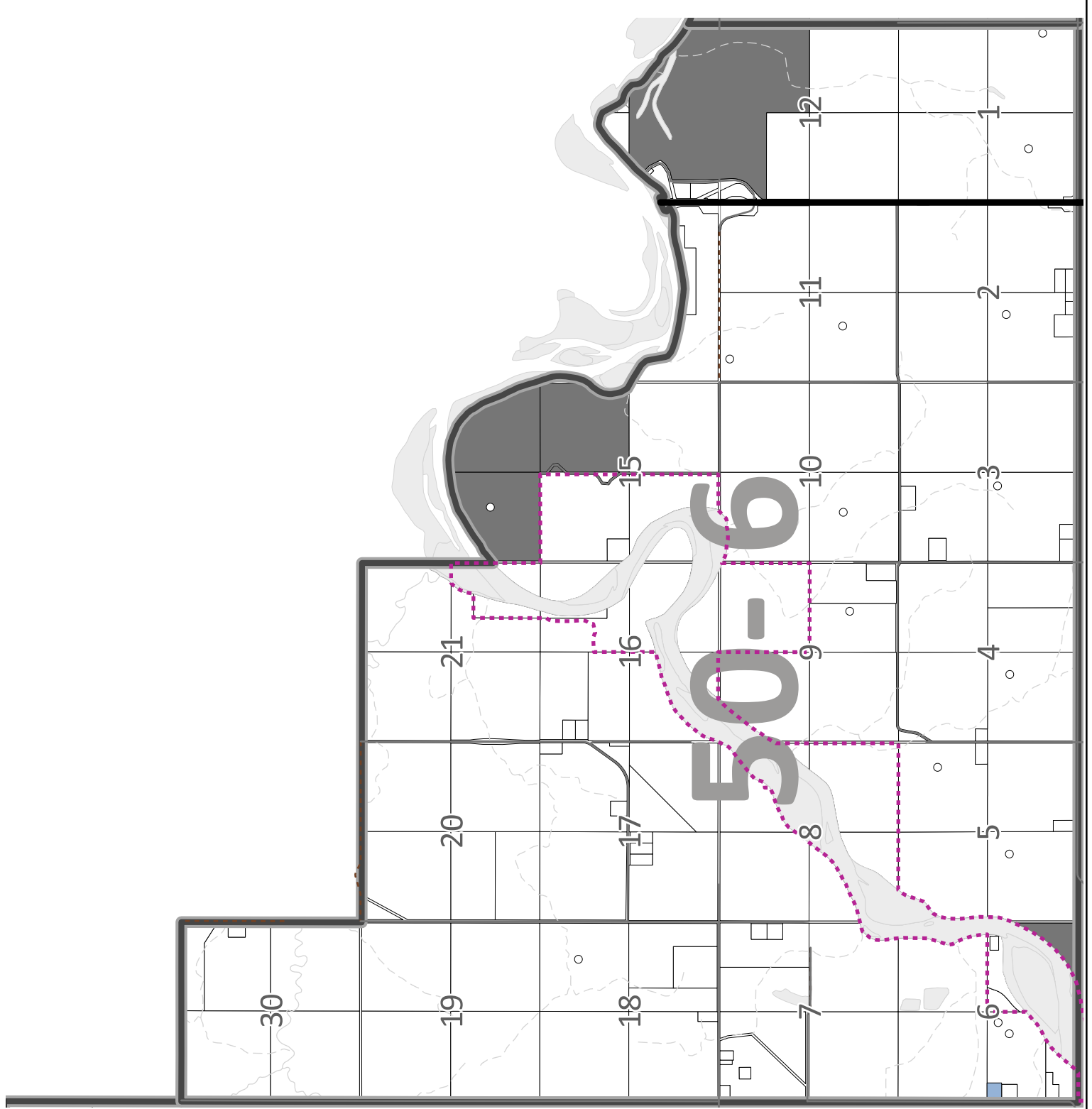
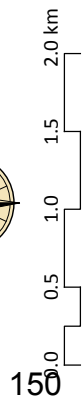


FIGURE 35
50-6

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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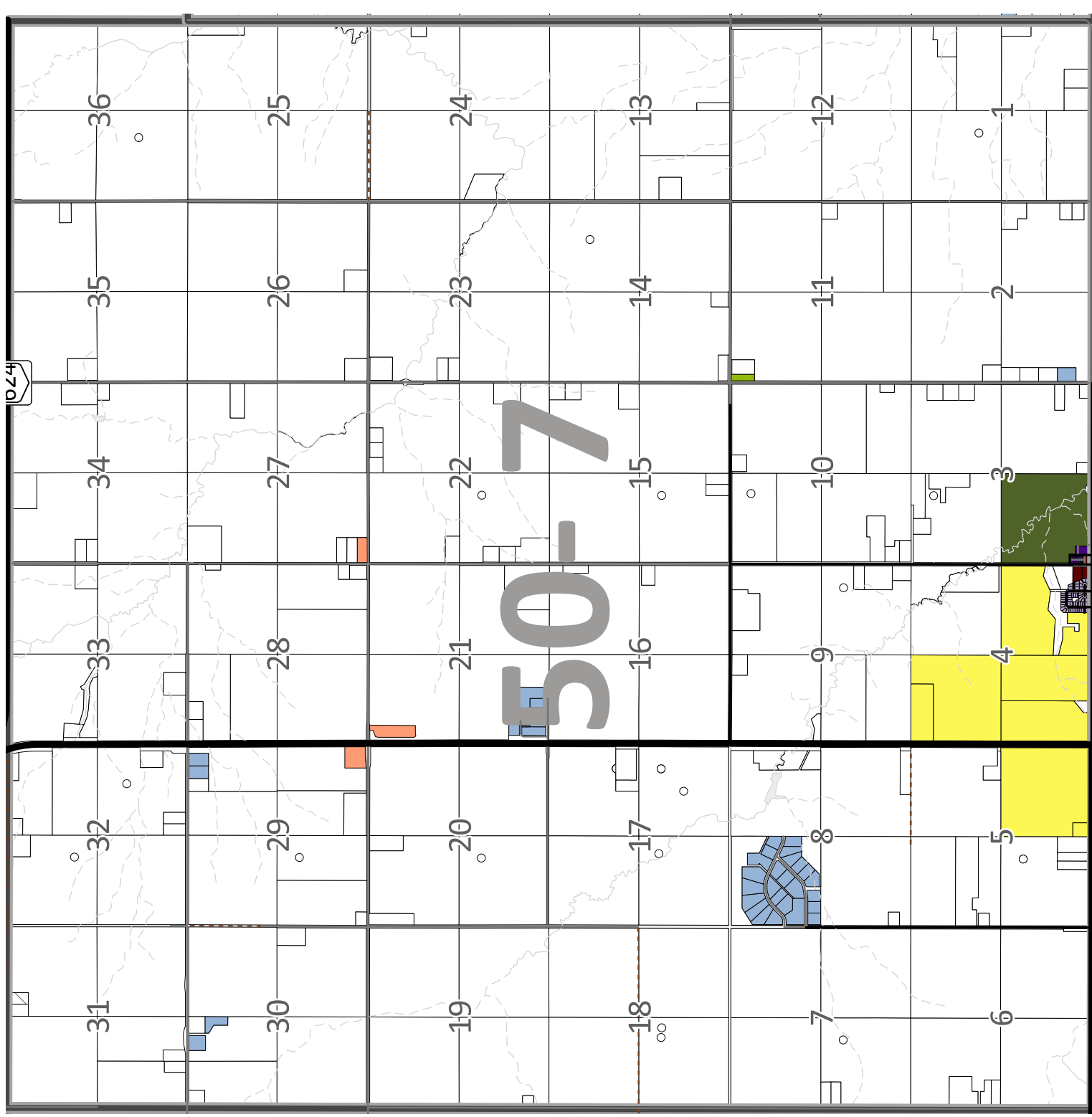
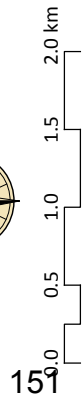


