



LAND USE BYLAW NO. 1125



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PART I

Purpose & Definitions

1. Purpose

The purpose of this Bylaw is to achieve the orderly, economic and beneficial development, use of land and patterns of human settlement in Starland County by regulating and controlling development, or where necessary, prohibiting development without infringing on the rights of individuals for any public interest except to the extent that is for the overall greater public interest.

2. Definitions

In this Bylaw:

“Abattoir” means a building where animals are butchered.

"Act" means the *Municipal Government Act*, RSA 2000, c. M-26, as amended.

"Accessory Building or Structure" means a building or other structure separate and subordinate or incidental to the principal building located on the same site. Solar panels and free standing satellite dishes are accessory structures. In a residential district, a detached garage must follow the setback requirements for an accessory structure, but it shall be a permitted use, as long as all other requirements of this Bylaw are met.

“Agricultural Supply Depot and Sales” means a facility for the purpose of supplying goods, materials, and/or services that support agricultural uses, whether retail, wholesale, or in bulk. This shall include such goods and services as sale and storage of seeds, feeds, fertilizers, chemical products, fuels, lubricants, parts or the rental, sale, repair and servicing of farm machinery and equipment but does not include the buying or selling of farm produce or animals.

“Agri-Tourism Operation” means any agriculturally based operation or activity that brings visitors to a farm or ranch. This use does not include a “Bed and Breakfast” operation.

"Airport" means an area of land or other supporting surfaces used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation, or equipment used for these purposes. All aerodrome facilities are regulated by Transport Canada and municipal and/ or Provincial authorities have no jurisdiction for aerodrome facility development on private or federal lands.

“Airport Zoning Reference Point Elevation”, in the case of airports, means 789.1 m (2640 ft.) above sea level and is used to establish the height of the outer surface.

"Airstrip - private" means an area of land used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, but which is not licensed by any Provincial or Federal authority. All aerodrome facilities are regulated by Transport Canada and municipal and/or Provincial authorities have no jurisdiction for aerodrome facility development on private or federal lands.

“Alternative Energy” means the processes, installations, and any other structures or systems required to convert the power from geothermal, wind or solar facilities into heat, electrical or mechanical energy and may be for private use; a commercial venture; or a combination of both. The facilities include the tower(s), panels, support structures, and accessory buildings. In Starland County, the types of facilities include:

- (a) **“Solar Energy Conversion System – Commercial”** means a power plant consisting of active or passive solar panels and related facilities with a rated capacity of greater than 1 megawatt connected to the same substation or metering point used for the production of electrical power primarily for resale or for municipal utility use. This facility is regulated by the Alberta Utilities Commission.
- (b) **“Solar Energy Conversion System – *Private/Microgeneration”** means a power plant consisting of active or passive solar panels and related facilities with a rated capacity of less than 1 megawatt, and which is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.
- (c) **“Wind Energy Conversion System – Commercial”** is a Renewable Energy Source and means a large scale, commercial undertaking regulated by the Alberta Utilities Commission, for both the generation and distribution components.
- (d) **“Wind Energy Conversion System – *Private/Microgeneration”** means a single wind turbine with rotors (blades) no larger than 15 metres in diameter and has a maximum tower height (measured from the ground to the centre of the rotor) of 50 metres. This unit has a nominal capacity, and is located on the applicant’s property.

* A Private/Microgeneration system for either solar or wind energy does not prohibit the sale of excess capacity to the energy grid. However, the primary purpose of the system is to service the principle buildings and structures on the site.”

“Arts and Crafts Shops/Studios” means structures where objects that are meant to be both useful and beautiful are created and/or sold.

“Auction Facility” means a development specifically intended for the auctioneering of livestock, goods, equipment including temporary storage of such goods and may include the temporary holding of the livestock. This use class does not include on-site slaughtering such as an abattoir or one time on-site estate auction sales.

“Auto Sales and Service” means development used for the retail sale of new or used automobiles, with incidental maintenance services and sale of parts.

“Automobile Wrecker/ Salvage Establishment” means a use:

- (a) where dilapidated vehicles are stored, dismantled or crushed;
- (b) where motor vehicle parts may be sold;
- (c) where motor vehicles in their complete and operable state are not displayed or sold;
- (d) that may have equipment used for crushing, dismantling or moving motor vehicle parts;
- (e) that may have a building for administrative functions associated with the use; and
- (f) that does not involve the manufacture or assembly of any goods.

“Bank” means development for the provision of financial and investment services by a trust company, investment dealer, credit union, mortgage broker or related business, which may also include the provision of drive-through access to an automated teller machine.

"Basement" means that portion of a building which is partly underground but which has a portion of its height from finished floor to finished ceiling above the adjacent finished grade.

“Basic Strip”, in the case of airports, means a rectangular area measured as 60 m (200 ft.) out from each end of the runway, 45 m (150 ft.) on each side of the centre line of the runway, and with a total length of 1187 m (3900 ft.).

“Bed and Breakfast Establishment” means a lodging facility within a dwelling having no more than three guest rooms and providing common dining facilities, but no cooking facilities in guest rooms in accordance with Provincial regulations and approvals.

"Beekeeping" means the commercial production of natural honey.

"Better Agricultural Land" means Canada Inventory Capability for Agricultural Classifications 1 to 4. The C.L.I. rating is subject to confirmation from site inspection, land assessment records or other detailed soil investigations.

“Biogas” means a mixture of methane and carbon dioxide produced by the bacterial decomposition of organic wastes and used as a fuel. *Biogas* can be produced from raw materials such as agricultural waste, manure, municipal waste, plant material, sewage, green waste or food waste.

"Boarding or Lodging House" means a building where meals are served for remuneration or rooms are rented to three or more persons, not including the occupant and his immediate family, but does not include a hotel, motel, restaurant, cafe, coffee shop, drive-in refreshment stand or other similar use.

“Building Material Sales and Storage” means development which provides support for residential, commercial and industrial construction, which require on-site storage space for materials, mobile equipment or vehicles normally associated with the service. Any sales, display, office or technical support service areas shall be accessory to the principal use.

“Bulk Fertilizer Storage and Sales” means a facility for the purpose of supplying goods, materials, and/or services that support agricultural uses, whether retail, wholesale, or in bulk. This shall include such goods and services as sale and storage of seeds, feeds, fertilizers, chemical products, fuels, lubricants or parts.

“Bulk Fuel Depot and Sales” means lands, buildings, and structures for the bulk storage and distribution of petroleum products. This use does not include service stations.

"Campground" means a recreational development for the purpose of providing temporary accommodation for recreational vehicles or tents. A campground is not construed to mean a development for the purpose of accommodating long-term or permanent occupancy by recreational vehicles or manufactured homes.

“Cemetery” means land that is set apart or land that is used for the burial of human remains. Typical uses are memorial parks and burial grounds.

“Church” means a development including any meeting halls used for spiritual worship and related religious, charitable, educational or social activities. Typical accessory uses include, but are not limited to, administrative offices, accessory manses, rectories or parish houses.

“Commercial Riding Stables” means a facility used for feeding, grooming, housing, exercising and training of domestic animals for which the proprietor of the premises receives remuneration.

"Commercial Tourist Facility" means a privately owned and operated recreation/tourist facility which may include golf courses, miniature golf courses, zoos, water slides, amusement parks and riding stables.

“Communication Facility” means buildings that are used for processing electronic information/data. The use may include secondary office functions.

“Communication Structure” means an exterior transmitting device – or group of devices – used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other federally-licensed communications energy transmitted from, or to be received by, other antennas. Antenna Systems include the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter. This protocol most commonly refers to the following two types of Antenna Systems:

1. **Freestanding Antenna System:** a structure (e.g. tower or mast) built from the ground for the expressed purpose of hosting an Antenna System or Antenna Systems; or
2. **Building/Structure-Mounted Antenna System:** an Antenna System mounted on an existing structure, which could include a building wall or rooftop, a light standard, water tower, utility pole or other.

“Community Hall” means a building or site intended to provide permanent facilities for meetings, and a functional space for individuals to hold events.

“Confined Feeding Operation” means 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 dwellings, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

“Convenience Store” See Retail Store.

“Convention Facility” means a development that is designed to accommodate individuals and groups who gather to promote and share common interests. Convention facilities typically offer sufficient floor area to accommodate major trade shows. The facility typically contains lecture halls, meeting rooms, and conference rooms. There may be provisions for overnight guests in the form of a hotel and for large banquet facilities.

"Corner Parcel" means a parcel having frontage on two more streets at their intersection.

"Country Residential" means a dwelling or manufactured home situated on a parcel of land used principally for private residential purposes within an otherwise rural area.

"Country Residential - Grouped" means 2 or more parcels of land used principally for residential purposes within an otherwise rural area and are situated within the same quarter section.

"Council" means the Council of Starland County;

"Deck" means a flat, floored concrete or wooden structure, usually elevated above grade level and usually adjoining a dwelling and accessory to the principal residential use or building. A deck may consist of roofing and means of vertical enclosure, but will not include any insulation or heating apparatus contained within the structure.

"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 in, on or under land of any of them; or
- (c) a change of use of land or a building, or an act done in relation to land or a building that results or is likely to result in a change in the land or the building; or
- (d) a change in the intensity of use of land or building that results in or is likely to result in a change in the intensity of use of the land or building.

"Development Authority" means:

- (a) a person (or persons) appointed as Development Officer by Bylaw; or
- (b) the Municipal Planning Commission appointed by Bylaw.

"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 (as required for the project).

"Development Officer" means the office of a development officer established by Bylaw.

"Development Permit" means a document authorizing development issued under this Bylaw.

"Discretionary Use" means a use for which a development permit may be issued at the discretion of the Municipal Planning Commission.

"Drinking Establishment" means an establishment licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for consumption on the premises and any preparation or serving of food is accessory thereto. This term refers to bars, taverns, pubs and lounges.

"Dwelling" means a residential building containing one dwelling unit and supported on a permanent foundation, but not including manufactured homes of any kind, whether standing on a permanent foundation or on wheels, jacks, blocks or other temporary foundation. Each building or a self-contained portion of a building is intended for the residential use of one or more people living as a single housekeeping unit: containing complete sleeping, cooking and toilet facilities; and is intended as a permanent or semi-permanent place of residence in accordance with the following types:

- (a) **"Dwelling - Detached"** means a residential building, other than a manufactured home, that contains one dwelling unit.
- (b) **"Dwelling - Duplex"** means a residential building containing two dwelling units, each having a separate entrance. This term also refers to a two-unit, semi-detached dwelling.
- (c) **"Dwelling - Multiple Unit Dwelling"** means a residential building containing three or more dwelling units. This term also refers to attached housing, three-plex, four-plex, etc.
- (d) **"Dwelling - Modular Home"** means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular home represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling unit(s) for year-round occupancy. Modular homes are not to be considered as manufactured homes under this Bylaw and will be congruent in appearance to existing surrounding buildings.
- (e) **"Ready-to-move (RTM)"** means a newly constructed detached dwelling that is constructed in an off-site location in accordance with the Alberta Building Code and moved to the site to be set on a permanent foundation to be similar in function and appearance to a conventional built-on-site, detached dwelling. This definition does not include dwelling – modular home or dwelling – manufactured home.
- (f) **"Moved On"** means a structure used at a previous location that has now been relocated to a new parcel for use as a dwelling. This use does not include a manufactured home.
- (g) **"Dwelling - Semi-Detached"** means development consisting of at least two dwellings, each accommodating one household, situated side by side and sharing a common wall. Each dwelling shall have separate, individual and direct access to grade, with no interior access connections, and no common means of access with other dwellings.
- (h) **"Dwelling - Park Model"** means a recreational vehicle conforming to CAN-CSA series Z241 that may be located seasonally or permanently on a parcel of land. The minimum allowable gross floor area for a park model shall be 27.87m² (300 sq. ft.);

"Easement" means the right to use land generally for access to other property or as a right-of-way for a public utility.

"Eating and Drinking Establishment" means a development where food and beverages are prepared and served and includes supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. These terms refers to such uses as restaurants, cafes, lunch and tea rooms, ice cream parlors, banquet facilities and take out restaurants.

"Encroachment Conditions" assumes a scenario where the flood fringe is fully developed and flood flows are conveyed entirely within the floodway.

"Existing" means existing, as of the date of adoption of this Bylaw.

"Extensive Agriculture" means systems of tillage and grazing on large areas of land by the raising of crops or the rearing of livestock either separately or in conjunction with one another and includes buildings and other structures incidental to the operation. Extensive agriculture does NOT include dwellings or manufactured homes.

"Fabric Covered Building" means a metal-framed, fabric-membrane pre-engineered building for temporary & permanent industrial, commercial & agricultural applications including warehouses, equipment storage, manufacturing facilities, barns, stables, arenas & event centers. All fabric covered buildings shall require the appropriate building permits to ensure all aspects of the development is in accordance with the Alberta Safety Codes including appropriate foundation construction and building anchoring.

"Farm Building" means an accessory building that:

- a) does not contain a residential occupancy;
- b) is located on land used as a farm, or is zoned for agricultural use and directly supports the primary farm operation;
- c) has a low occupant load; and
- d) is not used or occupied by, or expected to be used or occupied by, the public or persons, other than the farmer or farmers that own the building, their immediate family, and/or their employees, that may be in the building from time to time, and the building is used for:
 - i) housing livestock; or
 - ii) storing, sorting, grading or bulk packaging primary agricultural products; or
 - iii) housing, storing or maintaining machinery associated with the operation of the farm on which it is located.

"Farm and Industrial Machinery Sales and Service" means developments used for the retail sale of new or used machinery, together with incidental maintenance services and sale of parts. Typical uses include, but are not limited to, motorized farm equipment dealerships and machines associated with a variety of industrial uses.

"Farm Dwelling" means a residential structure or manufactured home occupied by a person engaged at least six (6) months of the year in an agricultural pursuit.

"Farmstead Separation" means the approval by the Subdivision Approving Authority of a parcel of land for an existing dwelling and related improvements (shelter belts, corrals, barns, sheds, wells, septic systems etc.) which normally are associated with a farm operation.

"Feedmill" means a processing facility where livestock feed and animal feed is manufactured, processed, stored, distributed and sometimes sold. This use does not include a feed lot as defined under Provincial Legislation.

"Fence" means a physical barrier constructed out of typical building material to prevent visual or unauthorized access or both.

"Fertilizer Storage and Distribution" means a facility for the on-site retention and selling of a chemical or natural substance, which is added to agricultural land to increase its productivity or capacity to support plant growth.

“Flood Fringe” means the portion of the flood hazard area outside of the floodway where water during a flooding event is generally shallower and flows more slowly than in the floodway.

"Floodplain" means land calculated or determined to be located within the 1:100 year flood risk area of a water course, as defined by Alberta Environment.

“Flood Hazard Area” means the area affected by a 100-year flood under encroachment conditions. The flood hazard area is typically divided into floodway and flood fringe zones, and may also include areas of overland flow.

“Floodway” means the portion of the flood hazard area that conveys water during a flood event. In this area during flooding, water flows are deepest, fastest and most destructive. This area typically includes the main channel of the body of water and a portion of the adjacent area.

"Front Lot Line" means the boundary dividing the lot from an abutting street. In the case of a corner lot, the shorter boundary shall be deemed to be the front lot line.

"Golf Course" means the golf playing area and ancillary buildings and uses related to the playing of the game of golf, including, for example, pro shop, club house, restaurant, licensed dining area, lounge, driving range and picnic area.

"Grade Level" means the finished ground surface, as determined by the Development Authority.

“Grain Elevator” means a building for elevating, storing, discharging, and sometimes processing grain. The use may also include facilities for moving the grain via a variety of transportation alternatives such as rail or trucks.

“Grain Mill” means a structure to grind any form of grain into a finer material or powder form.

"Gravel Resource Processing" means the use of land or buildings where materials are extracted and/or transported to site, and processed (i.e. crushed, washed, cleaned, sifted, sorted, combined with other materials, stockpiled and/or packaged).

“Group Care Facility” means a development using a dwelling for a Provincially-approved residential social care facility providing rehabilitative and supportive care. A Group Care Facility may incorporate accommodation for resident staff as part of the use.

"Gross Floor Area" means the total area of all floors of a building, excluding the areas of basement floors, EXCEPT THAT basement suites in apartment buildings shall be included in the calculation of the gross floor area.

