SECTION 1: INTRODUCTION

1.1 Purpose

The Municipal Development Plan (MDP) outlines a vision for Rocky View County from a planning and development perspective and provides direction for how and where the County may grow over the next 20 years. The MDP provides policies to guide future growth areas, land uses, infrastructure, community services, and the physical development of the county.

Rocky View County has grown by about 15,000 people in the last 20 years, and will continue to grow. The Municipal Development Plan sets the vision for how to accommodate this growth responsibly, serving as an important decision-making tool for Council, County Administration, and stakeholders. Specifically, the MDP:

- Updates the vision, policies, and actions of the 2013 County Plan;
- Describes the County's preferred direction with respect to growth areas, land use, infrastructure investments, business development, and provision of County services;
- Provides policy direction and planning tools regarding land use, transportation, infrastructure, and recreation and community services;
- Informs County bylaws, policies, programs, and investments;
- Establishes a framework for the County to work with regional partners, stakeholders, and communities to find mutually beneficial solutions to planning and development challenges; and
- Helps residents and landowners understand how their land may be used now and in the future.

1.2 Development of the Plan and Engagement Process

The MDP was developed over five stages between 2019 and 2020. Comprehensive public and stakeholder engagement was conducted throughout the development of the MDP. The public and stakeholders were made aware of the MDP project and engagement opportunities through a variety of communication methods including a project webpage, social media posts, resident mail-outs, local media, County newsletters, a project mailing list, and direct contact with stakeholders. Throughout the course of the project 475 people attended project open houses, and 1,250 people participated in online surveys.

MDP Project Stages

1. Project Kick-Off (Summer 2019)

The MDP project was launched with a pop-up information booth at the County's annual pancake breakfast, and a workshop with Rocky View County Council identified project goals.

2. Vision and Principles (Summer 2019)

A vision and guiding principles were established for the MDP. Residents and stakeholders provided comments and insights through eight open houses and an online survey. Participants identified that protecting Rocky View County's natural landscapes, preserving agricultural lands, focusing new growth in existing and planned areas, and expanding the parks and trails network should be priorities for the MDP. County staff also conducted a technical review of the County Plan to identify what policies were effective, and which ones could be improved or excluded.

3. Growth Strategies (Fall-Winter 2019)

Incorporating Stage 2 engagement comments, a development suitability analysis was conducted to determine where additional residential, commercial, and industrial development within the County could be appropriate. The public and stakeholders were able to provide feedback on the findings of the development suitability analysis, as well as to provide feedback on the proposed vision and guiding principles at seven open houses and through an online survey. A workshop with Council confirmed the development suitability analysis and provided next steps on establishing a growth concept for the MDP.

4. Draft MDP (2020)

Following input from Stage 3 engagement, and with direction from Council and County staff workshops, a draft plan and growth concept were developed. The public and stakeholders were able to review the draft MDP and identify red flags for the project team through an online survey. Additionally, neighbouring municipalities and regional partners had the opportunity to review the draft Plan and provide comments.

5. Public Hearing and Project Completion (Winter 2021)

A comprehensive intermunicipal and agency circulation informed final revisions to the draft MDP. Following these revisions the legislated public notice circulations were completed, with a public hearing held on February 16. With Council approval, the MDP was submitted to the Calgary Metropolitan Region Board (CMRB) for regional approval before return to Rocky View Council for final reading.



Stage 2 Open House

1.3 Vision and Guiding Principles

The MDP's vision statement and guiding principles are foundational statements that guide the Plan. The vision defines the ideal state for Rocky View County while the guiding principles add further detail about the elements and actions required to achieve the vision. These statements, in turn, inform the Plan's policies, and together provide the framework to guide County development and growth.

Vision

Set within a cherished natural landscape, Rocky View County is a flourishing municipality that provides a high quality of life, guided by its rural heritage, a diversity of residential and economic opportunities, and sustainable development.

Guiding Principles

The following principles provide a framework to guide decision making when implementing the policies and outcomes of the MDP.

1. Responsible Growth

Rocky View County should concentrate growth within designated development areas, ensuring equitable services are provided to residents in a fiscally sustainable manner.

2. Economic Diversification

Rocky View County should support and promote economic diversification through new business development, existing business expansion, building a sustainable and balanced tax base, and creating a place where residents, businesses and tourists from a global reach find a thriving economy.

3. Community Development

Rocky View County will build resilient communities and welcoming neighbourhoods by promoting concentrated growth within designated development areas, through greater access to recreation amenities, providing valued gathering spaces, and encouraging creative design.

4. Agriculture

Rocky View County will continue to support traditional agriculture and agricultural diversification and innovation, recognizing agriculture as an important part of the County's identity and economy. Rocky View County will encourage opportunities for value added agricultural businesses to develop and grow.

5. The Environment

Rocky View County will develop and operate in a manner that protects the ecological integrity of the County and preserves natural landscapes for future generations to enjoy.

6. Partnerships

Rocky View County will work in a spirit of collaboration with regional partners, stakeholders, businesses, and communities to find mutually beneficial solutions to planning and development challenges, making the County focal point for creativity and innovation.

1.4 Rocky View County Context

Located within the Calgary Metropolitan Region in southern Alberta, Rocky View County encompasses nearly one million acres of diverse landscapes, communities, and economic opportunities. The County surrounds the City of Calgary on three sides, and shares borders with 14 other municipalities and First Nations. In the County's western reaches, coniferous forests of the Rocky Mountain Foothills transition to rolling hills scattered with ranches. Moving eastward, the foothills give way to prairie grasslands and wetlands. Eastern Rocky View County is dominated with agricultural operations, including the production of hay, cereal and oilseed crops.

Across the County, farms and isolated dwellings are interspersed with hamlets and small towns. Many of these communities originated alongside railways at the beginning of the twentieth century as service centres for surrounding agricultural areas. More recently, country residential acreages have sprung up throughout the County. Forming distinct communities, these acreages have dominated residential development in the County over the last 40 years. More residential communities have also been developed that include a broader range of commercial shops, services, and employment opportunities.

Large scale ranching, logging, and oil and gas extraction are major industries in western Rocky View County while shale gas development, ranching, livestock operations, conventional agricultural operations, and diversified agriculture, including greenhouses and nurseries, are prominent in eastern areas of the County. Commercial activities also occur along major highways that traverse the County, including the Trans-Canada Highway (Highway 1), and Queen Elizabeth II Highway (Highway 2). Large scale commercial and industrial operations are also located in the County adjacent to the City of Calgary, the Calgary International Airport, and the Springbank Airport.

Access to nature and outdoor recreation opportunities are abundant throughout Rocky View County. The region's waterways, including the Bow and Elbow Rivers, provide fishing, boating, canoeing, and kayaking opportunities. Provincial parks, golf courses, and trail and pathway networks provide additional recreation opportunities for residents and visitors.

Rocky View County is unique from other municipalities in the region, as it contains large rural, ranching, and agricultural areas as well as growing urban communities. This diversity of lifestyle opportunities along with its natural landscapes and ecological features are why many people are attracted to the County. However, Rocky View, like other municipalities located on the edge of a large urban centre, is facing challenges from development and growth pressures. The County is projected to grow by approximately 5,800 new dwellings by 2038. Directing new growth to appropriate locations will be an important component of creating a fiscally sustainable municipality in the long-term. While dispersed growth offers quality of life benefits, including a low cost of living and access to nature, the provision of services to these areas can become a long-term burden on the County's finances. The Municipal Development Plan is needed to ensure that the County continues to flourish by balancing sustainable development with providing a high quality of life and a diversity of residential and economic opportunities for its residents.

1.5 Plan Structure

The Municipal Development Plan is divided into four distinct sections, collectively presenting a roadmap for future growth and development that will help the County follow the guiding principles and realize the vision.

1. **Introduction:** Summarizes the MDP's context, including the legislative framework under which it operates, presents the Plan's vision and guiding principles, and describes how the Plan should be read and interpreted.
2. **Land Use Policies:** Presents a Growth Concept for the County, and outlines how the MDP will facilitate growth and development within the context of fiscal and environmental sustainability.
3. **County-Wide Policies:** Provides guidance on County-wide services, operations, and infrastructure to support growth and development, including policies on financial sustainability, transportation, natural resource development, agriculture, utilities, and public spaces.
4. **Implementation and Monitoring:** Provides a framework for the commitments and actions the County will make to ensure the MDP is implemented, and includes performance measures that will serve as an barometer for measuring the success of the MDP.

Plan Outcomes and Policies

The MDP's vision and guiding principles will be achieved through the application of the policies and objectives of each policy section. Policies provide guidance to decision makers and the public about how the County should grow and develop, while objectives are the targets for individual policy sections that achieve the County's vision and guiding principles.

Policy Terms

The following key terms outline how policies should be interpreted and implemented by the County.

- **Shall:** While the MDP is generally intended to guide development with the understanding that flexibility is required, certain policies related to fiscal responsibility, legal obligations, and other factors are mandatory. In these contexts, the term 'shall' is used to indicate that actions must be complied with, without discretion, by administration, developers, Council, Planning Commission, and any other authority involved in land use development approvals.
- **Should:** Where policy is not mandatory but still relates to a strongly preferred course of action, the less restrictive term 'should' is used.
- **May:** Used in policies that are discretionary in nature, the term 'may' means that the policy could be enforced by the County dependent on the circumstances of the proposal in question.

Definitions

Throughout the MDP's policies defined terms are italicized and their definitions can be found in Appendix A.

1.6 The Planning Framework

The planning framework outlines the key planning documents that guide land use and development in Rocky View County, providing context for how each document interacts and informs the others. Plans at the top of the framework such as intermunicipal development plans (IDPs) and the MDP provide broad, high-level policy direction, while lower-level plans are subordinate to the plans above and must be consistent with the policies and direction of the higher-order plans. The level of detail and specificity in policies increases the further down the plan is in the framework diagram (*Figure 1*).

Plans higher in the framework will generally determine when a subordinate plan is required. For example, an area structure plan (ASP) provides criteria for master site development plan and conceptual scheme preparation. When there is no ASP or other subordinate plan, the MDP will determine whether a subordinate plan is required to provide greater planning detail. The hierarchy of the different plans and legislation is identified in *Figure 1*.

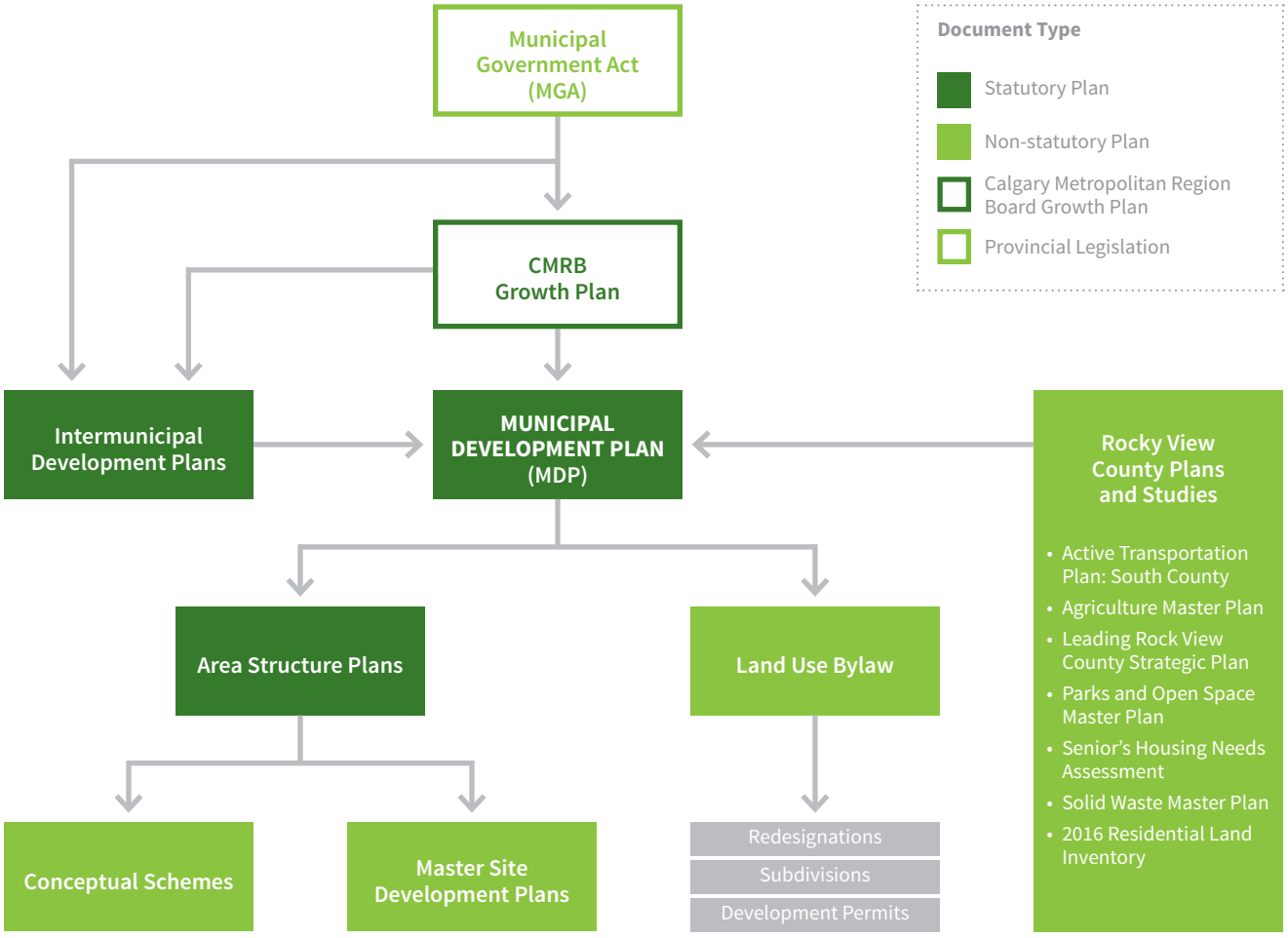


Figure 1: Planning Framework Alignment

1.6.1 Legislation

Municipal Government Act

The Municipal Government Act provides the legislative framework under which all municipalities must operate, establishing that the purpose of a municipality is:

- To provide good government,
- To foster the well-being of the environment,
- To provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality,
- To develop and maintain safe and viable communities,
- To work collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.

Part 17 of the Municipal Government Act regulates planning and development and empowers municipalities to prepare plans:

- To achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
- To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

Municipalities are required under the Act to adopt a municipal development plan, and the plan must be consistent with all intermunicipal development plans (IDPs) the municipality is a part of. The Municipal Government Act also allows for the development of subordinate plans, such as area structure plans, to further direct planning and development.

1.6.2 Regional Plans

Calgary Metropolitan Region Board Growth Plan

The Calgary Metropolitan Region Board (CMRB), of which Rocky View County is a member, was formed in 2018 and is mandated to promote the long-term sustainability of the Calgary Metropolitan Region. This includes ensuring environmentally responsible land-use planning and growth management, coordinating regional infrastructure investments and service delivery, and promoting the economic wellbeing and competitiveness of the Region.

Prior to the development and approval of a long-term Growth Plan and Servicing Plan, the CMRB's Interim Growth Plan provides guidance on land-use, growth, and infrastructure planning for all ten member municipalities and other regional stakeholders. Any statutory plan passed or amended by member municipalities, including the County's Municipal Development Plan, must conform with the Interim Growth Plan, until the Growth Plan and Servicing Plan are adopted and approved.

1.6.3 Statutory Plans

Intermunicipal Development Plans

IDPs are approved by Council in both partnering municipalities. Planners refer to these documents to make recommendations to Council for managing or changing land use, and to address growth issues in a way that aligns the interests of the County and the municipalities they share a border with. These plans may include how the two municipalities will work together, the development of joint lands, and how to co-ordinate parks, open space, recreation, transportation, water, utilities, and other municipal services across boundaries.

Rocky View County has approved IDPs with the following municipalities:

- City of Calgary
- City of Airdrie
- Kneehill County

- Municipal District of Bighorn
- Town of Cochrane
- Town of Crossfield

The County will strive to limit development around the Villages of Beiseker and Irricana in accordance with their respective Memoranda of Understanding, and will pursue further IDPs with other municipalities as appropriate.

Municipal Development Plan

The MDP is the County's principal statutory plan, providing strategic growth direction, overall guidance for land use planning, and service delivery policy. The MDP also provides specific policy guidance for areas that do not fall within the boundaries of an area structure plan or other subordinate plan.

Area Structure Plans

ASPs are statutory plans that are subordinate to the MDP, and provide a land use strategy for redesignating and developing a specific area of land in the County. ASPs contain maps, goals, and policies that set out general locations for major land uses, major roadways, utility servicing, recreation areas, and development phases.

1.6.4 Non-Statutory Plans

Land Use Bylaw

The Land Use Bylaw is a regulatory bylaw of the County required by the Municipal Government Act. Every parcel of land in the County has a land use district, and the Land Use Bylaw details the permitted and discretionary land uses in each district and regulates the development of land and buildings within the county.

Conceptual Schemes

Conceptual schemes are non-statutory plans, subordinate to an ASP, and may be adopted by bylaw or resolution. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an ASP.

To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an ASP is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan.

Master Site Development Plan

A non-statutory plan that is adopted by Council resolution, a master site development plan accompanies a land use redesignation application and provides design guidance for the development of an area of land with little or no anticipated subdivision. In some cases, a master site development plan may be used following a conceptual scheme when certain site design details have not been finalized.

A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

1.6.5 Implementation of Plans

Implementation of the statutory and non-statutory plans described above is primarily achieved by:

- Application and amendment of the Land Use Bylaw;
- Evaluation and approval of land use redesignation and subdivision applications;
- Evaluation and approval of development permits; and
- Application of County Policy and County Servicing Standards.

1.6.6 Additional Plans and Studies Informing the MDP

Beyond the statutory planning framework outlined above, the development of the MDP has also been informed by the following plans, studies, and strategic documents.

Active Transportation Plan: South County

The Plan provides direction on priorities for establishing a connected network of on- and off-street facilities where walking and cycling is a safe and accessible choice for all residents. The Plan includes infrastructure and programming recommendations that can be implemented strategically over time. The MDP provides high-level direction on expanding and improving pedestrian and cyclist networks, and the development of a regional pathway and trail plan.

Agriculture Master Plan

The Master Plan identifies a long-term vision for supporting both existing agricultural operations and providing new opportunities for diversification of the County's agriculture sector. The Plan informs future planning decisions and policy development related to the agriculture industry. The MDP provides high-level direction to support and grow the agriculture sector within the County, and minimize adverse impacts on agricultural land.

Leading Rocky View County Strategic Plan

The Strategic Plan outlines Council's Mission, Vision, Values, Strategic Themes, and Strategic Objectives for Rocky View County's municipal government. The Plan identifies strategic objectives that Council and Administration should prioritize, including: expand community service delivery, embrace partnerships, strengthen the County's financial resiliency, and guide the County's growth pattern. The MDP's guiding principles have been informed by, and align with the Strategic Plan's strategic objectives.

Parks and Open Space Master Plan

The Master Plan is a 25-year strategy providing an overarching vision for the County to make future decisions for open space, parks and trails. The MDP provides high-level direction for expanding and improving the County's parks and open space system. This includes improving access through expansion of the County's pathways and trails network, connecting wildlife corridors, and ensuring development does not detract from adjacent parks and open spaces.

Senior's Housing Needs Assessment

The Report identifies and quantifies the types and numbers of seniors housing needed in the County over the next 10-15 years, as well as land requirements and locations to meet this need. The MDP provides high-level direction about improving quality of life for all residents in the County, and supports housing diversity.

Solid Waste Master Plan

The Master Plan guides County decision-making with respect to solid waste. The Plan provides futures solid waste management considerations that impact land use and growth, including coordinating solid waste disposal systems with other municipalities, siting considerations for new landfill facilities. Servicing, including waste management, is an important consideration of the MDP's Growth Concept.

2016 Residential Land Inventory

The Land Inventory provides an assessment of the current and future availability of residential housing in the County. An analysis of existing dwellings, approved parcels, and approved policy areas provide an indication of the residential development capacity of the County. The Land Inventory informed the MDP's Growth Concept.

SECTION 2:
LAND USE POLICIES

Rocky View County's proximity to Calgary and other urban centres has profoundly shaped its existing land uses and patterns of growth. The County has become a desirable location for both urban and country-residential development, attracting people who want to live in close proximity to Calgary or Airdrie but with a quieter lifestyle, lower cost of living, or access to the County's natural assets. This has resulted in the growth of new communities and expansion of existing hamlets. However, if not managed properly this growth pressure can result in dispersed development that negatively impacts other land uses, including farming, ranching, and existing residential development. Agricultural operations, for example, can become less productive or unviable if fragmented by residential and commercial development. Additional exurban development may also lower the quality of life for existing residents by eroding the rural character of areas or adding greater pressure on existing infrastructure and municipal services.

The land use policies in this section guide development throughout the County, and identify growth areas for new residential, commercial, institutional, and industrial development. The MDP's Growth Concept provides a framework that balances sustainable development with providing a high quality of life and diversity of residential and economic opportunities in the County. The Growth Concept incorporates the County's existing area structure plans and conceptual schemes that have provided development and design guidance, established community boundaries, and identified future growth areas. The Concept also responds to investments the County has made in municipal servicing infrastructure, particularly in the Balzac East and Bragg Creek areas.

As identified in the Growth Concept (*Section 2.2*), new residential, commercial, and industrial growth is primarily directed to existing and planned growth areas. By focusing growth in these areas, Rocky View establishes certainty for residents and the development community as to where growth should be expected. Prioritizing growth in existing and planned areas also allows the County to leverage municipal investments in servicing and transportation infrastructure, generating growth that is fiscally responsible.

2.1 Population and Housing Trends

Rocky View County has experienced sustained growth and development pressure over the past 20 years, despite the economic recession starting in 2008. Since the last MDP (the County Plan) was approved in 2013 the County has added just under 5,000 new residents. Most of these new residents have located in the hamlets of Langdon and Conrich, and the country residential communities of Bearspaw and Springbank. The Calgary Metropolitan Region Board projects that Rocky View County will continue to grow, increasing from a population of 42,424 in 2018 to just over 60,000 by 2040. It is important to identify how changing consumer trends and market demand will influence where and how this growth occurs.

Rocky View County has historically experienced population growth through country residential development in communities such as Bearspaw and Springbank. However, the past 25 years have seen residential consumer demand expand from predominantly country residential developments to a broader development mix of country residential, hamlet, and more densely planned communities (e.g. Harmony, Cochrane Lake, Elbow Valley). This trend is borne out through the County's 2016 Residential Land Survey. While country residential communities and hamlets have remained mainstays in Rocky View's housing portfolio, the Residential Land Survey highlights that residential development in Rocky View County is becoming more diverse with a range of housing options.

The most popular development areas throughout 1996-2016 were the country residential community of Bearspaw and the hamlet of Langdon. While these two communities were cornerstones of the County's residential growth over this time period, growth also occurred in the more densely planned communities of

1996-2000	2001-2005	2006-2010	2011-2016
1. Bearspaw	**1. Elbow Valley**	**1. Langdon**	**1. Bearspaw**
2. Langdon	**2. Langdon**	**2. Cochrane Lake**	**2. Langdon**
3. Central Springbank	**3. Bearspaw**	**3. Bearspaw**	**3. Conrich**

Table 01: Population Growth Areas

The top three growth areas in the County over five-year increments represent a diverse portfolio of housing.

Elbow Valley and Cochrane Lake, the hamlet of Bragg Creek, and the country residential community of Central Springbank.

As a result of changing consumer preferences and market demand, key locations within the County are experiencing increased growth. Generally, these areas offer greater access to commercial services and employment opportunities, a diversity of housing options, and recreation opportunities such as parks and pathway systems. The newly developing communities of Glenbow Ranch and Harmony in the County's western half are examples of these denser and more connected community villages.

When planning for future growth, it is important that Rocky View County retains the ability to offer a broad range of housing options so that the County can respond and adapt quickly as consumer demands change. This will ensure that Rocky View County continues to flourish, providing a high quality of life and a diversity of residential and economic opportunities.

2.2 Growth Areas

Development in Rocky View County for the next 20 years is guided by the Growth Concept. The Concept is the result of an approach that considered current plans and policies, market patterns, and a suitability analysis to identify growth priority areas. The suitability analysis used spatial data to identify landscapes that may not be appropriate for growth (e.g. wildlife corridors, wetlands, agricultural lands), and factors that would increase the suitability of an area for additional development (e.g. access to existing transportation infrastructure and servicing).

The Growth Concept Map (*Figure 2*) identifies the priority areas within the County for the continued growth and expansion of residential, commercial, and industrial land uses. New development may occur outside of the identified priority growth areas, however, with Council review and approval.

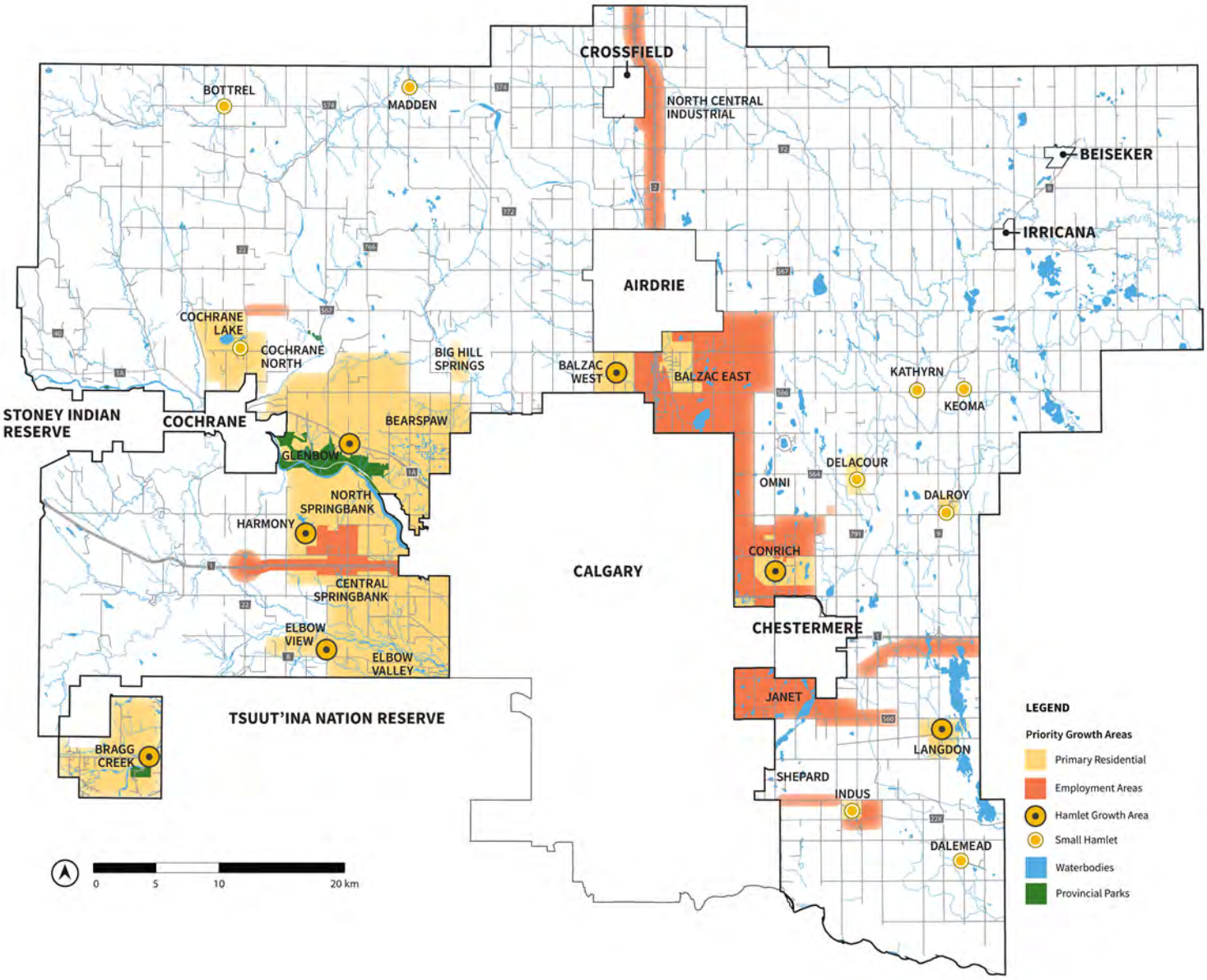


Figure 2: Growth Concept Map Identifying Priority Areas for Growth

This map is conceptual in nature, and is not intended to be used for measurements.

The Growth Concept Map identifies four categories of growth areas:

Primary Residential Areas: These residential areas are where most of Rocky View County residents currently live. Residential growth in these areas will occur through existing capacity in previously planned areas, and new growth areas that will provide a greater range of housing options to appeal to changing market preferences. Existing and new mixed-use commercial areas will provide compatible retail, employment, and other commercial land uses. *Figure 3* identifies areas that have been planned with existing ASPs and unplanned areas where ASPs will need to be completed.

Employment Areas: These areas primarily contain commercial and industrial land uses and serve as major areas of employment in the County. Development will continue in existing growth areas, with new growth added in suitable locations to fulfill market demand. Most large scale industrial and commercial development will be directed to these areas.

Hamlet Growth Areas: These hamlets are prioritized by the County for servicing and infrastructure upgrades to enable continued growth and redevelopment in a sustainable manner. In addition to residential land uses, they will include supporting commercial and industrial land uses, often in the form of a main street or central commercial area.

Small Hamlets: Unlike Hamlet Growth Areas, these existing hamlets are not prioritized by the County for servicing and infrastructure upgrades. However, additional growth that is in keeping with the character of these hamlets is appropriate. Small hamlets may contain supporting and appropriately scaled commercial and industrial activity.

The Growth Concept Map identifies other areas that need to be considered when planning for additional growth:

Sourcewater Protection: Sourcewater protection is of particular concern when identifying and protecting ecological features. *Section 3.5* contains policies for development in and near ecological features.

Waterbodies: These rivers, streams, and large wetlands provide aesthetic and ecological benefits. Future development should avoid or mitigate impacts to these areas.

Provincial Parks: There are three provincial parks in Rocky View County, Glenbow Ranch, Bragg Creek, and Big Hills Springs. Future development adjacent to these parks should mitigate any impacts to their environmental or recreation functions.

2.2.1 Planned and Future Growth Areas

Most of the Priority Growth Areas identified on *Figure 2* are previously planned areas with existing ASPs. As these areas have not been fully developed, they are able to accommodate additional growth over the next 20 years. The MDP's policies largely reflect the general intent of these existing plans. The areas are shown as Planned Areas on *Figure 3*. As Country resources allow, existing ASPs that encompass areas that will receive additional growth should be updated based on the direction of the MDP.

New growth areas have been identified to provide residential, commercial, and industrial development that meets the needs and preferences of a growing population. These areas are shown as Future Planning Areas on *Figure 3* and will require ASPs or conceptual schemes to determine how future growth is accommodated in a sustainable manner.

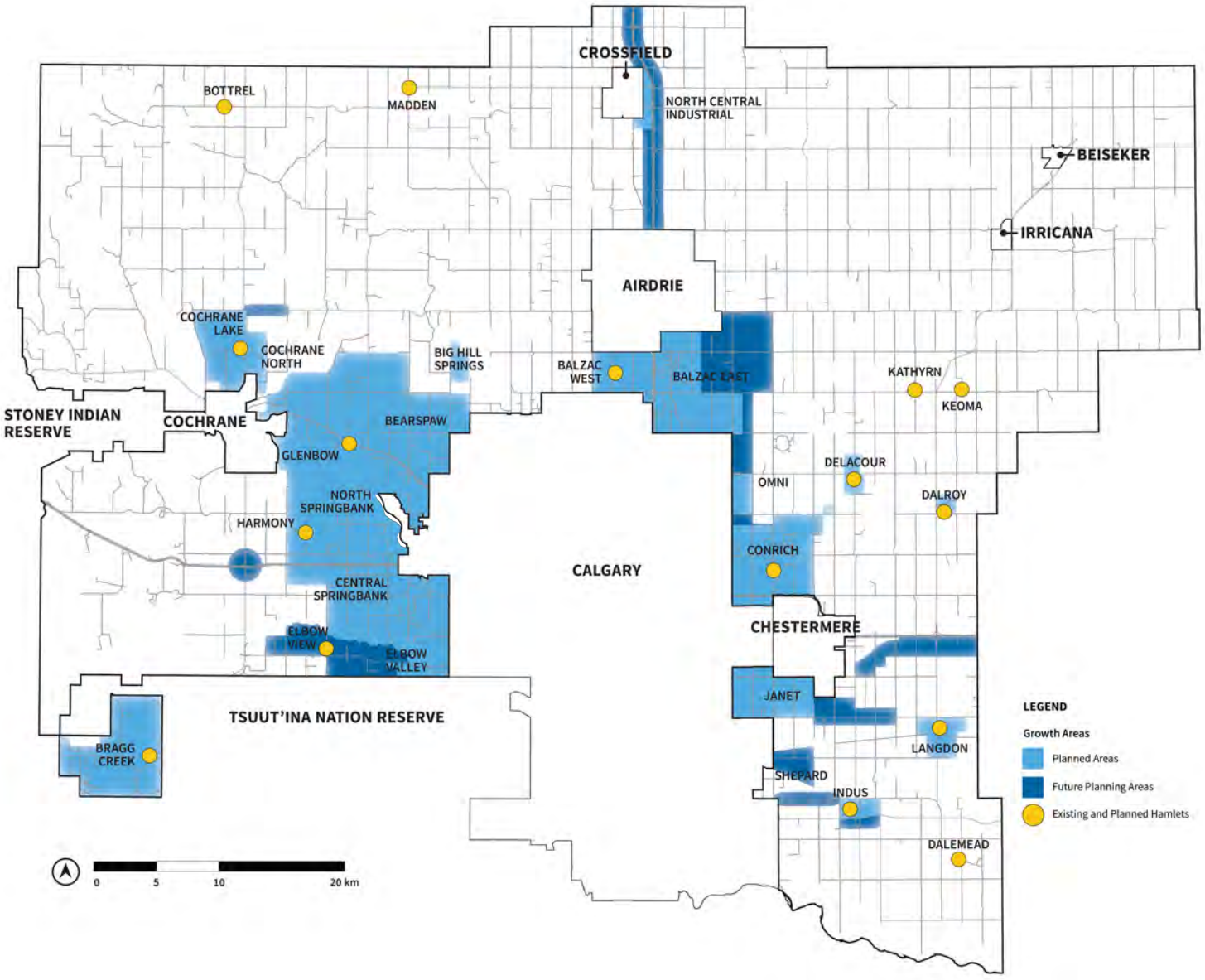


Figure 3: Planned and Future Planning Growth Priority Areas

This map is conceptual in nature, and is not intended to be used for measurements.

2.3 Residential Development

Residential land uses are the primary form of development in Rocky View County. It is important to plan for residential development that respects the values of County residents while balancing the need to grow responsibly. The policies contained in this section reflect this balance and provide a framework that will guide residential development in the County for the next 20 years.

Objectives

The policies within the Residential Development Policy Area are to ensure the following objectives:

- Opportunities for residential growth are provided that enable housing diversity for all ages, abilities, and incomes.
- The majority of residential growth occurs within Primary Residential Areas.
- Support higher density residential development where appropriate.
- Residential development supports with the MDP's vision and guiding principles, and aligns with Leading Rocky View County, Council's Strategic Plan.
- Alternative residential development forms that reduce the overall development footprint are pursued.
- Communities maintain a strong sense of community.
- Planning and development in the County supports safe, healthy, and attractive communities.

2.3.1 Primary Residential Areas

Primary Residential Areas comprise lands where residential development and ancillary commercial and light industrial development will be the predominant land use. Although all Hamlet Growth Areas are located within Primary Residential Areas, they are addressed by specific policies in *Section 2.5*. When including Hamlet Growth Areas, most of the residential growth within the County over the next 20 years will be directed to Primary Residential Areas.

a) Support the development of Primary Residential Areas, as identified in *Figure 2*, as designated residential growth areas over the planning horizon of the MDP.

b) New development may occur outside of identified priority growth areas with Council review and approval.

c) Development within Primary Residential areas shall be in accordance with applicable IDPs, area structure plans, and/or conceptual schemes.

d) The County shall update existing area structure plans and conceptual schemes, as resources allow, to align with direction provided by the MDP.

e) The County should develop or expand area structure plans or conceptual schemes for Primary Residential Areas not currently covered by these plans.

f) Primary Residential Areas should receive County services identified in the applicable area structure plans, conceptual schemes, or County bylaws.

g) Applications to redesignate land for *multi-lot* residential use adjacent to or in the vicinity of Primary Residential Areas should not be supported unless the proposed development area

is approved as an amendment to hamlet boundaries or applicable area structure plans or conceptual schemes.

h) Where a new area structure plan is needed the plan should incorporate the following:

i) Establish density ranges and dwelling unit numbers that determine population on the basis of *developable land* and the availability of water and wastewater servicing;

ii) Provides for the distribution and varied densities of dwelling units within portions of the development area;

iii) Identifies mechanisms to effectively manage the *open lands*;

iv) Development conforms to current technical servicing requirements and master servicing plans and policies;

v) Provides patterns of development and transportation networks that create regional linkages between subordinate plans;

vi) Should address the following:

- Future land use concept;
- Population estimations and impact on existing services, infrastructures, and amenities;
- Form, quality, design, and compatibility of proposed development;
- Design of public realm elements, including main streets, and community gathering spaces;
- Provision of parks, open space, recreation amenities, and active transportation connections;
- Considerations for educational facilities;
- Mitigations for impacts on the environment;
- Interface design with adjacent agriculture, natural areas, or adjacent municipalities;
- Utility connections; and
- Regional transit connections.

vii) Where the ASP is located in areas near an intermunicipal partner, appropriate intermunicipal collaboration on key cross-boundary concerns.

i) New or amended area structure plans that include *compact residential development* should also incorporate the following:

i) Permanent retention of a significant amount of the developable area as *open land*. The minimum desired percentage of *open land* will be determined by the area structure plan;

ii) Allows for residential dwelling unit bonusing when dedicated *open land* exceeds the minimum requirement or to achieve other identified benefits; and

iii) Identifies and applies mechanisms that permanently prevent subdivision of *open lands*.