FIGURE 36

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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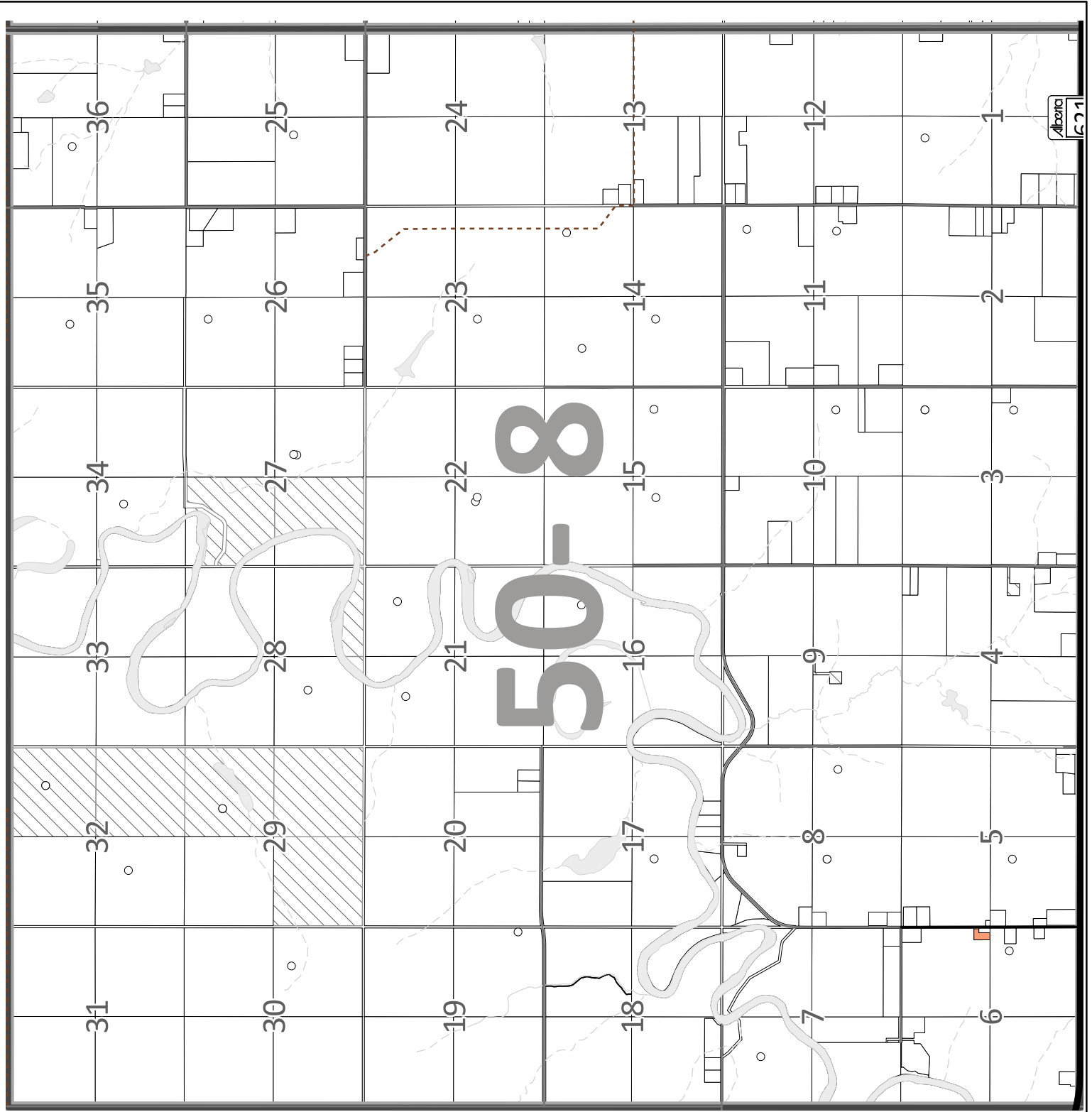
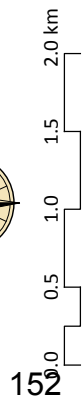


FIGURE 37
50-8

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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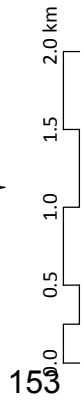
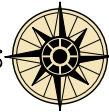


FIGURE 38
50-9

Land Use Map

ZONING CODES

- CROWN AGRICULTURE/NO DATA
- AGRICULTURE
- AIRPORT VICINITY
- BIRCHWOOD VILLAGE GREENS
- COMMERCIAL
- COMPACT COUNTRY RESIDENTIAL
- COUNTRY RESIDENTIAL
- COUNTRY RESIDENTIAL SUBURBAN ESTATES
- DIRECT CONTROL
- HAMLET COMMERCIAL
- HAMLET RESIDENTIAL
- HAMLET RESIDENTIAL SINGLE DETACHED
- INDUSTRIAL
- LIGHT INDUSTRIAL
- MANUFACTURED HOME PARK
- MUNICIPAL RESERVE
- NATURAL RESOURCE EXTRACT. & PROCESS.
- PUBLIC INSTITUTION
- PUBLIC UTILITY LOT
- RECREATION
- RURAL INDUSTRIAL
- URBAN RESERVE
- TOWNSHIP GRID
- EPBR BOUNDARY