“Hangar” is a closed building or structure, with a large floor area typically to hold aircraft in protective storage and may include airport related industrial or commercial uses.

"Height" means when used with reference to the building or structure, the highest point of the roof above grade level.

"Home Occupation" means any occupation, trade, profession, or craft carried on by an occupant of a residential building or farm dwelling as a use secondary to the residential use of the building, and which does not change the residential nature of the building nor the neighborhood or have any exterior evidence of such secondary use other than provided for under the General Regulations of this bylaw.

"Hotel" or "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.

"Industrial Park" means the development of three or more contiguous parcels of land for industrial purposes.

"Industrial Plant" means one or more buildings on a single parcel used for the manufacturing, assembly or packaging of finished products from raw or previously prepared materials.

"Institutional and Public Uses" means land uses which serve a community's social, health and cultural needs, such as a courthouse, library, hospital or other such facility. This use does not include schools and parks.

"Interior Lot" means any parcel other than a corner lot.

"Industrial Work Camp" means a residential complex used to house employees by various contracting firms on a temporary basis, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time and may include accessory uses such as a temporary office, storage yard and other similar and complimentary uses deemed compatible with the surrounding area.

"Intensive Agricultural Operation" means a farming that involves approvals required by the Natural Resources Conservation Board.

"Involuntary Severance" means a subdivision of land necessary for roads, utilities, oil and gas facilities and other similar land uses that result in a parcel of land that is less than a basic unit of land within the agricultural district (quarter section).

"Kennel" means any place where three or more dogs and/or cats over six months of age are maintained, boarded, bred, trained, or cared for remuneration or sale.

"Landfill" means a waste management facility at which waste is disposed of by placing it on or in land, but does not include a land treatment facility, a surface impoundment, a salt cavern or a disposal well.

"Lane" means a public roadway usually less than 10 m (30.5 ft.) wide typically providing secondary access to one or more parcels.

"Livestock" means cattle, horses, sheep, goats, swine or fowl and other types of animals.

"Lot" means:

- (a) a quarter section; or
- (b) a river lot or settlement lot shown on an official plan referred to in the Surveys Act that is filed or lodged in the Land Titles Office; or
- (c) a part of a parcel where the boundaries of the parcel are separately described in a certificate of title other than by reference to a legal subdivision; or
- (d) a part of parcel where the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

"Manufactured Home" means a transportable, single or multiple section single detached dwelling unit built in an off-site factory environment conforming to CAN/CSA Z240 MH Series certified standards at time of manufacture. It is ready for residential occupancy upon completion of set-up in accordance with required factory recommended installation instructions. This definition does not include a modular home.

"Manufacturing Facility" means the manufacturing or assembly of goods, products or equipment and/or the processing of raw or finished materials, including the servicing, repairing or testing of materials, goods and equipment normally associated with the manufacturing, processing or assembly operation. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the principal use.

"Market Gardens/Greenhouses" means means development used primarily for the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers. The main part of the business must be plant related and any aggregate sales must be a minor accessory component only.

"Medical Marihuana Production Facility" means the use of land or structures for the purpose of growing, processing, packaging, testing, destroying, storing and / or shipping of marijuana used for medical purposes as authorized by a license issued under the Federal Government *Marihuana for Medical Purposes Regulation*, SOR 2013-119, (MMPR) or any subsequent legislation which may be enacted in substitution.

"Mixed Use Commercial/Residential" means a development which blends commercial uses with residential uses. The residential use is usually located above or behind the commercial use which requires greater street exposure, but maintains a completely separate and distinct access.

"Multiple Unit Dwelling" *see Dwelling Unit.*

"Municipal Planning Commission (MPC)" means a Municipal Planning Commission established by Council pursuant to Section 626 of the Act.

"Municipal Works" means a development used to provide one or more of the following for public consumption, benefit, convenience or use:

- a. water; waste water or storm water;
- b. communication;
- c. drainage ditch;
- d. natural gas;
- e. electric power;
- f. heat; or
- g. fire.

"Municipality" means Starland County.

"Museum" means a building or place where works of art, scientific specimens, or other objects of permanent social and/or monetary value are kept and displayed.

"Natural Resource Extractive Industry" means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form.

"Non-Conforming Building" means a building 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 that on the date this Bylaw becomes effective does not, or when constructed will not, comply with this Bylaw.

"Non-Conforming Use" means a lawful specific use 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 that on that date this Bylaw becomes effective does not, or in the case of a building under construction will not comply with this Bylaw.

"Nuisance Grounds" means a private site used for the temporary or permanent storage of waste products that are not allowed at waste transfer sites and may include construction waste and animals disposed of in accordance with the applicable Provincial regulations and guidelines.

"Oil/Gas Field Service/Storage Operation" means a development that provides services to pipeline, oil field and mining operations. The business is contained within an enclosed development, the outdoor storage of any materials, heavy vehicles, equipment and/or pipes must be screened to the satisfaction of the Development Authority. Typical services include but are not limited to, well conditioning, well logging, x-ray and diagnostic, cathodic protection or wireline services. This use does not include a bulk fuel depot or sales.

"Outer Surface", in the case of airports, means an imaginary common plane established at a constant elevation of 45 m (150 ft.) above the airport zoning reference point elevation and extending to the boundary of the "AD" - Airport District.

"Overland Flow" means areas of the flood hazard area outside of the floodway where water is directed towards the floodway.

"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.

"Parks and Playgrounds" means land set aside through municipal or environmental reserve dedication for outdoor recreation or education, or to protect sensitive natural features and or areas of cultural or scenic value. Without restricting the generality of the foregoing, parks may accommodate more active recreational pursuits, such as tot-lots, playgrounds, walkways and sports fields.

"Permitted Use" means the use of land or of a building which is listed in the column captioned, "Permitted Uses" in the lists of Permitted and Discretionary Uses appearing in this Bylaw and for which, when it meets the applicable provisions of this Bylaw, a Development Permit shall be issued.

"Post Office" means an office or station of a government system at which mail is received and sorted, from which it is transported, and at which stamps are sold or other services rendered.

"Principal Building" means a building in which is conducted the main or principal use of the site on which it is erected.

"Principal Use" the main purpose for which a parcel or building is used.

“Professional or Administrative Office” means development primarily for the provision of professional, management, or consulting services in an office setting. Typical uses include, but are not limited to, the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners and other consultants, dentists, clerical services and secretarial agencies. This excludes the servicing and repair of goods, the sale of goods to the customer on site, and the manufacture or handling of a product.

“Public or Quasi-Public Buildings” means a building which is available to the public for the purposes of assembly, instruction, culture, recreation, or community activity, including but not limited to a church, a library, a museum, an art gallery, but does not include a school or place of public entertainment for which an admission fee is customarily charged. In addition it includes a building as defined in the Act in which the proprietor or the public utility maintains its office or offices and/or maintains or houses any equipment used in connection with the public utility.

“Public Works” see **“Municipal Works”**.

“Recreation Facility or Uses” means a development of an indoor or outdoor facility or space, intended to serve the community at large. Typical uses include, but are not limited to, swimming pools, sports fields, hockey rinks, arenas, tennis courts or a multi-purpose facility. Recreation uses may also utilize undeveloped tracts of land which generally do not require building, facility or structures. Examples of such uses include, but are not limited to, cross country ski trails and walking or riding paths.

“Recreational Trails and Pathways” means a public or private linear development accommodating outdoor connectivity for a variety of transportation modes such as foot traffic and bicycles. This facility is not intended for use by motorized vehicles.

“Recreational Vehicle” means a vehicle or a portable structure designed to be carried on a vehicle providing temporary sleeping accommodation for travel and recreation purposes. Recreational vehicles include but are not limited to motor homes, campers and holiday trailers. Recreational vehicles do not include manufactured homes. Recreational Vehicles may be considered on a seasonal (temporary) or permanent basis in the districts where it is listed as a permitted or discretionary use.

“Recreational Vehicle Storage” means the storage, outdoors or inside a permanent structure, of more than three tent trailers, travel trailers, motor homes, boats, boat trailers, or similar recreational vehicles. This use does not include the sale, service, restoration, inspection and/or mechanical repair of the recreational vehicles.

“Recreation Facility or Uses” means a development of an indoor or outdoor facility or space, intended to serve the community at large. Typical uses include, but are not limited to, swimming pools, sports fields, hockey rinks, arenas, tennis courts or a multi-purpose facility. Recreation uses may also utilize undeveloped tracts of land which generally do not require building, facility or structures. Examples of such uses include, but are not limited to, cross country ski trails and walking or riding paths.

“Retail Store” means a building where merchandise is offered for sale and is stored only in reasonably sufficient quantities to supply normal retail needs.

“Repair Shop” means a business specializing in providing general machinery repairs as well as automotive maintenance.

"Rural Small Holding" means a lot within an extensive agricultural quarter section intended to provide sufficient land, and separation from neighbours as well as adjacent urban areas, to accommodate a detached dwelling or manufactured home, and/or related on-site services, vehicle garage, and shop(s)/yard space for a secondary industrial/commercial use such as heavy truck and equipment storage generally related to the agricultural and oil and gas sectors.

"School" means a premise that involves public assembly for education, training or instruction purposes, and includes the administration offices required for the provision of such services on the same site. This includes but is not limited to a public school, a separate school, or a technical school, their administrative offices and school bus parking. This use may also include outdoor recreational uses typically associated with an educational facility such as a track or outdoor courts.

"Screening" means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites.

"Seed Cleaning Plant" means a facility to condition grains and remove impurities. The facility may also separate and improve the grade of the product.

"Seed Drying Plant" means a facility to remove moisture, process and grade seed for growers.

"Service Station" means a facility where automotive fuels, oil, grease, batteries, tires, and automotive accessories may be supplied and/or installed, and where general automotive maintenance such as oil changes, tune up, brake repairs, car washes etc. may be undertaken.

"Sign" means a device or structure for providing direction or providing information or calling attention to such things as a development, businesses, product, service, location, object, event or person:

- (a) **"Area of Sign"** means the total surface area within the outer periphery of the said sign, and, in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter or shall not be included in computation of surface area;
- (b) **"Billboard"** means a structure, primarily self-supporting, which is used for the display of general advertising, the subject matter of which is not necessarily related to the use or ownership of the property on which the structure is located;
- (c) **"Fascia Sign"** means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building;
- (d) **"Free-Standing Sign"** means a sign on a standard or column permanently attached to the ground and which is not connected in any way to any buildings or other structure;
- (e) **"Projecting Sign"** means a sign which is attached to a building or structure so that part of the sign projects more than one foot from the face of the building or structure;
- (f) **"Roof Sign"** means any sign placed on or over a roof.

"Single-Detached Dwelling" see 'dwelling unit'.

"Site" means a lot or parcel of land on which a development exists, occurs, or for which an application for a development permit is made.

“Storage Structure” means a structure that does not meet the definition of an accessory building and is used for the storage of goods or equipment. A storage structure may be in the form of a shipping container, trailer or other structure.

“Storage Yard” means a use:

- (a) where goods, motor vehicles or equipment used in road construction, building construction, oilfield services and similar industries are stored when they are not being used are stored outdoors;
- (b) where the vehicles and equipment stored may also be serviced, cleaned or repaired;
- (c) that may involve the storage of construction material such as oil and gas pipeline materials;
- (d) that does not involve the storage of any derelict vehicles or derelict equipment;
- (e) that does not involve the production or sale of goods as part of the use; and
- (f) that may have a building for the administrative functions associated with the use.

"Subdivision and Development Appeal Board" means a subdivision and development appeal board appointed pursuant to Section 627 of the Act.

“Take-off / Approach Surface”, in the case of airports, means an imaginary surface consisting of an inclined plane:

- (a) the commencement of which coincides with the end of the basic strip;
- (b) that rises at a slope ratio of 1:40 (2.5%) measured from the end of the basic strip;
- (c) that diverges outward on each side as it rises, at a rate of 10% measured from the respective projected sides of the basic strip; and
- (d) that ends at its intersection with the outer surface.

"Temporary" means a period of time up to one (1) year unless otherwise approved by the development authority for specific use or project requirements.

"Temporary Use" means a proposed development where the intent is to operate the use or structure for a specified period of time, not to exceed one (1) year unless otherwise approved by the development authority in consideration of a land use that is temporary but has longer term requirements due to the specific use or project. Any temporary development permit application will state a date on which the development will cease.

“Tiny Home” is a descriptor for the architectural and social movement that advocates living simply in small homes. Generally, a floor area of less than 46 m² (500 sq. ft.) is accepted to be a tiny home, (also known as a "small house"). A tiny home which is utilized as a permanent dwelling must conform to all requirements of the Alberta Building Code and the land use district requirements in which the structure is situated, including number of units on a parcel. For purposes of this Bylaw, a non-permanent structure, (not on a foundation), shall adhere to the land use district requirements associated with the placement of a recreational vehicle.

“Trade Workshop” means a development used to create goods for commercial and industrial construction uses. Typical forms of development include, but are not limited to, cabinet maker, carpenter, electrician and builder, or similar services of a construction nature which require on-site assembly, storage space for materials and mobile equipment or vehicles normally associated with the service/material providers. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use.

“Transitional Surface”, in the case of airports, means an imaginary surface consisting of an inclined plane that:

- (a) commences at and abuts the sides of the basic strip;
- (b) rises at a slope ratio of 1:7 (14.3%) from an elevation at the centre point of the runway opposite the proposed development, and measured from the sides of the basic strip; and
- (c) ends at its intersection with the outer surface and the take-off / approach surfaces.

“Trucking Operation” means the process or business of conveying articles or goods on trucks. This may include an outdoor storage component for the vehicles, but does not generally include a storage capacity for goods or materials.

"Unsubdivided Quarter Section" means a titled area under the land survey system of 160 acres (64.7 hectares) more or less but excluding subdivision for road widening, school sites and other public and quasi-public uses.

"Utilities" means any one or more of the following:

- (a) systems for the distribution of gas, whether artificial or natural;
- (b) facilities for the storage, transmission, treatment, distribution or supply of water;
- (c) facilities for the collection, treatment, movement, or disposal of sanitary sewage;
- (d) storm sewer drainage facilities;
- (e) systems for electrical distribution and lighting; and/or
- (f) systems for telephone & cable television distribution.

“Warehousing” means the use of a building and/or site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material. It includes moving companies, trucking terminals, inter-modal transfer areas, storage of recreational vehicles (indoor or outdoor, including boats and ATV's) and self-storage facilities.

“Value Added Agriculture” means the processing or changing the state or form of materials. The resulting product has an increased or enhanced value in terms of that commodity or product.

“Viewpoints” mean a location providing visitors with a stopping point, whether for pedestrian or vehicular traffic, which visually showcases the area's attractions, which can be either natural or man-made.

"Yard" means a part of a parcel upon or over which no Principal Building is erected.

"Yard, Front" means that part of the yard extended across the full width of a parcel, which is between the principle building and the front property boundary.

"Yard, Rear" means that part of the yard, extended across the full width of a parcel, which is between the principle building and the rear parcel boundary.

"Yard, Side" means that part of the yard which is between the front and rear yards and between the principle building and the side parcel boundary.

All other words and phrases mean the same as they do in the Act or associated regulations.

PART II

Administrative Agencies

3. Development Authority

The Development Authority is established by Bylaw pursuant to the Municipal Government Act.

- (1) The Development Authority exercises development powers and duties on behalf of the Municipality.
- (2) The Development Authority is:
 - (a) the **Development Officer** while carrying out his or her functions or duties under this Bylaw and/or the Act, or
 - (b) the **Municipal Planning Commission** while exercising development powers or duties under this Bylaw and/or the Act.

4. Development Officer

The office of the Development Officer is established by Bylaw pursuant to the Act.

- (1) Pursuant to the provisions of the Municipal Government Act, Council hereby appoints the Development Officer as a Development Authority, with the power and authority to make decisions in respect to applications for development permits specified in this Bylaw. The person or persons that fill the office of Development Officer shall be appointed by the County Manager.

5. Municipal Planning Commission

The Municipal Planning Commission is established by Bylaw pursuant to the Act.

- (1) Pursuant to the provisions of the Act, Council hereby appoints the Municipal Planning Commission as a Development Authority, with the power and authority to make decisions in respect to applications for development permits specified in this Bylaw

6. Subdivision and Development Appeal Board

- (1) The Subdivision and Development Appeal Board established by Bylaw pursuant to the Act shall perform such duties as outlined in Part IV of this Bylaw.
- (2) No person who is a member of a Subdivision and Development Appeal Board shall be appointed to act as a member of the Municipal Planning Commission.