2.3.2 Country Residential Development

The County has a number of country residential communities within Primary Residential Areas, some formally defined by area structure plans while others have grown organically over time. Country residential communities provide a unique lifestyle that many people desire, but additional growth in these areas should be considered through the lens of long-term fiscal sustainability for the County.

a) *Country residential development* shall conform to the relevant area structure plan, and the policies of the MDP.

b) Where *residential development* with two or more dwelling units and greater than 4 hectares (9.9 acres) is proposed, but there is no existing area structure plan or conceptual scheme that includes the development area, an area structure plan or conceptual scheme should be adopted. When determining whether an area structure plan or conceptual scheme is appropriate, Council should give consideration to:

- Number of units proposed;
- Intensity of the proposed development;
- Relationship of the proposed development to surrounding land uses;
- How the proposed development may impact future development of the surrounding lands;
- Impact of the proposed development on County servicing and transportation infrastructure;
- Impact of the proposed development on stormwater management; and
- How the proposed development may impact the County's targeted 65:35 ratio of residential to business development.

c) Multiple unit *country residential developments* less than 4 hectares (9.9 acres), except for fragmented country residential development (refer to *Section 2.3.3*), should not be supported.

d) *Country residential development*, with two or more dwelling units, is discouraged outside of Primary Residential Areas, including in agriculture areas.

e) When an existing area structure plan that includes *country residential development* is undergoing a comprehensive review, the following shall be addressed:

i) Update all policies in accordance with the MDP, County policies, and other relevant County planning documents;

ii) Consider the inclusion alternative development forms, such as *compact residential development* or a *conservation design* community, which reduce the overall development footprint on the landscape; and

iii) Where *country residential development* is not being achieved as expected, the County should consider reducing the overall area dedicated to *country residential development*.

2.3.3 Fragmented Country Residential Development

Historical subdivision approval in parts of the County has resulted in fragmented and dispersed pockets of country residential lots. Incremental fragmented development can result in dividing viable agricultural land, which impacts agriculture operators, and creates an inefficient and unsustainable settlement pattern. From a fiscal perspective, dispersed country residential development requires increased road maintenance and threatens the fiscal sustainability of service providers such as the County and local school boards. Further fragmented country residential development should be avoided, and a gradual transition should be pursued to a more orderly and efficient development pattern within fragmented country residential areas.

a) Within a *fragmented quarter section*, the redesignation of residential lots or agricultural parcels less than or equal to 4 hectares (9.9 acres) in size to a new residential land use may be supported if planning, consultation, and technical assessment information is provided to the satisfaction of the County and:

- **i)** Shows, at a minimum, all residential or small agricultural acreages that are adjacent to the application;
- **ii)** Includes design measures to minimize adverse impacts on existing agriculture operations;
- **iii)** Demonstrates potential connectivity to residential or small agricultural acreages outside of the plan area;
- **iv)** Outlines the connection between internal and external road networks, water supply, sewage treatment, and stormwater management;
- **v)** Contemplates the impact on off-site infrastructure, roads, and stormwater systems;
- **vi)** Provides any other additional information or assessments as required by the County to support the application; and
- **vii)** Documents the consultation process undertaken to involve affected landowners within the fragmented area in the preparation and/or review of the application.

b) For development within a *fragmented quarter section*, an internal road to service a subdivision as per the plan may be required as a condition of subdivision.

c) Within a *fragmented quarter section*, the redesignation or subdivision of agriculture parcels greater than 4 hectares (9.9 acres) in size to a residential use should not be supported.



Photo: Elpoca

2.4 Employment Area Development

Maintaining and expanding the range of employment opportunities available in Rocky View County while balancing the residential to business tax ratio are priorities of the County. The County has also made significant investments in servicing infrastructure to specific areas designated for industrial and commercial development. The policies contained in this section reflect the County's investments and a logical expansion of existing industrial and commercial areas in Rocky View County to maintain a healthy and diverse inventory of developable lands.

Objectives

The policies within the Employment Area Development Policy Area are to ensure the following objectives:

- A range of businesses are supported in Rocky View County, creating a strong, diversified, and sustainable economy.
- Large commercial and industrial businesses, including manufacturing and industrial operations, warehousing and logistics, and agricultural processing, should locate in the Employment Areas.
- The growth of innovative and sustainable business sectors are supported, including renewable energy generation and technology sector, value added agricultural services and products.
- Commercial industrial development in appropriate locations contributes to the viability of residential areas by providing community meeting places, enabling employment opportunities, and offering goods and services to the local area.
- Business development aligns with the County's financial, social, and environmental goals.
- An increased business assessment base supports the financial sustainability of the County's operations while reducing reliance on the residential tax base.

2.4.1 Employment Areas

A strong local economy provides multiple benefits to the County and its residents, including employment, local services for residents and visitors, vitality to communities, and taxes to support County services.

The MDP provides a number of *business areas* and development forms which will accommodate a variety of businesses wishing to locate in the county. Employment Areas contain regional business centres and highway business areas where the majority of large-scale commercial and industrial development should continue to be located. Their purpose is to provide regional and national business services, and local and regional employment opportunities. By focusing development in these locations, the County provides for orderly growth and economic efficiencies in the development of its transportation and infrastructure systems.

The Employment Areas identified in *Figure 2* benefit from most, if not all of the following characteristics:

- The presence of existing businesses and industries;
- An efficient road connection to the provincial highway network;
- Large parcel sizes are able to accommodate large-scale operations;
- Multiple transportation options are available (e.g. road, rail, air); and
- Regulated by existing statutory policy, and/or identified in annexation agreements.

The MDP supports and encourages a robust market-driven economy by facilitating economic development and providing planning policies that help foster private and public investment across the county. The development of Employment areas will significantly contribute to achieving the County's fiscal goals.

a) Employment Areas, as identified in *Figure 2,* should have an adopted area structure plan in place prior to development.

b) Large scale commercial and industrial developments, when feasible, should be directed to locate in identified Employment Areas as identified in *Figure 2*.

c) The infilling or intensification of existing Employment Areas should be encouraged in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with non-commercial and industrial uses, and minimize the amount of traffic being drawn into rural areas.

d) Development in an Employment Area shall follow the County's Commercial, Office, and Industrial Design Guidelines.

e) The expansion of Employment Area boundaries should require an area structure plan or an area redevelopment plan amendment.

f) Development of additional Employment Areas, not identified on *Figure 2* should not be supported unless a need has been demonstrated based on all the following criteria:

- **i)** The proposal has regional or national significance;
- **ii)** Existing Employment Areas within the trade area of the proposed development are approaching full capacity, and the County has determined expansion of existing Employment Areas is not desirable;
- **iii)** Existing Employment Areas within the trade area do not meet market demand;
- **iv)** Land uses and target markets are clearly defined;
- **v)** The proposed development meets the environmental and infrastructure goals and policies of the MDP;
- **vi)** The proposed development has the potential to provide a substantial financial benefit to the County;
- **vii)** The proposed development does not adversely impact environmentally significant areas and existing residential communities and agriculture operations;
- **viii)** The proposed development is in close proximity to the provincial transportation network; and
- **ix)** The proposed commercial or industrial development should adequately demonstrate a direct benefit from the additional employment opportunities for nearby hamlets or communities, and allow for the continued build-out of a full functioning suite of services for those communities.

g) Applications to redesignate land for commercial or industrial uses outside of Employment Areas shall provide a rationale that justifies why the proposed development cannot be located in Employment areas.

h) Proposals for business development outside of Employment Areas should:

- **i)** Be limited in size, scale, intensity, and scope;
- **ii)** Not compromise the viability of existing Employment Areas;
- **iii)** Have direct and safe access to paved County roads or Provincial highway;
- **iv)** Provide a Traffic Impact Assessment; and
- **v)** Minimize adverse impacts on environmentally significant areas, and existing residential, business, or agricultural uses.

i) Small scale *value-added agriculture* operations, on-farm diversified uses, *agriculture services*, natural resource extraction, and other agricultural businesses, as defined in relevant legislation or *County Policy*, may be supported outside Employment areas.

j) Where Employment Areas are located along major highways they require additional planning considerations due to their proximity to regional transportation networks, and should be developed in consultation with Alberta Transportation.

2.4.2 Neighbourhood Serving Commercial

Commercial and light industrial development in appropriate locations contributes to the viability of Primary Residential Areas by providing social and community meeting places, enabling employment opportunities, and offering goods and services to the local area.

a) New neighbourhood-serving commercial and light industrial development should:

- **i)** Conform to the relevant area~~s~~ structure plan, and the policies of the MDP; and
- **ii)** Have minimal impact on adjacent land uses.

b) Encourage the infilling or intensification of existing neighbourhood serving commercial areas in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.

c) Home based business shall be supported, as a self-employment opportunity for residents, and when they are in accordance with the applicable area structure plan, subordinate plan, and/or the Land Use Bylaw.



Photo: Colby Stopa

2.5 Hamlet Development

OVer the next 20 years, it is anticipated that Rocky View's hamlets will be home to the majority of the County's residents and will provide services for their residents' everyday needs. Hamlets should be the priority for residential development over the next 20 years, and their continued attractiveness as a place to live in Rocky View County will be predicated upon continued support for contextually sensitive commercial development, the provision of appropriate open spaces, and a range of housing options to support all types of households. The policies in this section encourage the development of hamlets to improve quality of life for residents and maximize the efficiency and cost effectiveness of municipal service infrastructure.

Objectives

The policies within the Hamlet Development Policy Area are to ensure the following objectives:

- A strong sense of community identity is maintained for hamlets.
- Diverse housing opportunities are available for all ages, incomes, and abilities.
- Community main streets and commercial areas add to the social fabric of the community, providing services to residents.
- An attractive, high quality built environment is developed and maintained to support connected and complete communities.
- Development over time results in an attractive, high quality built environment.
- County services are available to residents and businesses.

2.5.1 Hamlet Growth Areas

Hamlets in Rocky View County vary in size, appearance, and function, with each hamlet having a distinct character that reflects its location, history, and environment. Of these hamlets, Balzac West, Bragg Creek, Conrich, Elbow View, Glenbow, Harmony, and Langdon are recognized as Hamlet Growth Areas (as identified on *Figure 2*). These Hamlet Growth Areas, both existing and planned, will include a mix of land uses to provide housing, employment, community services, and recreation opportunities to local residents and a larger service area. Additional growth in these hamlets may be prioritized by the County due to their proximity to transportation networks, and availability of infrastructure, services, and amenities. Commercial uses will be supported in Hamlet Growth Areas to provide access to services for residents and provide employment opportunities.

While ASPs provide area-specific policy for many hamlets, the MDP provides County-wide policies to ensure development strengthens these communities, is sensitive to the needs of residents, and is orderly and sustainable.

a) Development in Hamlet Growth Areas should be guided by, and conform to, the adopted area structure plan, area redevelopment plan, or conceptual scheme.

b) All new *multi-lot* commercial, industrial, or residential subdivisions proposed within a Hamlet Growth Area should require the preparation of a master site development plan or conceptual scheme as per *County Policy*.

c) An area structure plan or area redevelopment plan for a Hamlet Growth Area should address the following planning and design matters:

- **i)** Future land use concept;
- **ii)** The amount of remaining undeveloped land within existing boundaries;
- **iii)** Population estimates and impact on existing services, infrastructure, and amenities;

iv) Form, quality, design, and compatibility of proposed development;

v) Potential for enhancements to main streets, commercial areas, and community gathering places;

vi) Provision of parks, open space, amenities, and pathway connections;

vii) Impact on the environment and mitigation measures;

viii) Interface design with adjacent land uses;

ix) Provision for future regional transit connections; and

x) Intermunicipal collaboration on key cross-boundary concerns.

d) Encourage a variety of housing forms to be developed in Hamlet Growth Areas in order to provide a range of affordability and lifestyle opportunities for residents.

e) Encourage well-designed public gathering places that:

i) Are pedestrian and cyclist-friendly, safe, accessible, and attractive;

ii) Respect and enhance community identity and character;

iii) Address the needs of residents of all ages and abilities; and

iv) Enable passive and active recreation and cultural activities.

f) The expansion of a Hamlet Growth Area boundary should only be considered when 50% of the gross area has been developed, and shall require an amendment to the local area structure plan.

g) The County should develop main street commercial guidelines and future development should comply with these guidelines.

h) Hamlet main streets or central business areas are encouraged to develop with a consistent urban design theme that is pedestrian friendly.

2.5.2 Small Hamlets

Hamlets across Rocky View County range from those with a wide variety of services and relatively steady growth, like Hamlet Growth Areas, to those with fewer services and lower levels of growth. These Small Hamlets include Bottrel, Cochrane Lake, Dalemead, Dalroy, Delacour, Indus, Kathyrn, Keoma, Indus, and Madden. They form a traditional part of the County's rural landscape, each with their own distinct character. The County will continue to maintain existing levels of service for these rural communities, ensuring sustained quality of life for residents. Due to their more isolated location, and the availability of more sustainable development locations across the county, the County may not prioritize infrastructure and servicing upgrades in Small Hamlets. However, additional growth that is in keeping with the character of these hamlets is appropriate.

a) New development should occur within the existing hamlet boundary as opposed to expanding boundaries.

b) Commercial development, if appropriately scaled to the surrounding area, should be supported to provide services to meet the day-to-day needs of residents or local businesses.

c) Development of Small Hamlets should be guided by, and conform to, the existing applicable area structure plan or conceptual scheme.

d) Development of Small Hamlets without an existing applicable area structure plan or conceptual scheme should be guided by the policies and direction of the MDP, and other applicable County policies and bylaws.

e) Encourage a variety of housing forms to be developed in Small Hamlets in order to provide a range of affordability and lifestyle opportunities for residents.

f) Encourage well-designed public gathering places in hamlets that:

   i) Are pedestrian and cyclist-friendly, safe, accessible, and attractive;

   ii) Respect and enhance community identity and character;

   iii) Address the needs of residents of all ages and abilities; and

   iv) Enable passive and active recreation and cultural activities.

2.6 Institutional and Community Land Use

Institutional and community land uses contribute to vitality of communities and support quality of life for residents by serving culture, education, health, religious, recreation, and social needs.

Objectives

The policies within the Institutional and Community Land Use Policy Area are to ensure the following objectives:

- Institutional and community land uses support the needs of residents, are appropriately located, are well designed, and contribute to the vitality of communities.
- New institutional and community uses, that are compatible with surrounding land uses, are supported to serve the public's interest.

2.6.1 Institutional and Community Policies

a) Institutional and community land uses should locate in Hamlet Growth Areas, Small Hamlets, Primary Residential Areas, or Employment Areas.

b) If applicable, institutional and community land uses should be developed in accordance with the appropriate area structure plan or conceptual scheme.

c) Proposals for institutional and community land uses that are not within the areas identified in Policy 2.6.1 a) will be considered if the following is addressed:

   i) Justification of the proposed location;

   ii) Demonstration of the benefit to the broader public;

   iii) Compatibility and integration with existing land uses or nearby communities; and

   iv) Infrastructure with the capacity to service the proposed development.

d) When area structure plans or conceptual schemes are prepared or amended, the planning process shall address the need for institutional and community land uses, and where appropriate, consult with school boards and other relevant partners.

e) Redesignation and subdivision applications for institutional and community land uses should provide:

   i) An operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and

   ii) A master site development plan which addresses servicing and transportation requirements and ensures the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.

SECTION 3:
COUNTY-WIDE POLICIES

The County provides infrastructure and community services that contribute to economic development, public safety, and quality of life. Providing these services, however, can be challenging due to the County's vast expanse. Residents and businesses are dispersed across an area of 3,885 km^2 (960,000 acres) at low densities, challenging the County, landowners, and developers to build and grow communities in an orderly, sustainable fashion that coincides with the appropriate provision of municipal infrastructure and community services. Satisfying these aspirations will involve the assessment of community needs across the County, encouraging homeowners' associations to manage assets, partnerships with community stakeholders and service providers, recruitment of regional institutions, public consultation, and allocation of land and resources.

Collectively, the policies of this section aspire to maintain infrastructure, support a thriving economy, and improve services to strengthen community identity and enhance quality of life.

3.1 Financial Sustainability

The cost of building communities, providing services, and operating County facilities is dependent on factors such as location, infrastructure needs, and residents' desire for services. While developers are responsible for the upfront costs of development, long-term operating costs related to providing soft infrastructure, emergency services, maintaining and replacing infrastructure, and services to residents are typically paid for by the residential and business property tax base, user fees, and provincial grants. For Rocky View County to be financially sustainable, development should pay for itself and be affordable over the long term. This reduces financial risk to County ratepayers and mitigates potential economic risks.

Objectives

The policies within the Financial Sustainability Policy Area are to ensure the following objectives:

- The financial sustainability of the County is maintained through careful management of growth and development.
- Development costs are primarily the responsibility of the developer.
- Business development is leveraged to reduce reliance on the residential tax base.

3.1.1 Financial Sustainability Policies

a) New development should be directed to areas with existing infrastructure, where feasible.

b) On-site and off-site *hard infrastructure* costs related to new development shall be the responsibility of developer.

c) Where deemed appropriate the County may require developers to build or contribute to the building of *soft infrastructure* (e.g. recreation amenities, libraries, schools).

d) *Soft infrastructure* needs resulting from growth should be identified by developers and the County in advance of new development, and methods to finance those needs prepared prior to approvals.

e) The County should develop and adopt policy on the requirements and use of a fiscal impact model and a utility infrastructure cost feasibility and life cycle analysis for the purpose of:

   i) Assessing development applications;

   ii) Allowing consistent comparison between projects; and

   iii) Measuring the county-wide impact of growth.

f) Depending on the scope and scale of a proposed development, a fiscal impact analysis of the proposed development may be required, in accordance with *County policy*.

g) An applicant proposing to provide utility infrastructure may be required to provide a cost feasibility and life cycle analysis detailing operating and replacement costs in accordance with *County Policy*.

h) Prior to approving a development proposal, the County should ensure that infrastructure servicing has been identified and planned for, and that full cost recovery methods are in place to capture the capital and interest cost of development.

i) The County will commit to continued assessment base diversification and should strive to achieve an *Assessment Split Ratio* of 65% residential and 35% business County-wide through careful consideration of development applications and area structure plans.

j) Facilitate economic development by linking investors and developers to investment opportunities, providing assistance where feasible, and reducing barriers to companies wishing to invest in the County.

k) Utility operational and life cycle costs may be recovered through user fees from those benefiting from the service.

3.2 Transportation

Transportation networks facilitate the movement of people and goods throughout Rocky View County. Vehicular traffic is the primary method of transportation in the County, while airports and railroads also facilitate the movement of goods and people. A pathway system in areas of the County provides active transportation opportunities.

The County will continue to accommodate the movement of people and goods safely and efficiently. As growth in the County increases, however, more pressure will be placed on the transportation system, creating unique challenges to ensure development and transportation infrastructure is compatible and complementary. The policies in this section outline how the County will develop and maintain a transportation network that allows for efficient and safe travel through the County for all modes.

Objectives

The policies within the Transportation Policy Area are to ensure the following objectives:

- Existing development and future growth areas are supported through a transportation system that prioritizes safety and fiscal sustainability.
- The County's transportation infrastructure is developed in a safe, efficient, equitable, and cost-effective manner.
- Communities are served by a well-designed and integrated transportation network that facilitates different modes of travel.

3.2.1 Transportation Planning and Development

a) Partner and co-operate with the Province and neighbouring municipalities to maintain and improve, where necessary, regional transportation corridors.

b) Partner with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.

c) Transportation network development shall be based on existing development, future growth areas, area structure plans, and interconnectivity with adjacent municipalities.

d) Where extensions to the transportation network are required as a result of development, the developer shall fund all required improvements.

e) Ensure the County's Transportation Model remains current and relevant through regular reviews and updates. The Transportation Model will anticipate, and plan future transportation networks based on:

   i) Existing development patterns;

   ii) Identified growth areas;

   iii) Changing transportation modes, patterns, and volumes; and

   iv) Provincial and adjacent municipal transportation networks and plans.

f) New development shall make use of and extend the existing transportation network/ infrastructure, where feasible.

g) Roads, pathways, and trails should connect adjacent neighbourhoods within developed areas.

h) Consider connections to existing, planned and future local and regional transit when developing or amending area structure plans and conceptual schemes.

i) Residential redesignation and subdivision applications should provide for development that:

   i) Provides direct access to a road, while avoiding the use of panhandles;

   ii) Minimizes driveway length to highways/ roads;

   iii) Removes and replaces panhandles with an internal road network when additional residential development is proposed; and

   iv) Limits the number and type of access onto roads in accordance with *County Policy*.

j) Road service and maintenance levels will be based on road classification and traffic volume, in accordance with *County Policy*.

k) Requests for a higher level of maintenance and service beyond the core level shall be based on a user pay principal.

l) New development shall accommodate the transportation of agriculture equipment or products.

m) Work with intermunicipal partners to identify and prioritize investment in the expansion of regional corridors imperative for future traffic management.

3.2.2 Pedestrian and Cycling Networks

a) Expand and improve cycling and pedestrian networks, including pathways, trails, sidewalks bicycle lanes located within a road right-of-way in developed and developing areas.

b) Support the long-term development of the conceptual regional pathway and trail plan as identified in applicable recreation, parks, and transportation plans.

3.2.3 Airports

a) Industrial, commercial, or large-scale residential development associated with the operation of an airport shall be comprehensively planned as part of an area structure plan.

b) The following land uses may develop adjacent to an airport without an area structure plan if the use does not adversely affect the airport operation:

   i) General agricultural operations;

   ii) Recreational land uses, or

   iii) Farmsteads and *first parcels out*.

3.2.4 Railways

a) Area structure plans and conceptual schemes in close proximity to active rail lines should provide the minimum building setback and buffering requirements requested by the rail line owners.

b) Abandoned railway corridors should be reclaimed and considered for incorporation into the parks and open space system following an environmental impact assessment.

3.3 Natural Resource Development

The extraction and use of natural resources in Rocky View County is an important contributor to the local economy. However, resource extraction can also significantly impact adjacent land uses and the natural environment, requiring careful consideration for how extraction is planned and implemented. Aggregate (sand and gravel) extraction, oil and gas extraction, and renewable energy generation can cause community concern and when developed, should minimize impacts on surrounding land uses.

Objectives

The policies within the Natural Resources Development Policy Area are to ensure the following objectives:

- Future natural resource extraction development balances the needs of residents, industry, and the County.
- Negative impacts on the environment from resource extraction are mitigated.

3.3.1 Aggregate Extraction

a) Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment.

b) Encourage collaboration between the County, the aggregate extraction industry, and impacted residents and landowners to develop mutually agreeable solutions that mitigate impacts of extraction activities.

c) Discourage residential development that may be impacted by future aggregate extraction and related industrial uses.

d) Direct all aggregate related traffic to identified major haul routes that are monitored and appropriately maintained.

e) Where aggregate activities are located in proximity to an adjacent municipality, the County should co-operate with that jurisdiction to ensure co-ordination of major haul routes and mitigation of impacts on adjacent land uses.

f) Applications for aggregate extraction shall prepare a master site development plan.

g) Consider co-locating other complementary land uses adjacent to aggregate extraction sites.

h) Support the reclamation of aggregate extraction sites back to their prior natural or agricultural state, but consider successional transitions of aggregate extraction sites to other industrial and complementary uses.

i) Discourage aggregate extraction adjacent to lands which are designated for residential uses within Primary Residential or Hamlet Development Areas.

j) Collaborate with Alberta Environment and Parks with the intent of establishing appropriate mechanisms to minimize potential impacts of aggregate extraction development on provincial parks, particularly with respect to surface and ground water effects.

3.3.2 Oil and Gas

a) When considering applications for development, provincial setback regulations and guidelines shall be applied respecting petroleum wells, sour gas facilities, pipelines, and other oil and gas facilities.

b) Encourage the Province and industry to efficiently and effectively remediate abandoned well sites and pipelines.

3.3.3 Renewable Energy

a) Support the development of *renewable energy* production projects as a means to diversify the County's economy.

3.4 Agriculture

Agriculture has been an important component of the County's economy since the early 1900's. Most hamlets in Rocky View County were established as places to trade livestock and grain and provide services to the surrounding area. While the MDP recognizes agriculture as vital to the County's economy and cultural identity, diversification and innovation within the sector will become increasingly important to build a thriving economy and additional employment opportunities.

Objectives

The policies within the Agriculture Policy Area are to ensure the following objectives:

- The agriculture sector remains an important component of the county's economy.
- Adverse impacts on agriculture from non-agricultural land uses are minimized.
- New forms of agriculture innovation and diversification are encouraged through land use policy.

3.4.1 Agriculture Policies

a) Support land use applications for new, innovative agricultural ventures that may require unique planning solutions when they support the vision and guiding principles of the Plan.

b) Encourage small scale, *value-added agriculture* and *agriculture services* to locate in proximity to complementary agricultural producers.

c) Encourage large-scale value-added agricultural industries and related manufacturing to develop in identified Employment Areas.

d) Support the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.

e) Discourage intrusive and/or incompatible land uses in *agricultural areas*.

f) Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's Agriculture Boundary Design Guidelines.

3.4.2 Redesignation and Subdivision for Agricultural Purposes

a) Redesignation and subdivision of agricultural land should be supported if the proposal:

i) Has direct access to a developed public roadway;

ii) Minimizes adverse impacts on agricultural operations by meeting Agriculture Boundary Design Guidelines;

iii) Maintains the balance of the land as an agricultural use;

iv) Provides a planning rationale justifying why the existing parcel size cannot accommodate the proposed new development;

v) Demonstrates that the land can support the proposed development;

vi) Demonstrates its benefit to the County and agricultural industry;

vii) Assesses the impact of the proposed development on, and potential upgrades to, County infrastructure; and

viii) Assesses the impact of the proposed development on the environment including air quality, surface water, and groundwater.

b) Discretionary agriculture land uses may be supported where there are existing concentrations of agricultural resources, markets, animal types, agriculture related industries, or other discretionary land uses as identified in the Land Use Bylaw.

3.4.3 Confined Feeding Operations

a) Land uses incompatible with the operation of a *confined feeding operation* shall not be supported when proposed within the *minimum distance of separation* of the *confined feeding operation*.

b) A *confined feeding operation*, including its *minimum distance of separation*, shall not be located within the boundary or *notification zone* of any intermunicipal development plan adopted with a neighbouring urban municipality, or any statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area.



Photo: Epgui

3.5 Environment

County residents have a strong connection to the natural environment and value the County's waterways, natural areas, and parks. However, as residential, commercial, and industrial development continues, the impact on the environment increases.

The MDP's Growth Concept (*Figure 2*) identifies areas with valuable environmental features (e.g. wildlife corridors, environmentally sensitive areas) that should be studied further when development is proposed in these locations, to minimize the adverse impacts of development on the environment. The MDP's policies in this section are guided by the following provincial direction:

- **Municipal Government Act:** Provides the legislative framework for statutory plans that maintain and improve the quality of the physical environment.
- **Land Use Framework Strategy:** Encourages conservation, land stewardship, healthy ecosystems, and the efficient use of land.
- **Water for Life Strategy:** Outlines the Government of Alberta's commitments to manage and safeguard Alberta's water resources, and includes goals of ensuring a safe, secure, drinking water supply; healthy aquatic ecosystems; and reliable, quality water supplies for a sustainable economy.

Objectives

The policies within the Environment Policy Area are to ensure the following objectives:

- Private development and County operations maintain and improve the quality of the natural environment.
- Drinking water sources are protected.
- Stormwater and wastewater are managed to protect surface water, riparian areas, and wetlands.
- Mitigate the impacts of a changing climate on future development through thoughtful planning.
- Land use planning protects agricultural operations, environmentally sensitive areas, and wildlife corridors.
- Measures to improve water use, reduce land consumption, and increase building energy efficiency are implemented.

3.5.1 Growth Management

a) Where development is proposed near potential *Ecological Features*, development applications may require the preparation and implementation of a bio-physical impact assessment to identify potential negative impacts and mitigation measures.

b) Support and participate in environmental management initiatives undertaken by:

- **i)** Watershed councils and water stewardship groups; and
- **ii)** Agricultural and regional invasive weed management groups.

3.5.2 Water

a) Protect ground water and ensure use does not exceed *carrying capacity* by:

- **i)** Supporting long term ground water research and monitoring programs;
- **ii)** Mitigating the potential adverse impacts of development on groundwater recharge areas;
- **iii)** Adhering to provincial ground water testing requirements, as part of the development approval process; and
- **iv)** Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

b) Use relevant watershed management plans as guiding documents and planning tools.

c) Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

3.5.3 Stormwater and Wastewater

a) Development should incorporate l*ow-impact development* management practices that effectively treats stormwater to protect watersheds and surface/ground water quality.

b) Wastewater treatment systems shall not exceed the land's *carrying capacity*.

c) Stormwater treatment and storage facilities should:

   i) Avoid the use of natural wetlands; and

   ii) Locate away from existing floodways and riparian areas.

d) Support the use of constructed stormwater wetlands for treatment and storage of stormwater.

e) Where possible, and when available, reuse water.

3.5.4 Land and Environmental Stewardship

a) Encourage development to retain and reintroduce natural habitat and native species, contributing to the preservation of biodiversity and increasing carbon sequestration.

b) Development shall be planned, designed, and constructed to protect alluvial aquifers.

c) The use of Transfer Development Credits, if applicable, may be applied as a way to direct development to preferred growth areas in order to sustain environmentally sensitive areas and achieve *compact residential development*.

d) Environmental site assessments shall be required when a previous use may have contaminated the proposed development area.

e) Utility systems shall be designed and constructed to minimize adverse impacts to environmentally sensitive areas, as identified by a Biophysical Impact Assessment.

3.5.5 Development in Hazard Areas

a) Incorporate updated Provincial hazard area mapping into County planning processes as it becomes available.

b) No development shall take place within the floodway or flood fringe, with the following exceptions:

   i) Essential roads and bridges that have to cross the flood risk area;

   ii) Flood or erosion protection measures or devices;

   iii) Pathways that are constructed level with the existing natural grades;

   iv) Recreation facilities, provided there are no buildings, structures, or other obstructions to flow within the floodway; and

   v) Essential utility infrastructure that has to be located in the flood risk area for operational reasons.

c) Proposed development within the floodway or flood fringe areas should provide a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study should:

   i) Identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100 and 1:1000.

   ii) Demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas.

   iii) Provide recommendations on locating more vulnerable developments towards lower flood risk areas (greater than 1:1000, where possible) and on implementing other measures that would limit flood risk.

3.5.6 Construction Practices

a) Development should build with the contours of the land and avoid stripping and grading, where possible.

b) Construction best practices to reduce wind and water erosion of soils and to suppress dust dispersion shall be required.

c) Encourage the use of construction practices that minimize greenhouse gas emissions.

3.5.7 Conservation

a) Encourage green building techniques and energy efficiency in building design.

b) Maintain dark skies by:

- **i)** Ensuring dark sky principles are incorporated when developing or amending area structure plans;
- **ii)** Requiring public and business lighting in outdoor areas to be downward directed and conform to the Land Use Bylaw; and
- **iii)** Encouraging residents to use downward directed lighting.

c) Provide convenient, cost effective, and environmentally responsible ways to reduce, reuse, and recycle household waste.

3.6 Utility Services

Utility services include a range of County infrastructure that provides residents and businesses with key services such as water, sewer, communications, and power. Traditionally, the County has relied on stand-alone utility systems, such as groundwater wells and septic fields. As development intensifies, however, piped methods of servicing will become necessary in certain areas. The need to design stormwater management systems to consider catchment areas beyond a site-specific solution has become increasingly important and should be facilitated by master planning.

Well-designed and effective utility services are key components of well-planned developments. Utility systems must be designed and constructed in a manner that is safe and reliable, while not adversely impact neighbouring lands.

Objectives

The policies within the Utility Services Policy Area are to ensure the following objectives:

- Existing communities and growth areas are connected to effective and fiscally sustainable utility systems.
- Private and public utility systems are developed and operated in a safe and reliable manner.
- Wastewater disposal practices protect watersheds, surface water, and groundwater quality.
- Stormwater management systems do not adversely impact the environment or other adjacent land uses.

3.6.1 Utility Systems

a) New development utility systems shall adhere to provincial regulations, and the relevant *County Servicing Standards* and servicing master plans.

b) Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and the *County Servicing Standards*.

c) Partner and co-operate with other jurisdictions, regional service commissions, and other levels of government to ensure efficient and integrated utility systems are established and maintained.

d) Partner with other municipalities and developers to co-ordinate enhancements and expansion of existing utility services and infrastructure.

e) Major utility corridors for pipelines and power lines should avoid residential areas wherever possible and minimize adverse impacts on agriculture operations and the environmentally sensitive areas.

3.6.2 Water Supply

a) Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the *County Servicing Standards*.

b) A new regional or decentralized water system, required as part of a development approval, shall be transferred to County ownership, in accordance with the *County Servicing Standards*.

c) To achieve consistency in water supply systems, the County shall consider negotiating public ownership of existing private water licenses and infrastructure in cases where it is fiscally prudent to do so, the existing system meets current regulatory standards, and the existing system is in good operating order.

3.6.3 Wastewater Management

a) New development shall provide wastewater treatment in accordance with the *County Servicing Standards*.

b) Wastewater treatment systems shall not exceed the land's *carrying capacity*. When proposing such systems, consideration shall be given to the following requirements:

- **i)** Development proponents shall assess the land's *carrying capacity* to determine system requirements in accordance with the *County Servicing Standards*. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability; and
- **ii)** Construction and connection to a regional or decentralized wastewater treatment system may be required when the density of development exceeds thresholds identified in the *County Servicing Standards*.

c) The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.

d) Ownership of a new regional or decentralized wastewater infrastructure system, required as part of a development approval, shall be transferred to the County in accordance with the *County Servicing Standards*.

3.6.4 Stormwater Management

a) To achieve consistency in wastewater management systems, the County may negotiate public ownership of existing private approvals and infrastructure in cases where it is fiscally prudent to do so, the existing system meets regulatory standards, and the existing system is in good operating order.

b) Stormwater shall be managed in accordance with provincial regulations. Where required and in accordance with provincial approvals, on-site stormwater may be effectively released into a downstream receiving water body in accordance with the following requirements:

- **i)** Stormwater shall be conveyed downstream in a manner that protects downstream habitat and properties; and
- **ii)** Where required, proponents of new development shall identify and secure the downstream stormwater conveyance system.

c) Stripping, grading, or the placement of fill shall not alter the existing pattern of stormwater storage and/or movement across private land unless the activity complies with the Land Use Bylaw and a development permit has been issued for such activity.

d) Stormwater ponds required for stormwater storage and treatment shall be provided as per the *County Servicing Standards*.

e) Continue to collaborate in supporting the Co-operative Stormwater Management Initiative to move rather than store water.

3.7 Solid Waste

The dispersed population of the County, coupled with the unique types of solid waste generated by the agricultural industry, has led to innovative approaches to garbage disposal and recycling in Rocky View. The County's Waste Management Strategy goal is to provide every household with convenient access to easy, environmentally responsible, and cost-effective ways of reducing, reusing, recycling, and disposing of their solid waste. The County is committed to reducing the amount of waste that is disposed in landfills by promoting more sustainable practices.

Objectives

The policies within the Solid Waste Policy Area are to ensure the following objectives:

- Convenient, cost effective, and environmentally responsible ways to reduce and recycle household waste are available within the county.
- Opportunities to recycle results in more material diverted from landfill.

3.7.1 Solid Waste Policies

a) Co-ordinate with neighbouring municipalities in providing solid waste disposal services and recycling opportunities to County residents.

b) Support and promote markets and industries that consume recyclables and/or actively minimize waste.

c) Ensure the County's waste collection stations provide a wide variety of waste disposal and recycling options.

d) Invest in recycling and composting facilities that can process household recyclable products (e.g. biodegradable plastic).

e) Provide waste collection stations that are accessible, user-friendly, efficient, and cost effective.

f) Provide for the year-round drop off and disposal of household hazardous wastes.

g) Provide agriculture operators with waste and recycling services and options specific to the agriculture industry.

h) Encourage and promote construction practices that are consistent with sound waste management practices.



Photo: Colby Stopa

3.8 Public Space

Parks, pathway and trail networks, and recreation facilities enrich Rocky View County by contributing to community building, preserving and protecting natural landscapes, and providing residents with recreation opportunities that contribute to health and wellbeing. The MDP supports the development and protection of these amenities by providing guidance on development along park boundaries, the expansion of the parks and open space system, pathway and trail linkages, and community amenity design and construction.