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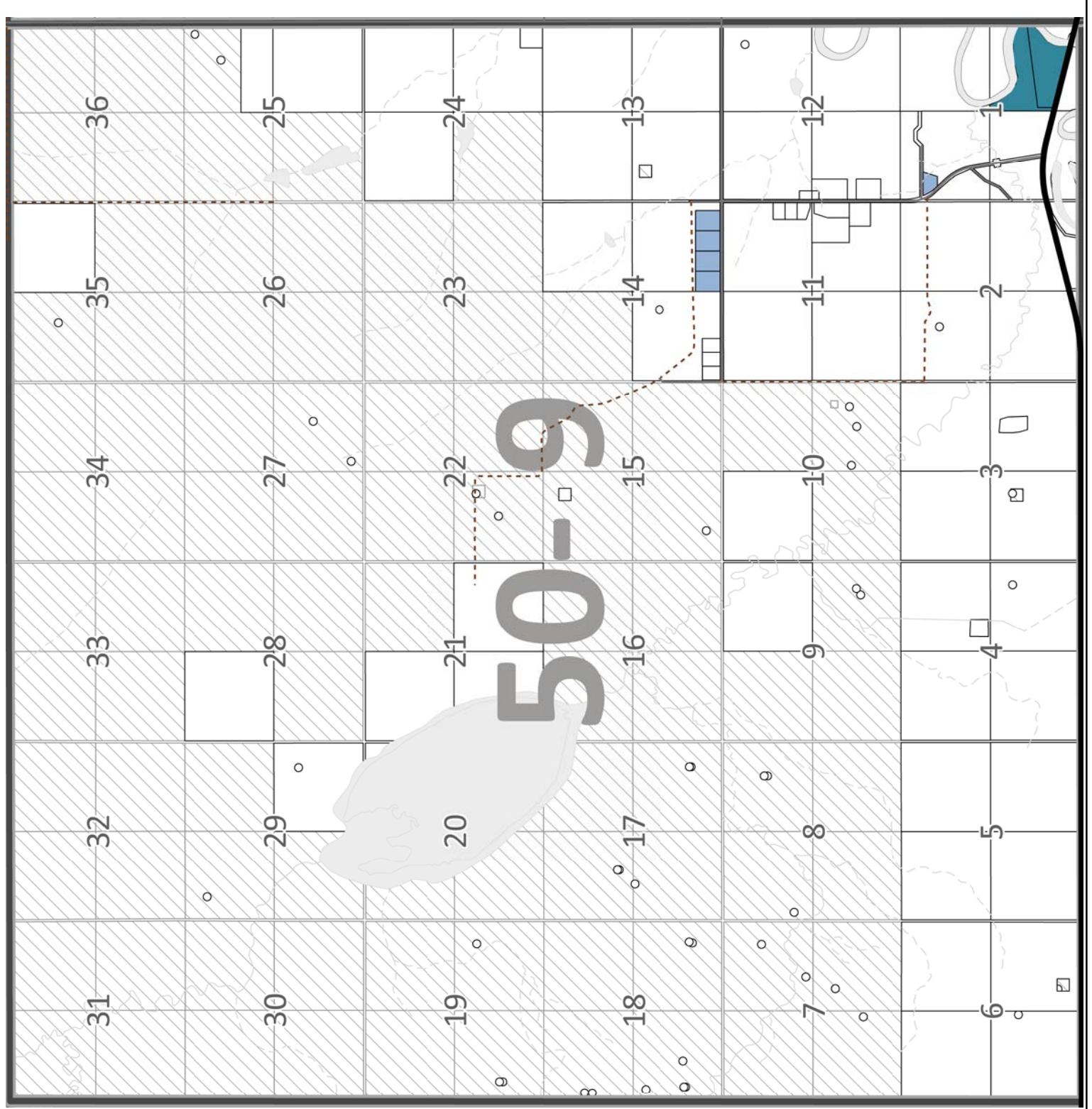


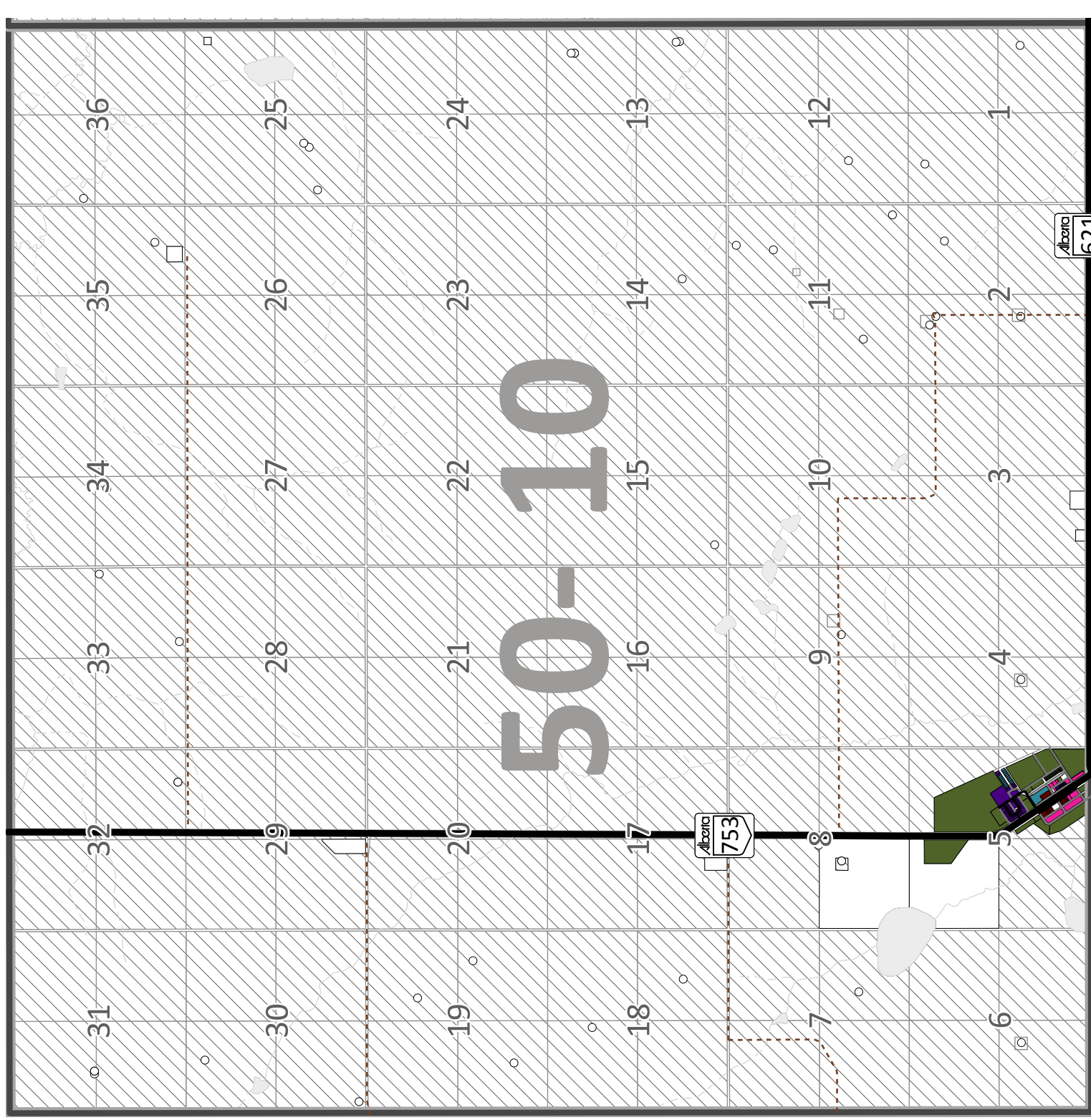
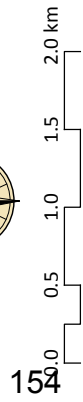