PART III

Development Permit Application

7. Control of Development

No development other than those designated in Section 8 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

8. Development Permit Not Required

Provided that the minimum standards of this Bylaw are met (example: setback from roads, front yard, etc.), the following developments do not require a development permit. (A development permit is required to vary the minimum standards):

- (1) The carrying out of works of maintenance or repair to any building provided that such works do not include structural alterations or major works of renovation.
- (2) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit was issued under this Bylaw, and which is removed upon completion of the erection or alteration of the building.
- (3) The maintenance or repair of public works, services or utilities carried out by a Federal, Provincial or Municipal government.
- (4) The construction, maintenance and repair of private walkways, pathways, driveways, and similar works (permit is required for access onto a municipal road).
- (5) The use of a building or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election, referendum or plebiscite.
- (6) The erection or maintenance upon County lands of a traffic sign, informational sign, directional or warning sign, or third party sign by the County for municipal or related purposes.
- (7) An official notice, sign, placard, or bulletin required to be displayed pursuant to the provisions of Federal, Provincial or Municipal legislation.
- (8) The construction or placement of one accessory structure, provided it is no greater than 9.3 m² (100 sq. ft.) in floor area and no greater than 3.5 m (12 ft.) in height, and that it meets the setback standards established in the relevant land use district.
- (9) Extensive agriculture, including Farm Buildings (barns, corrals, granaries, etc.). ***All dwelling units are required to obtain development permits.***
- (10) The addition of decks under .609 m (2 ft.) in height to existing residential dwellings, provided the deck and additions to the deck meet the setback standards established in the relevant land use district.
- (11) Fences, provided that they meet the minimum standards of this Bylaw and are acceptable to the Development Authority.

- (12) One 3 m² (32 sq. ft.) non-illuminated sign per parcel in the "A" – Agricultural District. Signs exceeding this in size or number **do** require development permits. All signs in hamlet districts require development permits.

9. Application for a Development Permit

- (1) An application for a complete development permit shall be made to the Development Officer for all land uses and developments that are not covered under Section 76 above using the approved form and shall be accompanied by the necessary information required to properly evaluate the proposal and may include, but is not limited to:
- (a) A site plan in duplicate, drawn to scale, which shows the following:
 - (i) legal description of the site with north arrow;
 - (ii) area and dimensions of the land to be developed including the front, rear and side yards if any;
 - (iii) area and external dimensions including the heights of all buildings and structures to be erected on the land;
 - (iv) any provisions for off-street loading and vehicle parking, including all access and exit points to the site;
 - (v) rights-of-way and easements; and
 - (vi) the position and distances of any existing building, roads, water bodies, trees or other physical features on the land to be developed.
 - (b) A Certificate of Title from the Land Titles Office, (no older than 3 months) ;
 - (c) Written consent of the registered land owner(s) of the property respecting the proposed development;
 - (d) Confirmation of corporate signing authority where the registered owner is a corporation;
 - (e) Floor plans, elevations and sections of any proposed buildings, as required by the Development Officer;
 - (c) A statement of the proposed use or uses;
 - (d) A statement of ownership of land and interest of the applicant therein;
 - (e) The estimated commencement and completion dates;
 - (f) The estimated cost of the development;
 - (g) The development permit fee as prescribed by Council;
 - (h) A surveyor's certificate or real property report if required by the Development Officer;
 - (i) A storm water management report that meets the requirements of Provincial Requirements *Stormwater Management Guidelines for the Province of Alberta, January 1999*. Lot grading and/ or storm water management plans shall be required for all commercial and industrial development applications, if in the opinion of the Development Authority, the proposed development is likely to significantly alter the natural drainage on the site or increase run-off onto adjacent lands;
 - (j) A groundwater and / or geotechnical analysis may be required to properly evaluate the development if conditions require to the satisfaction of the Development Authority;
 - (k) A private sewage disposal system site evaluation may be required to determine the site suitability and potential Private Sewage Disposal System acceptable for the site;

- (m) Elevation, Grading and Drainage plans to the satisfaction of the Development Authority in Hamlets or other areas with potential for impacts on adjacent parcels/development;
 - (n) Where technical reports are required the report shall be certified by a professional accredited to practice in Alberta in the related field to the satisfaction of the development authority;
 - (o) Any technical information as required by the Provincial Subdivision and Development Regulation including abandoned well requirements; and
 - (p) Any other reasonable information that the Development Authority deems is necessary to render a decision on the application.
- (3) If the information provided is not complete, it will be deemed inadequate to render a decision and will be returned to the applicant as an incomplete submission.

10. Deciding on Development Permit Applications

- (1) The Development Officer shall:
 - (a) Receive, consider and decide on an application for a development permit for those uses listed as a permitted use for the relevant land use district and which comply with the minimum standards for that district;
 - (b) Refer, with recommendations to the Municipal Planning Commission, any application for a development permit for those uses listed as a discretionary use for the relevant land use district, or a permitted use which does not comply with the minimum standards for a district;
 - (c) Refer, at his/her discretion, a permit application for any development for comments to those authorities whose interest or jurisdiction may be affected, for comments on the proposed development; and
 - (d) Refer to the Municipal Planning Commission at his/her discretion any application which in his/her opinion should be decided by the Commission.
- (2) The Municipal Planning Commission shall:
 - (a) Decide on any application referred to it by the Development Officer; or
 - (b) Approve the application, with or without conditions considered appropriate, or refuse the application.
- (3) All development permit applications that are within 1.6 km (1 mile) of the boundary of an adjacent municipality (rural or urban) shall be circulated to that municipality for comments and recommendations, prior to a decision being made.
- (4) The Municipal Planning Commission may approve an application for a development permit that is a permitted or discretionary use, but that does not otherwise comply with the provisions of this Bylaw, if in the opinion of the Municipal Planning Commission:
 - (a) The proposed development would not:
 - (i) unduly interfere with the amenities of the neighbourhood; or
 - (ii) materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land, and
 - (b) The proposed development conforms to the use prescribed for that land or building in this Bylaw.
- (5) The Development Authority may impose as a part of the approval of a development permit, such conditions as are deemed appropriate, including, but not limited to the following:

- (a) To construct or pay for the construction of a road required to give access to the development;
 - (b) To construct or pay for the construction of a pedestrian walkway system to serve the development;
 - (c) To install or pay for the installation of public utilities, other than telecommunication systems or works, that are necessary to serve the development;
 - (d) To construct or pay for the construction of
 - (i) off-street or other parking facilities, and
 - (ii) loading and unloading facilities.
 - (e) To pay an off-site levy or redevelopment levy; and
 - (f) To give security to ensure that the terms of the agreement under this section are carried out.
- (8) If a development permit application is refused, the Development Officer need not accept another application for the same or similar use on the same parcel for six (6) months after the refusal, unless the reasons stated in the initial refusal notice have been addressed, and changes made to the application by the applicant.
- (9) If a decision is not made on a development permit application within 40 days after the receipt of the complete development permit application by the Development Officer, the applicant may deem it to be refused at the end of the 40 day period.
- (10) The Development Authority may issue a temporary Development Permit, for a period not exceeding one year unless a longer term is required in consideration of a land use that is temporary for a specific use or project requirements.

11. Development Permits and Notices

- (1) A development permit granted pursuant to this Bylaw for a Permitted Use where no provisions of this bylaw have been relaxed or varied, is effective upon the decision being communicated to the applicant.
- (2) A development permit granted pursuant to this Bylaw for a Discretionary Use or a Permitted Use where the provisions of this Bylaw have been relaxed or varied, does not come into effect until 14 days after the decision is communicated in accordance with the bylaw notice requirements. For the purpose of this section the date of receipt of the decision is deemed to be five days from the date that the decision is mailed. Any development proceeded with by the applicant prior to the expiration of this period is done solely at the risk of the applicant.
- (3) Notwithstanding Subsections (1) and (2), where an appeal is made pursuant to this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been finally determined and all appeal periods have expired.
- (4) When a permit has been granted, the Development Officer shall:
 - (a) In all cases, a notice shall be immediately published in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved; and/or
 - (b) As a courtesy, but not a legal requirement under the Act, a notice of the decision may be posted on the property for which the application has been made; and/or
 - (c) A notice in writing may be mailed to all adjacent land owners and all registered owners of land who in the opinion of the Development Authority may be affected.

- (5) Approval of a development permit is in effect for twelve (12) months after the date of issuance. Unless otherwise stated on the approved development permit, construction of the development must be concluded within twenty four (24) months, unless an extension to this period has been granted by the Development Authority.
- (6) A decision by the Development Authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (7) When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.
- (8) Notwithstanding anything contained herein to the contrary, the granting of a development permit shall:
 - (a) Indicate only that the development to which the permit relates is authorized in accordance with the provisions of this Bylaw and shall in no way relieve or excuse any person from complying with this or any other Bylaws, order and regulations affecting such works;
 - (b) Be without prejudice to the Development Authority's rights to refuse any other permit or approval that may be required of it in respect of the development by this or any other Bylaw.
- (9) If after the issuance of a Development Permit it becomes known to the Development Authority that:
 - (a) The application for a Development Permit contains a misrepresentation; or
 - (b) Facts have not been disclosed which should have been disclosed at the time of consideration of the application for the Development Permit; or
 - (c) The Development Permit was issued in error;

The Development Permit may be suspended or canceled by notice in writing, issued by the Development Authority to the applicant at the address given in the Development Permit application.

PART IV

Appeals

12. Development Appeal Procedure

- (1) An appeal may be made to the Subdivision and Development Appeal Board where the Development Authority:
 - (a) refuses or fails to issue a development permit to a person within 40 days of receipt of the application; or
 - (b) issues a development permit subject to conditions; or
 - (c) issues a stop order or order of compliance pursuant to the Act.
- (2) Notwithstanding subsection (1) no appeal is allowed in respect of the issuance of a development permit for a Permitted Use listed in a land use district, unless the provisions of this Bylaw were relaxed, varied, or misinterpreted.
- (3) The person applying for the development permit or affected by the order issued, or any other person affected by an order, decision, or development permit decision of the Development Authority, may appeal to the Subdivision and Development Appeal Board.
- (4) An appeal shall be made by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within 14 days after the date when the order, decision or permit issued by the Development Authority was either:
 - (a) first published in the newspaper circulating in the area; or
 - (b) posted on the site of the property the subject of the application; or
 - (c) received by the applicant,

whichever of these occur first.
- (5) For the purpose of subsection (4), the date of receipt of the decision is deemed to be five (5) days from the date that the decision is mailed.

13. Public Hearing for Development Appeals

- (1) Within 30 days of receipt of a notice of appeal, the Subdivision and Development Appeal Board shall hold a public hearing respecting the appeal.
- (2) The Subdivision and Development Appeal Board shall give at least 5 days' notice in writing of the public hearing to:
 - (a) the appellant; and
 - (b) the Development Officer / Chairman of the Municipal Planning Commission from whose order, decision or development permit the appeal is made; and
 - (c) those adjacent land owners and registered owners of land in the municipality who were notified and any other person who in the opinion of the Subdivision and Development Appeal Board, are affected by the order, decision or permit; and
 - (d) Palliser Regional Municipal Services; and
 - (e) such other persons as the Subdivision and Development Appeal Board specify.
- (3) The Subdivision and Development Appeal Board shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal including:

- (a) the application for the development permit, its refusal and the appeal therefrom, or;
 - (b) the application for the development permit, its approval with or without conditions, and the appeal therefrom, or
 - (c) the stop order issued by the Development Officer, as the case may be.
- (4) At the public hearing referred to in subsection (1), the Subdivision and Development Appeal Board shall hear:
- (a) the appellant or any person acting on his behalf; and
 - (b) the Development Officer / Chairman of the Municipal Planning Commission from whose order, decision or development permit the appeal is made, or a person designated to act on behalf of the Development Officer/Chairman of the Municipal Planning Commission; and
 - (c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his/her behalf; and
 - (d) any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear, or a person acting on his/her behalf.

14. Subdivision Appeals

- (1) The decision of the Subdivision Authority on an application for subdivision approval may be appealed by:
- (a) the applicant for approval; or
 - (b) a Government department if the application was referred to that department; or
 - (c) the Minister, a representative of the Minister, or
 - (d) Municipal Council; or
 - (e) a school authority with respect to school reserves.
- (2) An appeal shall be made by filing a notice of appeal within 14 days of receipt of the written decision of the Subdivision Authority:
- (a) with the Municipal Government Board, as required in the Subdivision and Development Regulations; or
 - (b) the Secretary of the Subdivision and Development Appeal Board.
- (3) For the purpose of Subsection (2), the date of receipt of the decision is deemed to be five (5) days from the date that the decision is mailed.
- (4) The Subdivision and Development Appeal Board hearing and decision shall be in accordance with the Act.

15. Decision

- (1) The Subdivision and Development Appeal Board shall give a written decision, including reason(s) for the decision, within 15 days after the hearing.
- (2) The Subdivision and Development Appeal Board's decision is final and binding on all parties, subject only to an appeal upon a question of jurisdiction or law, pursuant to the Act.

PART V

Enforcement and Administration

16. Stop Orders / Orders of Compliance

- (1) Where the Development Authority finds a development or use of land or buildings is not in accordance with:
- (a) the Act or the Regulations thereunder; or
 - (b) the development permit or subdivision approval; or
 - (c) this Bylaw; or
 - (d) any other bylaw under which the Municipality has entitlement to enact,

the Development Officer may by notice in writing, order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:

- (i) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
 - (ii) demolish, remove or replace the development; or
 - (iii) take such other measures specified in the notice so that the development or use of the land or building is in accordance with the Act, the Regulations, a development permit or subdivision approval, this Bylaw, or any other bylaw under which the Municipality has entitlement to enforce, as the case may be; or
 - (iv) stipulate the time period within which the contravention shall be remedied.
- (2) A person who receives an order may appeal to the Subdivision and Development Appeal Board in accordance with this Bylaw.

17. Enforcement

- (1) Where a person fails or refuses to comply with an order pursuant to the Act within the time specified, the Council or a person appointed by it may, in accordance with the Act:
- (a) enter upon the land or building and take such action as is necessary to carry out the order; and/ or
 - (b) issue a fine in accordance with a schedule of fines and fees as approved by a resolution of Council.
- (2) Where the Municipality or a person appointed by it carries out an order, Council may cause the costs and expenses incurred in carrying out the order to be added to the tax roll of the parcel of land, and the amount:
- (a) is deemed for all purposes to be a tax imposed under the Act from the date it was added to the tax roll; and
 - (b) forms a special lien against the parcel of land in favour of the Municipality from the date it was added to the tax roll.

18. Amendments

- (1) Any person may apply to have this Bylaw amended.
- (2) The Council may initiate amendments by its own notice.
- (3) All application for amendments of this Bylaw shall be made using the approved form, accompanied by:
 - (a) the fee as determined by Council;
 - (b) a statement of the applicant's interest in the land;
 - (c) any drawings, plans or maps required by the Development Officer; and
 - (d) any documents as required by the Development Officer.
- (4) Prior to the public hearing, the amending Bylaw shall be referred to Palliser Regional Municipal Services for comment and such comments are to be read at the public hearing.
- (5) If an application for an amendment to this Bylaw has been refused by Council, then the Development Officer need not accept an application for an amendment for the same use on the same parcel of land for six (6) months from the date of the refusal.

19. Sections Found Invalid

- (1) If one or more provisions of this Land Use Bylaw are for any reason declared to be invalid, it is intended that all remaining provisions are to remain in full force and effect.

PART VI

Land Use Districts

20. Districts

(1) For the purpose of this Bylaw, the municipality is divided into the following Districts.

AG	-	Agricultural General District
AI	-	Agricultural Intensive District
C/I	-	Commercial/Industrial District
HR	-	Hamlet Residential District
HC	-	Hamlet Commercial District
HI	-	Hamlet Industrial District
RI	-	Rural Industrial District
CR	-	Country Residential District
RSH	-	Rural Small Holdings District
RR	-	Residential Resort District
AD	-	Airport District

21. District Boundaries

(1) The locations and boundaries of the land use districts are shown on the Land Use District Maps, which form part of this Bylaw.

(2) The locations of boundaries shown on the Land Use District Maps shall be governed by the following rules:

RULE 1. Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof.