Objectives

The policies within the Public Space Policy Area are to ensure the following objectives:

- Parks and open spaces, and pathways and trails are well designed, connect communities, and accommodate residents' recreational and cultural needs.
- Land for parks and open spaces, pathways and trails, schools, recreational amenities, and environmental reserves are acquired through purchase, land dedication, and donations.
- A variety of partnerships extend the range of recreation facilities available to County residents.
- Rocky View partners and collaborates with neighbouring municipalities and other organizations in the development, use, and maintenance of recreation facilities, parks, pathways, and trails.
- Transition areas between parks and adjacent uses are well designed and do not detract from park functions.
- Where appropriate, limited development of recreational amenities may occur in hazardous areas, such as ravines and floodways.
- The natural environment is protected through the dedication of environmental reserves.

3.8.1 Park Development, Connectivity, and Maintenance

a) Strategies and priorities to finance parks and open spaces, and pathways and trails through both County and non-County funding measures should be guided by applicable *County Policy* and plans.

b) Partner and collaborate with adjacent municipalities, the Province, school divisions, conservation agencies, community groups, developers, and other organizations to develop and maintain the parks and open space system, pathways and trails network, and associated amenities.

c) Encourage multi-functional and joint use parks and recreation facilities projects wherever possible.

d) Where parks are proposed as part of a development, the developer shall assume all costs associated with developing the park.

e) At the discretion of the County, ongoing park maintenance shall be provided by the County or local homeowners associations.

f) A life-cycle fund should be used to assist with capital replacement and repair costs in parks.

g) Acquire land for parks, open space, pathways, trails, and recreational and cultural amenities through such means as:

- **i)** Dedication of reserve;
- **ii)** Land purchase;
- **iii)** Easements and rights-of-way; and
- **iv)** Donations, endowment funds, and land swaps.

3.8.2 Park and Open Space Design and Standards

a) The County should provide and apply design principles and standards for the design, construction, maintenance, and operation of parks, open space, pathways applicable to the development, trails, and associated amenities through applicable *County Policy* and plans.

b) Connect wildlife corridors, waterbodies, environmentally significant areas through protected parks and open spaces.

c) Improve connectivity to parks and open spaces through expansion of pathway and trail networks.

d) Connect residential communities, institutional, commercial, and industrial areas by pathways and trails where feasible.

e) The function and aesthetic value of parks and open spaces, pathways, and trails should be enhanced and not negatively impacted by adjacent development.

f) Ensure the location, design, and scale of residential, institutional, commercial, and industrial development is sensitively integrated with adjacent parks and open space, trails, and pathways in a comprehensive and supporting manner.

g) Development proposals adjacent to provincial parks, County parks and open space, pathways, and trails should include:

- **i)** Shared and mutually supportive facilities and/or amenities, where appropriate;
- **ii)** User and operational access;
- **iii)** Stormwater management;
- **iv)** Preserving viewscapes into and within the park, where appropriate;
- **v)** Vegetation and invasive species management; and
- **vi)** Wildlife management.

3.8.3 Municipal Reserves

a) The County shall follow the Municipal Government Act's policies regulating the dedication of municipal reserves.

b) The County may defer all or a portion of the required reserves by registering a deferred reserve caveat when the reserve could be provided through future subdivision.

c) The acquisition, deferral, and disposition of reserve land, and use of cash-in-lieu shall adhere to *County Policy*, agreements with local school boards, and the requirements of the Municipal Government Act.

d) Reserves should be provided to the maximum amount allowed by the Municipal Government Act.

e) The County may accept a voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act. Over-dedication of reserve land may be used to support the development of a compact residential community or another need identified by the County.

f) When assessing the proposed dedication of reserve land, the dedication should meet the present or future needs of the County by considering the recommendations of the MDP, applicable recreation and park master plans, area structure plans, conceptual schemes, and local school boards.

g) The size, type, location, and shape of reserve land shall be suitable for school use and/or public use, accessible to the public, and align with County needs or policies, where appropriate.

h) When determining the amount, type, location, and shape of the reserve land within an intermunicipal development plan area, the adjacent municipality shall be consulted prior to determining the reserve requirement.

i) The County shall not dispose of reserve land in an intermunicipal development plan area without prior consultation with the appropriate municipality.

j) Within urban growth corridors, the preferred methods of providing municipal and/or school reserve shall be by land dedication or registration of deferred reserve caveats on title.

3.8.4 Environmental and Conservation Reserves and Easements

a) Environmental reserves or environmental reserve easements shall be taken at the time of subdivision, in accordance with the Municipal Government Act, on lands designated for:

   i) Residential, business, or institutional uses;

   ii) On agricultural parcels less than 12 hectares (29.65 acres); or

   iii) As determined by the County.

b) Where the County determines public use is not desirable or where management of public land by the County is not required, land qualifying as environmental reserve may be designated as an environmental reserve easement in accordance with the Municipal Government Act.

c) A voluntary conservation easement, in accordance with the Alberta Land Stewardship Act, may be used to preserve areas that do not qualify as environmental reserve or environmental reserve easements under the Municipal Government Act. The conservation easement may be executed as a legal agreement between the private landowner and the County or a conservation organization.

d) The County shall follow the Municipal Government Act's policies regulating the dedication of conservation reserves.

3.8.5 Recreation

a) Support recreation facilities and facility development as guided by applicable recreation master plans.

b) Prioritize recreational needs based on the findings of the County-wide Recreational Needs Assessment.

c) Prioritize investment in recreational infrastructure based on population density and identified resident needs.

d) Encourage local community groups to assist with the management of local park and recreation facilities and enter into maintenance and operation agreements with community groups when this occurs.

e) Collaborate with neighbouring municipalities for regional recreation decision-making.

3.9 Services and Partnerships

The County's ability to provide services for its residents is limited by fiscal constraints, a dispersed population, and a large service area. In response to this challenge, the County has developed strong partnerships with senior levels of government, adjacent municipalities, local communities, water/utility commissions, and grass roots organizations. The benefits of the County building partnerships are numerous, including:

- Enhancing and leveraging service dollars.
- Broadening the range of services available to residents.
- Providing new service ideas and best practices.
- Contributing to community building and resilient communities.
- Enabling partnering municipalities to increase their overall level of service.

Strengthening and developing new partnerships will help to increase the capacity of the County to provide important services, while building more resilient communities and greater access to recreation and cultural amenities.

Objectives

The policies within the Services and Partnerships Policy Area are to ensure the following objectives:

- Services provided are of high quality.
- Through partnerships, residents are able to access a broad range of recreation and community programs and services.
- Strong partnerships are maintained with adjacent municipalities, other levels of government, school boards, communities, and stakeholders.
- Communities are strengthened and enhanced by supporting volunteerism, collaboration, social networks, and community participation.
- Efficient fire and protective services support safe communities.
- Fire and protective services are optimized by collaborating and partnering with neighbouring municipalities and other organizations.

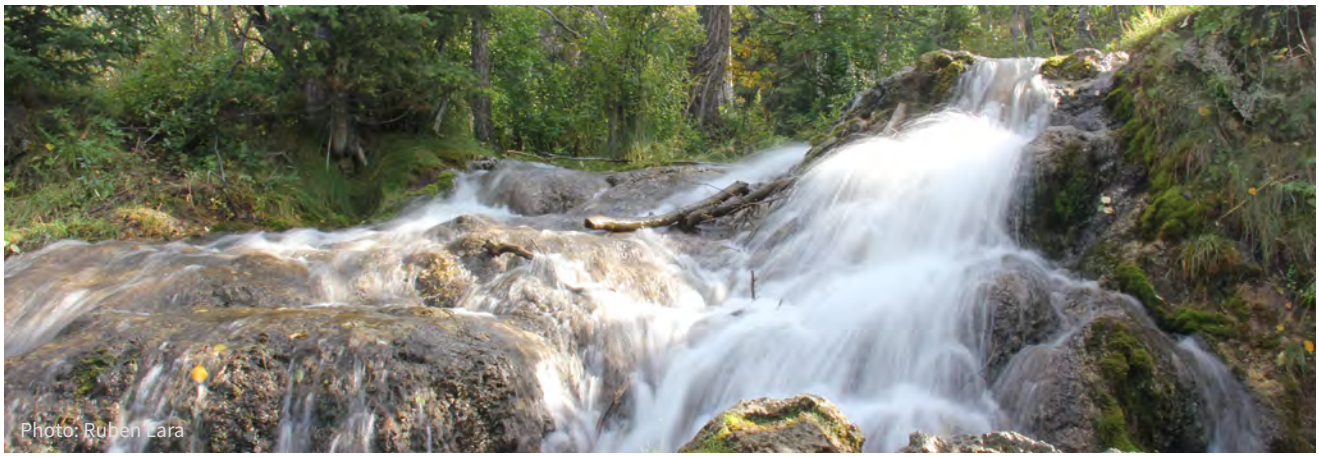


Photo: Ruben Lara

3.9.1 County Services and Partnerships

a) The County should develop and identify core services.

b) Service levels beyond the established core level should be financed in accordance with a user pay model.

c) Maintain and grow existing partnerships to extend County financial resources, provide a greater variety of services, and extend service coverage.

d) Actively seek out new partnerships to address ongoing and emerging needs.

e) Support and encourage volunteerism, social networks, and community-based initiatives in order to build connections between individuals and maintain and manage community amenities, programs, and services.

f) Encourage private sector donations, private-public sector partnerships, developer contributions, endowment funds, and other sponsorships to develop and sustain community facilities, services, and amenities.

g) Continue the County's Family and Community Support Services (FCSS) program to provide funding to non-profit organization that enhance the social well-being of individuals and families.

3.9.2 Emergency Services

a) Co-operate and partner with neighbouring municipalities to develop integrated plans and agreements regarding fire prevention measures and firefighting services.

b) Maintain strong collaborative relationships with the Royal Canadian Mounted Police (RCMP), Alberta Sheriffs, and the Calgary and Cochrane Humane Societies.

c) Explore new partnerships to address on-going and emerging protective service issues.

d) Land use planning, subdivision design, and lot development shall address fire prevention and fire control factors.

e) Ensure subdivision and development plans provide safe and efficient access for emergency service vehicles.

f) Prepare and update, as required, a Master Fire Plan.

g) Encourage private water suppliers to construct distribution systems designed for the suppression of fire.

h) Develop and maintain measures to prevent and control wildland fires, including public education, design of efficient emergency access, and measures to effectively slow fire growth.

3.10 Arts and Culture

Quality of life is enhanced when Rocky Viewers are able to access a variety of social and cultural opportunities. Strong social connections and networks can support personal health and wellbeing and the County is committed to facilitating and promoting social infrastructure for community cohesion and inclusion. Social infrastructure includes the activities, organizations, facilities, services, and amenities that develop and maintain a sense of community identity and community belonging and support quality of life.

For Rocky View County to build healthy, sustainable communities that continue to attract people who expect a high quality of life, the responsibility for building and maintaining a strong social infrastructure needs to be shared across organizations and stakeholders. This requires partnerships, co-operation, and support from all levels of government, neighbouring municipalities, community groups, non-governmental organizations, and individual residents.

Objectives

The policies within the Arts and Culture Policy Area are to ensure the following objectives:

- Social and cultural services are available for residents of all ages, regardless of their socio-economic or cultural backgrounds.
- Social connections are cultivated between residents through the County's support of volunteers, social networks, and local leadership.
- Social and cultural services are developed, enhanced, and managed through a wide variety of partnerships.

3.10.1 Arts and Culture Policies

a) Support projects and programs that develop a sense of community, empower residents, and encourage social inclusion.

b) Recognize and support the important role community leaders play in providing services to their community.

c) Promote accessible community and public building design that assists residents to be safe, healthy, and form positive relationships.

d) Recognize the value of culture as an economic contributor to the county and the role it plays in enhancing residents' quality of life, health, and sense of well-being.

e) Support and promote cultural programs, activities, and facilities that generate a sense of community pride and local identity.

f) Recognize and enhance the cultural heritage of the county by:

- **i)** Celebrating the county's rural, Indigenous, and Western heritage;
- **ii)** Identifying and conserving significant historic resources;
- **iii)** Promoting and fostering the County's diverse cultures by marketing local assets to the general population; and
- **iv)** Following provincial guidelines related to the *Historical Resources Act* for all development.

g) Continue to provide residents with library services through participation in the regional library system, development of satellite libraries and partnerships with neighbouring municipalities through cost sharing agreements.

SECTION 4: IMPLEMENTATION AND MONITORING

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure that development is being effectively guided. Implementation and monitoring of the MDP will occur through a number of mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans and conceptual schemes;
- Carrying out next steps required to implement the vision, guiding principles, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters, as well as activities related to major processes and plans.

The MDP may be amended or updated to reflect changing circumstances and to ensure it remains an effective tool for achieving the goals and objectives of Council and aspirations of the County. The following section outlines how the MDP's policies will be effectively implemented.

4.1 Intergovernmental Relationships

Rocky View County shares boundaries with several municipalities, First Nations, and other partner groups. The County values its neighbours and is committed to building positive relations that create opportunities for collaboration, ensure effective communication, result in mutually beneficial solutions to growth and development, and provide opportunities for partnering in the delivery of services.

Objectives

The policies within the Intergovernmental Relationships Policy Area are to ensure the following objectives:

- Relationships with neighbouring municipalities and First Nations are positive and open.
- Administration and Council actively work to build and strengthen relationships with the Provincial government and agencies.
- The County and adjacent municipal councils and administrations communicate effectively.
- The range of facilities and services available to residents through partnerships with adjacent neighbours and other levels of government is expanded.

4.1.1 Administrative Coordination

a) County administration shall communicate and co-ordinate on a regular basis with adjacent administrations to recognize and address matters of mutual interest.

b) In order to foster and strengthen relationships with neighbouring municipalities and First Nations, Council will participate in Intermunicipal Committee meetings and Council-to-Council meetings when required.

4.1.2 Intermunicipal Planning

a) Where appropriate, intermunicipal development plans shall be prepared and adopted in collaboration with an adjacent municipality to enhance co-operative working relationships and to address issues of mutual interest.

b) Intermunicipal development plans shall be prepared in accordance with the Municipal Government Act.

c) An adopted intermunicipal development plan shall provide guidance for referral requirements and communication, with regard to matters within the plan area.

d) The County will continue to communicate and consult with First Nations neighbours on mutual planning matters.

e) When preparing new or amending existing intermunicipal development plans, consideration should be made to reflect the goals and policies of the MDP.

f) Prior to approval of a local plan adjacent to another municipality, the County will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate.

g) The County shall ensure early collaboration is undertaken with affected adjacent municipalities to address cross-boundary concerns in the preparation of area structure plans, local plans and any other statutory document guided by this Plan.

h) In preparing area structure plans and/or local plans, the County should consider Intermunicipal Development Plans, Accords and any other statutory plans, which provide direction with respect to intermunicipal gateways, transition and interface; the County should address issues and opportunities through collaboration with the adjacent municipality.

i) The County should collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

4.1.3 Annexation

a) The County shall consider the negotiation of annexation areas with adjacent municipalities in accordance with the Municipal Government Act or adopted intermunicipal development plan.

b) Annexation negotiations should take into consideration detailed growth studies that include such matters as: analysis of population trends and projections, land absorption rates, community development, infrastructure analysis, and financial considerations.

c) The County shall use the growth policies of the MDP, adopted intermunicipal development plans, other *statutory plans*, and growth strategies as the basis for determining county needs and interests with regard to annexation negotiations.

4.2 Implementing the MDP

Several actions are necessary to effectively implement the MDP, guarantee its ongoing success, and fulfill the Plan's vision and guiding principles. The following policies and *Table 02* outlines these actions.

a) Before any Actions identified in Table 02 are commenced, they shall have been brought before Council for approval with a report from Administration on the item, including assessment of budget impacts on the County.

b) County administration will report to Council on implementation of the MDP and the performance indicators on an annual basis.

c) Administration will develop performance measures as needed to monitor the implementation of the MDP.

d) Changes and additions to the implementation program and performance measures shall occur as required and directed by Council and are not to be considered as amendments to the MDP.

e) A comprehensive review of the MDP shall be undertaken every five years in order to consider administrative updates, emerging trends, implementation progress, and policy gaps.

f) At the discretion of Council, the County shall permit developer-funded area structure plans and conceptual schemes that incorporate public and stakeholder engagement and require Administration and Council approval.

g) The County should monitor and report to Council annually on the rate of development within area structure plans and conceptual plans, including the number of new dwellings, and dwelling types.

h) When creating or amending area structure plans and area redevelopment plans, the County shall include a policy requiring municipal review of the plans after 10 years, and a review after 5 years if sufficient development has not been undertaken after 5 years of the plan's approval.

Table 02: Implementation Actions

POLICY AREA	ACTION
2.3 Residential Development	Update existing area structure plans and conceptual schemes to align with the MDP.
	Develop or expand area structure plans or conceptual schemes for Primary Residential Areas not currently covered by these plans.
2.4 Commercial and Industrial Development	Complete or amend area structure plans for Employment Areas not covered by existing plans.
2.5 Hamlet Development	Complete area structure plans, area redevelopment plans, or conceptual schemes (as appropriate) for Hamlet Growth Areas.
	Develop hamlet main street commercial guidelines
3.1 Financial Sustainability	Develop an economic development program to link investors and developers to investment opportunities
3.1 Financial Sustainability	Develop a fiscal impact model for assessing development impact to County finances
3.2 Transportation	Review and update the County's Transportation Model
	Develop a County-wide regional pathway and trail plan
3.6 Public Space	Identify and acquire additional land for parks, open space and wildlife corridors, pathways, trails, and recreational and cultural amenities
3.7 Services and Partnerships	Identify County core services
	Prepare a Master Fire Plan

4.3 Reviewing and Monitoring the MDP

Implementing the MDP will require commitment to developing plans, strategies, and regulations that are consistently monitored to ensure they are effective as well as fiscally responsible. Council and County Administration will play a key role in implementing the Plan by setting priorities, providing work direction, and approving actions. The following performance measures will be used to track the effectiveness of the MDP annually.

Table 03: Performance Measures

GUIDING PRINCIPLE	TOPIC AREA	PERFORMANCE MEASURE	TARGET
Responsible Growth	Population Growth	Population	90% of new residential units are located in Growth Concept growth areas
		People per hectare in new developments	As identified in ASPs and Conceptual Schemes
	Land Use	Remaining residential development capacity (number of units) as a percent of total development potential in existing ASPs and Conceptual Schemes	Continued decrease
		Ha of available/vacant commercial/industrial land (overall, and by ASPs and Conceptual Schemes)	Stable 10 year supply based on projected demand
		Residential diversity index	As identified in ASPs and Conceptual Schemes
The Environment	Conservation	Ha of natural areas and environmental reserves (including conservation easements)	Increase
		Ha of protected wetlands	Increase

GUIDING PRINCIPLE	TOPIC AREA	PERFORMANCE MEASURE	TARGET
The Environment	Water Quality	Percent of impervious surfaces within development areas	20% or Less
	Water Quality	Percent of development and subdivision permits that include low-impact development features	100%
Agriculture	Agriculture Lands	Ha of agriculture lands converted to non-agriculture development	Decrease
Partnerships	Intergovernmental	Number of intermunicipal agreements	Increase
		Number of agreements with the Province.	Increase
	Agriculture	Number of formal partners Agriculture Services maintains.	Increase
	Recreation	Number of facility operations cost sharing agreements	Increase
		Number of operational and capital grants to non-profits	Increase
		Number of Recreation Master Plan partnership recommendations implemented	Increase
Economic Diversification	Employment	Population/jobs ratio	1:1
	Financial Sustainability	Tax assessment base diversification	65% residential and 35% business County-wide
Community Development	Recreation Amenities	Ha of neighbourhood, community and regional parks	Increase
		Annual number of unique users for directly provided registered programs as a percent of population	Increase
		Km of trails and pathways	Increase

APPENDIX A:
GLOSSARY

Glossary

Agricultural Area: Areas of Rocky View County where redesignation, subdivision, and lot development are not guided by an area structure plan, conceptual scheme, or master site development plan.

Agriculture Services: Assist agricultural operators in the production of primary and value-added agriculture products and services.

Area Structure Plan: An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. The purpose of an ASP is to outline the vision for a development area, and provides a framework that describes:

- The proposed land uses
- Density of population
- Sequence of development
- General location of major roadways
- Any additional requirements that Council may require

Assessment Split Ratio: The ratio of Residential Assessment to Non-Residential Assessment in the County. This ratio is expressed in percentage of the overall taxable Assessment Base.

Baseline Conditions: Conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

Business Areas: Regional business centres, highway business areas, hamlet business areas, or other business areas identified in an area structure plan or conceptual scheme.

Carrying Capacity: The ability of a watershed, air shed, and/or landscape to sustain activities and development before it shows unacceptable signs of stress or degradation.

Compact Residential Development: Development that sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of buildable land for conservation, recreation, or agricultural uses.

Concentrated Growth: Means growth that occurs within the Designated Development Areas of the Growth Concept Map.

Conceptual Schemes: Plans that are subordinate to an area structure plan that may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

Confined Feeding Operation: Fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks, or exhibition grounds.

Conservation Design: A method of site planning that begins with the identification of a land area's features and values that are to be retained and protected. These features may include natural habitat, wildlife corridors, open land, vistas, farm/ranch land, and historical areas. Once these areas are identified for protection, sustainable site planning may occur on the remaining lands.

County Policy: Policy that is adopted by resolution of Council.

County Servicing Standards: The County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

Country Residential Development: Residential communities in the County that typically include the following characteristics: primarily dispersed low -density residential development, parcel sizes of 1 acre or larger, rural character, designed with the landscape, and contain passive and active recreational, and cultural opportunities.

Designated Development Area: Means the Priority Growth Areas identified in the Growth Concept Map.

Developable Land: All land on which building could occur, excluding land identified as conservation or environmental reserve or reserve easement.

Ecological Features: Potentially important ecological features including wetlands, riparian areas, valuable agricultural soils, and wildlife corridors.

Employment Areas: These areas primarily contain commercial and industrial land uses and serve as major areas of employment in the County.

Exurban Development: Low density, dispersed development that has an economic and commuting connection to a larger metropolitan area.

First Parcel Out: The subdivision of a single residential or agricultural parcel created from a previously un-subdivided quarter section.

Fragmented Residential Area: Separated and dispersed pockets of country residential lots.

Fragmented Quarter Section: A quarter section of land within an agriculture area divided into six or more residential lots, and/or small agricultural parcels.

Hard Infrastructure: Land and infrastructure related to roads, pathways and trails, water and wastewater, stormwater, and parking and loading facilities.

Impervious Surface: Land surfaces that repel rainwater and do not permit it to infiltrate, or soak into the ground. Impervious surfaces can include paved driveways and parking lots, rooftops, and sidewalks.

Low-Impact Development: Development that uses a variety of techniques to treat and manage stormwater runoff close to the areas where rain falls. Low-Impact Development focuses on site design and stormwater control options such as green roofs, stormwater capture and re-use, and landscaping that increases the absorption and filtering of rainwater.

Minimum Distance of Separation: The provincially regulated setback established between a confined feeding operation and the neighbouring residence that is in existence at the time the application is submitted, and is intended to minimize the impacts of odour. Minimum distance of separation is measured from the outside walls of neighbouring residences to the point closest to the confined feeding operation's manure storage facilities or manure collection areas.

Natural Landscapes: Uninterrupted and undisturbed landscapes that have not been impacted by human development.

Non-Statutory Plans: The plans, strategies, and documents that guide and influence Rocky View County's planning and development, and are not regulated by the Municipal Government Act.

Notification Zone: An area within 1.6 kilometres of an adjacent jurisdictional boundary. The notification zone exists for the purpose of informing an adjacent municipality of a development application within the County.

Open Land: Developable land, including: parks and open space; publicly or privately owned land permanently used for conservation, recreation, agriculture, and/or institution uses; public utility lots; municipal reserve land dedication; riparian areas, constructed wetlands, stormwater treatment areas, wastewater treatment areas; flood fringe areas; and other environmentally important land not qualifying as environmental reserve.

Priority Growth Area: Means the areas identified in the Growth Concept Map for the prioritization of County investment in municipal infrastructure and the accommodation of additional growth over the MDP's planning horizon.

Renewable Energy: Energy from a source that is not depleted when used, such as geothermal, solar, water, or wind energy.

Soft Infrastructure: Includes, but is not limited to, infrastructure relating to recreation, libraries, protective services, fire protection services, and schools.

Statutory Plan: An intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality under Division 4 of the Municipal Government Act.

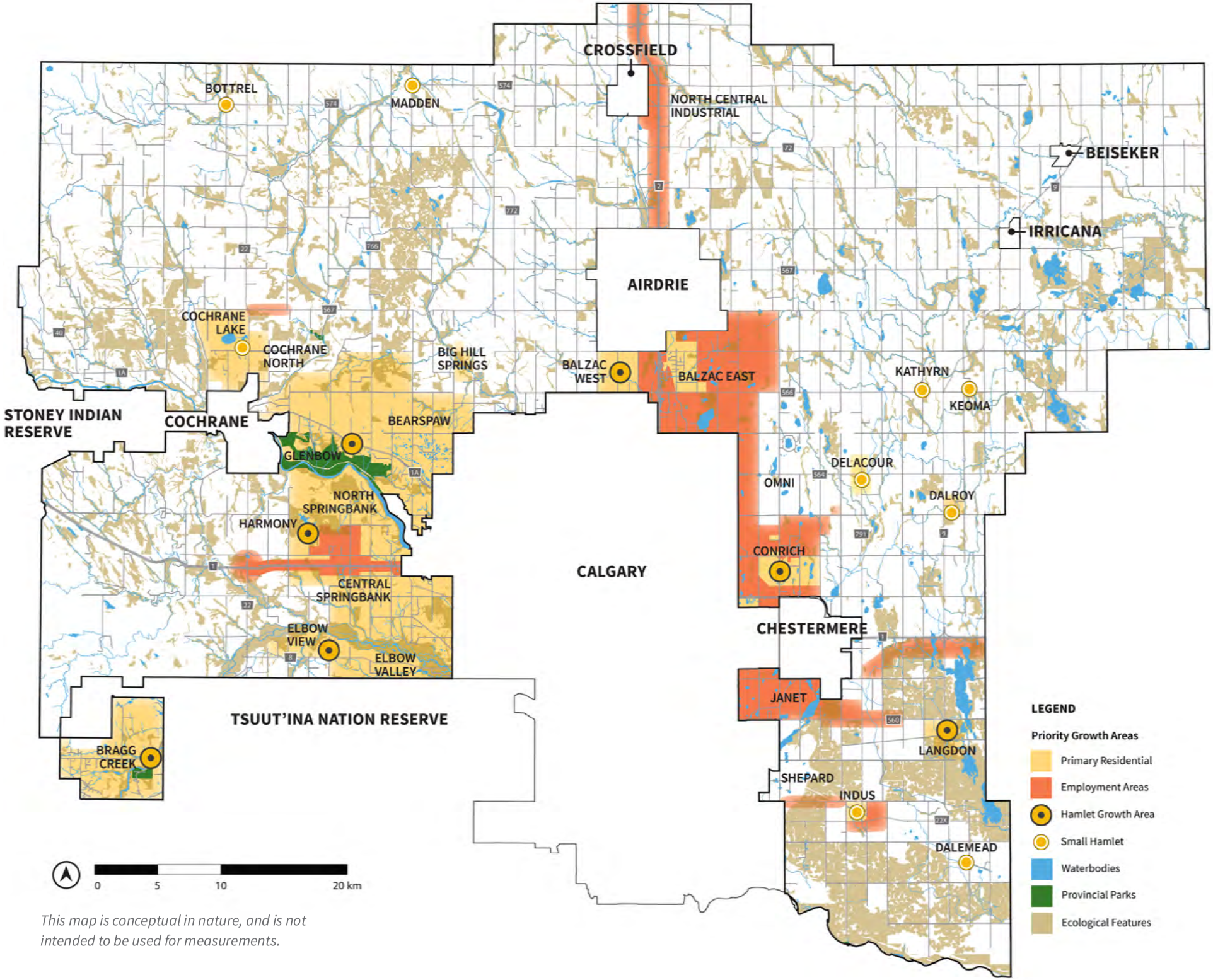
Source Water: Means water in its natural or raw state, prior to withdrawal for treatment and distribution as a drinking water source.

Sustainable Development: Development that meets the needs of Rocky View today without compromising the ability for future generations to enjoy the same natural landscapes, quality of life, and diversity of residential and economic opportunities.

Un-Subdivided Quarter Section: A titled area of: approximately 64.7 hectares (160 acres) ; or a gore strip greater than 32.38 hectares (80 acres) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

Value-Added Agriculture: The processing of primary agricultural products and services into secondary products to increase overall product value.

APPENDIX B:
GROWTH CONCEPT MAP



This map is conceptual in nature, and is not intended to be used for measurements.

APPENDIX C:
CONCEPTUAL SCHEME REQUIREMENTS

Conceptual Scheme Requirements

Conceptual scheme plans should address the following items:

Table 04: Conceptual Scheme Requirements

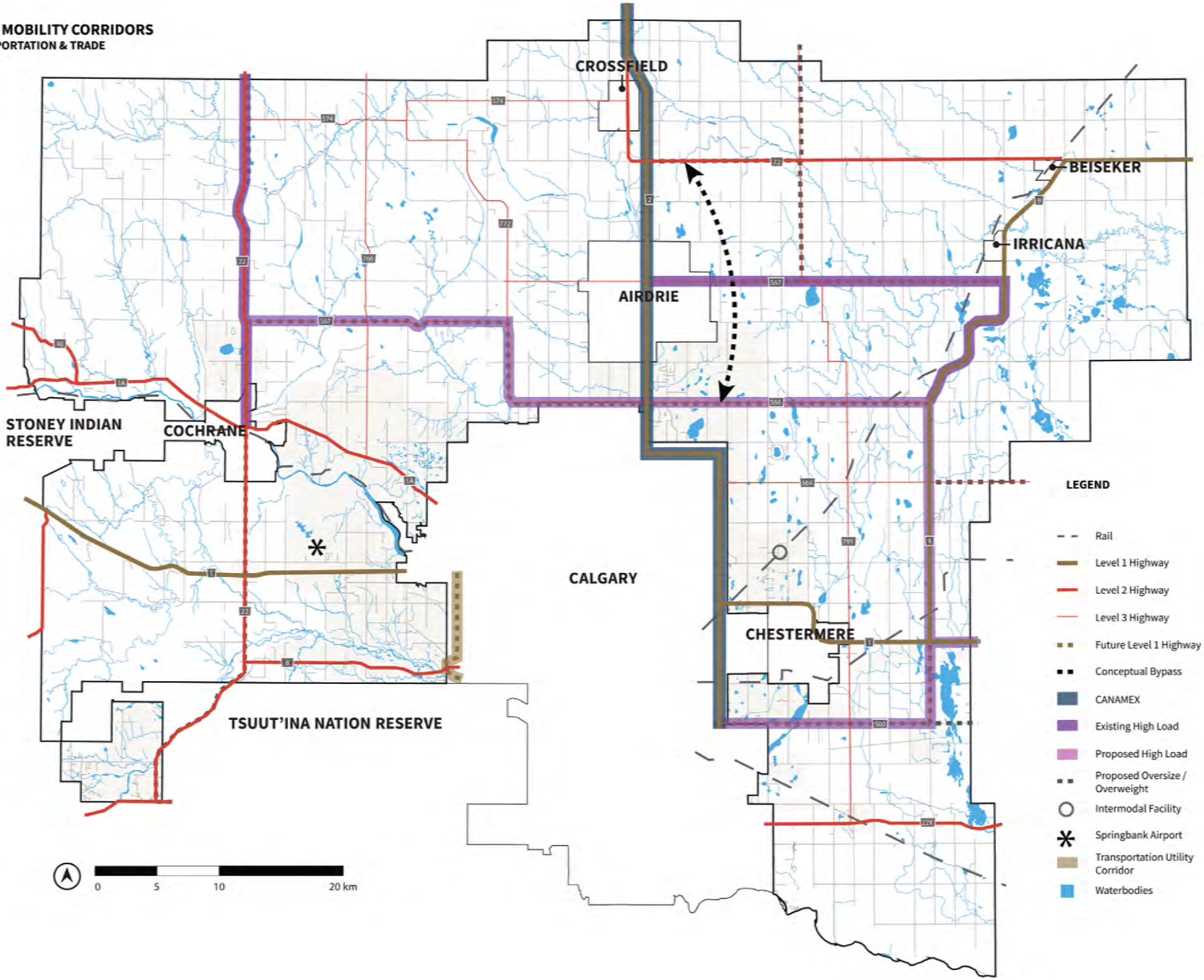
	ITEM
1	A description and evaluation of the local plan area including: a. Topography, soils, vegetation, geotechnical considerations; b. Environmental sensitivity and significance; c. Agricultural capability, natural resources; d. Existing land use, ownership, development, and adjacent land uses; e. Archaeological and historical considerations; and f. Existing utilities and transportation routes.
2	A land use concept including a. A vision for the proposal; b. Lot design and configuration; c. Lot sizes; and d. Phasing of the development.
3	A rationale for determining the boundary of the proposed conceptual scheme area.
4	Proposed design and architectural controls
5	Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes.
6	An assessment of how the application facilitates active transportation connections and details of any active transportation connections proposed within the conceptual scheme area.
7	Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.
8	Proposals for municipal reserve dedication, where reserves are outstanding.
9	A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.
10	Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures.

	ITEM
11	Proposals for design criteria that reflect Rocky View's unique character and rural setting, including: a. Building placement and setbacks; b. Building mass, height, and architectural appearance; c. Location and screening of parking stalls and outside storage; d. Use of appropriate landscaping and screening measures to soften the appearance of a site; e. The design of lighting installations to minimize sky glow, light trespass and impacts on wildlife; f. Ensuring sensitivity to the development form and appearance of adjacent land uses; g. Promoting a consistent development form and theme within the local plan area; h. Maintenance of sight lines and open space, particularly for development adjacent to Highway 1; i. Measures to ensure the unobstructed movement of wildlife across the local plan area; and j. Building design that promotes energy conservation and efficient use of land.
12	A storm water strategy supported by applicable technical information required by the County.
13	A road plan and design strategy that: a. Promotes efficient and safe access and internal road circulation. b. Highlights how the development promotes connectivity with adjoining lands. c. Is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment.
14	An environmental strategy noting all environmentally sensitive areas and flood hazard areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.
15	A description of how the proposal will address potential impacts upon agricultural operations, together with any impacts of agricultural operations on the development itself.
16	A solid waste management plan that: a. Addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy; b. Provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling; c. Includes the infrastructure required to support solid waste and recycling management in public spaces; d. Identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area; e. Conforms to the policies of the County's Solid Waste Master Plan; and f. Sets a solid waste diversion target for the construction stage and for the occupancy stage.
17	All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.