FIGURE 39
50-10

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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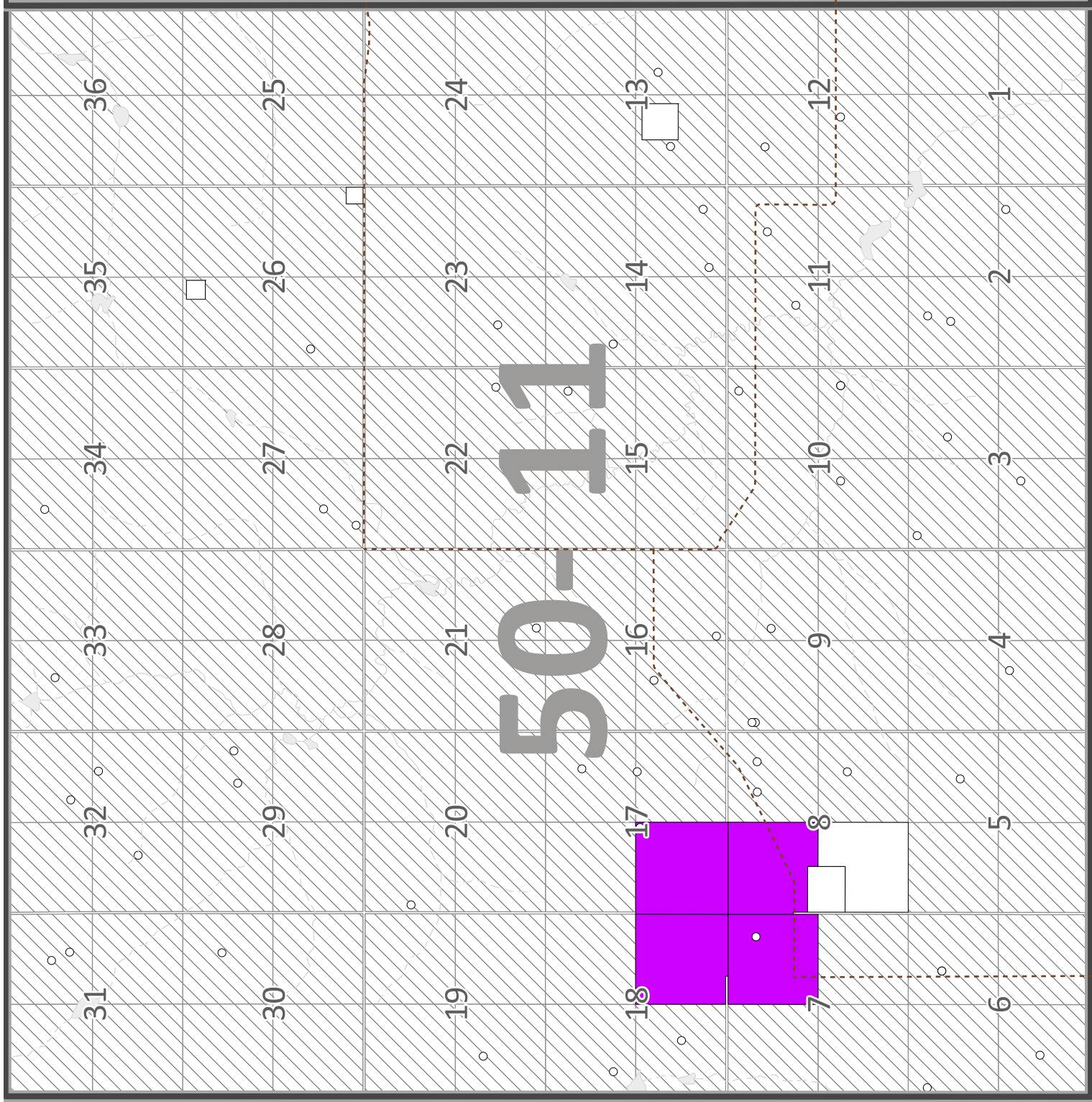
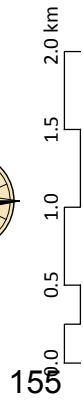


FIGURE 40
50-11

Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY


























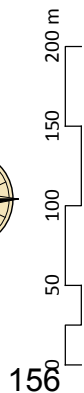
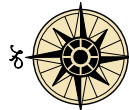
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FIGURE 41
Buck Creek
(PART OF 47-7)
Land Use Map

ZONING CODES

-  CROWN AGRICULTURE/NO DATA
-  AGRICULTURE
-  AIRPORT VICINITY
-  BIRCHWOOD VILLAGE GREENS
-  COMMERCIAL
-  COMPACT COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL SUBURBAN ESTATES
-  DIRECT CONTROL
-  HAMLET COMMERCIAL
-  HAMLET RESIDENTIAL
-  HAMLET RESIDENTIAL SINGLE DETACHED
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MANUFACTURED HOME PARK
-  MUNICIPAL RESERVE
-  NATURAL RESOURCE EXTRACT. & PROCESS.
-  PUBLIC INSTITUTION
-  PUBLIC UTILITY LOT
-  RECREATION
-  RURAL INDUSTRIAL
-  URBAN RESERVE
-  EPBR BOUNDARY



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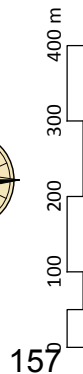
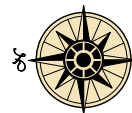


FIGURE 4.2
Cynthia

(PART OF 50-10)
Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	EPBR BOUNDARY