RULE 2. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

RULE 3. In circumstances not covered by Rules 1 and 2 the location of the district boundary shall be determined:

- (a) using any dimensions given on the map, or
- (b) where no dimensions are given, measurement using the scale shown on the map.

(3) Where the exact location of the boundary of a land use district cannot be determined, using the rules in subsection (2), the Municipal Planning Commission, on its own motion or on a written request, shall adjust the location

- (a) in a manner consistent with the provisions of this Bylaw; and
- (b) with the appropriate degree of detail required.

(4) In the case of the water bodies, streams, rivers or other cases, the municipal boundary shall be as determined by Order in Council.

(5) The location of a district boundary, once adjusted, shall not be altered except by an amendment of this Bylaw.

(6) Council shall keep a list of its decisions adjusting the locations of district boundaries.

22. A - Agricultural General District**Purpose**

The purpose and intent of this district is to provide for extensive agriculture, while accommodating similar and compatible uses.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system – private/microgeneration
- dwelling - detached
- extensive agriculture
- farm building
- storage structure

(2) Discretionary Uses

- abattoir
- agri-tourism operation
- alternative energy - solar energy conversion system – commercial
- alternative energy – wind energy conversion system – commercial
- alternative energy – wind energy conversion system – private/microgeneration
- auction facility
- bed and breakfast establishment
- bee keeping
- biogas
- campground
- cemetery
- church
- commercial tourist facility
- communication facility
- community hall
- fabric covered building
- farm dwelling
- home occupation
- kennel
- manufactured home
- market gardens / greenhouses
- natural resource extractive industry
- nuisance grounds
- parks and playgrounds
- public and quasi-public buildings
- recreational trails and pathways
- recreation facility or uses
- repair shop
- school
- sign (one 3m² or 32 sq. ft. sign may be erected without a development permit)
- storage yard – temporary
- value added agriculture
- viewpoints

- Those uses which, in the opinion of the Development Authority, are similar to the permitted and/or discretionary uses and conform to the general purpose and intent of this land use district.

(3) Minimum Requirements

- (a) Site Area:
- (i) Extensive agricultural use - an unsubdivided quarter section, more or less, except where the quarter is fragmented or reduced by:
 1. natural barriers such as waterbodies or ravines;
 2. physical man-made barriers such as registered public roadways and railways;
 3. a previously separated parcel for an institutional or public use, or public utility facility;
 4. a parcel separated pursuant to the provisions of this Section;

in which case the Subdivision or Development Authority may permit a lesser site area.
 - (ii) For all other uses refer to (4) below or in the case of special circumstances the Subdivision or Development Authority shall consider the minimum parcel area necessary to accommodate the proposed use.
- (b) Front Yard:
- (i) As required by Alberta Transportation in the case of provincial highways;
 - (ii) 30 m (100 ft.) from the right-of-way of any other roadway;
- (c) Side Yard:
- (i) 30 m (100 ft.) for a Principal Building
 - (ii) 7.5 m (25 ft.) for an accessory building;
 - (iii) 30 m (100 ft.) from the right-of-way of a municipal road for all buildings.
- (d) Rear Yard:
- (i) 30 m (100 ft.) for a Principal Building
 - (ii) 7.5 m (25 ft.) for an accessory building;
- (e) Floor Area:
- (i) 75 m² (800 sq. ft.) for dwellings.
 - (ii) Other uses at the discretion of the Municipal Planning Commission.

(4) Maximum Limits

- (a) A farmstead separation in accordance with the Subdivision Regulations as amended from time to time.
- (b) Additional subdivisions may be allowed for involuntary severances such as public utilities, environmental features, and oil and gas facilities.
- (c) Involuntary severances shall not be considered as a 'first parcel' subdivision for subsection (b).

- (d) The subdivision of land into parcels less than a quarter section for extensive agricultural land uses not otherwise provided for in this Bylaw shall be discouraged unless the subdivision is intended to consolidate the resultant parcel(s) with adjacent parcels to create a more viable agricultural unit.
- (e) Where a physical barrier (involuntary severance) separates an otherwise unsubdivided quarter section (i.e. Highway, railway, etc.) the subdivision of agricultural land may be provided with the consideration of remnant parcel sizes, potential land use and possibility of consolidation with adjacent parcels to create a more viable agricultural unit.

(5) Special Requirements

- (a) Notwithstanding the above, development on existing parcels on record at the Land Titles Office in this district may be permitted provided that minimum requirements regarding yards and floor area as well as the General Land Use Regulations are met.
- (b) The Development Authority may, in the case of Farmstead Separation Subdivision Applications, relax the required yard standards if existing improvements do not meet the minimum requirements of the district.

23. AI - Agricultural Intensive District**Purpose**

The purpose and intent of this district is to enhance and protect lands best suited for permanent intensive agricultural use on lands that are deemed capable of intensive production densities, while accommodating similar and compatible uses.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system – private/microgeneration
- dwelling - detached
- extensive agriculture
- farm building
- storage structure

(2) Discretionary Uses

- abattoir
- agri-tourism operation
- alternative energy - solar energy conversion system – commercial
- alternative energy – wind energy conversion system – commercial
- alternative energy – wind energy conversion system – private/microgeneration
- auction facility
- bee keeping
- biogas
- cemetery
- church
- communication facility
- confined feeding operation
- fabric covered building
- farm dwelling
- home occupation
- intensive vegetative operation
- kennel
- landfill
- manufactured home
- market gardens / greenhouses
- medical marijuana production facility
- natural resource extractive industry
- nuisance grounds
- public and quasi-public building
- school
- sign (one 3 m² or 32 sq. ft. sign may be erected without a development permit)
- storage yard

- Those uses which, in the opinion of the Development Authority, are similar to the permitted and/or discretionary uses and conform to the general purpose and intent of this land use district.

(3) Minimum Requirements

- (a) Site Area:
 - (i) Extensive agricultural use - an unsubdivided quarter section, more or less, except where the quarter is fragmented or reduced by:

1. natural barriers such as waterbodies or ravines;
2. physical man-made barriers such as registered public roadways and railways;
3. a previously separated parcel for an institutional or public use, or public utility facility;
4. a parcel separated pursuant to the provisions of this Section;

in which case the Subdivision or Development Authority may permit a lesser site area.

- (ii) Intensive Agricultural Operations shall be considered in accordance with the minimum parcel area necessary to accommodate the proposed uses.
 - (iii) For all other uses refer to (4) below or in the case of special circumstances the Subdivision or Development Authority shall consider the minimum parcel area necessary to accommodate the proposed use.
- (b) Front Yard:
 - (i) As required by Alberta Transportation in the case of provincial highways;
 - (iv) 30 m (100 ft.) from the right-of-way of any other roadway;
 - (c) Side Yard:
 - (i) 30 m (100 ft.) from a Principal Building
 - (ii) 7.5 m (25 ft.) from an accessory building;
 - (iii) 30 m (100 ft.) from the right-of-way of a municipal road for all buildings.
 - (d) Rear Yard:
 - (i) 30 m (100 ft.) from a Principal Building
 - (ii) 7.5 m (25 ft.) from an accessory building;
 - (f) Floor Area:
 - (i) 75 m² (800 sq. ft.) for dwellings.
 - (ii) Other uses at the discretion of the Development Authority.

(4) Maximum Limits

- (a) No additional subdivision for residential land use shall be permitted where an active NRCB authorization, registration or approval is in effect.
- (b) In the case of special circumstances the Development Authority may, at its discretion, relax the provisions of subsection (a).
- (c) Additional subdivisions may be allowed for involuntary severances such as public utilities, and oil and gas facilities.
- (d) The subdivision of land into parcels less than a quarter section for extensive agricultural land uses not otherwise provided for in this Bylaw shall be discouraged unless the subdivision is intended to consolidate the resultant parcel(s) with adjacent parcels to create a more viable agricultural unit.
- (e) Where a physical barrier (involuntary severance) separates an otherwise unsubdivided quarter section (ie. Highway, railway, etc.) the subdivision of agricultural land may be provided with the consideration of remnant parcel sizes, potential land use and possibility of consolidation with adjacent parcels to create a more viable agricultural unit.

(5) Special Requirements for Confined Feeding Operations

- (a) Development of a Confined Feeding Operation shall be consistent with the policies of the Municipal Development Plan and Provincial legislation.

Restricted Areas

- (b) Confined Feeding Operations shall not be permitted within the protected areas as defined in the Starland County Environmentally Significant Areas* (March 1991) or successor thereto known as:
- a. Handhills Ecological Reserve (Handhills Fescue)
 - b. Rumsey South
 - c. Tolman Badlands
 - d. Mudspring lake
 - e. Willow Creek
 - f. Victor Wetlands
 - g. Michichi Creek
 - h. Drumheller Badlands
 - i. Chain-Farrell Lakes
 - j. Bullpound Creek

*Refinement of the boundaries of any given ESA will be considered if further supporting studies are completed by a qualified environmental professional. All costs associated with the additional work are to be borne by the proponent/developer.

- (c) Environmental risks shall be mitigated in accordance with best practices and scientific methods to the satisfaction of the Municipal Planning Commission.
- (d) Confined feeding operations and expansions thereto shall not be permitted within established Historical or Cultural sites recognized by Alberta Community Development, Cultural Facilities & Historical Resources Division. Alberta Community Development shall be circulated to address any historical and/or cultural concerns within the application area.
- (e) Confined feeding operations and expansions thereto shall not be permitted:
- (i) within the valley of the Red Deer River, Michichi Creek, Wolf Creek, Farrell Creek, or any other major creek or river; or
 - (ii) within the shores of any recognized lake or within the banks of an inlet creek or coulee; and
 - (iii) within 150 m from the top of slope of the river breaks, or any associated coulee complex of the Red Deer River or Creek.
- (f) Confined Feeding Operations shall not be located or expanded within 2 miles (3.2 km) of any municipal water source.
- (g) Confined Feeding Operations shall not be located or expanded within 2 miles (3.2 km) of any municipal boundary.
- (h) Confined Feeding Operations shall not be located or expanded within 2 miles (3.2 km) of any recognized recreational area or tourist site; and
- (i) Confined Feeding Operations shall not be located or expanded within any areas of 'Very High risk' of groundwater contamination as identified in the Starland County Regional Groundwater Assessment, (Hydrogeological Consultants Ltd. 1999) or successor thereto.

Areas Requiring Mitigation

- (j) All proposals for confined feeding operations within those areas of 'High risk' of groundwater contamination as identified in the Starland County Regional Groundwater Assessment, (Hydrogeological Consultants Ltd. 1999) or successor thereto, shall demonstrate suitable mitigation measures to the satisfaction of the Municipal Planning Commission.
- (k) Confined feeding operations must demonstrate appropriate mitigation measures in those areas where topographic constraints dictate a concern for protection of the surrounding environmental attributes and landscape features as determined by the Municipal Planning Commission.

Confined Feeding Operation and Manure Disposal Setback Requirements

- (l) From an occupied dwelling not owned or under the control of the Confined Feeding Operation operator, confined feeding operation and manure disposal facilities shall be setback with a 1.6 km (1 mile) buffer separation between the property line of the CFO parcel and the affected dwelling unless written consent is provided from the owner/occupant.
- (m) From towns, hamlets (with multiple dwellings) and grouped country residential areas, confined feeding operation facilities and manure disposal facilities shall be set back with a 4.02 km (2 mile) buffer separation from the north and west and a 2.4 km (1.5 mile) minimum from the South and East between the property line of the Confined Feeding Operation parcel and the affected residential area. The purpose of varied setback distances is to recognize the differing impacts of odour and noise that may be generated by a Confined Feeding Operation and carried along the prevailing winds.
- (n) Notwithstanding the above, odour limiting disposal methods such as injecting liquid manure, or composting may be eligible for reduced separation distances based upon a mitigation plan acceptable to the Municipal Planning Commission.

Land Use District Amendment to the 'AI' - Agricultural Intensive Land Use District

- (o) An application for a land use district amendment to the 'AI' – Agricultural Intensive District shall be evaluated in accordance with the requirements of this section and the associated map to determine if the location is appropriate for Intensive Agricultural Uses.
- (p) A meeting with the County and the applicants shall be convened in accordance with the MDP to discuss all relevant County policies prior to the land use amendment public hearing.
- (q) A public meeting shall be initiated by the County or the applicants to inform residents of the details of a Confined Feeding Operation application prior to a land use district amendment to the 'AI' – Agriculture Intensive District.

24. HR - Hamlet Residential District**Purpose**

The purpose and intent of this district is to provide for residential neighbourhoods in which a variety of housing types may be permitted within Hamlet areas.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system – private/microgeneration
- dwelling - detached
- municipal works
- parks and playgrounds
-

(2) Discretionary Uses

- alternative energy – wind energy conversion system – private/microgeneration
- bed and breakfast establishment
- boarding or lodging house
- church
- communication facility
- dwelling - duplex
- dwelling - multiple
- dwelling - park model
- dwelling - semi-detached
- group care facility
- home occupation
- manufactured home (constructed less than 3 years from the date of application)
- public and quasi-public buildings
- recreational trails and pathways
- recreational vehicle
- school
- sign

(3) Minimum Requirements**(a) Site Area:**

- (i) Non-serviced lots or lots serviced by a public water system but not a public sewer system:
parcel area shall be considered in accordance with a site evaluation for private sewage disposal system as described in the *AAMDC Model Process Reference Document to Guide Municipal Consideration of Subdivision and Development Using Private Sewage Treatment Systems, July 2004* that meets the requirements of the *Alberta Private Sewage Systems 2009 Standard of Practice* and a minimum lot width of 30 m (100 ft.).
- (ii) Lots serviced by public sewer system but not a public water system:
930 m² (10,000 sq. ft.) and a minimum lot width of 30 m (100 ft.).
- (iii) Fully serviced lots:
464 m² (5,000 sq. ft.) or as required by the Development Authority.
- (iv) Non-residential uses at the discretion of the Development Authority.

- (b) Front Yard:
 - (i) 6 m (20 ft.) for residential uses;
 - (ii) Other uses at the discretion of the Development Authority.
- (c) Side Yard:
 - (i) 1.2 m (4 ft.) for residential uses;
 - (ii) 3 m (10 ft.) abutting the flanking street on corner lots;
 - (iii) 1 m (3 ft.) for accessory buildings;
 - (iv) 3 m (10 ft.) for accessory buildings on street side of a corner lot;
 - (v) One 3 m (10 ft.) side yard (excluding corner lots) to provide alternate access to the rear of the buildings in a laneless subdivision;
 - (vi) Others at the discretion of the Development Authority.
- (d) Rear Yard:
 - (i) 7.5 m (25 ft.);
 - (ii) 1 m (3 ft.) for accessory buildings;
 - (iii) 2 m (6 ft.) for accessory buildings which access from the laneway.
- (e) Floor Area:
 - (ii) 46.45 m² (500 sq. ft.) for all dwellings;
 - (iii) Others at the discretion of the Development Authority.

(4) Maximum Limits

- (a) Height
 - (i) 10 m (33 ft.) or 2 ½ stories for single-unit dwellings;
 - (ii) 6 m (20 ft.) for accessory buildings;
 - (iii) Other uses at the discretion of the Development Authority.
- (b) Site Coverage:
 - (ii) 40% for dwellings;
 - (iii) 15% for accessory buildings;
 - (iii) Other uses at the discretion of the Development Authority.

(5) Parking

Parking shall be provided according to the following:

- (a) Residential Uses - One (1) parking or garage space per dwelling unit;
- (b) Other uses at the discretion of the Development Authority.

(6) Screening

- (a) A minimum of 10% of the site area for a dwelling-multiple unit shall be landscaped or developed in order that it may be utilized as an amenity area. Balconies may be considered as part of the amenity area.
- (b) Garbage and waste material must be stored in weather and animal proof containers and shall be screened from public thoroughfares, excluding lanes. Dwelling-Multiple unit developments shall provide fencing and screening of garbage and waste material storage facilities.

(7) Design, Character & Appearance of Buildings

The exterior finish must be to the satisfaction of the Development Authority. The design and character of the buildings should complement adjoining structures.