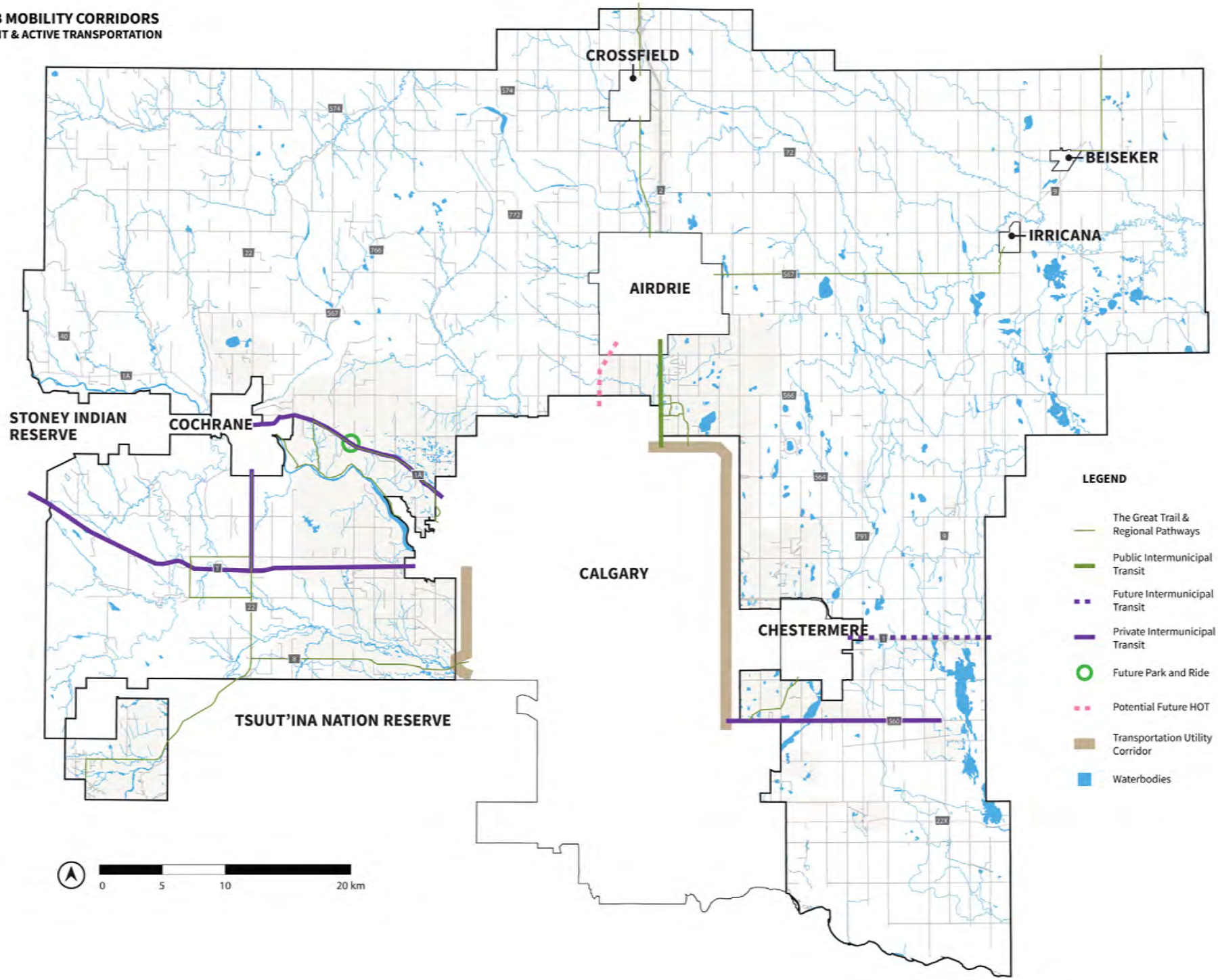
APPENDIX D:
REGIONAL CORRIDOR MAPS

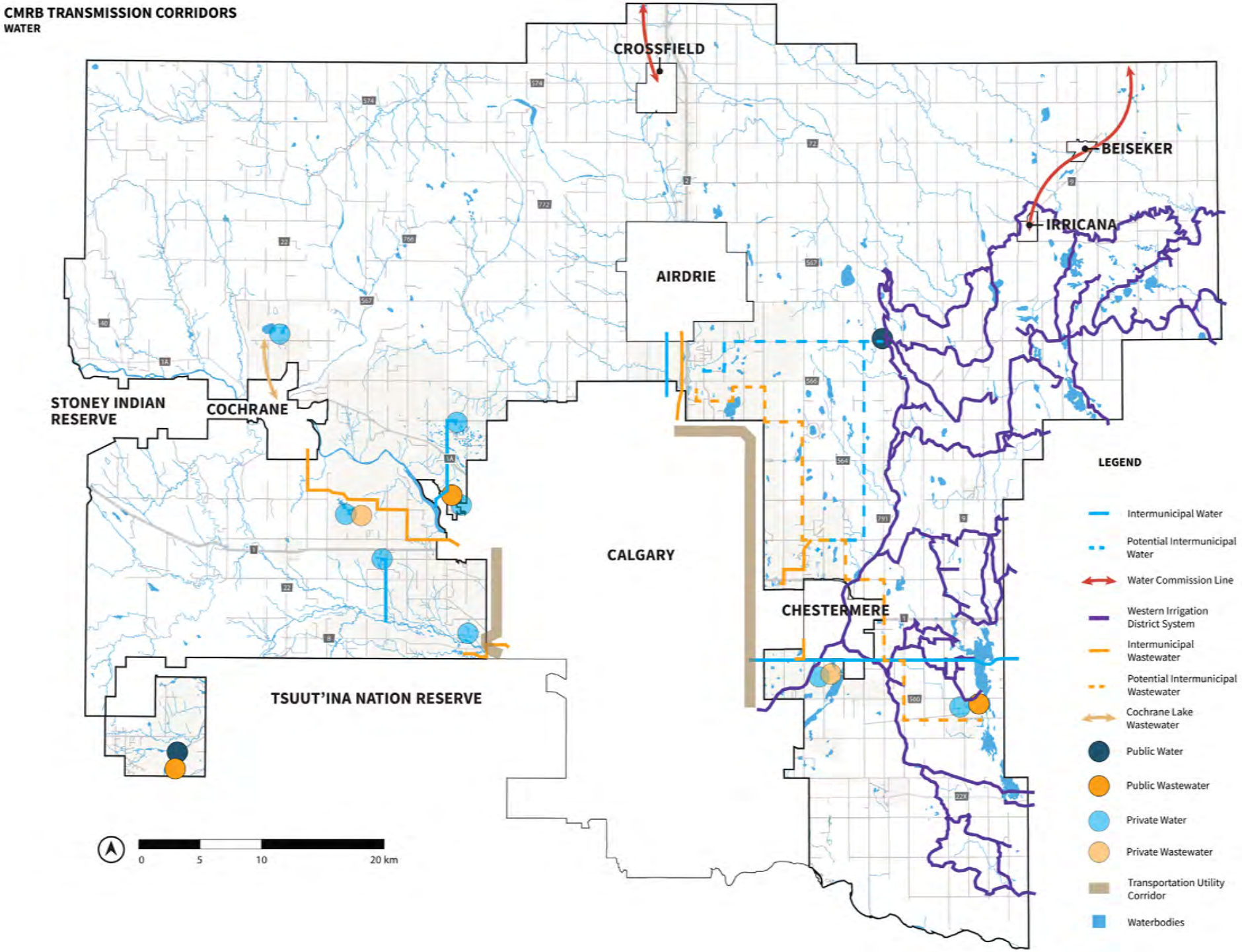
CMRB maps are provided for information purposes only

CMRB MOBILITY CORRIDORS
TRANSPORTATION & TRADE

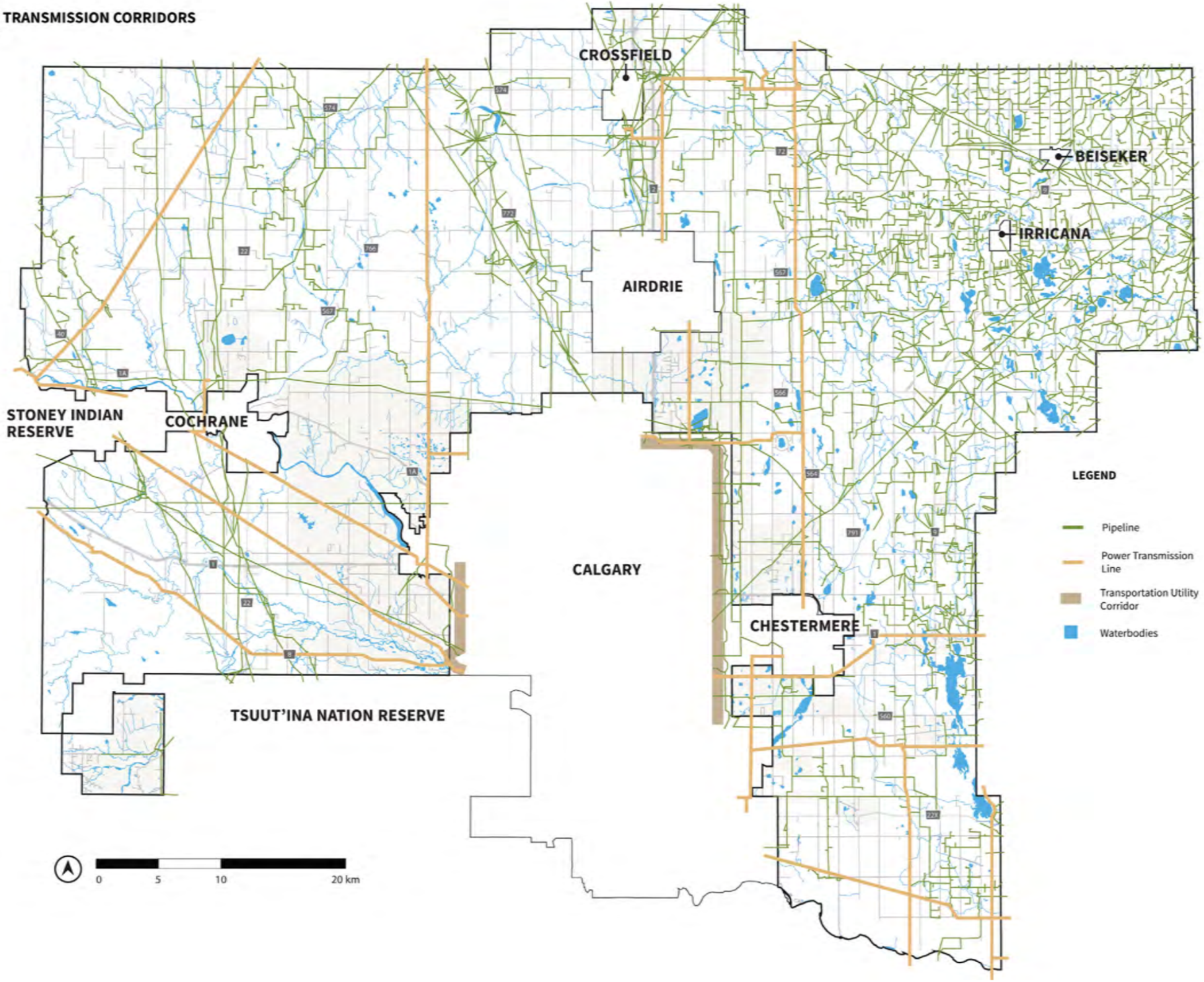


CMRB MOBILITY CORRIDORS
TRANSIT & ACTIVE TRANSPORTATION




CMRB TRANSMISSION CORRIDORS
WATER
CROSSFIELD
BEISEKER
IRRICANA
AIRDRIE
STONEY INDIAN RESERVE
COCHRANE
CALGARY
CHESTERMERE
TSUUT'INA NATION RESERVE
0
5
10
20 km
LEGEND
Intermunicipal Water
Potential Intermunicipal Water
Water Commission Line
Western Irrigation District System
Intermunicipal Wastewater
Potential Intermunicipal Wastewater
Cochrane Lake Wastewater
Public Water
Public Wastewater
Private Water
Private Wastewater
Transportation Utility Corridor
Waterbodies

CMRB TRANSMISSION CORRIDORS
Energy



Rocky View County

A2: **Rocky View County Land Use Bylaw**

Rocky View County

Land Use Bylaw

ROCKY VIEW COUNTY

ISL

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-8000-2020	Original Bylaw	September 8, 2020
C-8092-2020	Various amendments throughout	January 26, 2021
C-8186-2021	Add Section 349.2 (a)	July 27, 2021

Table of Contents

Part 1 – Purpose

This section introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.

Jurisdiction 1
Enforcement 3
Land Use Bylaw Amendments 5

Part 2 – Development Process

This part outlines the nature and role of the Development Authority, their procedures and responsibilities.

Authorities and Duties 8
Development Permit Decisions 9
Development Permit Appeals 12

Part 3 – Permits and Conditions

This part outlines the administrative requirements for development within the County.

Development Permits 13
Development Permit Conditions 17
Securities 19

Part 4 – Specific Uses and Activities

This part outlines specific regulations that apply to particular types of Development within the County.

Accessory Dwelling Unit 20
Bed and Breakfast 20
Campground 21
Cannabis Cultivation And Cannabis Processing 21
Cannabis Retail Store 22
Equestrian Centre 22
Film Production 22
Home-Based Business (Type I) 23
Home-Based Business (Type II) 23
Livestock 24
Signage 26
Special Function Business 26
Stripping, Grading, Excavation and/or Fill 27
Temporary Residence 27

Temporary Sales Centre and Show Home 28

Part 5 – General Regulations

This part outlines general regulations that apply to development within the County.

Buildings and Structures 29
Parcels and Setbacks 30
Signage 35
Lighting 43
Onsite Parking and Loading 43
Landscaping 47
Fencing 48
Stripping, Grading, Excavation and Fill 49

Part 6 – Land Use Districts

This part outlines specific regulation that applies to the County's Land Use Districts.

A-GEN Agricultural, General District 55
A-SML Agricultural, Small Parcel District 57
R-RUR Residential, Rural District 59
R-CRD Residential, Country Residential District 60
R-URB Residential, Urban District 62
R-SML Residential, Small Lot Urban District 64
R-MID Residential, Mid-Density Urban District 65
R-MRU Residential, Multi-Residential Urban District 67
B-AGR Business, Agricultural District 68
B-REC Business, Recreation District 70
B-REG Business, Regional Campus District 71
B-LOC Business, Local Campus District 73
B-LWK Business, Live-Work District 74
C-HWY Commercial, Highway District 76
C-LRD Commercial, Local Rural District 77
C-LUD Commercial, Local Urban District 79
C-MIX Commercial, Mixed Urban District 81
C-REG Commercial, Regional District 83
I-LHT Industrial, Light District 84
I-HVY Industrial, Heavy District 86
S-PUB Special, Public Service District 87
S-FUD Special, Future Urban Development District 88
S-NAT Special, Natural Resources 89
S-PRK Special, Parks and Recreation District 90
S-NOS Special, Natural Open Space District 91

Part 7 – Land Use Overlays

This part outlines specific regulation that applies to the County's Land Use Overlay's

Live-Work Overlay 92

Part 8 – Definitions

This part provides definitions for terms used within the Land Use Bylaw.

Definitions Begin On 94

Schedule A – Live-Work Overlay

This schedule contains the reference map for the Live-Work Overlay Area.

Schedule B – Land Use Map

This schedule contains the Land Use Map.

Figures

Figure 1 – Corner Visibility Triangle 31
Figure 2 – Setback Requirements 32
Figure 3 – Parking Stall Dimensions 46

Tables

Table 1 – Minimum Specified Penalties 5
Table 2 – Development Not Requiring a Development Permit 13
Table 3 – Animal Units by Parcel Size 25
Table 4 – Animal Unit Table 25
Table 5 – Parking Minimums 43
Table 6 – Parking Minimums 45
Table 7 – Landscaping Standards 48
Table 8 – Land Use District Conversion Chart 52

PART ONE 1

Purpose

This part introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.

Jurisdiction

TITLE

1 This Bylaw is entitled 'Rocky View County Land Use Bylaw C-8000-2020', hereinafter referred to as the "Bylaw."

AUTHORITY

2 This bylaw is enacted pursuant to Section 639 of the *Municipal Government Act* (MGA), as amended or replaced from time to time.

PURPOSE

3 The purpose of the Bylaw is to regulate land use and development within Rocky View County (the "County") in order to achieve orderly growth, and for that purpose to:

a) Organize the County into Land Use Districts,

b) Prescribe and regulate the use of land and/or buildings in each District,

c) Establish the number of Dwelling Units permitted on a parcel of land,

d) Define and establish the roles of the Development Authority,

e) Establish a method of making decisions on applications for development, including the issuing of Development Permits and the discretionary power of the Development Authority, and

f) Provide for how and to whom notice of the issuance of a Development Permit is to be given.

SEVERABILITY

4 Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.

RELATIONSHIP TO OTHER LAWS AND REGULATIONS

5 Nothing in this Bylaw shall exempt any person from any obligation to comply with the requirements of any other municipal, regional, provincial, or federal law, bylaw, or regulation. This includes, but is not limited to, compliance with the following:

a) The Bylaw is consistent with the MGA as amended or replaced from time to time. The MGA takes precedence in a case of dispute on the meanings of all words or clauses,

b) The Bylaw is consistent with the *Alberta Land Stewardship Act* (ALSA), as amended or replaced from time to time,

c) The Bylaw is consistent with the South Saskatchewan Regional Plan (SSRP), as amended or replaced from time to time,

d) The Bylaw is not a statutory plan and is therefore outside of the scope of the Calgary Metropolitan Region Board's purview,

e) The Bylaw is consistent with the 'County Plan C-7280-2013,' as amended or replaced from time to time, and

f) The Bylaw shall be used in conjunction with policies and procedures as adopted and amended by Council including, but not limited to, Area Structure Plans, Area Redevelopment Plans, and any Infrastructure Master Plans as they pertain to transportation, water, sanitary and/or stormwater management infrastructure.

EFFECTIVE DATE & TRANSITION

6 Bylaw C-4841-97, being the Rocky View County Land Use Bylaw and amendments thereto, are rescinded upon this Bylaw passing and communing into full force and effect.

7 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, is passed when it receives third reading and is signed pursuant to the MGA.

8 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, comes into full force and effect on September 8, 2020.

9 All amendments to the Bylaw, any Redesignation, or Development Permit applications received on or after the effective date of the Bylaw shall be processed and considered upon the provisions outlined herein.

10 All Development Permit applications received in a complete form prior to the effective date of this Bylaw shall be processed based on 'Land Use Bylaw C-4841-97,' unless the Applicant requests in writing that the application be processed based on the regulations of this Bylaw.

11 Direct Control Bylaws that were passed pursuant to previous Land Use Bylaws and which are denoted within **Schedule B – Land Use Map** are hereby incorporated into, and form part of, this Bylaw.

FEES AND CHARGES

12 All fees and charges under and pursuant to the Bylaw, are established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time.

INTERPRETATION

Language

13 Words used in the singular include the plural, and words in the plural include the singular.

14 Words used in the present tense include the other tenses and derivative forms.

15 The words "shall" and "must" require mandatory compliance except where a variance has been granted pursuant to the MGA or the Bylaw.

16 The word "may" is to be construed as permissive.

17 Words, phrases and terms not defined in **Part 8 – Definitions** may be given their definition in the MGA or, in the absence of a definition in the MGA, the 'Alberta Building Code,' as amended or replaced from time to time. Other words shall be given their usual and customary meaning.

18 Where a regulation involves two or more conditions or provisions connected by the conjunction "and" all the connected items shall apply in combination; "or" indicates that the connected items may apply singly; "and/or" indicates the items may apply singly or in combination.

19 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.

Measurement

20 For the purposes of this Bylaw, all references to measurement will use the metric measurement system with imperial measurement provided in brackets, e.g. 1.0 ha (2.47 ac.).

21 If there is a discrepancy between the metric and imperial measurement, metric prevails.

EXEMPTED DEVELOPMENT

22 The following development is exempt for all requirements of the Bylaw:

a) Development, including but not limited to the construction, maintenance, and aggregate extraction completed by the County, its authorized agents, or Alberta Transportation,

b) The installation, maintenance or repair of public works, Government Services facilities and/or utilities carried out by or on behalf of federal, provincial, or other local authorities,

c) Confined Feeding Operations, and

d) Election signs as described in the 'Election Sign Bylaw' Bylaw No. C-8124-2021, as amended or replaced from time to time.

LAND USE DISTRICT GROUPS

23 For the purposes of this Bylaw, Districts may be referred to collectively:

a) Agricultural Districts, which include A-GEN and A-SML,

b) Residential Districts, which include R-RUR, R-CRD, R-URB, R-SML, R-MID and R-MRU,

c) Business/Commercial Districts, which include B-AGR, B-REC, B-REG, B-LOC, B-LWK, C-HWY, C-LRD, C-LUD, C-MIX and C-REG,

d) Industrial Districts, which include I-LHT and I-HVY,

e) Special Districts, which include S-PUB, S-FUD, S-NAT, S-PRK and S-NOS.

Enforcement

OFFENSE UNDER THE BYLAW

24 Any owner, lessee or occupant of land or a building, or the owner of a structure or a sign thereon, who with respect to such land, building, structure or sign, contravenes, causes, or allows a contravention of any provision of the Bylaw commits an offense.

25 Any person who commences or continues development for which a Development Permit is required but has not been issued, has expired, has been revoked or suspended, or which is in contravention of a condition of a Development Permit under the Bylaw commits an offense.

26 Any person who prevents or obstructs the Development Authority or a Designated Officer from carrying out any official duty under the Bylaw or the MGA commits an offense.

LAND USE BYLAW ENFORCEMENT

27 A Designated Authority may enforce the provisions of the Bylaw, or the conditions of a Development Permit pursuant to the MGA and the *Provincial Offences Procedure Act* (POPA), as amended or replaced from time to time.

28 Enforcement may be by violation ticket pursuant to POPA, notice of violation or any other authorized action to ensure compliance.

29 The enforcement powers granted to the Development Authority under the Bylaw are in addition to any enforcement powers that the County or any of its Designated Officers may have under POPA.

30 The Designated Authority may exercise all such powers concurrently.

VACANT BUILDINGS

31 Within six (6) months of a building being vacated, owners are responsible for the following, to the satisfaction of the Development Authority:

a) Removing any Signs,

b) Boarding up any windows and doors, and

c) Removing any graffiti, posters and other debris.

SIGN MAINTENANCE AND REMOVAL

32 Signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.

33 The Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:

a) When the excess of twenty-five per cent (25%) of the sign face has experienced loss of finish through chipping, fading, or excessive dirt building up,

b) If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly, and

c) The sign is no longer relevant to the approved use of the Building (i.e. the Building is no longer inhabited by a business and/or is vacant).

34 Non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.

35 Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.

STOP ORDER

36 Pursuant to Section 645 of the MGA where an offense under the Bylaw occurs, the Development Authority may by written notice, order the owner or the person in possession of the land or buildings, or the person responsible for the contravention to:

a) Stop the development or use of the land or buildings in whole or in part as directed by the notice, or

b) Demolish, remove or replace the development, or

c) Carry out any other actions required by the notice so that the development or use complies with the Bylaw.

ENTRY AND INSPECTION

37 Pursuant to Section 542 of the MGA, a Designated Officer may, after giving reasonable notice to the owner or occupier of land or the structure to be entered:

a) Enter on that land or structure at any reasonable time, and carry out any inspection, enforcement or action required to assess or enforce compliance with this Bylaw,

b) Request anything to be produced to assist in the inspection, remedy, enforcement or action, and

c) Make copies of anything related to the inspection, remedy, enforcement or action.

38 The Development Authority shall be a Designated Officer for the purposes of Section 542 of the MGA.

SPECIFIED PENALTIES

39 Pursuant to POPA the following fine amounts are established for use on Notices of Violation and violation tickets if a voluntary payment option is offered:

Table 1 – Minimum Specified Penalties

Offence	First Offence	Second Offence	Third Offence
Failure to obtain a Development Permit	$1500	$2000	$2500
Failure to comply with Development Permit Conditions	$1500	$2000	$2500
Failure to comply with District Regulations	$1500	$2000	$2500
Failure to comply with any other condition of the Bylaw	$1000	$1500	$2000

40 Fines for additional offences noted on **Table 1 – Minimum Specified Penalties** are for when the offence has occurred within a twelve (12) month period of the previous offence.

Land Use Bylaw Amendments

AMENDMENT TO THE BYLAW

41 Any person may apply to have the Bylaw amended.

42 The County may, on its own initiative and in accordance with the MGA, initiate an amendment to the Bylaw affecting a parcel or parcels of land.

43 Any amendment to the Bylaw shall be made pursuant to the MGA.

NON-SITE SPECIFIC TEXT AMENDMENT APPLICATION

44 An applicant pursuing an amendment to the text within the Bylaw shall use the Application Form provided by the County, and include the following:

a) A completed Application Form,

b) The application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,

c) A written rationale from the applicant for the amendment, and

d) Any supporting studies, plans or other information deemed necessary by the County.

REDESIGNATION OR SITE-SPECIFIC TEXT AMENDMENT APPLICATION

45 An applicant pursuing the Redesignation of a Land Use within the Bylaw shall use the Application Form provided by the County, and include the following:

a) A completed Application Form,

b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,

c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,

d) Current copies of any restrictive covenants or easements (within 30 days of submission),

e) 3 to 5 coloured photographs showing the affected lands and adjacent area,

f) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,

g) A Site Plan, showing:

   i. North arrow

   ii. Municipal addresses and adjacent road labels

   iii. Legal Address (i.e. plan/block/lot)

   iv. Parcel boundaries

   v. Access and egress points

   vi. Location of existing buildings and setbacks (if applicable), and

   vii. Any other development setbacks, easements or utility rights-of-way;

h) A written rationale for the amendment, and

i) Any supporting studies, plans or other information deemed necessary by the County.

AMENDMENT DUTIES OF THE DEVELOPMENT AUTHORITY

46 Upon receipt of a completed application, the Development Authority shall:

a) Prepare an Amending Bylaw for First Reading by Council,

b) Prepare a background report, including plans and other relevant material, and submit to Council for review prior to First Reading, and

c) Provide a minimum of two (2) weeks' notice of any public hearing to all Adjacent Registered Owners.

DECISIONS ON BYLAW AMENDMENTS

47 Council may, in reviewing a proposed amendment to the Bylaw:

a) Approve the proposed Amending Bylaw as it is, or

b) Make any changes it considers necessary to the proposed Amending Bylaw and proceed to approve it without further advertisement or hearing, or

c) Refer the proposed Amending Bylaw back to administration for more information or further review and changes, then reschedule the application for further consideration, or

d) Refuse the proposed Bylaw Amendment.

RECONSIDERATION

48 If a proposed Amending Bylaw has been refused by Council, the same or similar application shall not be resubmitted for at least six (6) months after the date of refusal, unless, in the opinion of the Development Authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

PART TWO
Development Process

2

This part outlines the nature and role of the Development Authority, their procedures and responsibilities.

Authorities and Duties

DEVELOPMENT AUTHORITY

49 The Development Authority is a person or persons appointed by resolution of Council pursuant to the MGA.

50 The Development Authority may include one or more of the following:

a) A Development Officer,

b) The Manager of Planning & Development Services,

c) A Municipal Planning Commission, and/or

d) The Chief Administrative Officer.

DUTIES OF THE DEVELOPMENT AUTHORITY

51 The Development Authority shall:

a) Receive, process and make decisions on all Development Permit applications,

b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended or replaced from time to time, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee, and

c) Keep a register of all supporting documentation for each Development Permit for seven (7) years, and a copy of the Development Permit shall be kept permanently.

52 The Development Authority may:

a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment,

b) Provide a written Time Extension Agreement, in alignment with the Bylaw,

c) Allow a variance, in alignment with the Bylaw, and

d) Refer a decision of a Development Permit to another Development Authority as identified in **Section 50**.

SUBDIVISION AUTHORITY

53 The Subdivision Authority is established pursuant to the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.

54 The Subdivision Authority shall perform such duties as are specified in the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

55 The Subdivision and Development Appeal Board (SDAB) is established by Council in accordance with the MGA.

56 The SDAB shall perform such duties as specified in this Bylaw and the 'Appeal and Review Panel Bylaw C-7717-2017,' as amended or replaced from time to time.

Development Permit Decisions

RECEIVED APPLICATIONS

57 The Development Authority shall not receive a Development Permit application where the proposed use is neither permitted nor discretionary in a given District.

DETERMINATION OF COMPLETENESS

58 The Development Authority shall determine the completeness of a received application within twenty (20) days of receipt.

59 In reviewing an application for completeness, the Development Authority may:

a) Determine that the application is complete and provide an 'Acknowledgment of Completeness' to the applicant, or

b) Determine that the application is incomplete; provide a 'Notice of Incompleteness' and request outstanding information from the applicant, along with a time period within which the outstanding information is required.

60 An 'Acknowledgement of Completeness' or 'Notice of Incompleteness' shall be provided to the applicant via email.

REVIEW PERIOD

61 The Development Authority must make a decision on an application for a Development Permit within forty (40) days.

62 The review period commences once the 'Acknowledgement of Completeness' is provided to the applicant.

TIME EXTENSION AGREEMENT

63 The Development or Subdivision Authority may request up to a three (3) month extension of the review period of a Development Permit or Subdivision application from the applicant.

64 The Development or Subdivision Authority may grant up to a three (3) month extension of the review period of a Development Permit or Subdivision application at the request of the applicant.

65 'Time Extension Agreements' shall be agreed to by both parties in writing.

66 'Time Extension Agreements' on any Prior to Release conditions related to an approved Development Permit may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

67 'Time Extension Agreements' on any conditions related to an approved subdivision may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

68 'Time Extension Agreements' for the Commence or Completion of a Development may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

69 The Development Authority, in making a decision on a Development Permit application for:

a) A Permitted Use that meets all requirements:

i. Shall approve the application, with or without conditions, if the proposed development conforms with the Bylaw,

b) A Permitted Use that does not meet all requirements:

i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw, or

ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances,

c) A Discretionary Use:

i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw,

ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances, or

iii. May refuse the application even though it meets the requirements of the Bylaw,

d) A Discretionary Use in a Direct Control District:

i. May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.

REVIEWING DEVELOPMENT PERMIT APPLICATIONS

70 In reviewing a Development Permit application for a Permitted Use with a proposed variance or a Discretionary Use, the Development Authority shall have regard to:

a) The purpose and intent of the applicable District,

b) Any Statutory Plan adopted by the County,

c) The purpose and intent of any other plan and pertinent policy adopted by the County, and

d) The circumstances and merits of the application.

71 Notwithstanding the provisions of the Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with and complementary to surrounding land use and other planning considerations.

72 In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied that an adequate sewage disposal system exists and is not a public health hazard.

DEEMED REFUSALS

73 An application for a Development Permit shall be deemed to be refused in the following circumstances:

a) Outstanding information requested as part of the determination of completeness is not submitted by the Applicant,

b) The Development Authority does not make a decision on a Development Permit within the review period identified in **Section 61**.

c) The Development Authority does not make a decision on a Development Permit within an agreed upon 'Time Extension Agreement'.

NOTICE OF DECISION

Notice to Applicant:

74 All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made;

75 If the Development Permit application is refused, approved without conditions, or conditionally approved, the 'Notice of Decision' shall contain the conditions imposed or the reasons for the refusal or as part of the approval;

Public Notice:

76 Notice of approved Development Permit applications shall be advertised per the Public Notification Bylaw (Bylaw C-7860-2019), as amended. The notice shall include:

a) The location and use of the Parcel,

b) The date the Development Permit was issued, and

c) Notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the SDAB within twenty-one (21) days of the date of the decision on the application or the date of the deemed refusal.

EFFECTIVE DATE

77 Barring an appeal to the SDAB, a Development Permit does not come into effect until:

a) Twenty-one (21) days from the date on which public notice was issued, and

b) All Prior to Release conditions have been satisfied.

COMMENCE AND COMPLETE DEVELOPMENT

78 A Development Permit shall lapse after one (1) year from the date of issuance unless development has commenced on the site or as otherwise identified in the conditions of approval.

79 A Development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Permit approval or as otherwise identified in the conditions of approval.

CANCELLED OR SUSPENDED DEVELOPMENT PERMITS

80 The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the holder of the permit when, after a Development Permit has been issued, the Development Authority becomes aware of one the following circumstances:

a) The application contained a misrepresentation, or

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) Any condition under which the development permit was issued has been contravened, or

d) The Development Permit was issued in error, or

e) The applicant has requested cancellation of the permit in writing.

81 A Development Permit shall be null and void if the approved use or development is discontinued or abandoned for two or more consecutive years.

82 An applicant whose Development Permit is cancelled, suspended, or modified may appeal to the SDAB.

RE-APPLICATION INTERVAL

83 Where an application for a Development Permit is refused, the submission of a second application for the same or similar development on the same parcel, may not be made for a period of six (6) months from the date of issue of the refusal, except where waived by Council.

84 If a second application is refused, a third application may not be made within one (1) year of the date of the second refusal, except where waived by Council.

85 The determination of what constitutes the same or similar development shall be made by the Development Authority.

Development Permit Appeals

APPEALING A DECISION

86 Pursuant to the 'Appeal and Review Panel Bylaw C-7717-2017,' any person affected by an order, decision or Development Permit made or issued by a Development Authority, including the applicant, may appeal the decision to the SDAB;

87 The Process followed by the SDAB is articulated within the 'Appeal and Review Panel Bylaw C-7717-2017, as amended or replaced from time to time.

SDAB DECISIONS

88 The Development Authority issues or revokes Development Permits in accordance with SDAB decisions.

89 A Development Permit shall be null and void if the Development Authority's decision to approve a Development Permit application is overturned by the SDAB.

PART THREE
Permits and Conditions

3

This part outlines the administrative requirements for development within the County.

Development Permits

DEVELOPMENT PERMITS REQUIRED

90 Except as provided in **Section 92**, no person shall commence any development unless a Development Permit has been issued.

91 All development shall proceed in accordance with the terms and conditions of the Development Permit.

DEVELOPMENT PERMITS NOT REQUIRED

92 A Development Permit is not required for the following development, provided it complies with all applicable provisions of the Bylaw, and does not require a variance:

Table 2 – Development Not Requiring a Development Permit

Development	Description
a) Agriculture (General)	• Where Agriculture (General) is listed as a permitted use
b) Accessory Buildings	• The placement or construction of an accessory building in an Agricultural District, Residential District, S-PRK, or S-NOS where it complies with the District's parameters for a Permitted Use
c) Accessory Dwelling Unit	• Where Accessory Dwelling Unit is listed as a permitted use
d) Accessory Structure	• The placement or construction of an accessory structure in all Districts
e) Beekeeping	• In all Agricultural Districts • For the keeping of 3 or less hives in a Residential District where it is listed as a permitted use
f) Construction Camps	• The placing of construction camps associated with a construction project under contract to the County or Alberta Transportation, providing no office,

	storage or construction trailer is within 100.00 m (328.08 ft.) of a residential dwelling on an adjacent parcel
g) Deck, Balcony or Patio	• An unenclosed or uncovered deck, balcony or patio (including landings and wheelchair ramps) that is less than or equal to 0.61 m (2.00 ft.) in height
h) Dogs	• The keeping of dogs for personal use.
i) Driveways	• So long as it does not impact existing site grades
j) Dwelling Unit	• The construction of a Dwelling Unit where it is listed as a permitted use, except Dwelling, Multiple Unit
k) Fences and Enclosures	• Less than 2 metres (6.56 ft.) in height
l) Food Trucks	• Large vehicles equipped with facilities for cooking and selling food when compliant with provincial regulation
m) Home-Based Business (Type I)	• Home-Based Business (Type I) in all districts
n) Livestock	• The keeping of livestock in all Agricultural and Residential Districts and where Agricultural (General) is a permitted use
o) Maintenance or Repair	• To any building or structure or parking lot, including interior and exterior repairs provided that such work: ○ Does not include additions to buildings and/or impact the existing building footprint and/or encroach on property line setbacks, or ○ Does not constitute a change in the use or the intensity of the use of a building or lands, or ○ Does not impact existing site grades
p) Grain Bins and Stock Shelters	• Placement of metal grain bins and three-sided stock shelters less than 27.87 m^2 (300.00 ft^2) on an Agricultural District parcel. However, no bins or stock shelters shall be placed within 30.00 m (98.42 ft.) of a corner of the site that is formed by the intersection of two roads.
q) Decorations	• Seasonal or Holiday decorations
r) Parks and Utilities	• In all districts where listed as a permitted use
s) Second Dwelling Unit	• The construction of a second Dwelling Unit on a lot that has an area of 32.40 ha (80.06 ac) or greater, which complies with the provisions of the Bylaw
t) Signs	• Signs displayed by or on behalf of the federal, provincial, or local government • Banners and pennant flags that are not permanently installed and which are displayed for a period not exceeding thirty (30) days • Real Estate Signs, subject to the standards outlined in **Section 221** • Sandwich Boards, subject to the standards outlined in **Section 223** • Temporary Signs, subject to the standards outlined in **Section 224** • The alteration of a sign which only includes routine maintenance, painting or change in face, copy or lettering • Municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property

	• A temporary, non-illuminated sign or advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of the construction of a building or similar work, the announcement of any local event provided that the advertisement is removed within 14 days of the completion of the event or works advertised
u) Special Events	• Any event or activity with an issued Special Event Permit
v) Stripping, Grading, Excavation and Fill	• Development as part of a signed Development Agreement; independent of, or prior to, other development on the same parcel or site • Ponds under 0.60 m (1.97 ft.) in depth • Dugouts or ponds on parcels of land exceeding 16.19 ha (40.00 ac), where there is continued use of the land for agriculture • The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades • The excavation up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades
w) Voting Stations	• The use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidates campaign office, and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census
x) Vehicle (Commercial)	• The outside parking of a maximum of one (1) vehicle (commercial) on a Residential District parcel equal to or greater than 1.60 ha (3.95 ac), or an Agricultural District parcel that contains a dwelling
y) Vehicle (Recreation)	• In an Agricultural or Residential District or S-FUD, the maximum outdoor parking of: ○ 3 vehicles (recreation) on parcels ≤8.1 ha (20.01 ac) ○ 4 vehicles (recreation) on parcels > 8.1 ha (20.01 ac) and < 16.1 ha (39.78 ac) ○ 5 vehicles on parcels ≥ 16.1 ha (39.78 ac)

LEGALLY NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

93 Development rendered legally non-conforming as a result of the passage of this Bylaw shall be permitted to remain in accordance with the MGA.

94 Legally non-conforming buildings and uses shall be administered as outlined in the MGA. The Development Authority may issue a variance permitting a non-conforming building to be enlarged, added-to or rebuilt where:

a) The proposed development is consistent with the purpose and intent of the applicable District,

b) The proposed development will not result in any additional non-compliance with the requirements of the Bylaw,

c) There is, in the opinion of the Development Authority, no significant change to the land use or an increase in the intensity of use, and

d) The Development Authority may consider a variance in any District if the non-conforming use complies with the uses authorized in the applicable District and it complies with the variance criteria for a permitted or discretionary use as set out in in the Bylaw.

DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

95 An applicant applying for a Development Permit in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:

a) A completed application form,

b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,

c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,

d) Current copies of any restrictive covenants or easements (within 30 days of submission),

e) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,

f) A copy of the Site Plan showing:

i. legal description of the site with north arrow and scale,

ii. site area and dimensions of the land to be developed including the front, rear and side yards if any,

iii. site drainage including any watercourses, finished lot grades, road grades and slopes greater than 15%,

iv. locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water wells, culverts and crossings,

v. existing and proposed access and egress to and from the site,

vi. where applicable, the identification of trees to be cut down or removed,

vii. the height, dimensions and setbacks of all existing and proposed buildings and structures including parking and loading areas, retaining walls, trees, landscaping and other physical features, and

viii. any rights-of-way and setbacks,

g) When a building or structure is proposed:

i. building floor plans, elevation drawings and a description of exterior finishing materials,

ii. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and

iii. building floor plans, elevation and exterior finishing materials,

h) Any supporting studies, plans or other information deemed necessary by the County, and

i) Any other additional information required for a Specific Use or Activity, as outlined in **Part 4 – Specific Uses and Activities**.

TEMPORARY DEVELOPMENT PERMIT

96 Where a proposed development is for a discretionary use, the Development Authority may issue a temporary Development Permit for that development if:

a) The proposed development is of a temporary nature, or

b) The Development Authority wishes to ensure that the development authorized by the permit will cease by a specified date.

97 The Development Authority may create limits on the operational duration of any development or use for a period of time not to exceed ten (10) years.

98 When a development is approved on a temporary basis the Development Authority:

a) Shall require the cessation of use and removal of a temporary development at the expiration of the time period stated in the development permit,

b) Shall impose a condition that removes the County from any liability regarding costs related to cessation of the development,

c) Shall impose a condition that requires the site to be restored to a condition acceptable to the Development Authority, and

d) May require the applicant to post a security.

99 When a Temporary Development Permit expires the permit is void and a new application shall be required.

Development Permit Conditions

CONDITIONS OF APPROVAL

100 The Development Authority, in imposing conditions on a Development Permit may:

a) For a Permitted Use, impose conditions only to ensure compliance with this Bylaw, or

b) For a Discretionary Use, impose conditions as deemed appropriate, so long as they serve a legitimate planning objective and do not sub-delegate the Development Authority's discretionary powers.

VARIANCES

101 Unless a specific provision of the Bylaw provides otherwise, the Development Authority may allow a variance under one or more of the following circumstances:

a) The proposed development, with variance, would not unduly interfere with neighbouring parcels, or

b) The variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in the surrounding area, or

c) The variance is a result of an error in the situating of a building or structure, and the rectifying of the error would create unnecessary hardship to the registered owner.

102 The Development Authority shall require a supporting rationale from the applicant in support of a variance.

103 The amount of an individual variance is at the sole discretion of the Development Authority.

104 Variances shall not be considered by the Development Authority in the following situations:

a) Height within an Airport Vicinity Protection Overlay, and

b) Setbacks to a riparian area.

105 In the event that a variance is granted, the Development Authority shall specify that a variance has been granted in the public notification.

ENCROACHMENT AGREEMENTS

106 If an applicant applies for a Development Permit for a building or structure that encroaches on property owned by the County, the Development Authority may as a condition of approval require the applicant to enter into an Encroachment Agreement with the County.

DEVELOPMENT AGREEMENTS

107 As a condition of approval, the Development Authority may require the applicant to enter into a 'Development Agreement' with the County, in accordance with the MGA, and may require the applicant to:

a) Construct, install or pay for any improvements and utilities that are needed to serve the development or access to it, and/or

b) Pay a Security or Levy, and/or

c) Repair or reinstate to original or improved condition any street furniture, curbing, sidewalk, boulevard landscaping or trees, which may be damaged, destroyed or otherwise harmed by development or building operations upon the site, and

d) Attend to all other matters the Development Authority considers appropriate.

CAVEATS

108 To ensure compliance with a Development Agreement, the County may register a caveat against a property being developed which shall be discharged upon the terms of the Development Agreement being met. This requirement does not apply to development under Federal, Provincial or Municipal authority.

LANDSCAPE PLAN REQUIREMENTS

109 At the discretion of the Development Authority, a landscape plan may be required as part of the submission for a Development Permit and the plan must be prepared by a certified landscape architect or an arborist.

110 The landscape plan shall include information for the proposed site as well as all adjacent boulevards and existing property, drawn at a scale of 1:500 or larger, which clearly indicates and accurately identifies the following:

a) Name, address, e-mail and phone number of the Applicant,

b) Legal description of the subject property,

c) Name and/or endorsement stamp of the Landscape Architect or the County approved landscape professional,

d) Site area in ha (ac) proposed to be landscaped, as well as the percentage of the Parcel area,

e) North arrow, the property Lines, dimensions of the subject site and identification of adjacent land uses,

f) Detailed grading plan showing side slope grades, drainage swale grades, existing grades on adjacent lands and all proposed site elevations,

g) Location of all existing and proposed utilities and easements, including storm sewers, catch basins for site drainage and overhead utilities,

h) Location of all existing and proposed buildings, parking areas, driveways and entrances,

i) Location of all existing plant materials to be retained on the subject site,

j) Location of all new plant materials being proposed for the subject site,

k) Proposed trees, shrubs, flower beds and ground covers labeled with a key to a cross referenced plant list identifying the common and botanical names, quantity, size and method of planting, grass mix for sod and/or seed,

l) Vegetation planting details for installation,

m) Location of all proposed landscape furniture and/or landscape amenities for the subject site including height of fencing and screen walls,

n) Details of the irrigation system when applicable,

o) All other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving, and the

p) Location and type of all outdoor lighting.

111 Any changes to an approved landscape plan requires a new approval of the Development Authority prior to the landscaping being installed.

Securities

DEVELOPMENT SECURITIES

112 The County may require a security, in the form of an Irrevocable Letter of Credit or Refundable Security, in association with:

a) Conditions of a Development Permit,

b) A Development Agreement, and/or

c) Any other case where the Development Authority deems a security is required to ensure that work is carried out in a timely manner and to the satisfaction of the Development Authority.

113 The amount required as development security shall be as required by Council Policy C-407, as amended or replaced from time to time.

114 Where a security is required, a cost estimate, subject to review and verification by the Development Authority, shall be provided by the applicant.

115 Where a security is required, it shall be provided by the applicant prior to release of the development permit.

LANDSCAPING SECURITIES

116 The County may require a security, in the form of an irrevocable letter of credit, in association with the landscaping of a parcel(s).

117 The amount required as a landscaping security shall be as required by Council Policy C-407, as amended or replaced from time to time.

118 The projected cost of the landscaping shall be calculated by the developer/owner and shall be based on information provided in an approved landscape plan.

119 If in the opinion of the Development Authority, these projected costs are inadequate, the Development Authority may establish a higher landscaping cost to determine the value of the landscaping security.

120 Where development has been approved in phases, the Development Authority may allow that a landscaping security be provided only on that portion of the site approved in each phase plus the amount required to minimally landscape the balance of the site should future development not proceed in a timely fashion.

121 In the event that the developer/owner does not complete the required landscaping or fails to maintain the landscaping in a healthy condition, and the proceeds from the letter of credit are insufficient for the County to complete the required work, then the developer/owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the developer/owner indicating how the proceeds of the letter of credit were applied, within sixty (60) days of completing or maintaining the landscaping.

PART FOUR
Specific Uses and Activities 4

This part outlines specific regulations that apply to particular types of Development within the County.

ACCESSORY DWELLING UNIT

122 Accessory Dwelling Unit General Requirements:

a) Where an Accessory Dwelling Unit is not located within another Dwelling Unit, it shall be considered part of the total building area of an accessory building,

b) Accessory Dwelling Units shall:

i. Be constructed on a permanent foundation,

ii. Comply with the regulations in the applicable District,

iii. Not exceed a gross floor area of 150 m^2 (1614.59 ft^2),

iv. Include sleeping, sanitary, and cooking facilities,

v. Provide a minimum of one dedicated on-site parking stall, and

vi. Have a distinct County address to facilitate accurate emergency response.

123 Accessory Dwelling Unit Site Requirements:

a) A parcel shall be limited to one Accessory Dwelling Unit, unless otherwise stated in a given District.

124 Accessory Dwelling Unit Development Permit Requirements:

a) A Development Permit application will respond to **Section 122** and **123** and further set out:

i. The architectural character of the Accessory Dwelling Unit,

ii. The location and setbacks of the Accessory Dwelling Unit,

iii. Amenity space for the Accessory Dwelling Unit, and

iv. Any landscaping or screening.

BED AND BREAKFAST

125 Bed and Breakfast General Requirements:

a) Bed and Breakfasts are an accessory use of a principal dwelling,

b) Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II), and

c) Bed and Breakfasts shall be limited to no more than three (3) guest rooms.

126 Bed and Breakfast Site Requirements:

a) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

127 Bed and Breakfast Development Permit Requirements:

a) A Development Permit application will respond to **Section 125** and **126**, and

b) The maximum term of a Development Permit issued is five (5) years.

CAMPGROUND

128 Campground General Requirements:

a) There shall be no more than twenty (20) campsites per hectare (eight (8) campsites per acre),

b) At least ten percent (10%) of a campground's gross area shall be set aside as a common outdoor space, and

c) Campgrounds shall not be used for year-round vehicle (recreation) storage.

129 Campground Site Requirements:

a) No campground will be approved within 250.0 m (820.21 ft.) of a Residential District as measured from property boundary to property boundary.

130 Campground Development Permit Requirements:

a) A Development Permit application will respond to **Section 128** and **129** and further set out:

i. What onsite facilities will be provided,

ii. If roads are to be open year-round, provision for snow removal and snow storage, and

iii. The screening, storage, collection and disposal of septic and solid waste,

b) An applicant is required to submit a Water and Wastewater Servicing Plan in support of a Development Permit, and

c) The maximum term of a Development Permit issued is five (5) years.

CANNABIS CULTIVATION AND CANNABIS PROCESSING

131 Cannabis Cultivation and Cannabis Processing General Requirements:

a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and

b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.

132 Cannabis Cultivation and Cannabis Processing Site Requirements:

a) In all Districts, Cannabis Cultivation and/or Cannabis Processing must have a minimum separation distance of:

i. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),

ii. At least 150.0 m (492.13 ft.) from a parcel with a School,

iii. At least 150.0 m (492.13 ft.) from a parcel that is designated as Municipal School Reserve on title,

iv. At least 150.0 m (492.13 ft.) from a Residential District parcel, and

v. At least 150.0 m (492.13 ft.) from a Dwelling Unit.

b) Notwithstanding a), in B-AGR, C-LRD and I-HVY Districts the minimum separation distance of Cannabis Cultivation and/or Cannabis Processing may be reduced to:

i. 75.0 m (246.06 ft.) from a Residential District parcel, and/or

ii. 75.0 m (246.06 ft.) from a Dwelling Unit,

c) The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.

133 Cannabis Cultivation and Cannabis Processing Development Permit Requirements:

a) A Development Permit application will respond to **Section 131** and **132**, and

b) The maximum term of a Development Permit issued is ten (10) years.

CANNABIS RETAIL STORE

134 Cannabis Retail Store Site Requirements:

a) Cannabis Retail Stores must have a minimum separation distance of:

i. At least 300.0 m (984.25 ft.) from another Cannabis Retail Store,

ii. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),

iii. At least 150.0 m (492.13 ft.) from a parcel with a School, and

iv. At least 100.0 m (328.08 ft.) from a parcel that is designated as a Municipal School Reserve on title,

b) The minimum separation distance shall be measured from the closest portion of the Cannabis Retail Store building.

135 Cannabis Retail Store Development Permit Requirements:

a) A Development Permit application will respond to **Section 134**, and

b) The maximum term of a Development Permit issued is ten (10) years.

EQUESTRIAN CENTRE

136 Equestrian Centre General Requirements:

a) The maximum number of spectators for an event shall not exceed one hundred (100) persons, or as set out in the Development Permit conditions,

b) Overnight camping may be allowed for a maximum of five (5) consecutive nights, or as set out in the Development Permit conditions, and

c) The number of persons camping shall not exceed twenty (20) at any time, or as set out in the Development Permit conditions.

137 Equestrian Centre Site Requirements:

a) A maximum of fifty (50) animals are allowed onsite at any time, or as set out in the Development Permit conditions.

138 Equestrian Centre Development Permit Requirements:

a) A Development Permit application will respond to **Section 136** and **137**, and further set out:

i. Maximum number of horses and/or cattle that may be kept on the site at any one time,

ii. Maximum number of animals allowed to participate in an event, which shall be in addition to the animals kept on the site,

iii. Whether overnight camping of event participants may be allowed,

iv. Garbage and manure control, and

v. On-site stock trailer parking and participant/spectator parking,

b) If the maximum number of spectators is anticipated to exceed one hundred (100) persons an applicant is required to submit the following in support of a Development Permit:

i. A Water and Wastewater Servicing Plan, and

ii. A Traffic Impact Analysis.

FILM PRODUCTION

139 Film Production General Requirements:

a) Setback and height requirements do not apply to set structures.

140 Film Production Site Requirements:

a) The maximum area of a Film Production in an Agricultural District or S-FUD shall be 16.19 ha (40.00 ac) or 25% of the parcel, whichever is less.

141 Film Production Development Permit Requirements:

a) A Lighting Plan,

b) A Traffic and Access Plan, and

c) A Solid Waste Management Plan.

HOME-BASED BUSINESS (TYPE I)

142 Home-Based Business (Type I) General Requirements:

a) Home-Based Business (Type I) are an accessory use of a principal dwelling,

b) Home-Based Business (Type I) shall have no employees that are not permanent residents of the dwelling,

c) Home-Based Business (Type I) may generate up to four (4) business-related visits per day, defined as four (4) vehicles visiting the business per day,

d) Home-Based Business (Type I) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,

e) Typical businesses include private tutoring, web-based businesses or a private consultant's office, and

f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type I).

143 Home-Based Business (Type I) Site Requirements:

a) Home-Based Business (Type I) shall not:

i. Change the residential character and external appearance of the land and buildings,

ii. Have any outside storage of equipment, goods, materials, commodities, or finished products,

iii. Have any vehicle (commercial) parked onsite, unless the parcel is 1.6 ha (3.95 ac) or greater in which case it may have a maximum of one (1) vehicle (commercial) parked onsite, and

iv. Have any signs that describe or advertise the Home-Based Business (Type I).

144 Home-Based Business (Type I) Development Permit Requirements:

a) A Development Permit application is not required for Home-Based Business (Type I), so long as it is a Permitted Use in a given District and adheres to **Section 142** and **143**.

HOME-BASED BUSINESS (TYPE II)

145 Home-Based Business (Type II) General Requirements:

a) Home-Based Business (Type II) is an accessory use of a principal dwelling and may utilize its accessory buildings and outside storage,

b) Home-Based Business (Type II) may generate up to eight (8) business-related visits per day in an Agricultural District and up to four (4) business-related visits per day in all other Districts,

c) Home-Based Business (Type II) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,

d) The number of non-resident employees shall not exceed two (2) at any time,

e) Typical businesses include landscaping contractors, hairdressers, music teachers and day homes, and

f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

146 Home-Based Business (Type II) Site Requirements:

a) Outside storage may be permitted at the discretion of the Development Authority provided it complies with the following requirements, which may form conditions for approval:

   i. Be screened from view of adjacent lands and roads,

   ii. Meet the minimum setback requirements for buildings, and

   iii. Not exceed 400.0 m^2 (4305.56 ft^2) or 1% pf the parcel area, whichever is less,

b) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

147 Home-Based Business (Type II) Development Permit Requirements:

a) A Development Permit application will respond to **Section 145** and **146**,

b) The maximum term of a Development Permit issued for a Home-Based Business (Type II) is one (1) year,

c) If a subsequent application is applied for before the one (1) year Development Permit has expired, the new Development Permit can be issued for up to five (5) years if:

   i. The application is for the same Home-Based Business (Type II),

   ii. The Home-Based Business has not violated the conditions of its Development Permit, and

   iii. There are no active Bylaw enforcement orders related to the Home-Based Business (Type II).

LIVESTOCK

148 Livestock General Requirements:

a) Livestock is permitted in R-RUR, R-CRD and any parcel where Agricultural (General) is a listed use.

b) Where livestock is kept, pastures shall be maintained to ensure that there is no overgrazing, and

c) Where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.

149 Livestock Site Requirements:

a) The maximum number of animals permitted on a parcel of land are as follows:

Table 3 – Animal Units by Parcel Size

Parcel Size	Max. Animal Units
<1.4 ha (<3.46 ac)	0
≥1.4 to ≤2.0 ha (≥3.46 to ≤4.94 ac)	2
>2.0 to ≤3.0 ha (>4.94 to ≤7.41 ac)	3
>3.0 to ≤4.0 ha (>7.41 to ≤9.88 ac)	4
>4.0 to ≤5.0 ha (>9.88 to ≤12.36 ac)	5
>5.0 to ≤6.0 ha (>12.36 to ≤14.83 ac)	6
>6.0 to ≤7.0 ha (>14.83 to ≤17.29 ac)	7
>7.0 to ≤8.0 ha (>17.29 to ≤19.77 ac)	8
>8.0 to ≤9.0 ha (>19.77 to ≤22.24 ac)	9
>9.0 to ≤10.0 ha (>22.24 to ≤24.71 ac)	10
>10.0 to ≤12.1 ha (>24.71 to ≤29.90 ac)	15
>12.1 to ≤16.1 ha (>29.90 to ≤39.78 ac)	20
>16.1 ha (>39.78 ac)	No Maximum

b) Notwithstanding a), up to ten (10) chickens (hens, no roosters) are allowed on a Residential District parcel that is smaller than 1.4 ha (3.46 ac),

c) The number of animals that constitute an animal unit are as follows:

Table 4 – Animal Unit Table

Animal Type	# of Animals = 1 Animal Unit
Cattle	1
Pigs	2
Horses/Ponies	1
Donkeys/Mules	1
Poultry (including Pheasants)	20
Sheep	5
Rabbit/Mink	20
Goats	5
Elk	1
Emu	4
Ostrich	2
Bison	0.5
Deer	4
Alpaca/Llama	5

d) Notwithstanding c), calves, foals, lambs, gilts, kids at mothers' side (not weaned) are not considered to be Animal Units and wild boars are not permitted in the County.

150 Livestock Development Permit Requirements:

a) A Development Permit is not required for Livestock so long as **Section 148** and **149** are adhered to,

b) On parcels smaller than 16.1 ha (39.78 ac), livestock owners, wishing to increase the number of animals on a parcel, shall submit the following information as part of a Development Permit application:

i. A Pasture Management Plan, and

ii. A Manure Management Plan,

c) A Development Permit for increasing the number of animals on a Non-Agricultural parcel shall not exceed five (5) years.

SIGNAGE

151 Signage General Requirements:

a) Signs shall be compatible with the general character of the prescribed District, to the satisfaction of the Development Authority,

b) No sign or any part of a sign is allowed in a road allowances or County rights-of-way,

c) No sign or any part of a sign shall be within 3.0 m (9.84 ft) of overhead power and service lines, and

d) No sign shall be attached to a stationary vehicle, truck trailer, or a shipping container.

152 Signage Site Requirements:

a) A sign shall be located entirely within the site unless prior written approval granting permission for the sign to overhang another property is submitted by the affected owner, and

b) The Development Authority may require an easement if a sign overhangs another property.

153 Signage Development Permit Requirements:

a) A Development Permit is required for all signs, excluding those listed in **Section 92**,

b) A Development Permit application will respond to **Section 151** and **152**, and detail the following:

i. All dimensions of the sign, including height of the sign and the sign Structure,

ii. Area of copy face(s),

iii. Design of copy face(s),

iv. Type of construction and finishing to be utilized,

v. Method of support,

vi. Material specifications,

vii. Details of sign illumination,

viii. Distance from roadway(s), and

ix. Such other considerations as the Development Authority may deem to be relevant,

c) An applicant may be required to submit the following in support of a Development Permit:

i. A Site Plan showing sign location in relation to property boundaries and Buildings, and

ii. Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location.

SPECIAL FUNCTION BUSINESS

154 Special Function Business General Requirements:

a) May only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.

155 Special Function Business Site Requirements:

a) The maximum area of a Special Function Business shall not exceed 400.0 m^2 (4305.56 ft^2) or 1% of the parcel area, whichever is less.

156 Special Function Business Development Permit Requirements:

a) A Development Permit application will respond to **Section 154** and **155**, and

b) A Development Permit for a special function business shall not exceed three (3) years.

STRIPPING, GRADING, EXCAVATION AND/OR FILL

157 Site stripping, grading, excavation, or fill is a discretionary use in all land use districts.

158 Site stripping, grading, excavation, or fill Development Permit Requirements:

a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,

b) A Development Permit application will detail the following:

i. Location and area of the site on which the development is proposed,

ii. Existing land use,

iii. Type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns,

iv. Pre-development grading plan and post-development grading plan,

v. A soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition,

vi. Location of wetlands and watercourses and any ecologically sensitive features,

vii. Timing of works, which shall not coincide with bird nesting seasons, as determined,

viii. Location where the excavation, stripping, or grading is to be taking place,

ix. Proposed access, haul routes and haul activities,

x. Methods to prevent dust and erosion,

xi. A traffic control plan,

xii. A Weed management plan,

xiii. Costs to reclaim the site, and

xiv. The condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority), or the use of the area from which the topsoil is removed,

c) The Development Authority may require a:

i. Stormwater Management Plan,

ii. Fill Management Plan,

iii. Soil Quality Report, and/or

iv. Letter of credit for performance of approval conditions based on the cost of remediation.

TEMPORARY RESIDENCE

159 Temporary Residence General Requirements:

a) Temporary Residence is a discretionary use in all land use districts.

b) A Development Permit for a Temporary Residence may be issued for a vehicle (recreation), providing that a Building Permit has been issued for the construction of a Principal Dwelling on the same parcel.

160 Temporary Residence Site Requirements:

a) A Temporary Residence is restricted to Districts in which a dwelling is a permitted use, and

b) A Temporary Residence shall be removed within 30 days of the occupancy of the principal dwelling.

161 Temporary Residence Development Permit Requirements:

a) A Development Permit application will respond to **Section 159** and **160**,

b) The maximum term of a Development Permit issued for a Temporary Residence is one (1) year, and

c) A Security shall be posted for a Temporary Residence.

TEMPORARY SALES CENTRE AND SHOW HOME

162 Temporary Sales Centre and Show Home General Requirements:

a) Temporary Sales Centre and Show Home are discretionary uses in all Residential Districts and C-MIX,

b) A temporary sales centre and/or a show home shall not be occupied as a residence,

c) Public viewing hours shall not be earlier than 8:00 am and not later than 8:00 pm, and

d) Conditions of the permit do not limit the private showing by appointment of the show home at any time.

163 Temporary Sales Centre and Show Home Site Requirements:

a) A temporary sales centre and/or a show home shall be located close to the entrance of a new development, to the satisfaction of the Development Authority.

164 Temporary Sales Centre and Show Home Development Permit Requirements:

a) A Development Permit application will respond to **Section 162** and **163** and further set out:

   i. The removal of all advertising signs and features when the use ceases, and

   ii. Signs posted at any adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing,

b) A Development Permit may be issued prior to the registration of a phase of a development, providing that the phase has received approval by the Subdivision Authority, and there is a Development Agreement in place,

c) The maximum term of a Development Permit for a temporary sales centre and/or a show home is five (5) years, and

d) A security shall be posted for a temporary sales centre and/or a show home.

PART FIVE
General Regulations

5

This part outlines general regulations that apply to development within the County.

Buildings and Structures

ADDRESSING

165 All Principal Buildings shall have the civic address clearly displayed and easily visible from the street.

SERVICING

166 All buildings shall have sanitary and sewer servicing to the satisfaction of the Development Authority.

BUILDING DESIGN

167 A building's character and appearance may be considered in the review of proposed developments with respect to:

a) Consistency with the prescribed District,

b) Compatibility with nearby buildings, and

c) Compliance to the provisions of any Statutory Plan, which sets out specific guidelines as to the design, character, appearance, or building materials used in a development.

MECHANICAL HOUSING

168 In all Non-Agriculture Districts, a building's mechanical housing shall be screened, to the satisfaction of the Development Authority.

BUILDING HEIGHT

169 The height of a building is determined by the average height of all elevations.

170 The average height of an elevation shall be determined based on the finished grade to the highest point of the building.

171 The highest point of a building shall not include the following: elevator housing, mechanical housing or its screening, roof stairway entrance, ventilation fans, a skylight, a steeple, a smokestack, a parapet wall, a flagpole, or similar device not structurally essential to the building.

172 The finished grade shall be determined by the average of the highest and lowest grade adjacent to the façade of the building.

ACCESSORY BUILDINGS

173 An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.

174 Where the Accessory Building is a Shipping Container it:

a) Shall not be attached, in any way, to a principal building;

b) Shall not be stacked in any Non-Industrial District; and

c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

ACCESSORY STRUCTURES

175 Accessory structures are not required to comply with applicable yard setbacks.

BEEKEEPING

176 Where Beekeeping is a permitted use in a Residential District, a maximum of three (3) Beehives are allowed.

177 Beehives shall follow the same setbacks for Accessory Buildings in a given District.

MIXED-USE BUILDINGS

178 A building may be occupied by a combination of one or more of the uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a Development Permit.

179 In a Mixed-Use Building:

a) Dwelling Units shall have at grade access that is separate from the access for commercial premises,

b) Direct access from a residential Dwelling Unit to a commercial premise shall not be permitted, and

c) The minimum amenity area shall be of 4.00 m^2 (43.06 ft^2) per Dwelling Unit.

180 No use within any building or structure on the lands shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building which contains them.

Parcels and Setbacks

HISTORICAL SETBACKS

181 The setbacks for all buildings constructed prior to March 12, 1985 are deemed to comply with this Bylaw.

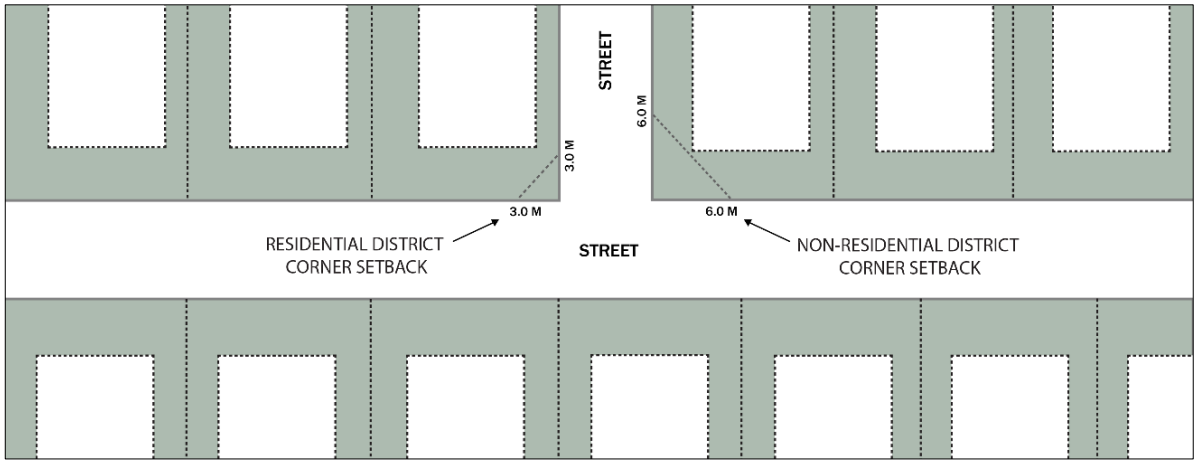
CORNER VISIBILITY

182 In a Residential District, private buildings, structures, fences and landscaping shall be setback at least 3.0 m (9.84 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

183 In a Non-Residential Districts, private buildings, structures, fences and landscaping shall be setback at least 6.0 m (19.69 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

184 Corner setbacks may be varied to align with Alberta Transportation requirements at the discretion of the Development Authority.

Figure 1 – Corner Visibility Triangle



DRIVEWAYS

185 In a Residential District, the driveway to a public road shall be a minimum length of 6.0 m (19.69 ft.), measured from the back of sidewalk, or back of curb where there is no sidewalk.

EXTENSIONS INTO YARDS

186 The following items are permitted to extend into any rear or side yard:

a) Cantilever extensions up to 0.6 m (1.97 ft.) in length, and

b) Decks and patios, including landings and wheelchair ramps, that are greater than 0.61 m (2.00 ft.) in height shall not extend further than 2.00 m (6.56 ft.) and the resulting required minimum rear or side yard shall not be less than 1.20 m (3.94 ft.).

EMERGENCY ACCESS

187 Comprehensively planned areas shall be so designed that streets and access routes for firefighting vehicles and equipment are provided in accordance with the requirements of the *Safety Codes Act,* as amended or replaced from time to time.

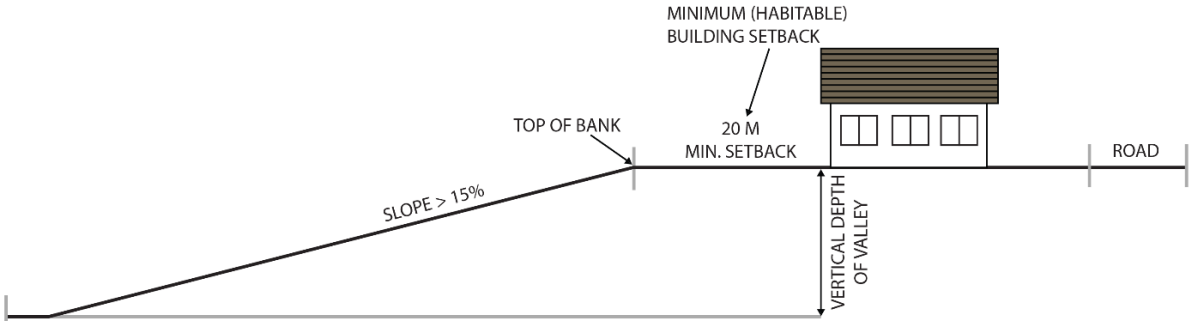
188 Setbacks in any District may be increased at the discretion of the Development Authority in order to provide adequate emergency access.

SETBACKS FROM SLOPES AND BANKS

189 Buildings shall be located at least 20.0 m (65.62 ft.) back from the top-of-bank of an escarpment where the grade exceeds fifteen per cent (15%), as illustrated in **Figure 2 – Setback Requirements**.

190 The Development Authority may, at their discretion, reduce the setback requirements if the applicant provides a Geotechnical Study, prepared by a qualified engineer, that provides satisfactory proof of bank stability.

Figure 2 – Setback Requirements



PARCELS WITHOUT ACCESS

191 For the purposes of this Bylaw, a parcel is a parcel without access if:

a) the parcel does not abut a public or private roadway,

b) the only public roadway that the parcel abuts is an undeveloped road allowance, semi-private road, or low maintenance road, or

c) the parcel abuts a public or private roadway developed to County Standards, to which the road is subject to an active Cost Recovery Agreement.

192 A parcel is not a parcel without access when it abuts a road approved in a condominium plan of subdivision or a plan of and such roadway directly accesses a County road.

193 Notwithstanding a) above, the Development Authority may, at its discretion, determine that a parcel without access is, for the purposes of this Bylaw, a parcel having access, provided the road which provides access to the parcel is not subject to an active Cost Recovery Agreement.

194 Notwithstanding the parameters of the District in which a parcel without access is located, Agriculture (General), Accessory Buildings, and Utilities shall be permitted uses; all other development is discretionary.

FLOOD HAZARD AREAS

General Restrictions to Development:

195 All development in a Flood Hazard Area is considered to be discretionary, notwithstanding any other section of the Bylaw.

196 No development shall be permitted within a Floodway, except for the:

a) Repair or maintenance of existing buildings, or

b) Replacement of existing buildings, provided flood-proofing design measures are undertaken, which do not involve construction below the Floodway.

197 No building or structure shall be developed where the location of the building or structure is on a site where the undisturbed ground elevation:

a) Is less than 6.0 m (19.69 ft.) above the normal summer low water level and is less than 1,200.0 m (3937.01 ft.) from the edge of the normal summer water channel of a watercourse, major, or

b) Is less than 3.0 m (9.84 ft.) above the normal summer low water level and is less than 300.0 m (984.25 ft.) from the edge of the normal summer water channel of a watercourse, minor, or

c) Unless the ground elevation adjacent to and within 5.0 m (16.40 ft.) of the building or structure is 1.0 m (3.28 ft.) above the 1:100 year flood elevation as determined by Alberta Environment and Parks.

198 The placing of fill within the 1:100 year Flood Hazard Area shall not be permitted unless and until Alberta Environment and Parks has determined that the placing of the fill will not have a detrimental effect on the flow of water, either in the watercourse or on adjacent lands.

Bragg Creek Flood Development Restrictions:

199 In addition to **Sections 195** to **198**, the following provision applies to properties in the Hamlet of Bragg Creek:

a) The minimum area of a site, when a lot or portion of a lot is within the Floodway, is the lot area as defined in the Title to the lands registered in the Alberta Land Titles Office as of January 1, 1995.

Elbow River Development Restrictions:

200 In addition to **Sections 195** to **198**, the following provisions apply to properties along the Elbow River:

a) No development shall take place in the floodway, except for:

i. Roads and bridges,

ii. Flood or erosion protection measures or devices,

iii. Pathways that are constructed level with the existing natural grades, and

iv. Recreation (Outdoor), provided there are no buildings, structures, or other obstructions to flow in the floodway,

b) All development shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the site. The Development Authority may require an applicant to provide a Flood Modelling Study to demonstrate this requirement.

FLOOD FRINGE AREAS

201 In a flood fringe area, mechanical and electrical equipment within a building shall be located at or above the designated flood level. The minimum ground floor elevation shall be above the designated flood level.

202 If development is approved within the flood fringe, the first floor of all buildings shall be located at or above the 1:100 year flood level plus 0.5 m (1.64 ft.) freeboard. The Development Authority may allow for variances on the freeboard requirement depending on site specific conditions.

203 When a Development Permit is made for any building on an existing lot which is or may be affected by a Floodway or Flood Fringe area, the Development Authority shall require the applicant to submit a geotechnical report or a flood plain/flood hazard mapping study or both, prepared by a qualified professional in accordance with County requirements. These studies shall confirm that there is a minimum contiguous developable area suitable for the building and related land on the subject lot and specify any flood mitigation measures to reduce potential damage from a flood event.

RIPARIAN PROTECTION AREAS

Determination of the Riparian Protection Area:

204 The extent of the Riparian Protection Area, as measured from the top of bank or furthest extent of a wetted area, shall be:

a) Minimum of 30.0 m (98.43 ft.) if the underlying soil type is glacial till,

b) Minimum of 60.0 m (196.85 ft.) if the underlying soil type is alluvial sediment, or

c) As otherwise established by a geotechnical assessment and environmental assessment prepared by licensed professionals that is acceptable to the Development Authority.

205 Notwithstanding **Section 204**, the Riparian Protection Area for the Bow River and Elbow River shall be measured from the river's legal bank, as determined by a qualified professional surveyor in accordance with the *Surveys Act*, R.S.A. 2000 Chapter S-26, as amended or replaced from time to time.

206 No tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.0 m (32.81 ft.) from the top of bank or furthest extent of a wetted area.

207 If a development setback is required under other section(s) of the Bylaw that results in setback greater than the Riparian Protection Area, that greater setback shall prevail.

Bragg Creek Flood Area Structure Plan Lands:

208 Notwithstanding **Sections 204** to **207**, the following applies for lands within the Greater Bragg Creek Area Structure Plan:

a) Outside the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends outside of the active floodplain of the Elbow River,

b) Outside the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark,

c) Within the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends from the active floodway of the Elbow River, and

d) Within the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark.

Uses Restricted in the Riparian Protection Area:

209 For any development within the Riparian Protection Area the Development Authority shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area. The Development Permit conditions may include but are not limited to:

a) Preservation of natural vegetation,

b) Sediment and erosion control during construction,

c) Siting of construction equipment away from a watercourse, and

d) Siting of proposed development away from a watercourse.

210 Where no buildable area on a lot exists due to the Riparian Protection Area regulations, the following development may be approved by the Development Authority within the Riparian Protection Area:

a) Buildings,

b) Accessory Structures,

c) Private Sewage Treatment System and Decentralized Wastewater Systems,

d) Communications Facilities,

e) Parking lots,

f) Stormwater ponds, swimming pools, artificial water bodies, and dugouts, and

g) Stripping, fill, excavation, grading, and/or re-contouring.

Riparian Protection Areas Compliance:

211 Notwithstanding **Sections 204** to **210**, any development which either has a Development Permit or was exempt from requiring a Development Permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

Signage

DIGITAL DISPLAYS

212 Digital Display General Requirements

a) Where a sign contains a digital display, it shall be a discretionary use.

b) Copy shown on a digital display must be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.

c) The maximum transition time between each digital copy must not exceed 0.25 seconds.

d) Copy on a digital display shall not use full motion video or otherwise give the appearance of animation or movement.

e) The transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.

f) Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays.

g) All digital displays must be equipped with an ambient light sensor.

h) A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.

i) The light output of a digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:

   i. From sunrise to sunset, 7500 Nits in all districts; and

   ii. From sunset to sunrise:

   iii. 500 Nits in Industrial Districts;

   iv. 350 Nits in Business and Commercial Districts; and

   v. 300 Nits in all other districts.

j) If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required.

k) The backs of all digital displays and all cutouts shall be enclosed.

l) The space between the faces of a double-faced digital display shall be enclosed.