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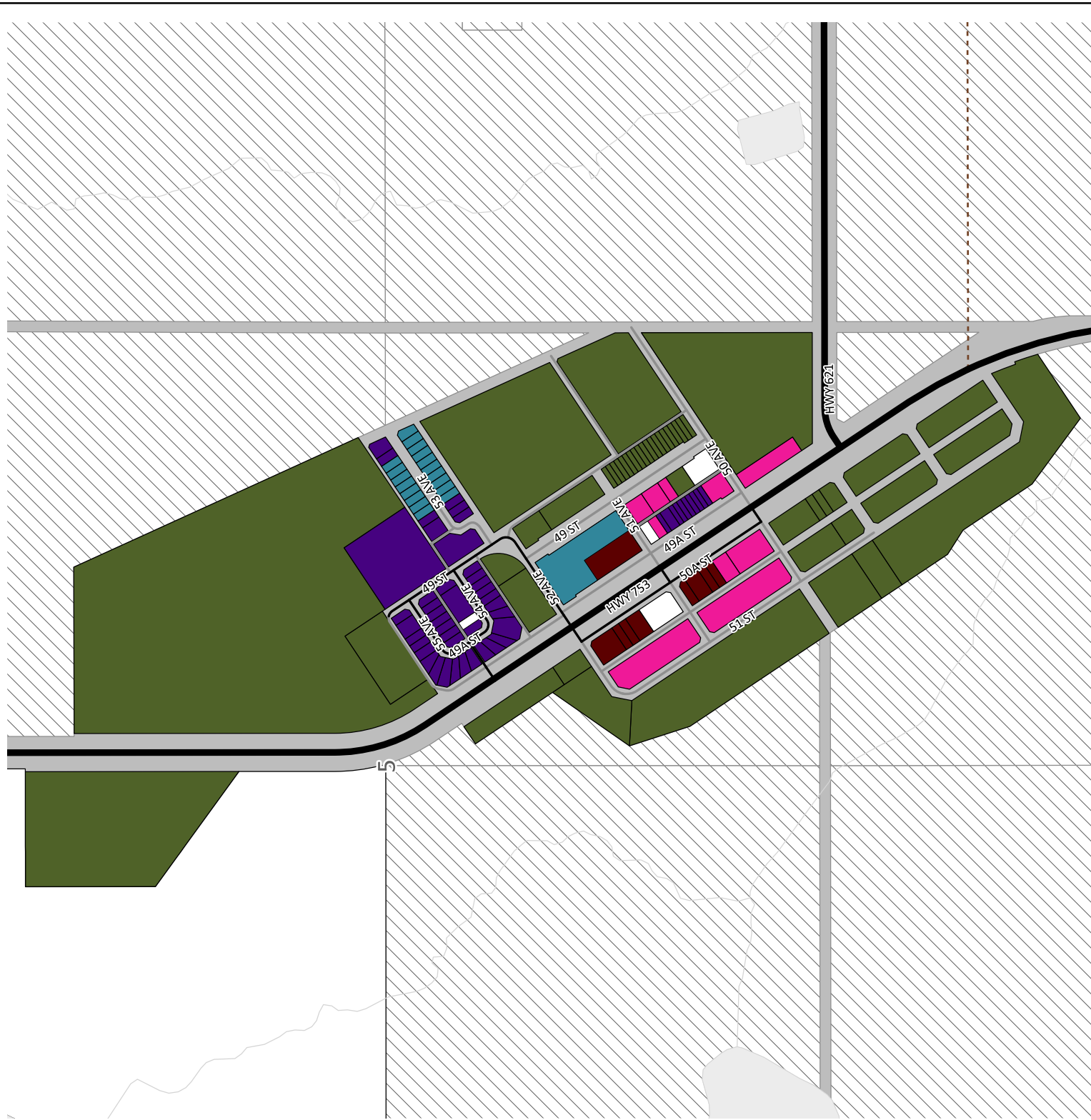


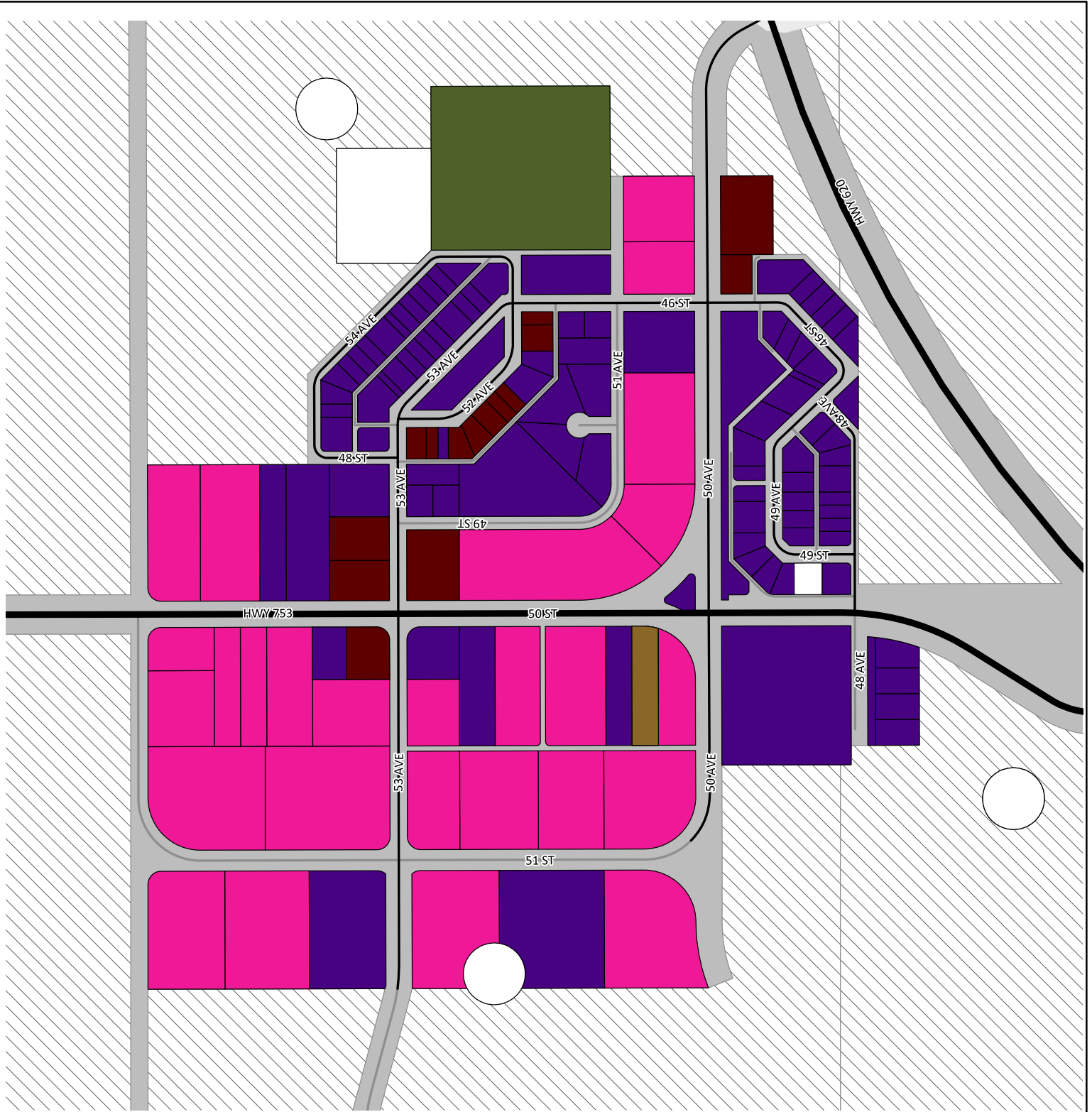
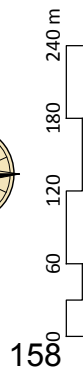