25. HC - Hamlet Commercial District**Purpose**

The purpose of this district is to provide for a range of compatible commercial uses within Hamlets.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system – private/microgeneration
- bank
- eating and drinking establishment
- municipal works
- post office
- professional or administrative office
- retail store

(2) Discretionary Uses

- alternative energy – wind energy conversion system – private/microgeneration
- arts and crafts shops/studios
- communication facility
- convenience store
- drinking establishment
- hotel or motel
- mixed use commercial/residential
- museum
- parks and playgrounds
- public and quasi-public building
- repair shop
- service station
- sign
- storage structure
- trade workshop

- Those uses which, in the opinion of the Development Authority, are similar to the permitted and/or discretionary uses and conform to the general purpose and intent of this land use district.

(3) Minimum Requirements

- (a) Site Area:
As required by the Development Authority.
- (b) Front Yard:
As required by the Development Authority or based on the front yard provided by neighbouring buildings.
- (c) Side Yard:
 - (i) 1 m (3 ft.)
 - (ii) 3 m (10 ft.) when abutting a residential district;
 - (iii) No side yard is required if a firewall is provided.
- (d) Rear Yard:
 - (i) 3 m (10 ft.) or as required by the Development Authority.

(4) Maximum Limits

- (a) Height:
As required by the Development Authority.

(5) Parking

Parking shall be provided according to the following:

- (a) Eating/ Drinking Establishment
One (1) parking space per 10 seats.
- (b) Hotels & Motels
One (1) parking space per guest suite.
- (c) All other uses
At the discretion of the Development Authority.

(6) Screening

- (a) Sites abutting a residential district shall be screened from view to the satisfaction of the Development Authority;
- (b) Outdoor storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares, excluding lanes;
- (c) Garbage and waste material must be stored in weather and animal proof containers and shall be screened from public thoroughfares, excluding lanes; and
- (d) Exterior mechanical equipment (including heating and air conditioning units) shall be screened to the satisfaction of the Development Authority.

(7) Design, Character & Appearance of Building

- (a) The exterior finish must be to the satisfaction of the Development Authority. The design and character of the buildings should complement adjoining structures.

26. HI - Hamlet Industrial District**Purpose**

The purpose and intent of this district is to provide for a range of manufacturing, warehousing, and other industrial land uses within Hamlets.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system – commercial
- alternative energy - solar energy conversion system – private/microgeneration
- municipal works

(2) Discretionary Uses

- alternative energy - wind energy conversion system – commercial
 - alternative energy – wind energy conversion system – private/microgeneration
 - building material sales & storage
 - bulk fuel depots & sales
 - communication facility
 - fabric covered building
 - feedmill
 - fertilizer storage and distribution
 - grain elevator
 - manufacturing facility
 - parks and playgrounds
 - public and quasi-public buildings
 - recreational vehicle storage
 - seed drying plant
 - sign
 - storage structure
 - storage yard
 - warehousing
- Those uses which, in the opinion of the Development Authority, are similar to the permitted and/or discretionary uses and conform to the general purpose and intent of this land use district.

(3) Minimum Requirements

- (a) Site Area:
As required by the Development Authority.
- (b) Front Yard:
As required by the Development Authority.
- (c) Side Yard:
 - (i) 1.5 m (5 ft.);
 - (ii) 3 m (10 ft.) where abutting a residential district.
- (d) Rear Yard:
As required by the Development Authority.

(4) Maximum Requirements

- (a) Height:
As required by the Development Authority.

(5) Special Requirements

- (a) The operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government. If the Development Authority believes a proposed use may conflict with these standards, the application shall be referred to the appropriate Provincial Department for clarification prior to issuing a Development Permit.

(6) Parking

The Development Authority shall determine parking requirements, based on the evaluation of each individual application.

(7) Screening

- (a) Sites abutting a residential district shall be screened from view to the satisfaction of the Development Authority;
- (b) Outdoor storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares, excluding lanes;
- (c) Garbage and waste material must be stored in weather and animal proof containers and shall be screened from public thoroughfares, excluding lanes; and
- (d) Exterior mechanical equipment (including heating and air conditioning units) shall be screened to the satisfaction of the Development Authority.

(8) Design, Character & Appearance of Building

- Exterior finish to be to the satisfaction of the Development Authority. The design and character of the buildings should complement adjoining structures.
- (b) Buildings shall be of new construction material unless otherwise approved by the Development Authority.

27. C/I - Commercial/Industrial District**Purpose**

The purpose of this district is to provide for certain commercial/industrial uses which, in order to serve a wide area, locate on major roads or highways with high traffic volumes and exposure.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system – commercial
- alternative energy - solar energy conversion system – private/microgeneration
- municipal works

(2) Discretionary Uses

- alternative energy – wind energy conversion system – commercial
- alternative energy – wind energy conversion system – private/microgeneration
- auto sales & service
- bulk fertilizer storage and sales
- bulk fuel depot and sales
- campground
- commercial tourist facility
- communication facility
- drinking establishment
- dwelling - detached
- eating and drinking establishment
- fabric covered building
- farm and industrial machinery sales & services
- hotel or motel
- industrial work camp
- parks and playgrounds
- public & quasi-public buildings
- recreational vehicle storage
- retail store
- rural commercial
- rural industrial
- seed cleaning plant
- seed drying plant
- service station
- sign
- storage structure
- storage yard
- trade workshop

- Those uses which, in the opinion of the Development Authority, are similar to the permitted and/or discretionary uses and conform to the general purpose and intent of this land use district.

(3) Minimum Requirements

- (a) Minimum Parcel Area:
 - (i) 0.405 ha. (1 acre) or as required by the Development Authority.

- (b) Minimum Width of Site:
 - (i) 30 m (100 ft.) or as required by the Development Authority.
- (c) Minimum Front Yard:
 - (i) 7.5 m (25 ft.) if access is provided by an internal road network or service road.
 - (ii) 30 m (100 ft.) from the right of way of a municipal road.
 - (iii) as required by Alberta Transportation in the case of provincial highways.
- (e) Minimum Side Yard:
 - (i) 1.5 m (5 ft.) or
 - (ii) 3.05 m (10 ft.) adjacent to residential districts.
 - (iii) No side yard is required when a firewall is provided.
 - (iv) One 4.5 m (15 ft.) side yard to provide alternate access to the rear of the buildings in a laneless subdivision.
- (f) Minimum Rear Yard:
 - (i) 6 m (20 ft.) or as required by the Development Authority.

(4) Parking

- (a) Parking requirements shall be determined by the Development Authority based on the evaluation of each application.

(5) Special Requirements:

- (a) The exterior finish of the structures shall be brick, stucco, wood, metal, or other siding to the satisfaction of the Development Authority.
- (b) Development adjacent to a provincial highway will require approval from Alberta Transportation prior to any development taking place.
- (c) Any access constructed to a provincial highway shall be in accordance with the standards and provisions outlined by Alberta Transportation.
- (d) Any subdivision and development that proposes direct access from a primary highway may be required to provide a service road to the satisfaction of the Special Areas Board and/or AB Transportation.
- (e) A Highway Commercial subdivision or development application shall be considered in accordance with General Regulations **Section 49**, pertaining to ***Commercial Subdivision and Development***.

(6) Application Requirements and Referrals:

- (a) To determine if the subject land is suitable for, and can physically support/sustain the proposed use, subdivision or development in question, the Development or Subdivision Authority may require, before accepting an application as complete, any geotechnical analysis or any other engineering, environmental or technical assessment/information it considers necessary to properly evaluate the application. The Development or Subdivision Authority will ensure that the analysis/assessment information is prepared/substantiated by qualified persons licensed to practice in the Province of Alberta.

- (i) In support of an application within this land use district, the Development or Subdivision Authority **may** require that the applicant undertake, in a manner satisfactory to them, an Area Structure Plan pursuant to the Act and the Subdivision and Development Regulation. The Area Structure Plan must be prepared and adopted in accordance with provisions of any other statutory plan in effect.
- (ii) In support of an application within this land use district, the Development or Subdivision Authority may undertake, or require that the applicant undertake, in a manner satisfactory to them, a polling of the adjacent properties to assist in the comprehensive evaluation of the application.
- (iii) Upon receipt of a completed application, the Development or Subdivision Authority may, prior to making a decision, refer the application to any municipal department or any other external agency for comment and may require a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to any existing/proposed building or other improvement (e.g. sewage disposal system, water well, etc.) that is the subject of the application.
- (iv) Subdivision and development applications within this land use district may be referred to the appropriate urban municipality or adjacent rural municipality for comment prior to a decision by the Subdivision or Development Authority, as the case may be.
- (v) If an application is referred to an adjacent municipality the decision(s) made with respect to the applications(s) referred will take into account the direct and indirect effects of the proposed subdivision or development on the immediate and surrounding areas as well as the future development/subdivision of the adjacent urban or rural municipality as may be outlined in their Municipal Development Plan or Land Use Bylaw.

28. RI - Rural Industrial District**Purpose**

This land use district is intended to accommodate industrial and business uses not necessarily dependent on municipal services (i.e.: water and sanitary sewer). These uses may often require larger tracts of land given the need for outdoor storage or to accommodate large/ oversized vehicles. All uses/developments allowed pursuant to this land use district should have access to well-developed local roads or highways. In order not to jeopardize the integrity and function of these roads, unless absolutely no alternative exists, access to these parcels shall be by way of shared/dual approaches; an internal road; or a service road. All access points and roads must be developed to the standards of the road authority having jurisdiction.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system - private/microgeneration
- extensive agriculture
- public and quasi-public buildings

(2) Discretionary Uses

- abattoir
- agri-tourism operation
- alternative energy - solar energy conversion system – commercial
- alternative energy – wind energy conversion system – commercial
- alternative energy – wind energy conversion system – private/microgeneration
- auction facility
- automobile wrecker/ salvage establishment
- biogas
- bulk fertilizer storage and sales
- bulk fuel depots & sales
- communication facility
- dwelling – detached
- fabric covered building
- farm and industrial machinery sales and service
- feedmill
- grain elevator
- gravel resource processing
- industrial work camp
- kennel
- manufacturing facility
- market gardens/greenhouses
- medical marijuana production facility
- oil/ gas field service/storage operation
- parks and playgrounds
- recreational vehicle storage
- seed cleaning plant
- seed drying plant
- service station
- sign
- storage structure
- storage yard
- trade workshop
- trucking operation

- value added agriculture
- warehousing

(3) Minimum Requirements

- (a) Site Area:
 - (i) Extensive agricultural use - a minimum of one quarter section, more or less, except where the quarter is fragmented or reduced;
 - (ii) All other uses - as required by the Development Authority in consideration of the minimum area necessary to support the proposed use.
- (b) Width of Site:
 - (i) 30 m (100 ft.) or as otherwise required by the Development Authority.
- (c) Front Yard:
 - (i) As required by Alberta Transportation in the case of provincial highways;
 - (ii) 7.5 m (25 ft.) adjacent to a service road;
 - (iii) 30 m (100 ft.) from the right of way of any other road.
- (d) Side Yards:
 - (i) 7.5 m (25 ft.).
- (e) Rear Yard:
 - (i) 7.5 m (25 ft.) or as required by the Development Authority.

(4) Maximum Limits

- (a) As required by the Development Authority.

(5) Special Requirements:

- (a) The exterior finish shall be to the satisfaction of the Development Authority.
- (b) All subdivision and development adjacent to a provincial highway will require approval from Alberta Transportation prior to the commencement of development.

(6) Parking

- (a) Parking requirements shall be determined by the Development Authority based on the evaluation of each application.

- Land Use Reclassification

- (a) Reclassification of any parcel, or part thereof, to the "RI" – Rural Industrial District shall only apply to the immediate area required to develop the intended use. The approximate boundaries may be used for reclassification purposes where a subdivision is required to legally establish the property boundaries. If the subdivision is approved, the dimensions of the reclassification will conform to the subdivision dimensions.

(8) Rural Industrial Parks

In accordance with other relevant provisions of this Bylaw, should an owner/developer propose to accommodate the industrial and business uses provided for in this land use district with a rural industrial park, the County shall require that an Area Structure Plan be prepared that meets the requirements of ***Section 50, Industrial Subdivision and Development***.

29. CR – Country Residential District**Purpose**

The purpose and intent of this district is to provide parcels for the primary purpose of residential development free from incompatible uses at rural densities.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system – private/microgeneration
- dwelling - detached
- municipal works

(2) Discretionary Uses

- agri-tourism operation
 - alternative energy - solar energy conversion system – commercial
 - alternative energy – wind energy conversion system – private/microgeneration
 - bed and breakfast establishment
 - beekeeping
 - communication facility
 - group care facility
 - home occupation
 - manufactured home
 - market gardens/ greenhouses
 - parks and playgrounds
 - public or quasi-public buildings
 - recreational trails and pathways
 - sign
 - storage structure
- The keeping of horses, cattle, or sheep with the maximum number of any combination thereof being two (2) head of such livestock per residential site, or as required by the Development Authority.

(3) Minimum Requirements

- (a) Site Area:
- (i) 0.5 ha (1 acre) for residential purposes;
 - (ii) All other uses at the discretion of the Development Authority.
- (b) Site Width:
- (i) At the discretion of the Development Authority.
- (c) Front Yard:
- (i) As required from Alberta Transportation in the case of provincial highways;
 - (ii) 30 m (100 ft.) from the right-of-way of any other roadway.
- (d) Side Yard:
- (i) 30 m (100 ft.) from a Principal Building;
 - (ii) 7.5 m (25 ft.) from an accessory building;
 - (iv) 30 m (100 ft.) from the right-of-way of a municipal road for all buildings.

- (e) Rear Yard:
 - (i) 30 m (100 ft.) from a Principal Building;
 - (ii) 7.5 m (25 ft.) from an accessory building;
 - (iii) All other uses at the discretion of the Development Authority.
- (f) Floor Area
 - (i) 75 m² (800 sq. ft.) for all dwellings;
 - (ii) Other uses at the discretion of the Development Authority.

(4) Maximum Limits

- (a) Site Area:
 - (i) 2 ha (5 acres).
- (b) Height:
 - (i) 10 m (35 ft.) or 2 ½ stories for single-detached dwellings;
 - (ii) 7.92 m (26 ft.) for accessory buildings;
 - (iii) Other uses at the discretion of the Development Authority.
- (c) Number of parcels per quarter section:
 - (i) shall be determined in accordance with an assessment of the land/ location suitability and may require an Area Structure Plan at the discretion of the Subdivision/ Development Authority.

(5) Special Requirements

In addition to the General Land Use requirements (Part VII), **Section 48, Rural Residential Subdivision and Development** the following shall apply for a **Country Residential - Grouped** Subdivision application:

- (a) The Development Authority may require an Area Structure Plan or concept plan prior to designating a piece of land "CR" – Country Residential District. Such a plan shall include the Act requirements and indicate:
 - (i) the size and location of land to be affected,
 - (ii) the arrangement of lots and access roads,
 - (iii) the proposed sewage systems and suitability assessment,
 - (iv) the source of water, and
 - (v) any other information required by the Subdivision/ Development Authority to properly evaluate the proposal.
- (b) The municipality may limit the number of accesses from a municipal road and may require the applicant to construct or pay for the construction of any service roads to provide access to the proposed parcels.

- (c) All private sewage disposal systems shall comply with the setback and design provisions of the relevant provincial regulations. Where private sewage is proposed for the subdivision, the proponent must determine the level of assessment required and provide the necessary information to support the subdivision approval as described in the *AAMDC Model Process Reference Document to Guide Municipal Consideration of Subdivision and Development Using Private Sewage Treatment Systems, July 2004* that meets the requirements of the *Alberta Private Sewage Systems 2009 Standard of Practice*.
- (d) Outdoor storage areas of material and equipment, garbage and waste material, and exterior mechanical equipment shall be screened from adjacent sites and public thoroughfares.

30. RSH – Rural Small Holdings District**Purpose**

This land use district is intended primarily for agricultural use but from which small holdings parcels may be subdivided. These rural parcels should provide sufficient land and separation from neighbors as well as adjacent urban areas, to accommodate a dwelling and/or related on-site services, vehicle garage, large shop and/or yard space for those with heavy trucks and other heavy equipment used in the resource or agricultural sector.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system - private/microgeneration
- beekeeping
- dwelling - detached
- extensive agriculture
- municipal works
- public works

(2) Discretionary Uses

- alternative energy - solar energy conversion system – commercial
- alternative energy – wind energy conversion system – private/microgeneration
- bed and breakfast establishment
- home occupation
- intensive agricultural operation
- kennel
- manufactured home
- natural resource extractive industry
- public or quasi-public buildings
- recreational vehicle storage
- rural small holding
- sign
- storage structure
- Those uses which, in the opinion of the Development Authority, are similar to the permitted and/or discretionary uses and conform to the general purpose and intent of this land use district.