212.1 Digital Display Site Requirements:

a) Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign must not operate, or must only display a black screen between 10 p.m. and 7 a.m.

b) The electrical power supply to a digital Message Sign must be provided underground.

c) A digital display must be located at least 300.0 m (984.25 ft.) from another digital display.

d) Trees required under an approved development permit must not be removed or altered in any way to accommodate the placement or visibility of a digital display.

e) The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

Section 212.2 Digital Display Development Permit Requirements

a) A Development Permit application will respond to **Section 212** and **Section 212.1**, and further set out:

   i. The name and telephone contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day in the event that the sign malfunctions.

ii. A detailed specification sheet or operating standards from the manufacturers must be included that identifies both the NITS and that there is a dimming option for night time hours.

b) The maximum term of a Development Permit issued is three (3) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.

c) Any other requirements of a Development Permit set out in **Sections 211** through **222** based on the sign type.

AWNING/CANOPY SIGNS

213 Means a sign which either forms part of, or is attached to, a retractable or permanently affixed canopy, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		• Shall be constructed of durable, waterproof, colourfast material • Shall be attached to the Structure to which it refers • Shall at the minimum project 0.6 m (1.97 ft.) from the Building • Shall have a minimum clearance of 3.0 m (9.84 ft.) above grade

BILLBOARD SIGNS

214 Means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		• 35.0 m^2 (376.74 ft^2) sign area • 12.0 m (39.37 ft.) sign height
Standards		• Shall be a minimum 90.0 m (295.28 ft.) apart from any other Billboard • May be illuminated by a constant source of light • Shall be setback at a minimum of 5.0 m (16.40 ft.) from any Parcel line • Shall have no part of the sign face less than 2.4 m (7.87 ft.) above grade • Shall be setback a minimum of 300.0 m (984.25 ft.) from another Billboard Sign • Shall be setback a minimum of 300.0 m (984.25 ft.) from a highway.

FASCIA SIGNS

215 Means a flat sign that is attached flush to a Building face or is painted on, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Permitted
	Residential	Discretionary
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		• Special Districts, sign area ≤ 20% of the Building face • Non-Special Districts, sign area ≤ 40% of the Building face
Standards		• Shall be projected a maximum of 0.3 m (0.98 ft.) • Shall have no exposed wiring or bulbs • May be illuminated and may include changeable copy • For attached fascia signs, shall be safely and securely attached to the Building by means of metal anchors, bolts or expansion screws • Shall not exceed 0.5 m^2 (5.38 ft^2) in area for a Bed and Breakfast or Home-Based Business (Type II) • Shall not exceed 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business (Type II)

FREESTANDING SIGNS

216 Means a sign, other than a billboard, that is self-supporting in a fixed location and not attached to a Building, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		• Residential District, 1.5 m^2 (16.15 ft^2) sign area • Residential District, 1.5 m (4.92 ft.) sign height • Non-Residential District, 7.0 m^2 (75.35 ft^2) sign area • Non-Residential District, 12.0 m (39.37 ft.) sign height
Standards		• May be illuminated and may include changeable copy, unless deemed to distract highway users. • Shall be wholly located on the site of the Building or land use to which the sign refers, except where the sign is approved to contain third-party advertising

	• Shall not project over any property line • Shall not exceed 0.5 m^2 (5.38 ft^2) in area or 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business – Type II • In Agricultural Districts, shall be setback a minimum of 300.0 m (984.25 ft.) from another Freestanding Sign • In Non-Agricultural Districts, only one (1) sign shall be permitted per parcel, except where sites have 60.0 m (196.85 ft.) or more of street frontage and signs are placed no closer than 30.0 m (98.43 ft.) apart • The area around Freestanding Signs shall be kept clean and free of overgrown vegetation and free from refuse material; • For the purpose of marketing or guiding traffic to a new development: i. Shall be located a minimum of 25.0 m (82.02 ft.) from a roadway intersection and 10.0 m (32.81 ft.) from another such sign for the same development ii. Shall be placed no further than the nearest arterial road to the new subdivision or development

INFLATABLE SIGNS

217 Means a sign that is inflated, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		• Shall be affixed securely • Shall be a minimum of 10.0 m (32.81 ft.) from power and service lines and road rights-of-way

PORTABLE SIGNS

218 Means a sign mounted on a frame, stand or similar Structure that is easily transported, but does not include a sandwich board, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary

Maximum Sign Dimensions	• 5.0 m² (53.82 ft²) sign area • 3.0 m (9.84 ft.) sign height
Standards	• Not more than one (1) Portable Sign is allowed for any one Parcel • Shall only be placed on the ground but shall not be permanently fastened to the ground • May be issued for a maximum of ninety (90) days, or longer at the discretion of the Development Authority

PROJECTING SIGNS

219 Means a sign that is attached to a wall of a Building and horizontally extends more than 0.3 m (0.98 ft.) from the face of that wall, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		• Industrial Districts, 9.0 m² (96.88 ft²) sign area • Non-Industrial Districts, 5.0 m² (53.82 ft²) sign area
Standards		• Shall not project more than 2.0 m (6.56 ft.) from the Building face • Shall not be placed at a height less than 2.4 m (7.87 ft.) from grade to the bottom of the sign • Shall not project above the roof or parapet of a Building • Shall not be located within 0.6 m (1.97 ft.) from the back of the curb of a public road • Shall be fixed in place • Only one (1) projecting sign shall be permitted per parcel • Businesses located in the same building may combine their allowable sign areas to form a single projecting sign

REAL ESTATE SIGNS

220 Means any temporary, non-illuminated sign that is displayed on a property for the purpose of advertising the sale, lease or rent of that property, adhering to the following requirements:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• R-RUR and R-CRD, 1.0 m^2 (10.76 ft^2) sign area • All other Residential Districts, 0.5 m^2 (5.38 ft^2) sign area • All other Districts, 3.0 m^2 (32.29 ft^2) sign area • 3.0 m (9.84 ft.) sign height
Standards		• Shall only be located on the property that is for sale • Shall be removed within seven (7) days after the closing date of the sale of the property • Shall be restricted to a maximum of four (4) signs per development, or Dwelling Unit in multi-unit dwellings

ROOF SIGNS

221 Means any sign erected upon, against, or directly above a building, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Prohibited
Maximum Sign Dimensions		• <20% of the area formed by the building face • 1.0 m (3.28 ft.) sign height
Standards		• Shall be erected so that the supporting structure is not visible • Shall not rotate or employ any flashing or intermittent lights, devices or means to create the impression of flashing lights • Shall have a minimum building clearance of 1.2 m (3.94 ft.)

SANDWICH BOARDS

222 Means an "A" shaped form of freestanding sign, sometimes referred to as an A-frame, which is set on but not attached to the ground and has no external supporting Structure for commercial or point-of-sale use, adhering to the following requirements:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• 0.8 m² (8.61 ft.2) sign area • 1.0 m (3.28 ft.) sign height
Standards		• Shall be located in proximity to the business advertised and permitted only during hours of operation • Shall not include any illumination or electronic message display • Shall be constructed of a rigid material such that a stable frame is created • Shall not obstruct pedestrian or vehicular traffic • Shall maintain a separation distance of 10.0 m (32.81 ft.) from another Sandwich Board Sign

TEMPORARY SIGNS

223 Means a sign which is not permanently installed and is limited to advertising a yard sale, garage sale or other Special Event, adhering to the following requirements:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• 0.5 m² (5.38 ft.^{2}) sign area
Standards		• Shall not be erected for more than a forty-eight (48) hour period, unless the appropriate Special Event permit has been issued • Signs may be removed by the County after forty-eight (48) hours without notice

Lighting

OUTDOOR LIGHTING – GENERAL PROVISIONS

224 All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

225 Full cut-off (shielded) outdoor fixtures shall be installed for all exterior lighting.

226 The maximum mounting height for an outdoor light fixture shall be 6.0 m (19.69 ft.) in any Residential District or any parcel that abuts a Residential District.

OUTDOOR LIGHTING – BUSINESS/COMMERCIAL AND INDUSTRIAL

227 Business/Commercial and Industrial District lighting shall minimize light pollution, glare, and light trespass into adjacent properties to a degree that maintains on-site visibility of product displays during evening hours of operation.

228 The maximum mounting height for an outdoor light fixture shall be 12.0 m (39.37 ft.).

229 The County may require an applicant to provide a plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments.

230 No flashing, strobe, or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.

Onsite Parking and Loading

GENERAL PROVISIONS

231 Where any development is proposed, parking shall be provided and maintained by the owner in accordance with the requirements of the Bylaw.

232 Barrier-free parking stalls are intended for use by mobility-reduced persons and shall be included in the calculation of the applicable minimum parking requirement.

233 Parking areas shall be freely accessible at all times during which the facility is in operation.

234 Parking stalls shall have a minimum vertical clearance of 1.99 m (6.53 ft.).

NUMBER OF STALLS

235 The minimum number of parking stalls required is as follows:

Table 5 – Parking Minimums

Use	Required Parking Stalls
Accessory Dwelling Unit	1 additional stall
Agricultural (General)	N/A
Agricultural (Intensive)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Agricultural (Regulated)	Determined by Direct Control District
Agricultural (Processing)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Alcohol Production	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Animal Health (Inclusive)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area

Animal Health (Small Animal)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Auctioneering	7.5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Automotive Services (Minor)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Automotive Services (Major)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Bed and Breakfast	1 per Guest Room
Campground	1 visitor parking stall per 5 campsites
Cannabis Cultivation	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Cannabis Processing	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Cannabis Retail Store	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Car Wash	2 per 100.0 m^2 (1076.39 ft^2) gross floor area (minimum of 2)
Care Facility (Child)	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Care Facility (Clinic)	2 per 100.0 m^2(1076.39 ft^2) gross floor area
Care Facility (Group)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Care Facility (Seniors)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Care Facility (Medical)	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Cemetery and Funeral Services	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Conference Centre	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Dwelling or Dwelling Unit	2 per unit
Dwelling, Multiple Unit	1 per unit
Dwelling, Duplex/Semi	2 per unit
Dwelling, Single Detached	2 per unit
Equestrian Centre	1 per spectator (as determined within the Development Permit)
Establishment (Eating)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Establishment (Drinking)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Establishment (Entertainment)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Establishment (Restricted)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Farm Gate Sales	N/A
Farmers Market	7.5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Film Production	Applicant shall submit a parking assessment for consideration by the Development Authority
Home Based Business (Type I)	1 additional stall
Home Based Business (Type II)	2 additional stalls
Hotel/Motel	3 plus 1 per guest room
Industrial (Light)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Industrial (Medium)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Industrial (Heavy)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Industrial (Logistics)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area for the first 40000m^2 (430057.0 ft^2), 0.2 per each additional 100m^2 (1076.36 ft^2)
Kennel	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Manure Storage Facility	Determined by Direct Control District
Natural Gas Plant	Determined by Direct Control District
Natural Resource Extraction/Processing	Determined by Direct Control District
Office	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Outdoor Storage	0.5 per 100.0 m^2 (1076.39 ft^2) gross floor area (minimum of 4)
Park	N/A
Post-Secondary	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Recreation (Culture & Tourism)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Recreation (Private)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Recreation (Public)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Recycling/Compost Facility	N/A

Religious Assembly	7.5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Small) < 1000 m^2	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (General) 1000-4000 m^2	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Large) > 4000 m^2	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Groceries)	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Restricted)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Garden Centre)	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Shopping Centre)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Riding Arena	N/A
School	Elementary School (K-6): 2.5 per classroom Middle School (7-9): 2.25 per classroom High School (10-12): 4.5 per classroom
Show Home	Same as Dwelling Type
Station (Gas/Electric)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area (minimum of 2)
Station (Bulk Fuel)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area (minimum of 2)
Temporary Sales Centre	Same as Dwelling Type
Utilities	N/A
Vacation Rental	Same as Dwelling Type
Waste Management Facility	Determined by Direct Control District

236 Where a use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.

237 Where a calculation does not yield a whole number, the required number of spaces shall be rounded down to the next whole number.

SIZE OF PARKING STALLS

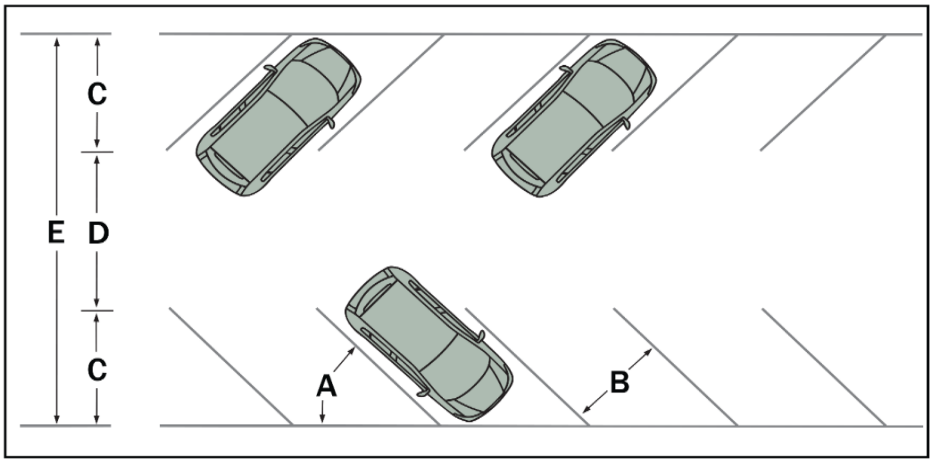
238 Minimum parking stall dimensions, illustrated **Figure 3 – Parking Stall Dimensions**, are as follows:

Table 6 – Parking Minimums

A	B	C	D	E
ANGLE OF STALL PERPENDICULAR TO AISLE	STALL WIDTH	STALL DEPTH PERPENDICULAR TO AISLE	AISLE WIDTH	OVERALL DEPTH
30°	2.6 m (8.53 ft.)	5.0 m (16.40 ft.)	3.6 m (11.81 ft.)	13.6 m (44.62 ft.)
45°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	3.6 m (11.81 ft.)	16.6 m (54.46 ft.)
60°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	5.5 m (18.04 ft.)	18.5 m (60.70 ft.)
90°	2.6 m (8.53 ft.)	6.0 m (19.69 ft.)	7.0 m (22.97 ft.)	19.0 m (62.34 ft.)

239 Where parking stalls are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, at the discretion of the Development Authority.

Figure 3 – Parking Stall Dimensions



SMALL CAR PARKING

240 For parking stalls other than parallel stalls, up to twenty per cent (20%) of the required parking stalls may be of a depth shorter than that required above, to a minimum of 4.6 m (15.09 ft.). These stalls shall be clearly marked 'SMALL CAR'.

VISITOR PARKING

241 For Residential uses:

a) Off-street parking shall be located on the site of the development served by the parking, and

b) All visitor parking should be easily accessible to the building it addresses.

242 Where a development consists of a mix of uses, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use, unless it is demonstrated through a Parking Assessment, prepared by a qualified engineer, that there will be complementary demand for parking that warrants a reduction in the total requirement.

ONSITE LOADING SPACES

243 Off-street loading spaces shall be provided and maintained by the Owner in accordance with the requirements of the Bylaw.

244 Off-street loading space shall be provided entirely within the property of the development being served.

245 The number of off-street loading spaces shall be determined at the Development Permit stage by the Development Authority, having regard for the development's needs.

246 Off-Street Loading Spaces Shall:

a) Have minimum dimensions of 4.0 m (13.12 ft.) in width and 8.0 m (26.25 ft.) in length,

b) Have overhead clearance of at least 5.0 m (16.40 ft.) above grade,

c) Have vehicular access from a street or lane either directly or by a clearly defined traffic aisle, and

d) Be surfaced to the satisfaction of the Development Authority.

PARKING LOT PLANS

247 For parking areas larger than thirty (30) stalls in Business/Commercial or Industrial Districts, a Parking Lot Plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.

DEFICIENT PARKING OR LOADING SPACES

248 In deciding on a proposed development that is deficient in parking or loading spaces, the Development Authority may at their discretion vary the number of parking stalls required (as supported by a parking study prepared by a qualified engineer).

249 When a building is enlarged, or its use is changed or intensified, resulting in deficient parking or loading spaces the increased parking shall be limited to the requirements for the intensification.

GARBAGE STORAGE AND COLLECTION

250 Garbage storage or collection areas should not be located in a front yard or visible from the street.

251 Any garbage storage or collection area co-existing with any parking or loading area shall be:

a) Clearly delineated as separate from the parking and loading stalls,

b) Located to optimize collection vehicles access, and

c) Screened by a fence or landscaped screen.

Landscaping

GENERAL LANDSCAPING REGULATIONS

252 The Development Authority shall require that landscaping be provided in conjunction with, and addressed as part of, any Development Permit in Business/Commercial and Industrial Districts, except for an Agricultural operation.

253 Notwithstanding **Section 253**, the Development Authority may require landscaping for Agricultural (Intensive), Agricultural (Processing), and Agricultural (Regulated).

254 As a condition of the Development Permit, the Development Authority shall require all landscaping to be completed within one (1) year of the issuance of the Development Completion Certificate, unless otherwise stated.

255 The owner, developer and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development Parcel.

256 The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved landscape plan.

257 Landscaping, including location, design, extent of plantings and other landscaping treatments provided, shall be subject to approval of the Development Authority.

258 All tree/shrub planting required shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region.

LANDSCAPING REQUIREMENTS

259 All development within Business/Commercial and Industrial Districts is subject to the following landscape standards:

Table 7 – Landscaping Standards

	Minimum Landscaping Area	Landscaping of Parking Lots	Trees	Shrubs	Minimum Tree Size
Business/Commercial	A minimum of 10%, or as otherwise required by the Development Authority	For a parking and loading requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m^2 (10.76 ft^2) per on-site parking space shall be provided for visual relief.	One tree for every 40.0 m^2 (430.56 ft^2) of the required landscaped area, to a minimum of four trees.	One shrub for every 60.0 m^2 (645.83 ft^2) of landscaped area shall be provided, to a minimum of six shrubs.	Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level. Coniferous trees shall be 2.5 m (8.20 ft.) in height.
Industrial	A minimum 6.0 m (19.69 ft.) wide landscaped yard shall be required adjacent to any public roadway.			One shrub for every 80.0 m^2 (861.11 ft^2) of landscaped area shall be provided, to a minimum of six shrubs.	

260 Where the calculation of the required number of trees and shrubs results in a fraction, the values shall be rounded down to the next whole number.

LANDSCAPING INSPECTIONS

261 Upon receipt of a written request from the applicant, an inspection of the finished landscaping may be scheduled by the Development Authority. Landscaping inspections shall comply with the following:

a) Conducted only during the normal growing season, approximately May 15th through October 15th,

b) Development Authority shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to a) above, and

c) Upon approval of the landscaping by the Development Authority, the security shall be released.

Fencing

GENERAL FENCING REGULATIONS

262 Fences shall complement the character and quality of the principal building.

263 The Development Authority may require an alternate siting of the fence in order to provide unimpeded traffic sight lines.

264 The Development Authority may require a site to be fenced and secured if the Development Authority is of the opinion the development poses a potential safety hazard.

FENCE HEIGHT

265 Fence height shall be measured from grade to the highest part of the fence;

266 Notwithstanding **Section 266**, the height measurement for a fence constructed on top of a deck, berm, or retaining wall shall include the height of the deck, berm, or the retaining wall;

267 Fencing in a Residential District or Agricultural District shall be:

a) No higher than 2.00 m (6.56 ft.) in side, rear and front yards on lands 0.4 ha (0.99 ac) or more, and

b) No higher than 1.00 m (3.28 ft.) in front yards on lands less than 0.4 ha (0.99 ac).

268 Fencing in a Business District, Commercial District,-Industrial District, or Special District shall be at the discretion of the Development Authority if over 2.00 m (6.56 ft.) in height.

269 Notwithstanding c) above, fencing for Recreation (Outdoor) shall be no higher than 4.0 m (13.12 ft.).

SHELTER BELTS

270 All trees, hedges, shrubs, or wooden fences forming a shelter belt shall be located not closer than:

a) 15.00 m (49.21 ft.) from the right-of-way of a road,

b) 35.00 m (114.83 ft.) from the nearest limit of a County road rights-of-way, and

c) 40.00 m (131.23 ft.) from the nearest limit of a highway.

271 Notwithstanding **Section 271**, single tree planting and screening, either by berm or fence, may be located either on the property line for screening or within 2.00 m (6.56 ft.) for single tree planting.

Stripping, Grading, Excavation and Fill

GENERAL STRIPPING, GRADING, EXCAVATION AND FILL REGULATIONS

272 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of an artificial waterbody, but not a dugout) requires a Development Permit.

273 Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.

274 Where the proposed development incorporates excavation and filling/grading, details regarding potential impacts on drainage (subject lands and adjacent) and water bodies as identified in a stormwater management plan shall be required.

STRIPPING AND GRADING

275 Stripping and grading may include stockpiling of site materials, road construction up to but not the final layer of asphalt, and underground utilities.

276 Repairing or resurfacing of existing approved private gravel access roads and driveways in accordance with County Standards does not require a Development Permit when approved grades are unchanged.

277 Unless specifically approved in a Development Permit, topsoil shall not be removed from any site.

278 Stripping, grading, and stockpiling for the purpose of construction site preparation incidental to an approved development does not require a Development Permit provided the following conditions are met:

a) A Grading Plan is approved, and

b) Construction site preparation does not include the digging of a building foundation or the installation of pilings.

EXCAVATION (BORROW AREA)

279 The excavation of borrow areas may be allowed providing:

a) A Development Permit has been issued for that use, including a Reclamation Plan,

b) The maximum area of excavation does not exceed 8.0 ha (19.77 ac), the maximum material to be removed from the site is 40,000 m^3 (52,318.02 yd^3) and the excavated material does not contain sand or gravel,

c) There is no negative impact on water flows to or from adjacent lands, as determined in a stormwater management plan,

d) A Reclamation Plan satisfactory to the County has been prepared for the site, with the reclamation financially secured in favour of the County, and

e) The time from commencement of excavation to completion of reclamation does not exceed one hundred and twenty (120) days.

FILLING

280 No Person shall place or dump fill or topsoil or cause or permit fill or topsoil to be placed or dumped anywhere in the County unless:

a) The placing of fill will not result in offsite drainage impacts to adjacent properties from changes in drainage patterns as determined in a stormwater management plan, and

b) A Fill Management Plan shall be submitted to the satisfaction of the Development Authority as part of an approved Development Permit application.

281 Notwithstanding **Section 281**, the Development Authority may require:

a) A Development Permit for reoccurring applications of fill on any site, and

b) A Road Use Agreement or a written confirmation from the County that a Road Use Agreement is not required.

STOCKPILING

282 Despite any other regulation in this Bylaw, the placing or the storage of topsoil or fill shall not be allowed in any circumstance where:

a) The topsoil or fill is contaminated, including all hydrovac materials,

b) Negatively impacting water flows to and from adjacent lands, or

c) Placed in natural wetlands or drainage courses.

283 Notwithstanding **Section 283**, no fill and topsoil shall be placed and stored in a Flood Hazard Area, wetlands, Riparian Protection Area, and/or drainage courses, unless otherwise approved by the Development Authority.

PART SIX
Land Use Districts

6

This part outlines specific regulation that applies to the County's Land Use Districts.

LAND USE DISTRICT MAP

284 Districts are described in the short form on the **Land Use Map** in **Schedule B**.

285 District boundaries are delineated on the **Land Use Map**. Where the precise location of the boundary is uncertain, the following rules apply:

a) Where a boundary follows a street, lane, stream or canal it shall follow the centreline thereof,

b) Where a boundary generally follows a Parcel line, it shall follow the Parcel line,

c) Where specific dimensions are noted on the **Land Use Map**, those dimensions shall be followed, and

d) Where there is doubt or dispute concerning the exact location of the boundary of a District, Council shall determine the location of the boundary according to the direction of the Bylaw.

286 District boundaries shall not be altered except by an amendment to the Bylaw.

287 Council shall maintain a list of amendments to the boundaries on the **Land Use Map**.

GENERAL PROVISIONS FOR ALL LAND USE DISTRICTS

Development Regulations

288 All applicants shall refer to **Part 5 – General Regulations** for specific regulations that apply to most types of development within the County;

289 All applicants shall refer to **Part 4 – Specific Uses and Activities** for specific regulations that apply to particular types of development within the County.

Infill Development

290 Infill development shall be in keeping with the scale and character of the surrounding area, having regard to siting, Building heights, site access, roof lines and architectural detailing, to the satisfaction of the Development Authority.

Building Requirements

291 A building may be occupied by a combination of one or more uses listed in a District. A Development Permit may include a number of uses and/or units within a building.

PERMITTED USES FOR ALL LAND USE DISTRICTS

292 Unless otherwise stated in the District the following uses shall be permitted in all Districts:

a) Home-Based Business (Type I),

b) Park, and

c) Utilities

LAND USE DISTRICT CONVERSION

293 The table below illustrates how Districts in the former Land Use Bylaw (No. C-4841-97) were transitioned into the Districts within this Bylaw. Attention was paid to the intent of the former Districts, and while some have been removed, in most cases specific policies were shifted over or merged into the new Districts.

Table 8 – Land Use District Conversion Chart

LAND USE BYLAW C-4841-97		LAND USE BYLAW C-8000-2020	
RF	Ranch and Farm District	A-GEN	Agricultural, General District
RF-2	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
RF-3	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
AH	Agricultural Holdings District	A-SML	Agricultural, Small Parcel District
F	Farmstead District	A-GEN	Agricultural, General District
R-1	Residential One District	R-CRD	Residential, Country Residential District
R-S	Silverhorn Residential District	R-CRD	Residential, Country Residential District
R-2	Residential Two District	R-RUR	Residential, Rural District
R-3	Residential Three District	R-RUR	Residential, Rural District
B-1	Highway Business District	C-HWY	Commercial, Highway District
B-2	General Business District	C-LRD	Commercial, Local Rural District
B-3	Limited Business District	I-HVY	Industrial, Heavy District
B-4	Recreation Business District	B-REC	Business, Recreation District
B-5	Agricultural Business District	B-AGR	Business, Agriculture District
B-6	Local Business District	C-LRD	Commercial, Local Rural District
NRI	Natural Resource Industrial District	S-NAT	Special, Natural Resources
HR-1	Hamlet Residential Single Family District	R-URB	Residential, Urban District
HR-2	Hamlet Residential (2) District	R-URB	Residential, Urban District
HR-3	Hamlet Residential (3) District	R-SML	Residential, Small Lot Urban District
HR-4	Hamlet Residential (4) District	R-MID	Residential, Mid-Density Urban District
HC	Hamlet Commercial District	C-LUD	Commercial, Local Urban District
HI	Hamlet Industrial District	I-LHT	Industrial, Light District
PS	Public Services District	S-PUB	Special, Public Service District
AP	Airport District	---	Direct Control
DC	Direct Control District	---	Direct Control
C-VC	Commercial, Village Centre District	C-MIX	Commercial, Mixed Urban District
C-PT	Commercial, Point Commercial District	C-LRD	Commercial, Local Rural District
C-LC	Commercial, Local Commercial District	C-REG	Commercial, Regional District
C-RC	Commercial, Regional Commercial District	C-REG	Commercial, Regional District
B-HF	Business, Highway Frontage District	C-HWY	Commercial, Highway District
B-BC	Business, Business Campus District	B-LOC	Business, Local Campus District
B-IC	Business, Industrial Campus District	I-LHT	Industrial, Light District

I-IA	Industrial, Industrial Activity District	I-HVY	Industrial, Heavy District
I-IS	Industrial, Industrial Storage District	I-LHT	Industrial, Light District
B-LR	Business, Leisure and Recreation District	B-REC	Business, Recreation District
B-RD	Business, Recreation Destination District	B-REC	Business, Recreation District
B-AS	Business, Agricultural Services District	B-AGR	Business, Agriculture District
C-SC	Commercial, Springbank Court District	B-REG	Business, Regional Campus District
n/a	NEW District	R-MRU	Residential, Multi-Residential Urban District
L-W	Live-Work District	B-LWK	Business, Live Work District
n/a	NEW District	S-FUD	Special, Future Urban Development District
n/a	NEW District	S-PRK	Special, Parks and Recreation District
n/a	NEW District	S-NOS	Special, Natural Open Space District

DIRECT CONTROL DISTRICTS

294 The purpose of a Direct Control district is to provide for development with unique characteristics, unusual site conditions or innovative design that require specific regulations unavailable in other Districts.

295 Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.

296 Direct Control Districts must not be used:

a) In substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw, or

b) To regulate matters that are regulated by subdivision or Development Permit approval conditions.

297 The following uses must only be listed as a use on a parcel that has been designated Direct Control:

a) Agriculture (Regulated),

b) Airport,

c) Firing Range,

d) Manure Storage Facility,

e) Natural Gas Plant (all new redesignations),

f) Natural Resource Extraction/Processing (all new redesignations),

g) Solar Farm,

h) Wind Farm,

i) Waste Management Facility, and

j) Waste Transfer Site.

298 Council shall consider the application and designation of a Direct Control District to those specific parcels or areas of the County where:

a) Development regulation and control by means of the other Districts provided for in this Bylaw may be inappropriate or inadequate having regard to existing or future developments and to the interests of the applicant, the County and the public generally, or

b) An approved statutory plan for the area could be more effectively implemented through the application of a Direct Control District, or

c) A proposed development is of a unique form or nature not contemplated or reasonably regulated by another District provided for in the Bylaw.

299 Where a parcel is designated Direct Control, the guidelines approved by Council at the time of such designation shall continue to apply, notwithstanding any requirement of this Bylaw to the contrary.

DIRECT CONTROL DISTRICT APPLICATIONS

300 Application requirements for the submission of a Direct Control District include:

a) All information required by this Bylaw for an Amendment application,

b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw,

c) A list of permitted and discretionary uses proposed for the site,

d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and

e) Any other information as may be required by the Development Authority and Council.

A-GEN Agricultural, General District

301 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

302 PERMITTED USES:

Accessory Building ≤ 930 m^2 (10010.40 ft^2)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 930 m^2 (10010.40 ft^2)
Agriculture (Intensive)
Agriculture (Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Farm Gate Sales
Farmers Market
Film Production
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

303 MINIMUM PARCEL SIZE:

a) An un-subdivided Quarter Section
b) The portion created and the portion remaining after registration of a First Parcel Out subdivision
c) The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)

304 MAXIMUM DENSITY:

a) On parcels less than 32.4 ha (80.0 ac), a maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached
b) On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of four Dwelling Units – two Dwelling, Single Detached and two other Dwelling Units where the other Dwelling Unit is not a Dwelling, Single Detached

305 MAXIMUM BUILDING HEIGHT:

a) Dwelling Units: 12.0 m (39.37 ft.)
b) All others: None

306 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from service roads	45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from service roads 6.0 m (19.69 ft.) from other parcels	30.0 m (98.43 ft.) from any road 15.0 m (49.21 ft.) from other parcels

307 EXCEPTIONS:

a) Parcels designated by the letter "o" on the **Land Use Map** shall provide for one (1) additional First Parcel Out subdivision after September 29, 1998, ~~and~~

b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, and

c) A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with **Sections 122** to **124.**

A-SML Agricultural, Small Parcel District

308 PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.

309

PERMITTED USES:

Accessory Building ≤ 930 m^2 (10010.40ft^2)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 930 m^2 (10010.40ft^2)
Agriculture (Intensive)
Agriculture (Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Film Production
Farm Gate Sales
Farmers Market
Film Production
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

310 MINIMUM PARCEL SIZE:

a) 20.2 ha (49.92 ac)
b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**
c) Notwithstanding b) above, the number following the "p" shall not be less than 8.1 ha (20.01 ac)

311 MAXIMUM DENSITY:

a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

312 MAXIMUM BUILDING HEIGHT:

a) Dwelling Units: 12.0 m (39.37 ft.)
b) All others: None

313 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from any road
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from service roads	15.0 m (49.21 ft.) from service roads	
	6.0 m (19.69 ft.) from other parcels	

314 EXCEPTIONS:

a) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, and

b) A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with **Sections 122** to **124**.

R-RUR Residential, Rural District

315 PURPOSE: To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

316

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Accessory Building > 190 m^2 (2045.14 ft^2)
Dwelling, Single Detached	Accessory Dwelling Unit
Beekeeping	Agriculture (Intensive)
	Animal Health (Inclusive)
	Bed and Breakfast
	Care Facility (Child)
	Care Facility (Clinic)
	Care Facility (Group)
	Communications Facility (Type A)
	Dwelling, Manufactured
	Dwelling, Tiny
	Equestrian Centre
	Home-Based Business (Type II)
	Kennel
	Riding Arena
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

317 MINIMUM PARCEL SIZE:

a) 1.6 ha (3.95 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

c) Notwithstanding b), the number following the "p" shall not be less than 1.6 ha (3.95 ac)

318 MAXIMUM DENSITY:

a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

319 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 7.0 m (22.97 ft.)

b) All others: 12.0 m (39.37 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

320 MAXIMUM ACCESSORY BUILDING PARCEL COVERAGE:

a) Parcels over 4.0 ha (9.88 ac): 380 m^2 (4090.29 ft^2).

b) All others: 285 m^2 (3067.71 ft^2).

321 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from other roads	45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from other parcels on parcels over or equal to 4.0 ha (9.88 ac) 15.0 m (49.21 ft.) from other roads 3.0 m (9.84 ft.) from other parcels on parcels under 4.0 ha (9.88 ac)	30.0 m (98.43 ft.) from any road 7.0 m (22.97 ft.) from all other 30.0 m (98.43 ft.) from all other on parcels over 4.0 ha (9.88 ac)

323.1 ADDITIONAL REQUIREMENTS:

a) Commercial development shall be accessory to a primary residential use on the parcel.

R-CRD Residential, Country Residential District

322 PURPOSE: To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.

323

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 90 m^2 (968.75 ft^2)	Accessory Building > 90 m^2 (968.75 ft^2)
Beekeeping	Accessory Dwelling Unit
Dwelling, Single Detached	Bed and Breakfast
	Care Facility (Child)
	Care Facility (Clinic)
	Dwelling, Manufactured
	Dwelling, Tiny
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

324 MINIMUM PARCEL SIZE:

a) 0.8 ha (1.98 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

c) Notwithstanding b), the number following the "p" shall not be less than 0.4 ha (0.98 ac).

325 MAXIMUM DENSITY:

a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached**.**

326 MAXIMUM PARCEL COVERAGE:

a) The total Accessory Building footprint shall not exceed 120.0 m^2 (1291.67 ft^2)

327 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 7.0 m (22.97 ft)

b) All others: 12.0 m (39.37 ft)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

328 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from County roads
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from Highways
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	30.0 m (98.43 ft.) from other roads
	3.0 m (9.84 ft.) from all other	6.0 m (19.69 ft.) from all other

330.1 ADDITIONAL REQUIREMENTS:

a) Commercial development shall be accessory to a primary residential use on the parcel.

R-URB Residential, Urban District

329 PURPOSE: To provide for single and semi-detached residential dwellings in Hamlets and comprehensively planned area.

330

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 65 m^2 (699.65 ft^2)	Accessory Building > 65 m^2 (699.65 ft^2)
Dwelling, Single Detached	Accessory Dwelling Unit
Dwelling, Duplex/Semi	Bed and Breakfast
Beekeeping	Care Facility (Child)
	Care Facility (Group)
	Dwelling, Manufactured
	Dwelling, Tiny
	Home-Based Business (Type II)
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

331 MINIMUM PARCEL SIZE:

a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)

b) All others: 0.09 ha (0.22 ac)

c) Notwithstanding b), the minimum size for parcels designated with the letter "p" is the number indicated on the **Land Use Map**

332 MINIMUM PARCEL WIDTH:

a) Lots not serviced by a piped sewer system: 30.5 m (100.07 ft.)

b) All others: 13.5 m (44.29 ft.)

c) Notwithstanding b), the minimum width for parcels designated with the letter "w" is the number indicated on the **Land Use Map**

333 MAXIMUM DENSITY:

a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

334 MAXIMUM PARCEL COVERAGE:

a) 25% for principal building and 10% for total of Accessory Building

335 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All others: 12.0 m (39.37 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

336 MINIMUM SETBACKS (Principal Building):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	2.4 m (7.87 ft.) for parcels with lane access 3.0 m (9.84 ft.) one side for parcels without lane 3.0 m (9.84 ft.) street side for a corner parcel	8.0 m (26.25 ft.)

337 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel	1.0 m (3.28 ft.)

339.1 ADDITIONAL REQUIREMENTS:

a) Commercial development shall be accessory to a primary residential use on the parcel.

338 EXCEPTIONS:

a) Parcels designated with the letter "s" on the **Land Use Map** shall have a minimum 5.5 m (18.04 ft.) setback, street side of a corner parcel

b) In the Hamlet of Bragg Creek, Dwellings and Accessory Buildings shall be Discretionary Uses

R-SML Residential, Small Lot District

339 PURPOSE: To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned area.

340

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 65 m^2 (699.65 ft^2)	Accessory Building > 65 m^2 (699.65 ft^2)
Beekeeping	Accessory Dwelling Unit
Dwelling, Duplex/Semi	Bed and Breakfast
Dwelling, Single Detached	Care Facility (Child)
	Care Facility (Group)
	Dwelling, Manufactured
	Dwelling, Tiny
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

341 MINIMUM PARCEL SIZE:

a) 0.06 ha (0.15 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

342 MINIMUM PARCEL WIDTH:

a) 13.5 m (44.29 ft.).

b) The minimum width of parcels designated with the letter "w" is the number indicated on the **Land Use Map**

343 MAXIMUM DENSITY:

a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

344 MAXIMUM PARCEL COVERAGE:

a) 50% for principal building and 15% for total of Accessory Buildings

345 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All others: 12.0 m (39.37 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

346 MINIMUM SETBACKS (Principal Building):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 f.t) with lane 3.0 m (9.84 ft.) one side without lane 3.0 m (9.84 ft.) street side of corner parcel	6.0 m (19.69 ft.)