FIGURE 43
Lodgepole

(PART OF 47-10)
Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	EPBR BOUNDARY



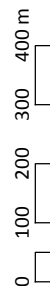
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FIGURE 4.4
Poplar Ridge
(PART OF 49-7)
Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA		MANUFACTURED HOME PARK
	AGRICULTURE		MUNICIPAL RESERVE
	AIRPORT VICINITY		NATURAL RESOURCE EXTRACT. & PROCESS.
	BIRCHWOOD VILLAGE GREENS		PUBLIC INSTITUTION
	COMMERCIAL		PUBLIC UTILITY LOT
	COMPACT COUNTRY RESIDENTIAL		RECREATION
	COUNTRY RESIDENTIAL		RURAL INDUSTRIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES		URBAN RESERVE
	DIRECT CONTROL		EPBR BOUNDARY
	HAMLET COMMERCIAL		
	HAMLET RESIDENTIAL		
	HAMLET RESIDENTIAL SINGLE DETACHED		
	HIGHWAY COMMERCIAL		
	INDUSTRIAL		
	LIGHT INDUSTRIAL		
	MANUFACTURED HOME PARK		
	MUNICIPAL RESERVE		
	NATURAL RESOURCE EXTRACT. & PROCESS.		
	PUBLIC INSTITUTION		
	PUBLIC UTILITY LOT		
	RECREATION		
	RURAL INDUSTRIAL		
	URBAN RESERVE		
	EPBR BOUNDARY		



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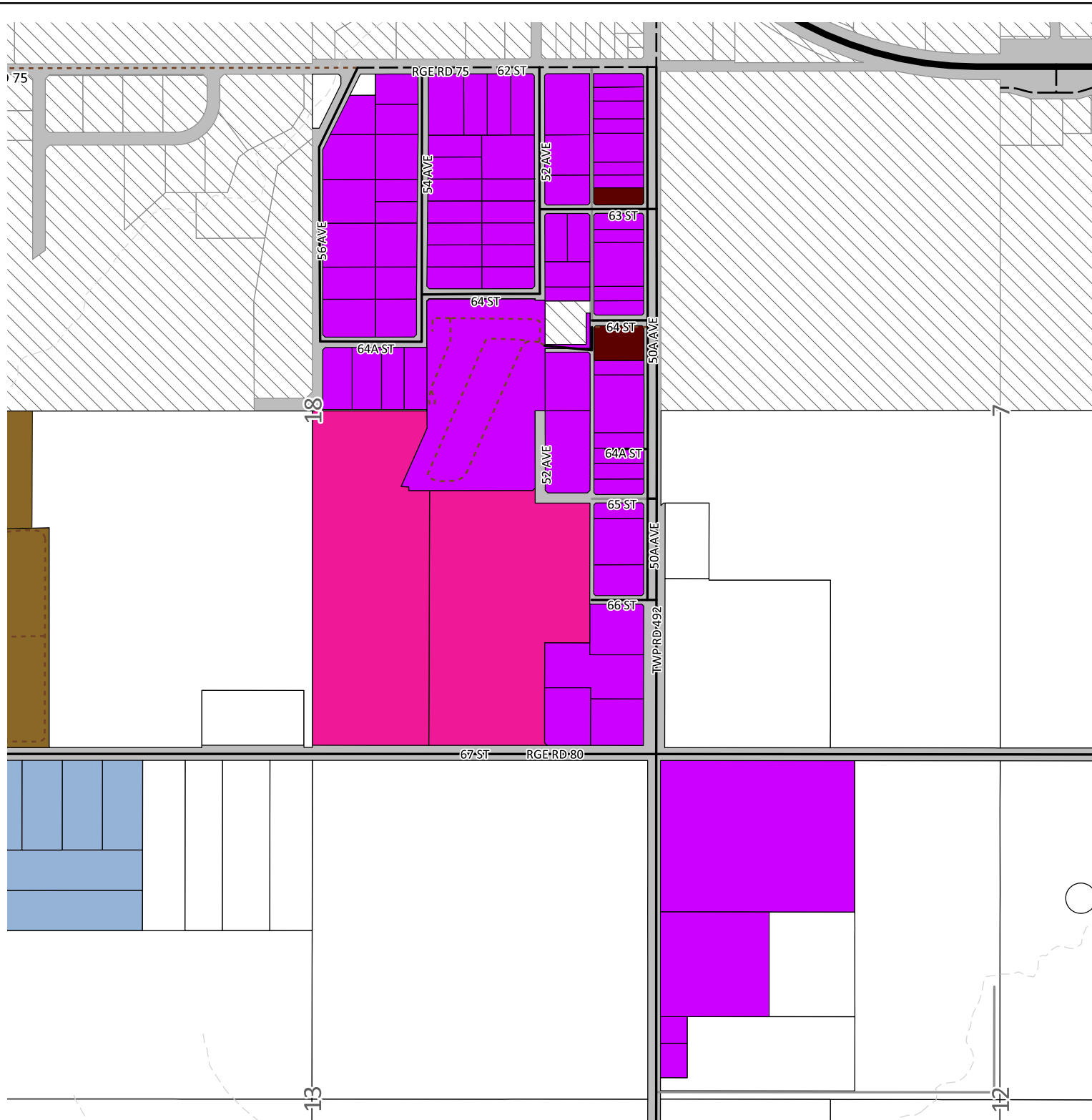
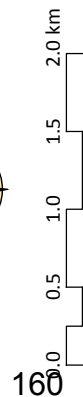