(3) Minimum Requirements**(a) Site Area**

- (i) Rural Small Holding - minimum of 2.0 ha (~5.0 acres), maximum of 4.05 ha (~10.0 acres), unless otherwise specified by the Subdivision Authority.
- (ii) For all other uses not specified in Section above, the minimum parcel site area shall be at the discretion of the Subdivision or Development Authority who shall consider the minimum parcel area necessary to accommodate the proposed use.

- (b) Front Yard:
 - (i) 30 m (100 ft.) from the right-of-way of a municipal road allowance whether developed or not;
 - (ii) As required by Alberta Transportation in the case of provincial highways.
- (c) Minimum Side Yard:
 - (i) 7.5 m (25 ft.) where abutting another parcel;
 - (ii) 30 m (100 ft.) from the right-of-way of a municipal road.
- (d) Minimum Rear Yard:
 - (i) 7.5 m (25 ft.) where abutting another parcel;
 - (ii) 30 m (100 ft.) from the right-of-way of a municipal road.

(4) Maximum Requirements

- (a) The height of a building shall be at the discretion of the Development Authority who shall take the following into account in determining height:
 - (i) The topography of the parcel upon which the building is or is to be situated as well as the topography of immediately adjacent parcels and the surrounding area shall be considered to ensure that the sight lines and view angles of the subject parcel and adjacent parcel are not unduly obstructed by the height of the building; and
 - (ii) The height of a building shall be in proportion with the principal and accessory buildings on immediately adjacent parcels as well as in keeping with the surrounding area.
- (b) Maximum Number of Parcels – shall be determined in accordance with an assessment of the land/ location suitability and may require an Area Structure Plan/ Concept Plan at the discretion of the Development Authority.

(5) Rural Small Holding Parcels/Heavy Truck and Equipment Storage

- (a) The Development Authority shall ensure that such parcels develop in accordance with acceptable design standards and are kept in an orderly and well-maintained state.
- (b) Rural small holding parcels are not for the purpose of and shall not involve the manufacture, assembly, storage or transportation of explosives.
- (c) Such parcels should have access to well-developed local roads or secondary highways. Moreover, to not jeopardize the integrity and function of these roads, unless absolutely no alternative exists, access to these parcels shall be by way of shared/dual approaches to the standards and satisfaction of the road authority having jurisdiction.
- (d) The intensity/extent of heavy truck and equipment storage shall not, in the opinion of the Development Authority, be a source of inconvenience or materially interfere with or affect the use, enjoyment or value of neighbouring parcels by way of excessive noise, odor, dust or refuse matter beyond what would commonly be found in this land use district.
- (e) The Development Authority may issue temporary or time limited development permit approval with respect to heavy truck and equipment storage.

- (f) Heavy truck and equipment storage may be reviewed by the Development Authority if complaints are registered by one or more affected landowners.
- (g) If, at any time, any of the requirements for heavy truck and equipment storage are not complied with, the Development Authority may utilize the remedies available under this Bylaw and the Act.
- (h) Development permit approval for heavy truck and equipment storage does not exempt compliance with any other applicable municipal/provincial/federal regulations.

(6) Additional Development/Subdivision Application Requirements and Referrals

- (a) Where an application for a land use district amendment to the 'SHR' District is made, the Council shall take the following into account in determining appropriateness of the location:
 - (i) The proximity to urban areas and the potential for future growth and development in the vicinity of the proposed location; and
 - (ii) The density and type of existing development in the surrounding area and the potential for land use conflict with the proposed application.
- (b) The topography of the parcel upon which the building is or is to be situated as well as the topography of immediately adjacent parcels and the surrounding area shall be considered to ensure that the sight lines and view angles of the subject parcel and adjacent parcel are not unduly obstructed by the height of the building.
- (c) The height of a building shall be in proportion to the principal and accessory buildings on immediately adjacent parcels as well as in keeping with the surrounding area.
- (d) To determine if the subject land is suitable for and can physically support/sustain the proposed use, subdivision or development in question, the Development or Subdivision Authority may require, before accepting an application as complete, any geotechnical analysis or any other engineering, environmental or technical assessment/information it considers necessary to properly evaluate the application. The Development or Subdivision Authority will ensure that the analysis/assessment/information that is required is prepared/substantiated by qualified persons licensed to practice in the Province of Alberta.
- (e) To the level of detail determined by the Development or Subdivision Authority, applicants shall fully disclose the precise nature and extent of the proposed use, subdivision and/or development, including intended hours of operation, so that the application can be thoroughly evaluated in accordance with this land use district.
- (f) Upon receipt of a completed application, the Development or Subdivision Authority may, prior to making a decision, refer the application to any municipal department or any other external agency for comment and may require a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to any existing/proposed building or other improvement (e.g. sewage disposal system, water well, etc.) that is the subject of the application.

31. RR –Residential Resort District**Purpose**

The general purpose of the Residential Resort District is to provide for residential resort development in the rural setting that may be for seasonal or year round occupancy and that is compatible with the natural environment and surrounding land uses.

(1) Permitted Uses

- accessory building or structure
- alternative energy - solar energy conversion system – microgeneration
- municipal works
- public parks and playgrounds

(2) Discretionary Uses

- agri-tourism operation
 - alternative energy – wind energy conversion system – private/microgeneration
 - bed and breakfast establishment
 - campground
 - commercial riding stables
 - commercial tourist facility
 - communication facility
 - convention facility
 - dwelling – detached
 - dwelling - multiple unit
 - dwelling - park model
 - golf course
 - hotel or motel
 - manufactured home
 - public or quasi-public building
 - recreational trails and pathways
 - recreation facility and uses
 - recreational vehicle
 - recreational vehicle storage
 - sign
 - storage structure
- Those uses which, in the opinion of the Development Authority, are similar to the permitted and/or discretionary uses and conform to the general purpose and intent of this land use district.

(3) Minimum Requirements

- (a) Site Area:
- (i) For all uses the Subdivision or Development Authority shall consider the minimum parcel area necessary to accommodate the proposed use.
- (b) Minimum Front Yard:
- (i) 30 m (100 ft.) from the right-of-way of a municipal road allowance whether developed or not;
 - (ii) As required by Alberta Transportation in the case of provincial highways;
 - (iii) 6 m (20 ft.) from an internal roadway.

- (c) Minimum Side Yard:
 - (i) 1.5 m (5 ft.) where abutting another parcel;
 - (ii) 30 m (100 ft.) from the right-of-way of a municipal road.
- (d) Minimum Rear Yard:
 - (i) 6 m (20 ft.) where abutting another parcel;
 - (ii) 30 m (100 ft.) from the right-of-way of a municipal road.

(4) Maximum Requirements

- (b) The height of a building shall be at the discretion of the Development Authority who shall take the following into account in determining height:
 - (iii) The topography of the parcel upon which the building is or is to be situated as well as the topography of immediately adjacent parcels and the surrounding area shall be considered to ensure that the sight lines and view angles of the subject parcel and adjacent parcel are not unduly obstructed by the height of the building; and
 - (iv) The height of a building shall be in proportion with the principal and accessory buildings on immediately adjacent parcels as well as in keeping with the surrounding area.

(5) Special Requirements

In addition to the ***General Land Use requirements (Part VII)***, the following shall apply:

Development and land use district amendment requests for the "RR"—Residential Resort District shall require and/ or be characterized by:

- (a) The provision of dwellings that are smaller in scale to other low density residential developments;
- (b) Dwellings may be seasonal or year-round occupancy. This should be a consideration for appropriate locations (i.e. flood risk area, low density residential areas);
- (c) Submission of a conceptual scheme detailing all aspects of the development, including adjacent land use compatibility and interfaces to be approved prior to a land use district amendment, subdivision or development application process;
- (d) Aesthetics, building design, function, landscaping, materials and site design shall be of a quality and consistency with surrounding developments or the intention of the area;
- (e) Comprehensively planned development that uses site and building design to integrate and interface with the surrounding land use district context;
- (f) Location considerations to include potential impacts on or from surrounding land uses;
- (g) No Permanent structures may be permitted on lands within the 1:100 year flood risk area; and
- (h) All parcels shall be serviced by a water and sanitary system approved by the relevant authorities; if a seasonal use is proposed, shallow depth systems with a similar design to a campground may be considered.

32. AD - Airport District**(1) Permitted Uses**

- airport
- extensive agriculture

(2) Discretionary Uses

- accessory buildings or structures
- alternative energy - solar energy conversion system - private/microgeneration
- communication facilities
- dwelling - detached
- hangar
- manufactured home
- public and quasi-public buildings
- sign

(3) Minimum Requirements

- (a) Site Area:
As required by the Development Authority.
- (b) Front Yard:
As required by the Development Authority;
- (c) Side Yard:
As required by the Development Authority.
- (d) Rear Yard:
As required by the Development Authority.

(4) Maximum Limits

- (a) Height:
The Development Authority may issue a development permit for a development if no point of the development will exceed the height of:
the take-off/approach surfaces;
the transitional surfaces.

(5) Parking

- (a) On-site parking requirements shall be determined by the Development Authority based on each individual application.

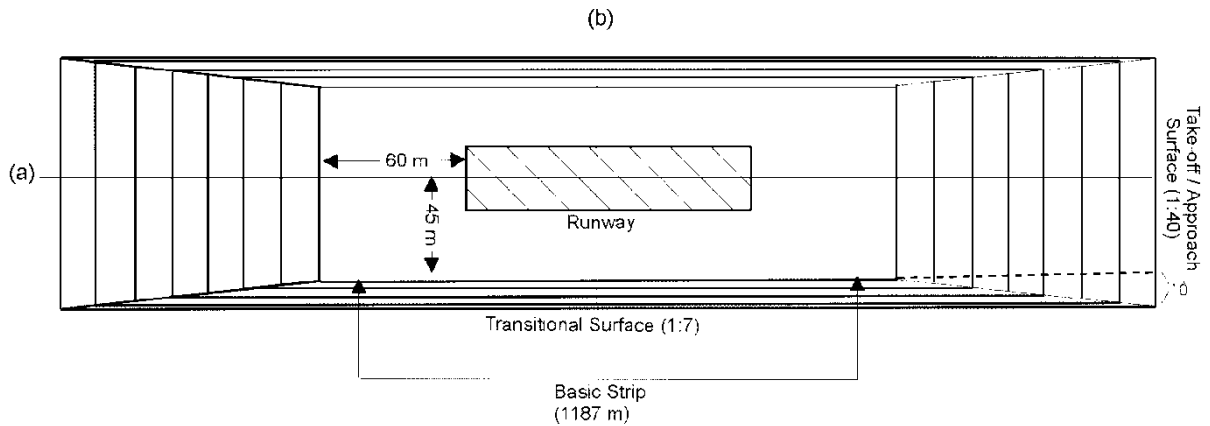
(6) Design, Character and Appearance of Buildings

- (a) The exterior finish of any building shall be to the satisfaction of the Development Officer. The design and character of buildings should complement adjacent structures and natural site features.

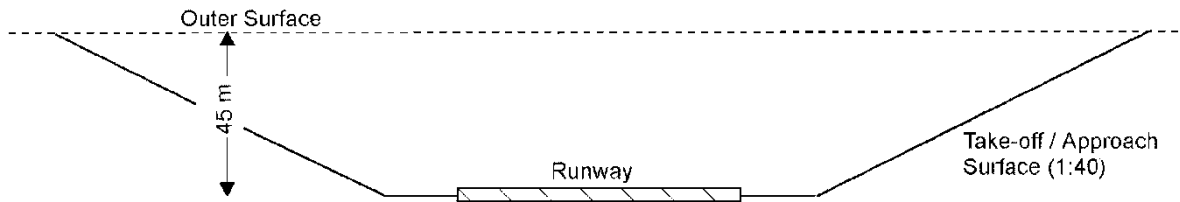
(7) Special Requirements

- (a) Any new development within the “AV” – Airport Vicinity District shall not be permitted if, in the opinion of the Development Officer, generates a large amount of smoke, dust, or attracts birds, or any other use which may be in conflict with the airport.
- (b) Construction shall conform to the exterior acoustic insulation requirements of the Alberta Building Code.
- (c) The Development Authority may consider any airport facility, structure, or building which has received provincial and/or federal approval to be a permitted use.

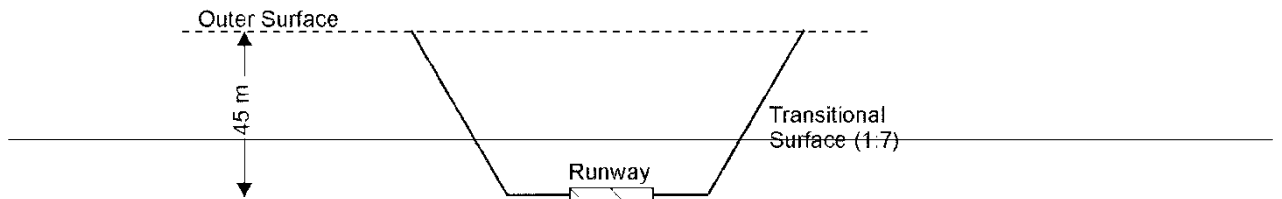
AIRPORT HEIGHT LIMITATION CONTOURS



Height limitations diagram (not to scale).



Cross-section along line (a).



Cross-section along line (b).

PART VII

General Land Use Regulations

33. Subdivision of Land

- (1) A development requiring subdivision of land shall not be issued a development permit until subdivision approval has been granted by the Subdivision Approving Authority or upon appeal from the Subdivision and Development Appeal Board, the Intermunicipal Subdivision and Development Appeal Board or the Municipal Government Board.

34. Site Development

- (1) The siting and landscaping of all parcels shall be to the satisfaction of the Development Authority.
- (2) The design, external finish, and architectural appearance of all buildings, including accessory structures and signs, shall be to the satisfaction of the Development Authority in order that these shall be in general conformity with adjacent buildings.
- (3) Within areas visible from major tourist routes, particularly from viewpoints and the Bleriot Ferry, new permanent structures should be sited and designed in order to retain the existing landscape and minimize visual impact.

35. Dwelling Units on a Parcel

- (1) No person shall construct or locate or cause to be constructed or located more than one dwelling on a lot/parcel unless:
 - (a) the second or additional dwelling is contained in a building designed for, or divided into two or more dwelling units (i.e. duplex, triplex, etc.);
- (2) The Development Authority may issue a permit for a second or additional dwelling unit(s) on a parcel, if in the opinion of the Development Authority the proposed development would not:
 - (a) unduly interfere with the amenities of the neighborhood;
 - (b) materially interfere with or affect the use, enjoyment or value of the neighboring properties; and
 - (c) the proposed development conforms to the use prescribed for that land or building in this Bylaw.

36. Parking

- (1) Where not otherwise specified in this Bylaw, the number of parking spaces for any development shall be at the discretion of the Development Authority.
- (2) For multiple use sites, parking requirements shall be based on the calculation of parking required for each individual use.
- (3) A parking space shall not be less than 15 m² (160 sq. ft.) in area and less than 2.5 m (8 ft.) wide.

37. Lot Grading, Drainage and Elevation/Grading Plans

- (1) At the discretion of the Development Authority, the applicant shall be required to grade a parcel in such a manner that all surface water shall not drain onto adjacent parcels.
- (2) The Development Authority, at their discretion may establish parcel and building elevations if it is felt that drainage will affect neighbouring parcels.
- (3) Lot Grading is the reshaping or sloping of the land in such a way that surface drainage from rainstorms, snow melt or groundwater is directed away from the buildings and is controlled in a manner that eliminates or minimizes any negative impact on adjacent properties.
- (4) The Development Authority may, at their discretion, control the elevation, (height of foundation and finished grades above street and land grades), for all new development and subdivisions.
- (5) The Development Authority shall require overall grading plans in Hamlet areas to be prepared as part of a development which may be in the form of an agreement and completed at the cost of the developer. Grading Plans may be required outside of Hamlets at the discretion of the Development Authority;
- (6) No person shall permit roof drainage or foundation drainage from a building to be discharged:
 - (a) directly onto a pervious ground surface within one (1) m of a building that contains a level below the finished ground surface;
 - (b) to a location where soil erosion would occur;
 - (c) to a location, or in such a way, as to cause or have potential to cause a nuisance, hazard or damage; or
 - (d) to the sanitary sewer system except for homes and development that were connected to a sanitary sewer prior to the adoption of this bylaw.
- (7) No person shall alter the surface elevations or surface grades of any land such that it may cause or have potential to cause a nuisance, hazard or damage.
- (8) Where retaining walls are necessary or proposed in any development, such walls shall be developed with professional quality and shall not negatively affect adjacent parcels due to site elevations or drainage.