347 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel	1.0 m (3.28 ft.)

R-MID Residential, Mid-Density Urban District

348 PURPOSE: To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

349 **PERMITTED USES:**

Accessory Building ≤ 75 m^2 (807.29 ft^2)
Dwelling, Single Detached
Dwelling, Duplex/Semi
Dwelling, Rowhouse
Beekeeping

DISCRETIONARY USES:

Accessory Building > 75 m^2 (807.29 ft^2)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Communications Facility (Type A)
Dwelling, Manufactured
Dwelling, Tiny
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

349.1 ADDITIONAL REQUIREMENTS:

a) Commercial development shall be accessory to a primary residential use on the parcel.

349.2 EXCEPTIONS:

a) Parcels designated with the letter "s" on the Land Use Map shall have a minimum side yard setback of 1.5 m (4.92 ft.) on both sides.

350 MINIMUM PARCEL SIZE (per unit):

a) **Dwelling, Single Detached**
0.03 ha (0.07 ac)

b) Notwithstanding a), the minimum parcel size on parcels designated with the letter "sp" is the number indicated on the **Land Use Map**

c) **Dwelling, Duplex/Semi**
0.025 ha (0.06 ac)

d) Notwithstanding c), the minimum parcel size on parcels designated with the letter "ip" is the number indicated on the **Land Use Map**

e) **Dwelling Rowhouse**
0.02 ha (0.05 ac)

f) Notwithstanding e), the minimum parcel size on parcels designated with the letter "rp" is the number indicated on the **Land Use Map**

g) **All Other**
0.09 ha (0.22 ac)

h) Notwithstanding g), the minimum parcel size on parcels designated with the letter "op" is the number indicated on the **Land Use Map**

351 MINIMUM PARCEL WIDTH (per unit):

a) **Dwelling, Single Detached**
9.14 m (29.99 ft.)

b) Notwithstanding a), the minimum parcel width for parcels designated by the letter "sw" is the number indicated on the **Land Use Map**

c) **Dwelling, Duplex/Semi**
7.92 m (25.98 ft.)

d) Notwithstanding c), the minimum parcel width for parcels designated by the letter "iw" is the number indicated on the **Land Use Map**

e) **Dwelling, Rowhouse**
6.09 m (19.98 ft.)

f) Notwithstanding e), the minimum parcel width for parcels designated by the letter "rw" is the number indicated on the **Land Use Map**

g) **All Other**
None

h) Notwithstanding g), the minimum parcel width for parcels designated by the letter "ow" is the number indicated on the **Land Use Map**

352 MAXIMUM DENSITY:

a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached

353 MAXIMUM PARCEL COVERAGE:

Dwelling, Single Detached	Dwelling, Duplex/Semi	Dwelling, Rowhouse	Accessory Building
50%	50%	65%	15% per building *

* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m^2 (968.75 ft^2), whichever is less.

354 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All others: 12.0 m (39.37 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

355 MINIMUM SETBACKS (Principal Building): **

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 ft.)	6.0 m (19.69 ft.)
4.0 m (13.12 ft.) with lane	3.0 m (9.84 ft.) street side of corner parcel	
	3.0 m (9.84 ft.) on one side without lane	

** There is no requirement for setbacks where a party wall separates two dwelling units

356 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	0.6 m (1.97 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

357 ADDITIONAL REQUIREMENTS:

a) Developments shall be located within a Hamlet or Comprehensively Planned Area.

b) Commercial development shall be accessory to a primary residential use on the parcel.

358 EXCEPTIONS:

a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses.

R-MRU Residential, Multi-Residential Urban District

359 PURPOSE: To accommodate a diverse range of medium density multi-dwelling condominium residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

360

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 75 m^2(807.29 ft^2)	Accessory Building > 75 m^2(807.29 ft^2)
Dwelling, Multiple Unit	Bed and Breakfast
Beekeeping	Care Facility (Child)
	Care Facility (Group)
	Care Facility (Senior)
	Communications Facility (Type A)
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

361 MINIMUM PARCEL SIZE:

a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)

b) All others: 0.09 ha (0.22 ac)

c) Notwithstanding b), the minimum size for parcels designated with the letter "p" is the number indicated on the **Land Use Map**

362 MAXIMUM DENSITY:

a) 50 units per ha

b) The maximum density on parcels designated with the letter "d" is the number indicated on the **Land Use Map**

363 MAXIMUM PARCEL COVERAGE:

a) 65%

364 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All others: 14.0 m (45.93 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

365 MINIMUM SETBACKS: *

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)

* There is no requirement for setbacks where a party wall separates two dwelling units

366 ADDITIONAL REQUIREMENTS:

a) Developments shall be located within a Hamlet or Comprehensively Planned Area

b) Commercial development shall be accessory to a primary residential use on the parcel.

367 EXCEPTIONS:

a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

B-AGR Business, Agricultural District

368 PURPOSE: To accommodate agricultural related business activity including the processing and retailing of agricultural products.

369

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Farmers Market	Accessory Building > 500 m^2 (5381.96 ft^2)
Accessory Building	Retail (Garden Centre)	Agricultural (Intensive)
Agricultural (General)	Establishment (Eating)	Agricultural (Processing)
Animal Health (Inclusive)	Retail (Small)	Alcohol Production
Beekeeping	Recreation (Private)	Auctioneering
Communications Facility (Type A)		Automotive Services (Major)
Communications Facility (Type B)		Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Equestrian Centre
		Farm Gate Sales
		Kennel
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Outdoor)
		Special Function Business
		Station (Gas/Electric)
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

370 MINIMUM PARCEL SIZE:

a) 2.0 ha (4.94 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

371 MAXIMUM BUILDING HEIGHT:

a) 15.0 m (49.21 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

372 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

373 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

374 ADDITIONAL REQUIREMENTS:

a) A greater setback may be required if, in the opinion of the Development Authority, the proposed development may interfere with the amenity of adjacent parcels

b) An Environmental Impact Assessment may be required where there may be significant risk associated with the proposed development

B-REC Business, Recreation District

375 PURPOSE: To provide local and regional recreational services, tourism opportunities, and entertainment services.

376

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Establishment (Eating)	Accessory Building > 500 m^2 (5381.96 ft^2)
Recreation (Culture & Tourism)	Establishment (Drinking)	Agriculture (General)
Communications Facility (Type A)	Care Facility (Child)	Alcohol Production
Communications Facility (Type B)		Bed and Breakfast
		Campground
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Entertainment)
		Establishment (Restricted)
		Film Production
		Hotel/Motel
		Office
		Retail (Small)
		Recreation (Outdoor)
		Recreation (Private)
		Recreation (Public)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

377 MINIMUM PARCEL SIZE:

a) 2.0 ha (4.94 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

378 MAXIMUM BUILDING HEIGHT:

a) 12.0 m (39.37 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

379 MINIMUM BUILDING SETBACKS:

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

B-REG Business, Regional Campus District

380 PURPOSE: To accommodate a variety of business and consumer needs in a visually appealing campus setting on a highly visible, regional, vehicular access-oriented site. Development is intended to serve regional clientele, including the traveling public, tourists and local communities.

381

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Establishment (Eating)	Accessory Building > 190 m^2 (2045.14 ft^2)
Agricultural (Intensive)	Retail (Small)	Agricultural (Processing)
Animal Health (Small Animal)	Retail (Garden Centre)	Alcohol Production
Care Facility (Child)	Retail (General)	Animal Health (Inclusive)
Care Facility (Clinic)	Retail (Grocery)	Automotive Services (Minor)
Recreation (Culture & Tourism)	Office	Automotive Services (Major)
Recreation (Private)	Industrial (Light)	Cannabis Retail Store
Recreation (Public)		Car Wash
Communications Facility (Type A)		Cemetery and Funeral Services
Communications Facility (Type B)		Conference Centre
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Farmers Market
		Film Production
		Hotel/Motel
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recreation (Outdoor)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Restricted)
		Retail (Shopping Centre)
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

382 MINIMUM PARCEL SIZE:

a) 0.8 ha (1.98 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

383 MAXIMUM BUILDING HEIGHT:

a) 12.0 m (39.37 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

384 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.) from internal roads	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	60.0 m (196.85 ft.) m from Highways

385 ADDITIONAL REQUIREMENTS:

a) Outdoor storage and display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads

b) A minimum of 10% of lands shall be landscaped

c) A high-quality visual appearance shall be achieved through building design, landscaping, or screening

d) Public entrances shall be visually enhanced

e) Uses which create off-site impacts or nuisances related to noise, odour, visual appearance, safety or emissions are prohibited

B-LOC Business, Local Campus District

386 PURPOSE: To accommodate a mix of office and light industrial uses within a comprehensively designed campus setting. Development is intended to serve local clientele and must be compatible with adjacent uses, including a high quality of visual design.

387

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Establishment (Eating)	Accessory Building > 190 m^2 (2045.14 ft^2)
Animal Health (Small Animal)	Office	Alcohol Production
School, Commercial	Recreation (Private)	Car Wash
Communications Facility (Type A)	Retail (Small)	Care Facility (Child)
Communications Facility (Type B)		Care Facility (Clinic)
		Communications Facility (Type C)
		Establishment (Drinking)
		Establishment (Entertainment)
		Film Production
		Industrial (Light)
		Post-Secondary
		Recycling/Compost Facility
		Religious Assembly
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

388 MINIMUM PARCEL SIZE:

a) 4.0 ha (9.88 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

389 MAXIMUM BUILDING HEIGHT:

a) 15.0 m (49.21 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

390 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

391 ADDITIONAL REQUIREMENTS:

a) The Development Authority may require greater setbacks for an industrial development which may interfere with the amenity of adjacent sites.

b) A maximum of 50% of the landscaped areas shall be hard landscaping.

c) A minimum of 25% of lands shall be landscaped.

B-LWK Business, Live-Work District

392 PURPOSE: The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development is industrial or commercial in nature.

393

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 150.00 m^2 (≤ 1614.59 ft^2)	Accessory Building > 150.00 m^2 (1614.59 ft^2)
Agricultural (General)	Accessory Dwelling Unit
Beekeeping	Agriculture (Intensive)
Dwelling, Single Detached	Automotive Services (Minor)
	Automotive Services (Major)
	Animal Health (Inclusive)
	Bed and Breakfast
	Care Facility (Child)
	Care Facility (Clinic)
	Care Facility (Group)
	Home-Based Business (Type II)
	Industrial (Light)
	Industrial (Medium)
	Kennel
	Outdoor Storage
	Retail (Small)
	Riding Arena
	Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

394 MINIMUM PARCEL SIZE:

a) 1.0 ha (2.47 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

395 MAXIMUM PARCEL SIZE:

a) 10.0 ha (24.71 ac)

396 MAXIMUM PARCEL COVERAGE:

a) 50% for industrial and commercial uses

397 MAXIMUM BUILDING HEIGHT:

a) 10 m (32.81 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

398 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft) from County roads	45.0 m (147.64 ft) from County roads	30.0 m (98.43 ft) from any road
60.0 m (196.85 ft) from Highways	60.0 m (196.85 ft) from Highways	15.0 m (49.21 ft) from other parcels
15.0 m (49.21 ft) from service roads	15.0 m (49.21 ft) from service roads	
	6.0 m (19.69 ft) from other parcels	

399 USE REQUIREMENTS:

a) Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel

b) Commercial and industrial uses shall be located to the rear of the dwelling unit

c) Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation

d) Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.

e) Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority

f) Any outside storage shall meet the minimum setback requirements for buildings

   i. Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings

g) Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents

h) Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water

i) Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)

j) Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)

400 COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:

a) Commercial and Industrial buildings/structures shall have the following minimum setbacks:

   i. 100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or

   ii. 50.0 m (164.04 ft.) from a parcel designated as residential land use

b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project

c) Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width

d) Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area

401 MINIMUM LANDSCAPE BUFFER:

a) A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)

b) The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments

c) Development within a landscape buffer is restricted to:

   i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and

   ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping

402 ADDITIONAL REQUIREMENTS:

a) Commercial and industrial development shall be required to comply with the Business Development requirements.

C-HWY Commercial, Highway District

403 PURPOSE: To provide for development along primary and secondary highways and major transportation links including services to the traveling public and tourists, requiring high standard of visual quality and ease of access.

404

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Office	Accessory Building > 190 m^2 (2045.14 ft^2)
Automotive Services (Minor)	Recreation (Private)	Alcohol Production
Recreation (Culture & Tourism)	Retail (Small)	Campground
Station (Gas/Electric)	Retail (Garden Centre)	Cannabis Retail Store
Communications Facility (Type A)	Retail (General)	Care Facility (Clinic)
Communications Facility (Type B)		Car Wash
Establishment (Eating)		Conference Centre
		Dwelling Unit, accessory to principal use
		Hotel/Motel
		Automotive Services (Major)
		Animal Health (Inclusive)
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Film Production
		Retail (Grocery)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

405 MINIMUM PARCEL SIZE:

a) 1.0 ha (2.47 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

406 MAXIMUM BUILDING HEIGHT:

a) 15.0 m (49.21 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

407 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

408 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

C-LRD Commercial, Local Rural District

409 PURPOSE: To accommodate isolated businesses that provide for the needs of the local community and/or provide a specialty service to the region. These uses are typically located outside of Hamlets, Conceptual Schemes or Area Structure Plans and are required to be compatible with surrounding land uses.

410

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Establishment (Eating)	Accessory Building > 190 m^2 (2045.14 ft^2)
Animal Health (Small Animal)	Retail (Small)	Agriculture (General)
Care Facility (Child)	Retail (General)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Alcohol Production
Communications Facility (Type A)	Office	Animal Health (Inclusive)
	Recreation (Private)	Auctioneering
	Retail (Garden Centre)	Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Cemetery and Funeral Services
		Communications Facility (Type B)
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Farmers Market
		Film Production
		Home-Based Business (Type II)
		Hotel/Motel
		Industrial (Light)
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recycling/Compost Facility
		Retail (Restricted)
		School, Commercial
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

411 MINIMUM PARCEL SIZE:

a) 0.5 ha (1.24 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

412 MAXIMUM BUILDING HEIGHT:

a) 10.0 m (32.81 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

413 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
60 m (196.85 ft.) from Highways 15 m (49.21 ft.) from County roads 10 m (32.81 ft.) from other roads	6.0 m (19.69 ft.)	15.0 m (49.21 ft.)

414 EXCEPTIONS:

a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum setback from all property lines of 6.0 m (19.69 ft)

C-LUD Commercial, Local Urban District

415 PURPOSE: To accommodate small scale business within Hamlets and comprehensively planned area, in a manner sensitive to adjacent uses.

416

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Animal Health (Small Animal)	Accessory Building > 190 m^2 (2045.14 ft^2)
Care Facility (Child)	Retail (Small)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Animal Health (Inclusive)
Establishment (Eating)	Office	Alcohol Production
	Retail (Garden Centre)	Auctioneering
		Automotive Services (Minor)
		Care Facility (Group)
		Cannabis Retail Store
		Communications Facility (Type A)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Recreation (Outdoor)
		Religious Assembly
		Retail (General)
		Retail (Restricted)
		School, Commercial
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

417 MINIMUM PARCEL SIZE:

a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)

b) All others: 0.09 ha (0.22 ac)

c) Notwithstanding b) above, the minimum size for parcels designated with the letter "p" is the number indicated on the **Land Use Map**

418 MINIMUM PARCEL WIDTH:

a) 15.0 m (49.21 ft)

b) The minimum width of parcels designated with the letter "w" is the number indicated on the **Land Use Map**

419 MAXIMUM BUILDING HEIGHT:

a) 10.0 m (32.81 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

420 MINIMUM SETBACKS (for buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

421 ADDITIONAL REQUIREMENTS:

a) A minimum of 10% of the site area shall be landscaped

422 EXCEPTIONS:

a) Parcels designated by the letter "s" on the **Land Use Map** shall have the following regulations:

Front Yard	Side Yard	Rear Yard
8.6 m (28.22 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

b) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-MIX Commercial, Mixed Urban District

423 PURPOSE: To provide for small scale business needs in support of comprehensive communities, where mixed use buildings may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district includes high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.

424

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 75 m^2 (807.29 ft^2)	Establishment (Eating)	Accessory Building > 75 m^2 (807.29 ft^2)
Animal Health (Small Animal)	Farmers Market	Alcohol Production
Care Facility (Child)	Office	Cannabis Retail Store
Care Facility (Clinic)	Retail (Small)	Car Wash
Communications Facility (Type A)	Retail (Garden Centre)	Care Facility (Group)
	Retail (General)	Care Facility (Seniors)
	Retail (Grocery)	Conference Centre
	Recreation (Culture & Tourism)	Dwelling Unit accessory to principle use
	Recreation (Public)	Dwelling, Multiple Unit
	Recreation (Private)	Establishment (Drinking)
		Hotel/Motel
		Post-Secondary
		Retail (Restricted)
		School, Commercial
		Station (Gas/Electric)
		Special Function Business
		Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

425 MINIMUM PARCEL SIZE:

a) Lots not serviced by a piped sewer system: 1858.0 m^2 (19999.35 ft^2)

b) All others: 929.0 m^2 (9999.67 ft^2)

c) Notwithstanding b), the minimum size for parcels designated with the letter "p" is the number indicated on the **Land Use Map**

426 MINIMUM PARCEL WIDTH:

a) 15.0 m (49.21 ft)

b) The minimum width of parcels designated with the letter "w" is the number indicated on the **Land Use Map**

427 MAXIMUM BUILDING HEIGHT:

a) 14.0 m (45.93 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

428 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

429 ADDITIONAL REQUIREMENTS:

a) Pedestrian movement throughout the development area shall be facilitated through a well-developed network of sidewalks, pathways, and public gathering areas with at least one connection to the main building entrance

b) A minimum of 10% of lands shall be landscaped

c) The minimum amenity space shall be 4.0 m^2 (43.06 ft^2) per Dwelling Unit with no minimum dimension less than 2.0 m (21.53 ft.)

d) A Site Development Plan shall be required to guide decisions on Development Permit applications, including building locations and uses, parking areas, vehicular access and egress, internal circulation routes, landscaping, at-grade amenity areas, pedestrian connections and other matters deemed necessary by the Development Authority

430 EXCEPTIONS:

a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-REG Commercial, Regional District

431 PURPOSE: To accommodate large scale development including a combination of shops, services, offices, entertainment, accommodation and institutional uses within comprehensively designed areas serving the needs of a regional clientele.

432

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Animal Health (Small Animal)	Accessory Building > 190 m^2 (2045.14 ft^2)
Care Facility (Child)	Farmers Market	Alcohol Production
Care Facility (Clinic)	Office	Automotive Services (Minor)
Establishment (Eating)	Retail (Garden Centre)	Automotive Services (Major)
Retail (Small)	Retail (General)	Cannabis Retail Store
Communications Facility (Type A)	Retail (Grocery)	Car Wash
Communications Facility (Type B)	School, Commercial	Conference Centre
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Industrial (Light)
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Large)
		Retail (Restricted)
		Retail (Shopping Centre)
		Post-Secondary
		Station (Gas/Electric)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

433 MINIMUM PARCEL SIZE:

a) 12.0 ha (29.65 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

434 MAXIMUM BUILDING HEIGHT:

a) 15.0 m (49.21 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

435 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

I-LHT Industrial, Light District

436 PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

437

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Establishment (Eating)	Accessory Building > 500 m^2 (5381.96 ft^2)
Animal Health (Inclusive)	Office	Alcohol Production
Auctioneering	School, Commercial	Cannabis Retail Store
Automotive Services (Minor)	Retail (Small)	Cemetery and Funeral Services
Care Facility (Clinic)	Recreation (Private)	Dwelling Unit, accessory to principal use
Communications Facility (Type A)		Establishment (Drinking)
Communications Facility (Type B)		Film Production
Communications Facility (Type C)		Industrial (Heavy)
Industrial (Light)		Industrial (Medium)
		Kennel
		Outdoor Storage
		Post-Secondary
		Recreation (Outdoor)
		Recycling/Compost Facility
		Retail (Groceries)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

438 MINIMUM PARCEL SIZE:

a) 1.0 ha (2.47 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

439 MAXIMUM BUILDING HEIGHT:

a) 20.0 m (65.62 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

440 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft) 2.4 m (7.87 ft) in Hamlets No setback abutting a railway	6.0 m (19.69 ft) No setback abutting a railway

441 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads	15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads No setback from same/similar use 6.0 m (19.69 ft) from other parcels	15.0 m (49.21 ft) from any road No setback from same/similar use 6.0 m (19.69 ft) from other parcels

442 ADDITIONAL REQUIREMENTS:

a) A minimum of 10% of the lands shall be landscape

b) The quality and extent of landscaping shall be maintained for the life of the development

c) Storage shall be located to the rear and side of the principal building

I-HVY Industrial, Heavy District

443 PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

444

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Office	Accessory Building > 500 m^2 (5381.96 ft^2)
Communications Facility (Type A)	Industrial (Light)	Alcohol Production
Communications Facility (Type B)		Auctioneering
Communications Facility (Type C)		Cannabis Cultivation
Industrial (Logistics)		Cannabis Processing
Industrial (Medium)		Cannabis Retail Store
		Dwelling Unit, accessory to principal use
		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Special Function Business
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

445 MINIMUM PARCEL SIZE:

a) 1.0 ha (2.47 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

446 MAXIMUM BUILDING HEIGHT:

a) 20.0 m (65.61 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

447 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.)	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District

448 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads	15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads No setback from an Industrial District	15.0 m (49.21 ft.) from any road No setback from an Industrial District 6.0 m (19.69 ft.) from other parcels

449 ADDITIONAL REQUIREMENTS:

a) A minimum of 10% of the lands shall be landscaped

b) Storage shall be screened from public ROWs and adjacent parcels

S-PUB Special, Public Service District

450 PURPOSE: To provide for the development of Institutional, Educational and Recreational uses.

451

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 90 m^2 (968.75 ft^2)	Accessory Building > 90 m^2 (968.75 ft^2)
Recreation (Culture & Tourism)	Campground
Recreation (Outdoor)	Care Facility (Child)
Recreation (Public)	Care Facility (Clinic)
	Care Facility (Medical)
	Care Facility (Senior)
	Cemetery and Funeral Services
	Communications Facility (Type A)
	Communications Facility (Type B)
	Communications Facility (Type C)
	Dwelling Unit, accessory to the principal use
	Farmers Market
	Post-Secondary
	Recreation (Private)
	Religious Assembly
	School
	Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

452 MINIMUM PARCEL SIZE:

a) 0.5 ha (1.24 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

453 MAXIMUM BUILDING HEIGHT (Principal Building):

a) 14.0 m (45.93 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

454 MAXIMUM BUILDING HEIGHT (Accessory Building):

a) 7.0 m (22.97 ft)

455 MINIMUM SETBACKS (within a Hamlet):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	3.0 m (9.84 ft)	8.0 m (26.25 ft)

456 MINIMUM SETBACKS (outside a Hamlet):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft) from Highways	60.0 m (196.85 ft) from Highways	30.0 m (98.43 ft) from any road
30.0 m (98.43 ft) from County roads	30.0 m (98.43 ft) from County roads	15.0 m (49.21 ft) from other parcels
15.0 m (49.21 ft) from other roads	15.0 m (49.21 ft) from other roads	
	6.0 m (19.69 ft) from other parcels	

457 ADDITIONAL REQUIREMENTS:

a) A minimum of 10% of the parcel area shall be landscaped

S-FUD Special, Future Urban Development District

458 PURPOSE: To provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard while protecting lands for future urban development by restricting premature subdivision and development, while accommodating agricultural uses.

459

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Accessory Building ≥ 500 m^2 (5381.96 ft^2)
Agriculture (General)	Accessory Dwelling Unit
Beekeeping	Agriculture (Intensive)
Dwelling, Single Detached	Animal Health (Inclusive)
	Bed and Breakfast
	Communications Facility (Type A)
	Communications Facility (Type B)
	Communications Facility (Type C)
	Establishment (Entertainment)
	Equestrian Centre
	Farm Gate Sales
	Film Production
	Home-Based Business (Type II)
	Outdoor Storage
	Recreation (Outdoor)
	Riding Arena
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

460 MINIMUM PARCEL SIZE:

a) An un-subdivided Quarter Section.

b) The portion created and the portion remaining after registration of a First Parcel Out subdivision.

c) If a parcel is not an un-subdivided Quarter Section or First Parcel Out at the time it has been re designated S-FUD, the minimum area of a parcel is the area of that parcel at the tie of such designation.

461 DENSITY:

a) 2 Dwelling Units per parcel

462 MAXIMUM BUILDING HEIGHT:

a) Dwelling Units: 12.0 m (39.37 ft.)

b) All others: None

463 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from any road
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from service roads	15.0 m (49.21 ft.) from service roads	
	6.0 m (19.69 ft.) from other parcels	

463.1 ADDITIONAL REQUIREMENTS:

a) Establishment (Entertainment) shall be restricted to outdoors only.

S-NAT Special, Natural Resources

464 PURPOSE: to provide for the development of industrial uses related to non-renewable natural resource extraction and processing. **This District shall not be applied to new parcels upon Bylaw C-8000-2020 coming in to full force and effect.**

465

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 250 m^2 (2,690.98 ft^2)	Accessory Building > 250 m^2 (2,690.98 ft^2)
Agriculture (General)	Communications Facility (Type A)
Beekeeping	Communications Facility (Type B)
	Communications Facility (Type C)
	Dwelling, accessory for a principal use
	Natural Gas Plant
	Natural Resource Extraction/Processing

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

466 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from all others	

467 EXCEPTIONS:

a) A dwelling shall not be located in close proximity to the active operation on the land that may have an adverse impact on the residential use (i.e. air quality, noise, noxious odours, etc.). Measures to mitigate any adverse impacts shall be assessed by the Development Authority when issuing a permit for a dwelling.

S-PRK Special, Parks and Recreation District

468 PURPOSE: To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.

469

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 90 m^2 (968.75 ft^2)	Accessory Building > 90 m^2 (968.75 ft^2)
School	Campground
	Communications Facility (Type A)
	Communications Facility (Type B)
	Communications Facility (Type C)
	Establishment (Eating)
	Recreation (Public)
	Recreation (Outdoor)
	Recreation (Culture & Tourism)
	Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

470 ADDITIONAL REQUIREMENTS:

a) All parcel and development regulations shall be at the discretion of the Development Authority

S-NOS Special, Natural Open Space District

471 PURPOSE: To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.

472

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 90 m^2 (968.75 ft^2)	Accessory Building > 90 m^2 (968.75 ft^2) Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Recreation (Outdoor) Recreation (Culture & Tourism)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

473 ADDITIONAL REQUIREMENTS:

a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on the natural environment.

PART SEVEN

7

Land Use Overlays

This part outlines specific regulation that applies to the County's Land Use Overlay's.

Live-Work Overlay

474 The purpose of this Overlay is to create an opportunity for more commercial uses of greater size and intensity than is generally permitted within the District. The live-work overlay boundaries are indicated in **Schedule A**.

475 The following uses are additional uses, discretionary on the parcels identified in **Schedule A – Live-Work Overlay**:

a) Accessory buildings greater than 150.00 m^2 (1614.59 ft^2) building area and less than 500.00 m^2 (5,381.96 ft^2) building area,

b) Animal Health (Inclusive),

c) Care Facility (Clinic),

d) Care Facility (Group),

e) Care Facility (Medical),

f) Care Facility (Seniors),

g) Retail (Small),

h) Industrial (Light), and

i) Office.

GENERAL REGULATIONS

476 The General Regulations apply as contained in **Part 5 – Land Use Districts** of this Bylaw, the underlying District, as well as the following provisions. Any new discretionary uses within the area shown in **Schedule A – Live-Work Overlay** shall be subject to the requirements of the underlying District and this overlay.

BUILDING REGULATIONS

477 Maximum height:

a) Principal building - 10.00 m (32.81 ft.), and

b) Buildings for business activities – 10.00 m (32.81 ft.) for all uses, discretionary pertaining to this overlay; uses, permitted and discretionary, in the underlying district shall adhere to the maximum accessory building height for the underlying District.

478 The total building area for all buildings associated with the uses identified within the Live-work Overlay shall not exceed 500.00 m^2 (5381.96 ft^2).

479 Exterior of buildings should match or complement the residence.

OPERATIONAL REGULATIONS

480 The maximum number of non-resident employees is six.

481 For those activities occurring outside of an enclosed building, hours of operation are limited to between 8:00 a.m. and 7:00 p.m.

ADDITIONAL REGULATIONS

482 Outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 m^2 (4305.56 ft^2), whichever is the lesser.

483 Uses identified in the Live-Work Overlay shall directly involve one or more residents of the parcel involved in the business or operation.

484 A landscape buffer of 10 m (32.81 ft.) is required.

485 The landscape buffer will be located on private land to mitigate potential on-site negative visual impacts associated with non-residential land uses to nearby residential developments.

486 Development within a landscape buffer identified in a local plan is restricted to:

a) Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and

b) Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping.

PART EIGHT
Definitions

8

This part provides definitions for terms used within the Land Use Bylaw.

Please note, definitions pertaining to specific uses are **HIGHLIGHTED** below:

"Abutting" means to have a common boundary, to border on.

"Accessory Building" means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.

"Accessory Structure" means a detached unenclosed structure which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory structures include, but are not limited to, flagpoles, grain bins, three sided stock shelters less than 27.87 m^2 (300.00 ft^2), personal swimming pools, personal hot tubs, satellite dishes, personal play structures, utility covers, personal ground mounted solar collectors, etc.

"Accessory Dwelling Unit" means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 m^2 (399.34 ft^2).

"Accessory Use" means a use customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building.

"Adjacent" means contiguous or would be contiguous if not for an easement, right-of-way, road (excluding a highway), or natural feature.

"Agriculture (General)" means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures limited to the regulations of the District. This use does not include Cannabis Cultivation or Cannabis Processing.

"Agriculture (Intensive)" means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

"Agriculture (Regulated)" means a use where the intensity of agriculture operations has significant land or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs, and fertilizer plants. This use does not include Cannabis Cultivation or Cannabis Processing.

"Agricultural (Processing)" means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

"Alcohol Production" means a use where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the general public for consumption on the premises and that may include the retail sale of products. Typical uses include breweries, distilleries, wineries, and meaderies.

"Animal Health (Inclusive)" means a use for the care, treatment, or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices with or without outdoor pens, runs and enclosures.

"Animal Health (Small Animal)" means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. Typical uses include pet clinics, animal veterinary clinics and veterinary offices without outdoor pens, runs or enclosures.

"Applicant" means a person who is lawfully entitled to make, and makes, an application for any document, approval, permit or other thing that may be issued, made or done under the authority of the Bylaw.

"Application Form" means a form provided to an Applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

"Auctioneering" means a use where goods, motor vehicles or livestock are auctioned, including the temporary storage of such goods.

"Automotive Services (Minor)" means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.

"Automotive Services (Major)" means a use where the sale, servicing and repair of vehicles occurs that may include the sale of gasoline and related fuels. Typical uses include automotive dealerships and truck stops and may include ancillary uses such as Establishment (Eating).

"Bed and Breakfast" means a use where temporary sleeping accommodation is provided for up to three guest rooms.

"Beehive" means a dome shaped or boxlike structure in which bees are kept.

"Beekeeping" means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the *Bee Act*, as amended or replaced from time to time.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Building – Common Terms"

a) **"Awning"** means a cloth like or lightweight shelter projecting from a building.

b) **"Balcony"** means a projecting elevated platform on a building, which is enclosed by a railing or parapet and is greater than 0.6 m above grade and width. Access is from the building only.

c) **"Basement"** means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m. of its clear height above grade and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of the Bylaw.

d) **"Bay"** means a self-contained unit of part of a building or of the whole building which can be sold or leased for individual occupancy.

e) **"Canopy"** means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.

f) **"Cantilever"** means a long projecting beam or girder fixed at only one end.

g) **"Deck"** means an above grade open-sided roofless platform that is detached or adjoining a building.

h) **"Foundation"** means the lower portion of a building, usually concrete or masonry, and includes the footings, which transfers the weight of and loads on a building to the ground.

i) **"Parapet"** means a low wall or railing to protect the edge of a roof.

j) **"Patio"** means an uncovered open platform or area situated directly on the ground.

k) **"Porch"** means a roofed structure having direct access to and projecting from the principal building with walls that are unenclosed and open to the extent of at least 50% and may be glazed or screened.

"Business" means:

a) a commercial, merchandising or industrial activity or undertaking, or

b) a profession, trade, occupation, calling or employment, or

c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

"Building Permit" means a permit issued in writing by a designated Safety Codes Officer authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.

"Bylaw" means the County Land Use Bylaw.

"Campground" means a use where holiday trailers, motor homes, tents, campers, and similar vehicles, are used for recreation, and is not normally used as year-round storage, or accommodation for residential uses.

"Cannabis Cultivation" means the growing and harvesting of cannabis as licensed by Health Canada.

"Cannabis Processing" means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

"Cannabis Retail Store" means a building or a portion thereof that is licensed by the Province of Alberta for the sale of cannabis and cannabis accessories for consumption off the premises.

"Car Wash" means a facility for the washing of motor vehicles on a commercial basis.

"Cemetery and Funeral Services" means a use where the development for the preparation of the deceased for interment, the provision of funeral or memorial services for the public, the sale of funeral supplies, or the entombment of the deceased occurs and may include such facilities as funeral home, crematories, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance.

"Care Facility (Child)" means the use of a *building* or portion thereof for the provision of care, instruction, *maintenance* or supervision of seven or more children under the age of 13 years, by persons other than one related

by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

"Care Facility (Clinic)" means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics and counseling services.

"Care Facility (Group)" means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities.

"Care Facility (Seniors)" means a use where accommodation with moderate care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.

"Care Facility (Medical)" means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

"Communications Facility (Type A)" means a commercial communications facility with an antennae that is incorporated within or are mounted on existing structures, no more than 4.00 meters (13.12 feet) above the highest point of the structure.

"Communications Facility (Type B)" means a commercial communications facility with either a tower or pole structures between 4.00 and 20.00 meters (13.12 to 65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

"Communications Facility (Type C)" means a commercial communications facility with either a tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

"Compatible" means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Compatibility does not mean "same as". Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.

"Comprehensively Planned Area" means areas of the County that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved.

"Conceptual Scheme" means a non-statutory plan that provides detailed land use direction, subdivision design, and development guidance. A Conceptual Scheme is subordinate to an area structure plan, and may be adopted by bylaw or resolution.

"Conference Centre" means an establishment used for the holding of meetings, conventions, seminars, workshops, product and trade shows, or similar activities, and may include dining and lodging facilities for the use of participants, as well as compatible accessory facilities.

"Construct" means to build, rebuild, or relocate and without limiting the generality of the word, also includes: any preliminary operation such as excavation, filling or draining; altering an existing building or structure by addition, enlargement, extension, or other structural change; and any work which requires a Building Permit.

"Council" means the Council for the County.

"County" means Rocky View County.

"County Road" means a road owned and maintained by Rocky View County, including Township and Range Roads.

“Density” means the number of Dwelling Units on a site expressed in units per hectare (uph).

“Designated Officer(S)” means those persons designated by bylaw under the MGA and for purposes of the Bylaw, are the Development Officer, Bylaw Enforcement Officer, and CAO of the County or their Designate.

"Development" means:

a) An excavation or stockpile and the creation of either of them, or

b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land, or

c) 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, or

d) 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 Agreement” means an agreement which is a contract between a developer and the County regarding the sharing of costs arising from the construction or servicing of a development.

“Development Authority” means a Development Authority established pursuant to the MGA to exercise development powers and duties on behalf of the County.

“**Development Commencement”** means the moment construction is started on site (i.e. excavation) or the land use has begun for the purposes of the Development Permit application.

"Development Completion” means the moment the required Building/Development Permit conditions and requirements have been met for the purposes of the Development Permit application and/or the final inspection reports have been received.

"Development Completion Certificate” means a certificate issued by a Development Authority confirming that the requirements of a development permit have been satisfactorily completed.

“Development Permit” means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development.

“Digital Display” means a device intended to display copy using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology.

“Direct Control District” means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the MGA.

“District” means a Land Use District.

“Dwelling” or “Dwelling Unit” a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary facilities only for that unit. All Dwellings or Dwelling Units, except Dwelling, Tiny, shall have a permanent foundation.

“Dwelling, Manufactured” means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall has a minimum GFA of 37.1 m^2 (399.34 ft^2).

“Dwelling, Multiple Unit” means a dwelling with three (3) or more Dwelling Units. This use includes condominium style housing types such as Townhouses, Stacked-Townhouses and Four-plexes or Apartments. Accessory Dwelling Units are not permitted in Multiple Unit Dwellings.

"Dwelling, Duplex/Semi" means a dwelling containing two (2) Dwelling Units having the dwelling area of one located above the dwelling area of the other each with a private entry or a dwelling containing not more than two (2) Dwelling Units sharing a common wall, which may be subdivided along the common wall.