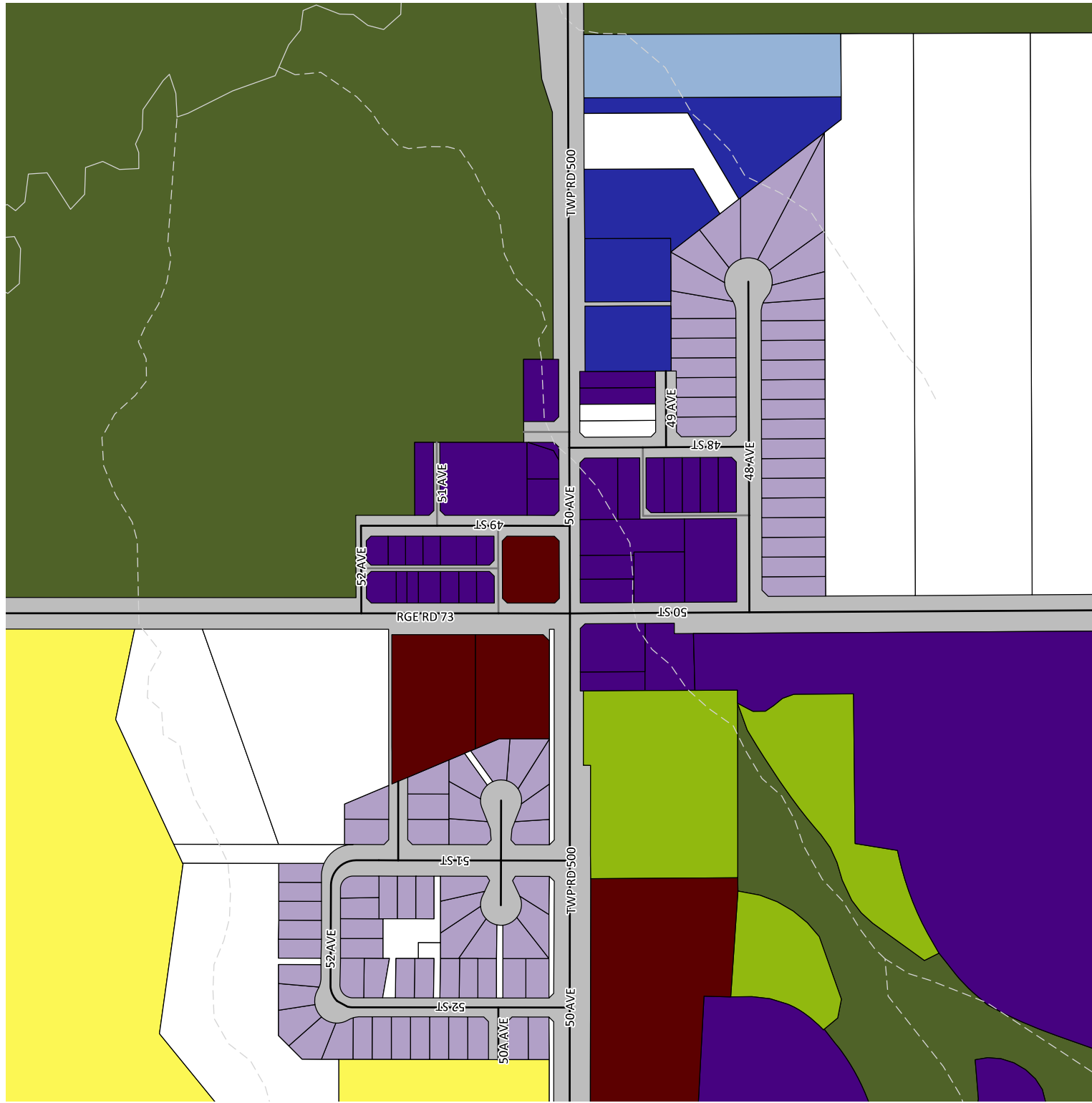
FIGURE 45
Rocky Rapids
(PART OF 50-10)
Land Use Map

ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	TOWNSHIP GRID
	EPBR BOUNDARY



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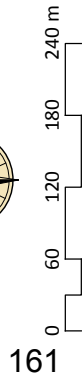
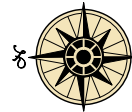
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FIGURE 46 **Violet Grove** **(PART OF 48-8)** **Land Use Map**