38. Topographic Features

- (1) Definitions:

Exhibit 1 illustrates the terms defined in this subsection:

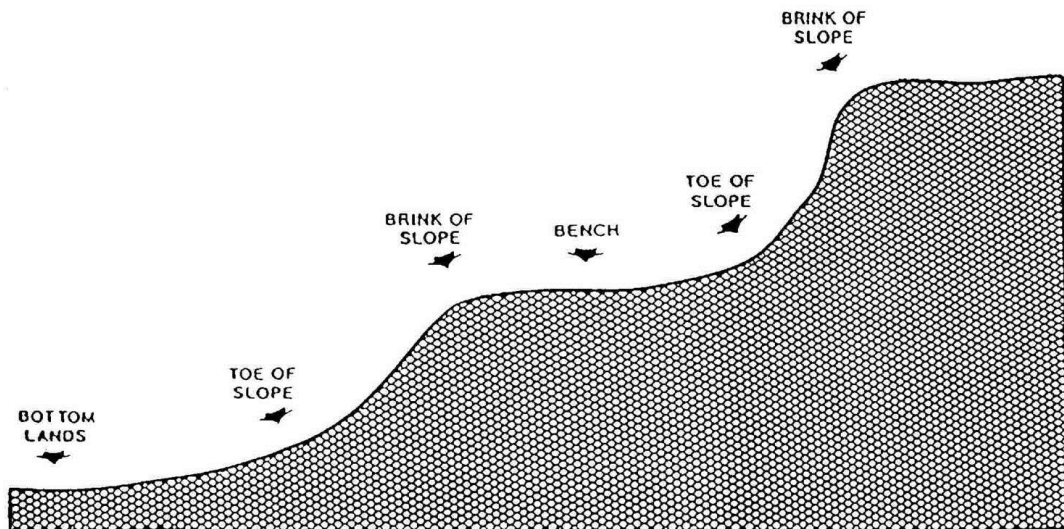
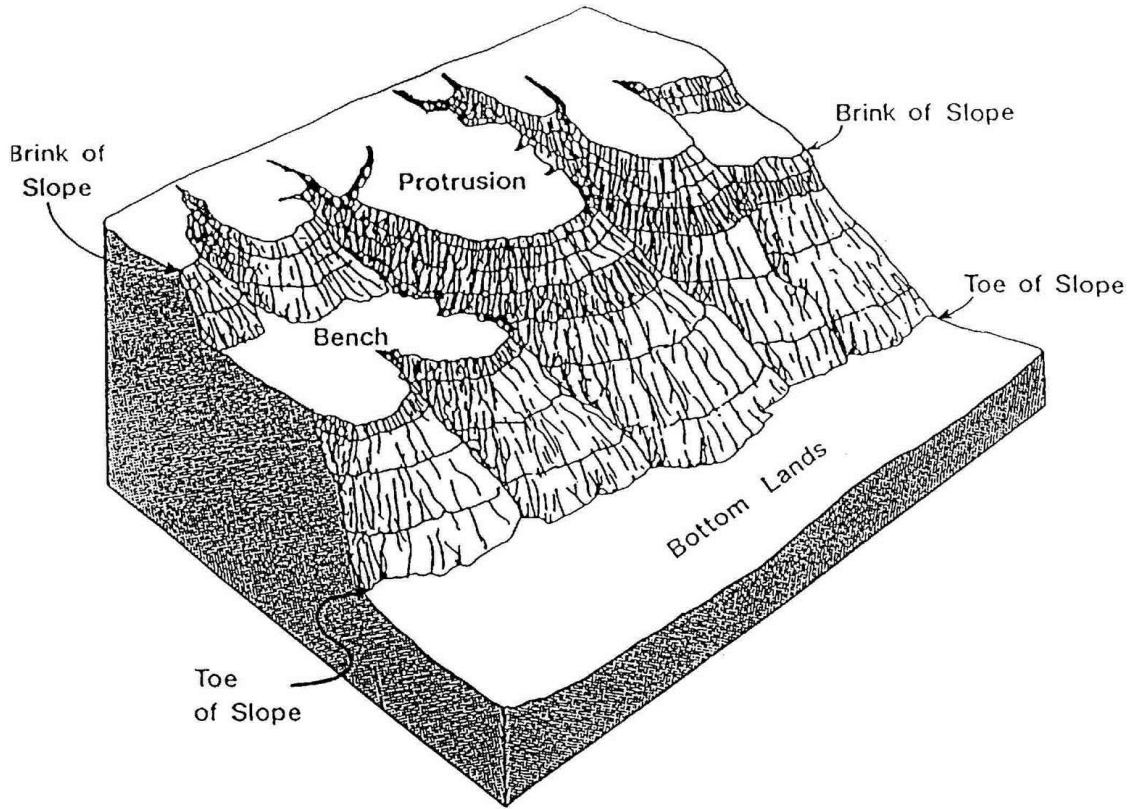
 - (a) "*Bench*" means a plateau or level (slope, typically between land 15%) occurring between the brink of one slope and the toe of another;
 - (b) "*Brink of slope*" means the point where a slope begins to fall off steeper than 20%;
 - (c) "*Escarpment*" means a river valley wall, typically up to 90 m (300 ft.) high; and
 - (d) "*Protrusion*" means the projection of the brink of an escarpment slope by at least 30 m (100 ft.) into a valley.

- (2) Isolated features:
 - (a) For isolated land projections such as hummocks and buttes:
 - (i) slopes greater than 20% shall not be developed unless otherwise approved by the Development Authority; and
 - (ii) slopes greater than 15% may require special engineering or other treatment to be developed.
 - (b) If such isolated features are to be leveled:
 - (i) the resulting slopes shall not exceed 20%; and
 - (ii) the contours, leveling, compaction and other engineering and environmental aspects shall be satisfactory to the Development Authority and other relevant authorities.
- (3) Protrusions:
 - (a) Protrusions wider than 90 m (300 ft.) at their widest point shall not be removed.
 - (b) Removed or leveled protrusions shall result in slopes of no more than 33%.
- (4) Minimum Setback Requirements:

No part of any building or any form of development shall be within the following minimum setbacks, unless otherwise determined by the Development Authority, and deemed sufficient by a geotechnical report prepared by a professional engineer:

- (a) Setbacks from toes of slopes - the greater of the following:
 - (i) 9 m (30 ft.) where the slope height exceeds 3 m (10 ft.);
 - (ii) one-third the slope height, where the slope height exceeds 30 m (100 ft.).
- (b) Setbacks from brinks of slopes:
 - (i) equal to the average depth of the valley; or
 - (ii) a distance which is deemed sufficient by a geotechnical report performed by a professional engineer.
- (c) Benches - subsections (a) and (b) shall apply using:
 - (i) the slope above the bench to determine the setback from the toe, and
 - (ii) the slope below the bench to determine the setback from the brink.

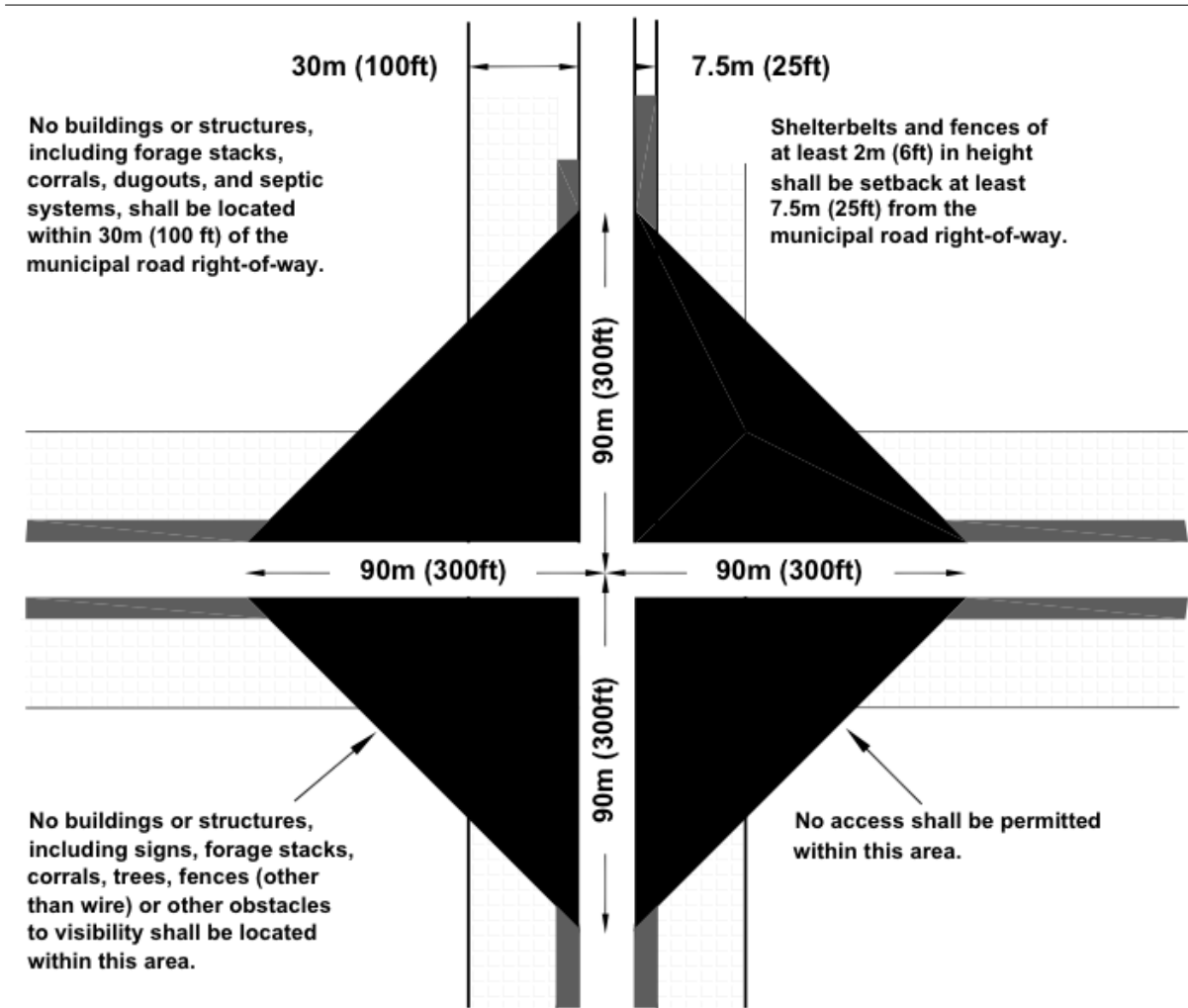
EXHIBIT 1
TOPOGRAPHICAL FEATURES



39. Site Distances and Access Restrictions

1. For all county roads, all development and accesses shall abide with Exhibit 2 unless otherwise approved by the Development Authority.
2. Access points adjacent to blind corners, hills, bridges, railway crossings or any other obstructions shall be sited as to provide an unobstructed view in either direction of 150 m (500 ft.) on provincial highways and 90 m (300 ft.) on county roads.

EXHIBIT 2

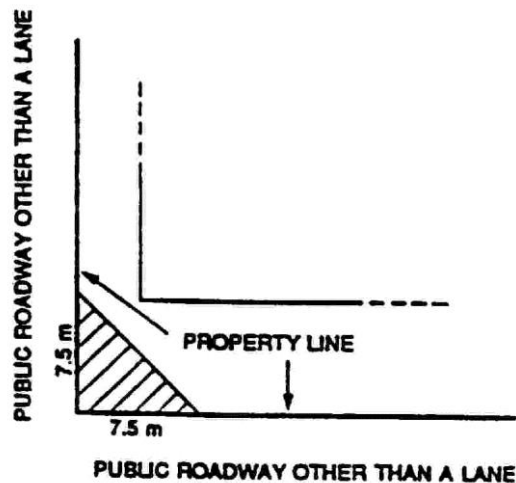


SETBACK DISTANCES AND ACCESS RESTRICTIONS ON RURAL ROADS

40. Shelterbelts and Fences

- (1) Along provincial highways, shelterbelts, corrals, and fences greater than 2 m (6 ft.) in height shall be set back as required by Alberta Infrastructure.
- (2) Shelterbelts and fences of at least 2 m (6 ft.) in height shall be set back 7.5 m (25 ft.) from the right-of-way of all county roads, unless otherwise approved.
- (3) Fencing in hamlets shall be constructed from materials deemed appropriate for the land use district by the Development Authority.
- (4) Within hamlets, gates, fences, walls or other means of enclosure shall not be greater than 1 m (3 ft.) in height in front yards and greater than 2 m (6 ft.) in side and rear yards, unless otherwise approved.
- (5) On corner lots within hamlets, no fence wall, tree, hedge, or other structure, object or plant exceeding 1 m (3 ft.) in height shall be permitted in a corner visibility triangle as indicated in Exhibit 3.

**EXHIBIT 3
CORNER VISIBILITY TRIANGLE**

**41. Signs**

- (1) No sign or sign structure shall be erected without the prior consent of the registered owner and the occupant of the land in question.
- (2) No sign or sign structure shall be erected where it may interfere with, obstruct or be confused with any authorized traffic sign, signal or device.
- (3) No sign or sign structure shall be erected adjacent to a provincial highway without prior approval of Alberta Transportation.
- (4) All signs and sign structures shall be kept in a safe, clean and tidy condition and, if not so kept, may be required by a Designated Officer to be renovated or removed.
- (5) All signs shall be located within the boundaries of the site for which it describes or advertises for.

- (6) All signs shall be sited to the satisfaction of the Development Officer in accordance with this Bylaw.
- (7) Provided the minimum standards of this Bylaw are met, one 3 m² (32 sq. ft.) sign per parcel may be erected on land in the "A" – Agricultural District without the need for a development permit.
- (8) Signs referred to in subsection (7) must be contained within the property's boundaries and sited in accordance with Exhibit 2.
- (9) The locating of signs which require a development permit shall be at the discretion of the Development Authority.

42. Non-Conforming Buildings & Uses

Non-conforming Buildings and Non-conforming Uses shall be treated in accordance the Act and any amendments thereto.

43. Floodplain Development

- (1) Land within the 1:100 year floodplain, (as determined by Alberta Environment), shall not be developed unless sufficient fill can be provided to raise the area above the flood level or other suitable flood proofing techniques are employed to the satisfaction of the Development Authority.
- (2) Prior to deciding on a development permit or subdivision application, the Development Authority or Subdivision Authority may request that the applicant provide a map of the 1:100 year floodplain if available.
- (3) In the event that the 1:100 year floodplain has not been defined, the Development Authority or Subdivision Authority shall require a professional report taking into account the high water level and historical information.
- (5) Applicants for any development within 40 m (125 ft.) of a body of water must provide a report, prepared by a professional engineer confirming that the proposed development is outside of the flood hazard area; or, if it is proposed to be situated within the flood fringe or flood hazard area, the proposal has incorporated measures to mitigate the impact of a 100 year flood event.

44. Development Near Water

- (1) No part of any structure shall be located within 40 m (125 ft.) of a river, lake, stream, or other permanent water body, as required by Provincial authorities or as determined by flood calculations. A greater setback distance may apply.
- (2) All forms of development must comply with Provincial regulations.

45. Agricultural Land and Operations

- (1) Agricultural land (CLI Classes 1 to 4) should be preserved for farming purposes.
- (2) The creation of parcels less than 64.7 ha (160 acres) should not be permitted unless allowed by this Bylaw. Such parcels should not:
 - (a) fragment existing farms; or
 - (b) utilize better agricultural land.