"Dwelling, Rowhouse" means a dwelling containing three (3) or more Dwelling Units located side by side, have direct access to grade, and are separated by a common party wall extending from the foundation to the roof; which may be subdivided along the common wall.

"Dwelling, Single Detached" means a dwelling which is supported on a permanent foundation or basement and has a minimum GFA of 37.1 m^2 (399.34 ft^2).

"Dwelling, Tiny" means a detached Dwelling Unit less than 37.1 m^2 (399.34 ft^2) in GFA.

"Dwelling Unit, Accessory to a Principal Use" means a dwelling that is accessory to a non-residential principal use of the parcel.

"Easement" means a right to use land generally for access to other property or as a right-of-way for a public utility.

"Natural Gas Plant" means a use where electrical power is produced and distributed from, including on-site transformers and electrical transmission lines.

"Equestrian Centre" means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows rodeos or other similar events are held, where a fee has been paid to participate, attend or use the facilities.

"Establishment (Eating)" means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities may include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission. Typical uses include restaurants, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants and catering services**.**

"Establishment (Drinking)" means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a Restaurant. Typical uses include pubs, bars, lounges, nightclubs, theatre restaurants and banquet facilities**.**

"Establishment (Entertainment)" means a use where live performances or motion pictures are shown. Typical uses include auditoria, cinemas and theatres, but does not include Establishment (Restricted).

"Establishment (Restricted)" means a use where potentially controversial goods and services are offered to the public. Typical uses include gambling venues such as casino's and bingo halls.

"Excavation" means any breaking of ground, except common household gardening and ground care.

"Farm" means an agricultural operation.

"Farm Building" means a building exclusively used for the housing of livestock, the storage of farm machinery, the storage of farm produce or the storage of feed for livestock.

"Farm Gate Sales" means a use where the sale of farm products which are produced in the same farming operation takes place.

"Farmers Market" means a market which has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a building, structure or lot for the purpose of selling any or all produce and crafts and may include retail stores and restaurants.

"Fence" means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement and may include confinement of livestock and protection of livestock from wind.

"Filling" means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed

building or development, but does not include the import and placement of dry-waste, hydro vac material or land fill waste materials, and does not include the placing of topsoil.

"Film Production" means a premises, set structures, props, or installations used in the production of any form of motion picture, television program, live broadcast, special effects, recording, or visual or audio arts projects and may include (but is not limited to) lighting, outdoor storage, parking, temporary trailers, food service (for staff), signage and any other activities reasonably associated with film production.

"Firing Range" means a specialized practice range for target practice, located within an enclosed building or outside area, including targets for rifles or handguns practice.

"First Parcel Out" means a single residential or agricultural parcel created from a previously un-subdivided Quarter Section.

"Flood Fringe" means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway.

"Flood Hazard Area" means the area of land bordering a water course or water body that would be affected by a design flood and includes the flood fringe, floodway, and may include areas of overland flow, as determined by the Province of Alberta.

"Floodway" means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area.

"Government Services" means a use where municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, post offices, municipal offices, social service offices, employment offices and airport terminals.

"Ground Cover" means vegetation, other than grass, commonly used for landscaping purposes and includes herbaceous perennials and flowers.

"Grade, Building" means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The grade, building 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 elevation of the ground for the four elevations.

"Grade, Drainage" means the ground elevation established in a lot drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the lot.

"Gross Floor Area (GFA)" means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.

"Hamlet" means unincorporated area as defined by the MGA or as declared by a bylaw and Public Hearing process.

"Highway" means a provincial highway pursuant to the *Highways Development and Protection Act*, S.A. 2004 Chapter H-8.5, as amended or replaced from time to time.

"Home-Based Business (Type I)" means a use where business is conducted in a Principal Building with limited weekly visits and employees that reside in the Principal Building. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

"Home-Based Business (Type II)" means a use where business is conducted in a Principal Building or Accessory Building with moderate weekly visits and which may have employees who does not live on the property. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

"Hotel/Motel" means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms, which may contain bar/kitchen facilities; the building may also contain commercial or other uses and may or may not offer such additional services as party facilities, restaurant or dining room services, or public convention facilities.

"Industrial (Light)" means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

"Industrial (Medium)" means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a Nuisance.

"Industrial (Heavy)" means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Cultivation or Cannabis Processing. Typical uses include wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.

"Industrial (Logistics)" means a use accommodating the storage and inter-modal (rail, highway) distribution of goods resulting in larger traffic volume. Typical uses include shipping/receiving facilities, transshipment and distribution centres.

"Infill Development" is the process of developing vacant or under-used parcels within existing areas that are already largely developed.

"Internal Subdivision Road" means a public roadway providing access to lots within a registered multi-parcel subdivision and which is not designated as a Township or Range Road.

"Kennel" means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock.

"Landscaping" means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

"Lane" means a public thoroughfare which provides a secondary means of access to a parcel. Commonly referred to as a 'Back Alley'.

"Livestock" means horses, cattle, sheep, swine, live poultry, fur-bearing animals raised in captivity, game-production animals within the meaning of the *Livestock Industry Diversification Act,* as amended or replaced from time to time.

"Loading Space" means a space for parking a vehicle (commercial) while being loaded or unloaded.

"Maintenance" means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

"Manure Storage Facility" means a structure, reservoir, catch basin, lagoon, cistern, gutter, tank, or bermed area for containing livestock wastes prior to the waste being used or disposed. It does not include a vehicle, motor or any mobile equipment used for transportation or disposal of livestock wastes.

"Master Site Development Plan" means a non-statutory plan that is adopted by Council resolution. A master site development plan provides design guidance for the development of a large area of land with little or no anticipated subdivision.

"Mixed-Use Building" means a building used partly for residential use and partly for commercial use.

"Mixed-Use Development" means a parcel of land or a building or structures developed for two or more different uses that may include uses such as residential, office, manufacturing, retail, public, or entertainment.

"Natural Resource Extraction/Processing" means a use where raw materials are removed, extracted or processed. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum or other minerals, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.

"NIT" A nit is a unit of measurement of luminance, or the intensity of visible light.

"Non-Conforming Building" means a building:

a) That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective, and

b) That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.

"Non-Conforming Use" means a lawful specific use:

a) Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and

b) That on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

"Nuisance" means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

"Occupancy" means the utilization of a building or land for the use for which it was approved.

"Occupancy Permit" means a permit issued under the *Alberta Safety Codes Act,* as amended or replaced from time to time, for the right to occupy or use the bay, building or structure for the use intended.

"Office" means a Building that provides space for professional, management, administrative, consulting and similar office and business support services.

"Outdoor Storage" means an outdoor area that may contain a building or structure used for the keeping of goods, inventory, materials, machinery, equipment, unregistered vehicles, or Vehicles (Recreation), outside.

"Overland Flow" means special areas of the flood fridge, as determined by the Province of Alberta.

"Parcel" means the aggregate of the one or more areas of land described in a Certificate of Title or described in a Certificate of Title by reference to a plan filed or registered in a Land Titles Office. May also be referred to as a site.

"Parcel Area" means the total area of a parcel.

"Parcel Coverage" means the combined area of all buildings or structures upon the parcel, measured at the approved grades, including all porches and verandas, enclosed terraces, steps, cornices, eaves, and similar projections; such area shall include air wells, and all other space within an enclosed building.

"Parcel Frontage" means the length of a street boundary measured along the front line of a parcel.

"Parcel, Corner" means a parcel that abuts two (2) intersecting streets.

"Parcel, Double Fronting" means a parcel which abuts two (2) non-intersecting streets (excluding lanes).

"Parcel, Interior" means a parcel which is bounded by only one (1) street.

"Park" means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping. Typical uses include playspaces, walkways, trails, nature interpretation areas, picnic areas, athletic fields and similar uses.

"Parking Lot" means a portion of land or of a building set aside for the short-term parking of motor vehicles.

"Portable Grain Bins" means a manufactured cylindrical steel bin that is less than 5.60 m in diameter and less than 6,000 bushels in capacity and is placed on skids.

"Post-Secondary" means a building or facility of a post-secondary institution such as a technical college, college or university.

"Principal Building" means a building, which in the opinion of the Development Authority occupies the major or the central portion of a site, or is the chief or the main one among the buildings on the site, or constitutes by reason of its use the-primary purpose for which the site is used.

"Principal Use" means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site is used.

"Property Line" means any boundary of a lot or parcel, and includes the rear, front and side property lines of a lot.

"Quarter Section" means a titled area of: 64.7 ha (160 ac) more or less; or a gore strip greater than 32.38 ha (80 ac) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

"Recreation (Culture & Tourism)" means a use where public or private cultural or tourism recreation occurs. Typical uses include tourist information centres, libraries, museums, or other cultural facilities, but does not include Recreation (Public) facilities.

"Recreation (Outdoor)" means a use where outdoor recreation occurs. Typical uses include outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, rodeo grounds, go-cart tracks, miniature golf, theme parks and golf courses.

"Recreation (Private)" means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.

"Recreation (Public)" means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centres, community halls, public swimming pools, curling rinks and arenas, but does not include Government Services.

"Recycling/Compost Facility" means the use of premises for the collection and sorting of garbage or compost, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage. This use does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*, as amended or replaced from time to time.

"Redesignation" means the conversion of land from one land use to another.

"Reserve, Municipal (MR)" means the land designated as Municipal Reserve per the MGA.

"Reserve, Environmental (ER)" means the land designated as Environmental Reserve per the MGA.

"Religious Assembly" means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

"Retail (Small)" means a use where the sale of goods and services occur in a building with a Gross Floor Area less than 1,000.0 m^2. Typical uses include a convenience store or sandwich shop or personal services such as hairdressers/salons, massage clinics, laundromats, or tailors but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

"Retail (General)" means a use where the sale of goods and services occur in a building with a Gross Floor Area between 1,000.0 - 4,000.0 m^2. Typical uses include a clothing store, pharmacy, or bank but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

"Retail (Large)" means a where the sale of goods and services occur in a building with a Gross Floor Area larger than 4,000.0 m^2. Typical uses include 'big box' retailer but does not but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

"Retail (Groceries)" means use where the retail of raw or prepared foods (with a Gross Floor Area less than 4,500.0 m^2) that may include ancillary uses such as a pharmacy, optometrist or postal services but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

"Retail (Restricted)" means a use where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores, ~~and~~ adult goods stores, and firearm sales but does not include Cannabis Retail Store.

"Retail (Garden Centre)" means a development providing for the sale of bedding, household and ornamental plants, and associated merchandise, and may include display gardens but does not include Cannabis Retail Store.

"Retail (Shopping Centre)" means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided.

"Retaining Wall" means a wall for holding in place, a mass of earth or the like, as at the edge of a terrace or excavation.

"Riding Arena" means a private facility for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use the facilities.

"Riparian Protection Area" means the lands adjacent to naturally occurring watercourses, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended or replaced from time to time.

"School, Commercial" means a service commercial establishment which provides instruction in any subject for profit or gain, typical uses include a trade school, a dance school or studio, a school of music, a modeling school, a ceramics school, or studio but does not include a public school, separate school, or private school.

"School" means a place of instruction operated with public funds pursuant to the *School Act*, as amended or replaced from time to time, which may be located on reserve land pursuant to the MGA. This use does not include a School, Commercial.

"Screening" means a fence, earth berm, row of trees, hedge, or established shelterbelt used to visually and/or physically separate areas or functions.

"Servicing Standards" means the County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

"Setback" means the perpendicular distance as measured between that part of a building nearest to the front, side or rear property lines of a parcel. In the case of a setback involving a yard, front, it means the distance measured perpendicularly from the front property line of the parcel, to the nearest point of the building.

"Set Structures" means any structure associated with film production facility activities. Set structures may undergo aesthetic or structural modifications as part of a project or between different projects. These are primarily shell structures and shall not be used for residential, commercial, or industrial occupancy.

"Shelterbelt" means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion.

"Shipping Container" means a painted steel container (also known as a "Sea Can"), 2.6 m in height, that was once used to transport goods and is typically used for storage.

"Show Home" means the use of an unoccupied residential building as a sales office and/or as a facility to demonstrate a builder's housing product.

"Sidewalk" means a pathway or right-of-way for pedestrian traffic.

"Sign" means an object or device intended to advertise or call attention to a person, matter, event or location.

"Sign – Common Terms"

a) **"Copy"** means the letters, graphics or characters that make up the message on the sign face.

b) **"Changeable Copy"** means that portion of the copy that can be readily changed either manually or electronically.

c) **"Building Face"** means any exterior wall of a Building.

d) **"Third Party Advertising"** means advertising which directs attention to a business, commodity, service or event that is conducted, sold or offered elsewhere than on the premises on which the sign is located.

"Solar Farm" means an installation or area of land in which a large number of solar panels are set up in order to generate electricity.

"Special Event" means an event regulated by Bylaw C-7990-2020 as amended.

"Special Function Business" means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

"Station (Gas/Electric)" means a use where fuel for vehicles, such as gasoline and/or electric vehicle charging stations are sold, typically including a Small Retail component. This use does not include a Bulk Fuel Facility.

"Station (Bulk Fuel)" means a use where gas and petroleum products are stored for distribution to customers.

"Statutory Plan" means an inter-municipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by a municipality under the MGA, as amended or replaced from time to time.

"Stockpile" means an accumulation of goods, materials or raw materials, including snow dumps, stored outdoors in a pile-like formation.

"Street" means a public thoroughfare, often paved and referred to interchangeably as a road.

"Subdivision" the process of dividing land into smaller Parcels, overseen by the Subdivision Authority.

"Temporary" means a use which is limited in its permanence.

"Temporary Sales Centre" means a building less than 150 m^2 located on a parcel of land used as a sales office and/or as a facility to demonstrate a builder's housing product.

"Top-Of-Bank" means the line where the surrounding tableland is broken by a valley slope and forms the escarpment as determined by a Geotechnical Engineer.

"Topsoil" means the uncontaminated uppermost layer of soil.

"Underlying Soil" means the layer of soil underneath the Topsoil. The typology of which is determined by the Alberta Geological Survey or by a qualified professional.

"Use" means the utilization of a parcel of land for a particular development activity.

"Use, Discretionary" means the use of land or a building provided for in this Bylaw for which a decision on a Development Permit may be issued upon a Development Permit application having been made and subject to the enabling conditions for each proposed development being satisfied.

"Use, Permitted" means the use of land or a building provided for in this Bylaw for which a Development Permit shall be approved and issued by the Development Authority when the proposed development conforms to all applicable requirements and rules of this Bylaw, with or without conditions, upon application having been made to the Development Authority.

"Use, Intensity Of" means the degree or scale of operation of use or activity in relation to the amount of land and buildings associated with the use, vehicular traffic generation resulting thereof, amount of parking facilities required for the particular land use activity, etc.

"Use, Similar" means a use of a site or building in a District which, in the opinion of the Development Authority, is so similar to a Permitted Use or Discretionary Use in that District that it meets the intent of Council for the development of that District as set out in the purpose and intent statement, but does not include a use that is specifically defined as a Permitted or Discretionary Use in any other District.

"Utilities" means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the Buildings that house the public utility, and any offices or equipment.

"Vacation Rental" means a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

"Variance" means a variation, relaxation or waiver of a development regulation or other requirement of the Bylaw.

"Vehicle (Agriculture)" means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers.

"Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.0m in length, such as gravel trucks, gravel trailers, highway truck tractors, highway truck trailers, crane trucks, welding trucks, and vacuum trucks, and any vehicle not meeting the definition of a "private passenger vehicle" in the *Traffic Safety Act,* as amended or replaced from time to time.

"Vehicle (Recreation)" means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short-term basis. Vehicle (Recreation) may include but not limited to motorized watercraft, 5th wheels, and recreational vehicles (RVs). Vehicle (Recreation) shall not be used as a Dwelling Unit.

"Walkway" means a public right-of-way for pedestrian use on which no motor vehicles are allowed

"Waste Management Facility" means a facility or landfill for the collection, storage, treatment or disposal of waste as defined in the County's Waste Control Regulation.

"Waste Transfer Site" means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a waste management facility or recycling/compost facility.

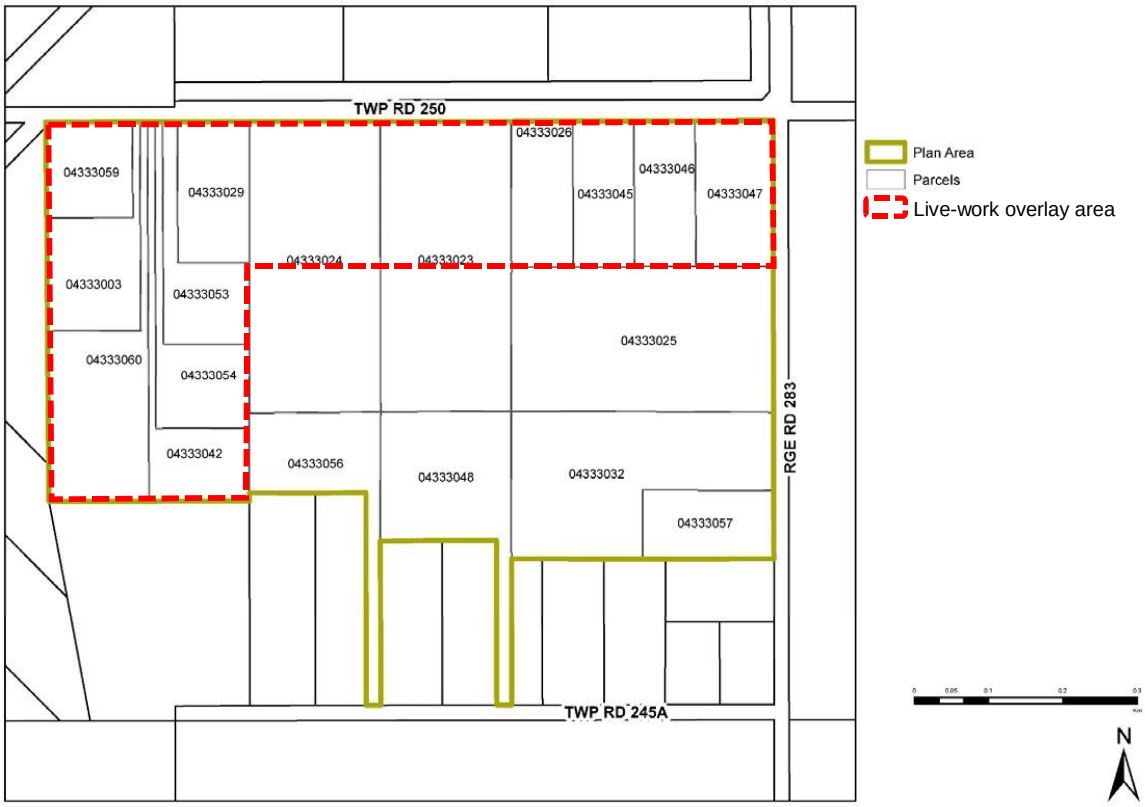
"Water Body" means any location where water flows, is standing or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands and aquifers, but does not include part of irrigation works if the irrigation works are subject to a license and the irrigation works are owned by the licensee, except in the circumstances prescribed in the *Water Act,* as amended or replaced from time to time.

"Watercourse" means a naturally occurring flowing body of water including but not limited to a river, creek, or stream, whether it conveys water continuously or intermittently, as identified by the County's Surface Water Data, Geomorphic Data, and Ortho-imagery Data, but excludes any human-made water features including but not limited to irrigation canals, ditches, reservoir, and drainage swales.

"Wind Farm" means an area of land with a commercial-scale group of energy-producing windmills or wind turbines. Ancillary structures may include equipment shelters.

"Yard" means a part of a parcel unoccupied by any portion of a Building or Accessory Building.

Schedule A
Live-Work Overlay



ROCKY VIEW COUNTY

Schedule B
Land Use Map

To see the most current land use maps visit https://www.rockyview.ca/landusemaps

A3: **Rocky View County Special Events Bylaw**

ROCKY VIEW COUNTY

BYLAW C-7990-2020

A bylaw of Rocky View County, in the Province of Alberta, to provide for the permitting and regulation of special events held in Rocky View County.

WHEREAS the *Municipal Government Act* allows municipalities to pass bylaws respecting the safety, health, and welfare of people, and the protection of people and property;

AND WHEREAS the *Municipal Government Act* allows municipalities to pass bylaws respecting people, activities, and things in, on, or near a public place, or a place that is open to the public;

AND WHEREAS the Council of Rocky View County recognizes that special events are essential in our communities as they provide opportunities for social connection, which contributes to a sense of identity, place, and community vibrancy;

NOW THEREFORE the Council of Rocky View County, in the Province of Alberta, enacts as follows:

Title

1 This bylaw may be cited as the *Special Events Bylaw*.

Definitions

2 Words in this bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this Bylaw.

Purpose and Application

3 The purpose of this bylaw is to provide for the permitting and regulation of special events held in Rocky View County.

Special Event Compliance

4 Special event organizers are responsible for compliance with all relevant federal, provincial and municipal legislation, policies, bylaws, regulations, safety requirements, and approvals that are applicable to any aspect of a special event and as identified in the special event and neighbourhood guidelines.

5 Special events approved under this bylaw are exempt from the requirement to obtain a development permit under the *Land Use Bylaw.*

Special Event Permits

6 Persons wishing to hold, conduct, manage, organize, or sell tickets for a special event must:

(1) submit a special event permit application to Rocky View County in the form prescribed and with the information required by the County; and

(2) pay a non-refundable application fee in the amount established in Rocky View County's *Master Rates Bylaw* at the time of application.

7 Applications for neighbourhood special events must be submitted at least 30 days prior to the date of the special event, and applications for medium and large special events must be submitted at least 120 days prior to the date of the special event.

8 In addition to the non-refundable application fee required under section 6(2) of this bylaw, applicants may be required to provide payment for the following:

(1) any fees associated with additional requirements specified in Rocky View County's *Special Event Reference Guide for Event Organizers*, which are required to be paid at least 30 days prior to the event;

(2) any fees associated with, but not limited to, policing, and other expenses the County may incur as a result of damage to its infrastructure, and

(3) a refundable security deposit for the use of Rocky View County land in the amount established in Rocky View County's *Master Rates Bylaw*, which is required to be paid at least 30 days prior to the event.

9 Security deposits required under section 8(3) of this bylaw will be refunded if the lands are returned to the same condition as they were prior to the special event.

10 Upon receipt of a complete special permit application, Rocky View County may:

(1) issue the permit either without conditions, or with the conditions that the County considers appropriate;

(2) refuse to issue the permit if there are reasonable or probable grounds that a risk to the public or property exists; or

(3) suspend or revoke a permit after it has been issued.

11 Special event permits will not be issued until:

(1) all required application fees and deposits have been paid;

(2) the indemnity portion of the special event permit is signed; and

(3) Rocky View County is satisfied that all legislative and safety requirements have been met.

12 Special event permits are only valid for the specific event, venue, date, and times identified in the issued permit.

Responsibilities of Rocky View County

13 Rocky View County will support applicants through the special event process by:

(1) providing one point of contact through the application and permitting process;

(2) responding to applicants within two business days of receiving a completed application;

(3) providing detailed guidelines that refer to legislative and safety requirements of all levels of government;

(4) working with applicants to ensure they understand legislative and safety requirements, and providing templates wherever possible to assist applicants in submitting required information;

(5) attending pre- and post-special event meetings as requested by the applicant;

(6) providing conditional approval to large & medium special events at least 60 days prior to the event date, if all requirements under this bylaw have been met; and

(7) liaising with internal technical experts to assist event organizers in meeting all required legislative and safety requirements at least 30 days prior to the special event.

Responsibilities of Event Organizers

14 Event organizers are responsible for:

(1) being the one point of contact with Rocky View County for the special event and the associated application and permitting process;

(2) ensuring that special event applications are completed fully and accurately to the best of their ability, including payment of any required application fees and security deposits;

(3) notifying Rocky View County of any changes or additions to the special event within two business days once an application has been submitted to the County;

(4) ensuring that all required legislative and safety requirements are met at least 30 days prior to the event; and

(5) attending pre- and post-event special event meetings as required by Rocky View County.

15 All costs and expenses incurred in meeting the requirements of this bylaw or any conditions or additional requirements of a special event permit are the sole responsibility of the Event Organizer.

Application Exemptions

16 Special events hosted by Rocky View County on lands owned or controlled by Rocky View County are exempt from the requirement to obtain a special event permit under this bylaw.

17 Special events on lands owned or controlled by a local school board are exempt from the requirement to obtain a special event permit under this bylaw.

Fee Exemptions

18 Charitable or non-profit organizations and schools are exempt from all required permit fees under this bylaw.

Offences

19 Any person who violates any provision in this bylaw has committed an offence and is subject to a minimum and specified penalty of $400.

20 No person shall hold, conduct, manage, organize, or sell tickets for a special event without first obtaining a conditional special event permit for the event.

21 Each responsible party is jointly and severally responsible for ensuring that all conditions of the special event permit and this bylaw are fully complied with.

General Penalty Provisions

22 In accordance with the *Municipal Government Act,* any Person who violates any provision of this bylaw is guilty of an offence and is liable upon conviction to a maximum penalty of $10,000 or, in default of payment of the fine, to imprisonment for a period not exceeding one year, or to both fine and imprisonment in such amounts.

Enforcement

23 When an Enforcement Officer has reasonable and probable grounds to believe that a person has violated any provision of this bylaw, the Enforcement Officer may commence court proceedings against such person by:

(1) Issuing the person a violation ticket pursuant to the provisions of the *Provincial Offences Procedure Act*; or

(2) Swearing out an information and complaint against the person.

24 Where an Enforcement Officer issues a person a violation ticket in accordance with section 23(1) of this Bylaw, the Enforcement Officer may either:

(1) Allow the person to pay the specified penalty established in this bylaw for the offence by including such specified penalty in the violation ticket; or

(2) Require a court appearance of the person where the Enforcement Officer believes that such appearance is in the public interest, pursuant to the provisions of the *Provincial Offences Procedure Act*.

25 No provision of this bylaw, nor any action taken pursuant to any of its provisions, shall in any way restrict, limit, or preclude Rocky View County from pursuing any other remedy in relation to an offence that may be provided by the *Municipal Government Act* or any other law of the Province of Alberta.

Severability

26 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

27 Bylaw C-5949-2004, being the *Concerts Bylaw*, and all amendments thereto are hereby repealed upon this bylaw passing and coming into full force and effect.

28 Bylaw C-7990-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 25th day of February, 2020

READ A SECOND TIME IN COUNCIL this 25th day of February, 2020

UNANIMOUS PERMISSION FOR THIRD READING this 25th day of February, 2020

READ A THIRD TIME IN COUNCIL this 25th day of February, 2020

Reeve

Chief Administrative Officer or Designate

February 25, 2020
Date Bylaw Signed

Bylaw C-7990-2020

Schedule 'A' – Definitions

1 **"Applicant"** means a person who applies for a special event permit pursuant to this bylaw.

2 **"Application"** means an application for a special event permit.

3 **"Council"** means the duly elected Council of Rocky View County.

4 **"County"** means Rocky View County.

5 **"County Land"** means lands owned or controlled by Rocky View County and includes, but is not limited to, the following:

(1) municipal and environmental reserves;

(2) municipal and school reserves;

(3) public utility lots;

(4) fee simple lands;

(5) highways, roads, and road allowances;

(6) Sidewalks and pathways; and

(7) easements and leased or licensed land.

6 **"Enforcement Officer"** means a member of the Royal Canadian Mounted Police (RCMP), a Community Peace Officer appointed by the Solicitor General of Alberta in accordance with the *Peace Officers Act* S.A. 2006 c P-3.5, as amended from time to time, or a Bylaw Enforcement Officer employed by Rocky View County in accordance with the *Municipal Government Act.*

7 **"Event Organizer"** means the person organizing the special event, is the applicant, and is the primary contact for Rocky View County;

8 **"Non-Profit Organization"** means a society, credit union, or cooperative established under federal or provincial legislation or:

(1) a corporation that is prohibited from paying dividends to its members and distributing the assets to its members on a winding up; or

(2) any other entity established under a law of Canada or Alberta for a purpose other than to make a profit.

9 **"Land Use Bylaw"** means Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw*, as amended or replaced from time to time.

10 **"*Master Rates Bylaw*"** means Rocky View County's current *Master Rates Bylaw*, as amended or replaced from time to time.

11 **"*Municipal Government Act*"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

12 **"Person"** has the same meaning as in the *Interpretation Act,* RSA 2000, c I-8, as amended from time to time.

13 ***"Provincial Offences Procedure Act"*** means the *Provincial Offences Procedure Act*, RSA 2000, c P-34, as amended or replaced from time to time.

14 **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

15 **"Special Event"** means a temporary or annual one-time activity that takes place on private or County land and refers to any of the following sub-categories:

(1) **"Large Special Events":**

(a) encompasses multiple locations;

(b) blocks or restricts the use of County land;

(c) requires a road closure or impacts the normal use of a major public roadway;

(d) requires traffic control, flag personnel, or pacer cars;

(e) uses polytechnics or open flames;

(f) requires multiple approvals (i.e. road closure, building permit, fire inspection); or

(g) is inter-jurisdictional.

(2) **"Medium Special Events"**:

(a) are film or media production events;

(b) use multiple roadways;

(c) impacts normal use of major public roadways; or

(d) requires traffic control, flag personnel, or pacer cars.

(3) **"Neighbourhood Special Events"**:

(a) are neighbourhood or community block parties that take place on or impact County land.

16 **"*Special Event Reference Guide for Event Organizers*"** means Rocky View County's *Special Event Reference Guide for Event Organizers*, as amended or replaced from time to time, which is supplemental to this bylaw.

A4: **Rocky View County Special Event Application**

ROCKY VIEW COUNTY

Application Permit #
(To be assigned)

Applicant Information

Organization: Contact Name:

Mailing address:

Email address:

Name of primary contact on day of event:

Primary #: Alternate #:

Name of secondary contact on day of event:

Primary #: Alternate #:

Event Type

- **Large Event:**
  Encompasses multiple locations
  Blocks or restricts the use of County land
  Requires a road closure or impacts normal use of major public roadway(s)
  Traffic control, flag personnel, or pacer cars are required
  Uses pyrotechnics (fireworks) or open flame
  Requires multiple approvals (i.e. road closure, building permit, fire inspection)
  Is inter-juristictional

Medium Event:
Is a film / media production
Uses multiple roadways
Impacts normal use of major public roadways (excluding road closure)
Traffic control, flag personnel, or pacer cars are required

We encourage you to refer to the Special Event Reference Guide while completing this application. Click on the attached link to open the Special Events Reference Guide.

Small Event:
A small event is considered a neighbourhood or community event that takes place or impacts public land, which is owned or controlled by the County, such as green space, road, pathway or sidewalk. Examples of these types of events include neighbourhood block parties, weddings or celebrations.

For a small event, applications are due no later than **30 days** in advance of the scheduled event.

Small events have a separate process that is more streamlined to reflect these types of events. Please refer to the Small Events Application and Reference Guide on the County website.

Event Information

Name of event:

Event location:

Street address:

Legal address: 1/4 Sec Sec Twp Rge Meridian

Lot / Block / Plan:

Is the event to be held on private or public property? Private Public

Is the event taking place on lands that are managed by a Condominium, Home Owners, or Business Association?
Yes ○ No

Does your event cross into another municipality or involve another municipality? Yes ○ No ○ Not Sure

What other municipalites are involved?

Please use the County Atlas to save a map and attach to this application when submitting.

Roads to be impacted:

Registered owner of land:

Date(s) of event:	Start time:	End time:
Date of setup:	Setup start time:	Setup end time:
Date of takedown:	Takedown start time:	Takedown end time:
Backup date of event:	Start time:	End time:

Type of Event (check all that apply):

Business	Film / Media production	Sporting event
Celebration	Fundraiser	Tournament
Circus	Neighbourhood block party	Trade show
Concert	Parade	Wedding
Farmers market	Rodeo	
Festival	Road race	
	Bike	
	○ Walk / Run	
	○ Other	

Estimated Attendance:

Estimated number or participants:	Estimated number of guests/spectators:
Estimated number of volunteers:	Estimated number of children:

Is this event private or open to the public? Private ○ *Public
*If public, is this a ticked or invitation only event?: Yes ○ No

Purpose and description of event:

Does your event involve (check all that apply):

Alcohol	Fireworks / Pyrptechnics	Outdoor cooking
Amplified sound	Gaming / Gambling	Outdoor lighting
Animals / Petting zoo	Inflatable devices	Roads
Barricades / Fencing	Live entertainment	Security
Camping	Medical services / First aid	Other (please describe)
Drone(s)	Open flame	

Does your even also include (check all that apply and provide required details):

Food trucks	# of:
Food vendors	# of:
Generators	# of:
Hand washing stations	# of:
Washrooms / Water closets	# of:

You may upload a map from the County Atlas to draw your route map and include it with this application when submitting.

Completing the information below will automatically start your Building Permit Process:

Bleachers	How many:	Specify size:
Stages	How many:	Specify size:
*Tents	How many:	

Attach image of tents with application

*Each tent must identify the following detains in the box below. Size, height, type of material, and how the tent is being anchored. Please categorize multiple tents by number each individually with details.
Example: *Tent 1 - 15' x 30', 10' high, made of polyester, staked to ground.*

Photo must be provided.

Details of each tent is required:

You may need an inspection of your temporary structures. So we can schedule our team in advance, please indicate date and either a morning or afternoon appointment.

Date: Morning (8:30 a.m. to noon) ○ Afternoon (noon to 4 p.m.)

Insurance

Are you an Additional Named Insuerd as an addendum to Rocky View County's insurance?

Yes ○ No ○ Don't Know

A copy of proof of insurance with Rocky View County named as an additional isured is required at least **30 days** prior to the event.

Invite an Elected Official

If you wish to have the Reeve, your area Councillor, or another County elected official attend your event, please complete this section.

Date: Time

Reeve	Deputy Reeve	All Council	Division 1 Councillor
Division 2 Councillor	Division 3 Councillor	Division 4 Councillor	Division 5 Councillor
Division 6 Councillor	Division 7 Councillor	Division 8 Councillor	Division 9 Councillor

The County will confirm attendance prior to the event. Due to the varying schedules of Council, not all requested elected officials may be able to attend.

Noise Exemption

Any person or group planning an activity or event should apply for a noise exemption permit if it is expected to exceed the permitted noise/sound levels or if it will be occurring outside of the allowed time frame of **10 p.m.** This includes: filming productions, public events, weddings, or music festivals.

Do you require a noise exemption Yes ○ No Extension to: a.m. ○ p.m.

If yes, please explain why:

Signage

Will you be placing signage on public property? Yes ○ No

If so, please provide a signage map. You may uploade a map from the County Atlas to draw your route map and include it with this applications when submitting.

Traffic Management

If traffic is impacted through road interruptions or intersection crossings are involved, please provide detaisl of the roads impacted. Submitting the information below will initiate the road usage permission approval process. You may upload a map from the County Atlas to draw your signage map, and **MUST** be included with this application when submitting.

Describe the road usage requirements:

Waste Management

The County encourages waste reduction and diversion efforts for special events.

Describe how you will manage the waste generated at your event:

Will you offer recycling programs at your event (for example: recycling, organics, beverage container collection?)
Please describe:

Weather Contingency Plan

In the event of inclement weather, please advise if you will proceed with your event.

Proceed with full event ○ Cancel event ○ Alternate arrangements

Please describe your weather contingency strategy:

ROCKY VIEW COUNTY

Required Information/Documentation

The follwing documents **are required** in order to approve the permit for your special event based on the level of event you are having. The County's community support team will assist you in understanding what needs to be included in the required documents. Any requested documenatation must be provided a minimum of **45 days** prior to your event to allow sufficent time for review and approval.

Large Event	Medium Event
Detailed site map	Emergency action plan
Emergency action plan	Insurance certificate
Insurance certificate	Not-for-profit certificate
Not-for-profit certificate	

The following documents **may be requried** in order to approve the permit for your special even based ont he level of event you are having.

Large Event	Medium Event
Emergency response plan	Location map
Fireworks safety plan	Parking plan map
Location map	Route map
Parking plan map	Temporary access agreement
Route map	Transportation control plan
Temporary access agreement	
Transportation control plan	

Verification (Mandatory)

Organization: Contact name:

Date: Signature:

I acknowledge that [by displaying/typing my name above], I am signing this application, and I agree to be bound as if I had endorsed this document with my own handwritten signature.

I acknowledge that I have reviewed the instructions outlined in the County guidelines and shall abide by those regulations.

If there is insufficient space within this application for all your event details, please include this information by submitting additional details on a separate page.

Please save this document and email your completed application with any attachments to specialevents@rockyview.ca.

FOIP Statement
The information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act ("the Act") and will be used solely for administering Rocky View County's special event application process. It will be treated in accordance with the privacy protection provisions of Part 2 of the Act.
Questions concerning collection of this information can be directed to the Manager of Recreation, Parks & Community Support at 403-230-1401 or specialevents@rockyview.ca.

County Contact Information
Rocky View County – Recreation, Parks & Community Support
262075 Rocky View Point, Rocky View County, AB T4A 0X2
specialevents@rockyview.ca 403-230-1401

PRINT FORM

A5: **Rocky View County Special Event Reference Guide**