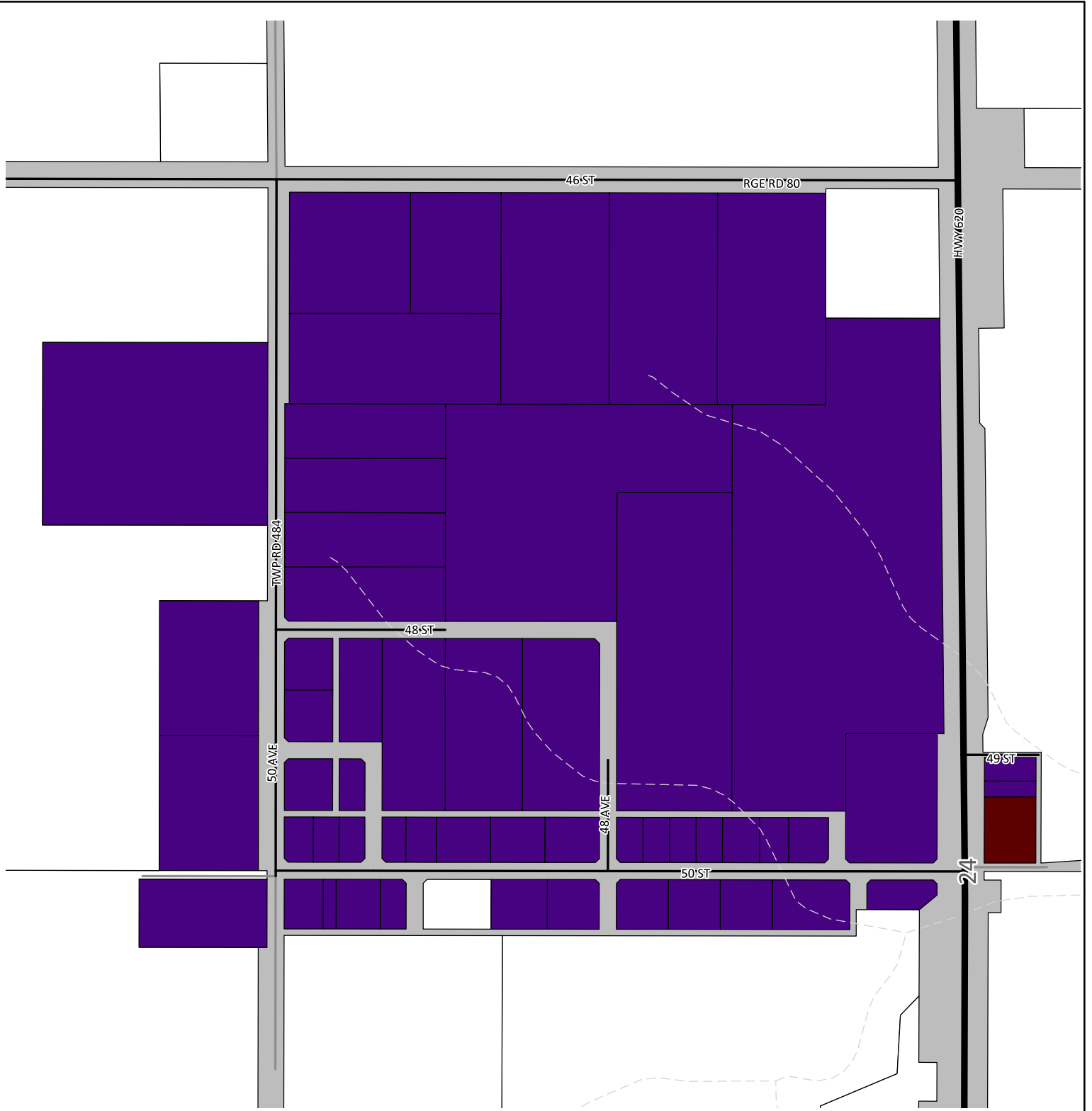
ZONING CODES

	CROWN AGRICULTURE/NO DATA
	AGRICULTURE
	AIRPORT VICINITY
	BIRCHWOOD VILLAGE GREENS
	COMMERCIAL
	COMPACT COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL
	COUNTRY RESIDENTIAL SUBURBAN ESTATES
	DIRECT CONTROL
	HAMLET COMMERCIAL
	HAMLET RESIDENTIAL
	HAMLET RESIDENTIAL SINGLE DETACHED
	HIGHWAY COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	MANUFACTURED HOME PARK
	MUNICIPAL RESERVE
	NATURAL RESOURCE EXTRACT. & PROCESS.
	PUBLIC INSTITUTION
	PUBLIC UTILITY LOT
	RECREATION
	RURAL INDUSTRIAL
	URBAN RESERVE
	EPBR BOUNDARY



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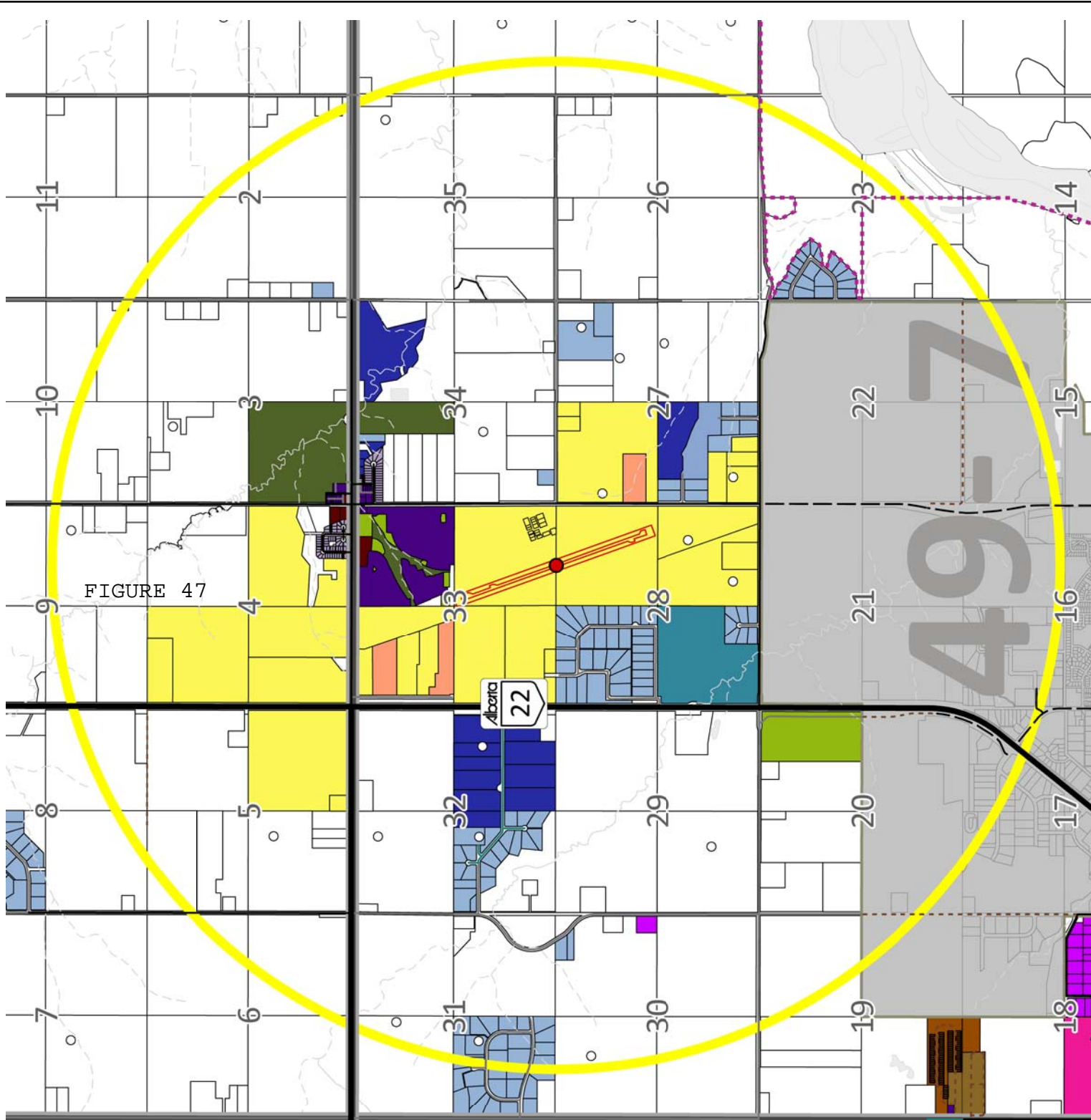
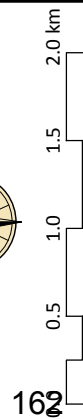




Airport Vicinity (PART OF 49-7) Land Use Map

ZONING CODES

-  RUNWAY CENTRE
-  RUNWAY
-  4000m RADIUS
-  CROWN AGRICULTURE/NO DATA
-  AGRICULTURE
-  AIRPORT VICINITY
-  BIRCHWOOD VILLAGE GREENS
-  COMMERCIAL
-  COMPACT COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL
-  COUNTRY RESIDENTIAL SUBURBAN ESTATES
-  DIRECT CONTROL
-  HAMLET COMMERCIAL
-  HAMLET RESIDENTIAL
-  HAMLET RESIDENTIAL SINGLE DETACHED
-  INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MANUFACTURED HOME PARK
-  MUNICIPAL RESERVE
-  NATURAL RESOURCE EXTRACT. & PROCESS.
-  PUBLIC INSTITUTION
-  PUBLIC UTILITY LOT
-  RECREATION
-  RURAL INDUSTRIAL
-  URBAN RESERVE
-  TOWNSHIP GRID
-  EPBR BOUNDARY



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FIGURE 48

- SAS PLANT
- SAS Buffer 35 meters
- SAS Buffer 300 meters

Lot B, Block 1, Plan 1989 KS

Parcel Boundary	County Paved Road	County Gravel Road
Parcel Boundary	County Paved Road	County Gravel Road

Brazos County

North Arrow

SAS Setback Map

FIGURE 49



LAND USE BYLAW AMENDMENT

**PRESENT
DISTRICT**

**SLIDER
DISTRICT**

TO

**PROPOSED
DISTRICT**

**SLIDER
DISTRICT**

**FOR MORE INFORMATION, PLEASE CONTACT
PLANNING & DEVELOPMENT DEPARTMENT AT
780-542-2667**