46. Home Occupations

- (1) No more than one (1) home occupation per parcel shall be permitted.
- (2) The Development Authority may issue a temporary permit for a home occupation.
- (3) A home occupation should not include any use or operations which will cause or create a nuisance by way of dust, noise, smell, smoke or traffic generation.
- (4) In hamlets, a home occupation shall be:
 - (a) confined to the dwelling or accessory buildings;
 - (b) subordinate to the principal use as a dwelling; and
 - (c) limited to those uses which do not interfere with the rights of other residents.
The Development Authority may permit limited outside storage if the outside storage will not affect neighbouring properties and can be screened from view.
- (5) In hamlets, signage for a home occupation is restricted to one sign no larger than 1 m² (10 sq. ft.), attached to the building. The appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer.
- (6) In the agricultural districts, a home occupation shall be confined to the dwelling or farmyard site and subordinate to the principal use of the site for agricultural and residential purposes. Limited outside storage of materials, goods or equipment may be permitted.

47. Bed and Breakfast Establishments

- (1) Bed and Breakfast establishments shall conform to the regulations that are covered by the *Public Health Act*, the Alberta Building Code and the Fire Code.
- (2) Off-street parking shall be provided with a minimum of one stall per owner plus one stall per guest room.
- (3) Access to a public lane or street shall be to the satisfaction of the Development Authority.
- (4) Signage is restricted to one sign per site attached to the building with a maximum size of 1 m² (10 sq. ft.). The appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer.

48. Recreational Vehicle Storage

- (1) An outdoor recreational vehicle storage facility must be screened by fence, unless it can be proven to the Development Authority that landscape screening will be sufficient. The development must:
 - (a) include an occupied dwelling on the subject property;
 - (b) include storage areas located beside or to the rear of the dwelling;
 - (c) remove all topsoil and provide a four inch minimum gravel base to minimize site contamination; and
 - (d) no sani-pump or wash vehicles on site.

- (2) The Development Permit Application must:
 - (a) include a detailed site plan with proposed numbers of vehicles to be stored;
 - (b) include a landscaping or screening plan; and
 - (c) indicate where topsoil will be removed and stored.

49. Rural Residential Subdivision and Development

- (1) Farmstead Separation:
 - (a) Individual farmstead separations for an unsubdivided quarter section may be permitted provided that:
 - (i) the dwelling is habitable;
 - (ii) access can be provided without unduly severing the agricultural land;
 - (iii) parcel size is kept as small as possible while including buildings, shelterbelts, corrals, wells and septic systems. The preferred parcel size is not greater than 4.04 ha (10 acres). Parcel sizes of greater than 4.04 ha (10 acres) will be allowed only to encompass existing improvements such as water wells, shelter belts, septic systems and accessory structures;
 - (iv) the minimum of agricultural land is removed from production; and
 - (v) the criteria identified in the *Subdivision and Development Regulation* is met.
 - (b) Farmstead separation may not be permitted where potential conflicts with adjacent or surrounding land uses would result.
- (2) Country Residential:
 - (a) Country residential subdivision and development may be allowed provided that the requirements of the *Subdivision and Development Regulation* and this Bylaw have been met:
 - (i) parcel size must be in accordance with soil carrying capacity as determined by the Approving Authority;
 - (ii) the appropriate authorities have approved the private water and sewer systems; and
 - (iii) multiple parcel country residential developments may require a site evaluation for private sewage systems.

50. Commercial Subdivision and Development

- (1) Commercial development in rural areas may be permitted provided that:
 - (a) rural commercial multiple lot subdivisions located within 800 m (0.5 miles) of a provincial highway, must be contained within an approved Area Structure Plan, and a service road pursuant to the *Subdivision and Development Regulation* of the Act shall be provided;
 - (b) a minimum of agricultural land is removed from production;
 - (c) the development provides suitable access; and
 - (d) the sewage disposal system and water system are approved by the appropriate authorities.

51. Industrial Subdivision and Development

- (1) Industrial developments shall be located within a reasonable distance of:
 - (a) a provincial highway to which the planned use or park has access; and/or
 - (b) a railway to which the park has access or both.
- (2) Industrial developments should not be located on better agricultural lands (CLI Class 1-4).

- (3) All industrial subdivisions should result in a minimum of agricultural land being removed from production.
- (4) Industrial developments located within 800 m (0.5 miles) of a provincial highway must be contained within an approved Area Structure Plan, and a service road pursuant to the *Subdivision and Development Regulation* of the Act shall be provided.
- (5) Industrial developments should be located and designed so as not to create conflicts with adjacent or surrounding land uses.
- (6) Industrial developments shall not be located on lands having a potential for flooding, erosion, subsidence, steep slopes or otherwise containing adverse physical features.
- (7) Industrial developments shall have adequate sewage disposal systems and available water supplies as approved by the appropriate authorities.

52. Relocation of Buildings

- (1) Where a development permit has been granted for the relocation of a building on the same site or from another site, the Development Authority may require the applicant to enter into a Development Agreement to ensure completion of any renovations set out as a condition of approval of the permit.
- (2) Approval for a Development Permit is valid for twelve (12) months and all works associated with the relocated building are to be concluded within twenty four (24) months, unless otherwise authorized by the Development Authority.
- (3) Prior to approving a development permit for a moved in or relocated building, the Development Authority may obtain the views in writing of the adjacent registered property owners.
- (4) The Development Officer may request that an application to relocate a building or structure be accompanied by a recent photograph of the building/structure, and wherever possible, the Development Officer may inspect the building/structure.
- (5) The design, external finish and architectural appearance of any relocated building/structure shall be similar to and complement the existing structures on the parcels adjacent to the parcel onto which the building/structure is to be located.

53. Manufactured Homes

- (1) Manufactured homes shall have a permanent foundation capable of supporting the maximum anticipated load of the manufactured home during all seasons without settlement or other movement. Additions to a manufactured home shall have a foundation and skirting equivalent to that of the manufactured home.
- (2) The undercarriage of each manufactured home shall be completely screened from view within 30 days of placement of the manufactured home. All manufactured homes shall be provided with steps and landings to all entrances within 30 days of their placement.
- (3) All attached external additions will complement the design and construction of the manufactured home.
- (4) Manufactured homes constructed more than ten years prior to the date of the development permit application **may not** be permitted, based on an evaluation of the condition of the unit by the Development Officer and conformance with the surrounding area.
- (5) All manufactured homes within hamlets shall be serviced by municipal water and sewer services if available.

54. Automobile Wrecker/Salvage Establishment

- (1) An auto wreckage site:
 - (a) shall be located a minimum of 800 m (0.5 miles) from any existing dwelling and/or provincial highway;
 - (b) shall have a maximum area of 2 ha (5 acres) for a storage enclosure which shall be completely fenced and screened to a height of 2.5 m (8 ft.) or as required by the Development Authority;
 - (c) shall have all vehicles stored within the enclosure;
 - (d) shall be maintained in accordance with any conditions deemed necessary for the use of the site in an acceptable manner at the discretion of the Development Authority.

55. Sand and Gravel Extraction Development

- (1) Gravel pits shall be located at least 300 m (1000 ft.) from the nearest dwelling not occupied by the owner / operator of the gravel pit. [All Development Permit applications for sand and gravel extraction operations shall be referred to the adjacent land owner prior to issuance of the permit.]
- (2) The Development Authority may request that a reclamation plan be submitted with any application for a gravel extraction operation.
- (3) The Development Authority may require the provision of dust control measures and/or for the applicant to enter into an agreement for maintenance of a haul road. Other items to be considered for inclusion in the Development Agreement include, but are not limited to:
 - (a) screening
 - (b) site drainage
 - (c) site grading
 - (d) noise
 - (e) surface water runoff
 - (f) traffic restrictions
- (4) Any application for a gravel extraction facility in the 1:100 year floodplain of a permanent water body will be referred to Alberta Environment, in order to assist in determining whether river channel integrity or fisheries would be adversely impacted by the proposal.

56. Private Landfill Development (Nuisance Grounds)

- (1) Private landfills will only be permitted on a temporary basis. On completion of the private landfill, the site shall be closed and capped.
- (2) Private landfill developments may be permitted under the following conditions:
 - (a) The landfill is used for domestic wastes and materials.
 - (b) The landfill is used for the burial of demolition waste from buildings or other structures.
 - (c) No hazardous materials or chemicals of any kind are buried in the landfill site.
 - (d) Permission from the relevant Provincial agency has been granted prior to any excavation.
 - (e) Permission from the registered land owner in writing has been provided to the Development Authority.
 - (f) The proposed landfill site shall be located at least 300 m (984 ft.) from the nearest school, hospital, dwelling or food establishment.

- (3) As a condition of approval for any permit for a private landfill, the Development Authority will register a Caveat or Restrictive Covenant against the title of the parcel on which the landfill is located. The Caveat will alert potential future owners of the parcel as to the type of material that was deposited into the landfill, and may limit the type of development that may take place around the actual area of the landfill.

57. Alternative Energy Systems

- (1) Alternative or renewable energy systems can include, but are not limited to, passive solar, heat exchange systems and generators. Systems of this nature are encouraged as a method to reduce greenhouse gas emissions and to promote sustainability objectives within Starland County. Alternative Energy Systems shall ensure there are no nuisance effects that extend beyond the site and shall have consideration for the following requirements:
- (a) Renewable Energy Systems that are part of or attached to the principal building shall follow the requirements for that use such as requirements for height (i.e. Passive solar panels on a roof); and
 - (b) Renewable energy systems shall follow the minimum requirements for accessory buildings and uses in the appropriate Land Use District where separate and subordinate to the principal building or use of the property.
- (2) Prior to commencement of a development for either a commercial wind or solar installation under the requirements of this Bylaw, all necessary approvals must be obtained, and, if required, a copy of the approval from the Alberta Utilities Commission (AUC) must be submitted to the County.
- (a) An Alternative Energy - Solar Energy Conversion System – Commercial Development proposal shall indicate the following:
 - (i) The boundary of the solar energy conversion system for commercial development shall be defined by the legal boundaries of all titled parcels where the development has infrastructure proposed or located within;
 - (ii) An accurate site plan showing and labelling the information for the proposal including the specific locations of any proposed structures with setbacks from property lines and surrounding buildings within 0.5 km (.31 miles); and
 - (iii) Confirmation, suitable to the Development Authority, that any proposal will take into consideration the potential environmental impact of the development.
 - (b) An Alternative Energy - Solar Energy Conversion System – Private/Microgeneration Development submission must indicate:
 - (i) The specific location of the proposed structures relative to the setback requirements of the underlying zone for both principle and accessory structures located within the subject property boundaries.
 - (c) An Alternative Energy - Wind Energy Conversion System – Commercial application, in addition to general development permit application requirements identified in this Bylaw, shall indicate and include:
 - (i) The boundary of the Alternative Energy-Wind Energy Conversion System – Commercial shall be delineated by identifying the legal boundaries of all titled parcels where the development has an interest registered on title in favour of the wind company and permitting the placement of infrastructure

- necessary for the Alternative Energy – Wind Energy Conversion System – Commercial;
- (ii) The tower height(s) from the ground level to the tip of the blade at the highest point of the rotor swept arc;
 - (iii) An accurate site plan showing and labelling the information for the proposal including the specific locations of any proposed structures with setbacks from property lines and surrounding buildings within 0.5 km (.31 miles);
 - (iv) A copy of the report submitted to the Alberta Utilities Commission (AUC) and their compliance approval pertaining to noise generation as identified in Rule 012 or any successor thereto, relative to notification of potentially impacted residents;
 - (v) A visual impact analysis may be required where there is significant scenic or historical value associated with the locale and where there is a clear public benefit;
 - (vi) A detailed plan identifying the finish and appearance of all structures within the proposed development area in order to minimize any obtrusive impact on the community. The structures and facilities shall not be utilized for advertising purposes; and;
 - (vii) Confirmation, suitable to the Development Authority, that any proposal will take into consideration the potential environmental impact of the development.
- (d) An Alternative Energy - Wind Energy Conversion System – Private/Microgeneration proposal shall include:
- (i) An accurate site plan showing and labelling the information for the development including the specific locations of any proposed structures with setbacks from property lines and surrounding buildings within 0.5 km (.31 miles);
 - (ii) The setback shall conform to the requirements of the underlying zone for both principle and accessory buildings located with the subject property;
 - (iii) The wind energy conversion system shall be no closer to the property line than the total height of the unit, including any guy wire anchors.
 - (iv) At no time shall any portion of the structure be permitted to extend closer than 3 m (10 ft.) to any property line.
 - (v) Diagrams indicating the potential visual impact of the structure as these facilities require the installation of the turbine on a tall tower, generally above other structures or trees, to reach wind conditions and avoid turbulence. Visual Impact concerns shall be considered where there is significant scenic or historical value and where there is a clear public benefit.
 - (vi) No advertising shall appear on the tower, blades or turbine.

58. Environmentally Sensitive Areas/Physical Environment

- (1) The Development Authority may consider the environmental impact of any proposed development. The Development Authority may refer the proposal to a relevant provincial department for comment on the nature of the environmental concern. Where a development is considered to have a significant environmental impact, the Development Authority may request the developer to have an environmental evaluation prepared and submitted by an appropriate professional, or undertake its own environmental evaluation regarding the proposed development. All costs associated with an environmental evaluation are the responsibility of the developer.

- (2) The Development Authority shall consider the environmental impact of any proposed development within an area that has been identified as environmentally significant in “*Environmentally Significant Areas in the Palliser Region – M.D. of Starland No. 47*” (March, 1991) or the successor thereto.

59. Legal and Engineering Fees

- (1) As a condition of approval of a development permit, the Development Authority or Subdivision and Development Appeal Board may require that the applicant be held responsible, and pay for, all legal and engineering fees incurred by Starland County as a direct result of the application for development permit and during the implementation of the proposed development.

60. Letter of Credit / Fulfillment of Terms

- (1) The Development Officer, Municipal Planning Commission, or Subdivision and Development Appeal Board may require a Letter of Intent and Undertaking or a Development Agreement to be prepared by Starland County, at the expense of the applicant, to be executed by the applicant with respect to the proper and timely fulfillment of all the conditions imposed on a development permit or subdivision approval.

61. Demolition Permits

- (1) Demolition of buildings or structures where the waste materials to be moved off of the parcel of land requires a demolition permit from the municipality.
- (2) Waste materials shall be disposed of at a certified landfill or an approved private pit.
- (3) All burning of waste materials requires a burning permit from the municipality.
- (4) Damage to municipal roads as a result of transporting waste materials shall be repaired at the cost of the demolition permit applicant.
- (5) Upon demolition or destruction of a building, the site shall be immediately fenced to the satisfaction of the Development Officer.
- (6) Upon demolition or destruction of a building, the site shall be cleaned up, including the removal of any cement foundation, within six (6) months of the demolition or destruction, to the satisfaction of the Development Officer.

62. Industrial Work Camp

- (1) A temporary development permit for a work camp may be issued for up to one (1) year, at which time an application may be made for a continuance of the use for one (1) additional year, after which a new development permit approval is required.
- (2) An application for a development permit for a work camp must provide the following information:
 - (a) the location, type, and purpose of the camp;
 - (b) adjacent land uses;
 - (c) the method of supplying water, sewage and waste disposal to the camp.
The proposed method of sewage disposal must comply with the current Alberta Private Sewage Systems Standards of Practice and be to the satisfaction of the health authority;
 - (d) the number of persons proposed to reside in the camp;
 - (e) demonstrate approval from Alberta Environment if the camp is located on Crown land;

- (f) the start date of the development, date of occupancy, and removal date of the camp; and
 - (g) reclamation measures once the work camp is no longer needed. The applicant may be required to post security with the municipality to ensure there are sufficient funds to remove and reclaim the site if the work camp remains on the site after the project is either completed or if work has stopped to the extent that the Development Authority no longer feels the work camp is relevant to the project. The funds may also be used to reclaim the site if required after the work camp has been decommissioned or vacated.
- (3) No development permit for a work camp shall be approved unless:
- (a) it is directly associated with a development situated within the area;
 - (b) it is for a temporary period of time as specified by the Development Authority;
 - (c) all required access provisions are provided to the satisfaction of the Development Authority at the sole cost of the developer.

63. Communication Structures

- (1) Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers. In making its decision regarding the communication tower and related facilities, Industry Canada considers the following:
- (a) the input provided by the Approving Authority;
 - (b) compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
 - (c) *Health Canada's Radiofrequency Exposure Guidelines, 2009* respecting limits of exposure to radio frequency fields; and
 - (d) an environmental impact assessment may be required in order to comply with the *Canadian Environmental Assessment Act, 2012*.
- (2) The participation of Starland County in the consultation process does not transfer any Federal decision making authority, nor does it confer a right of veto in the location of the communication tower.
- (3) Unless demonstrated to be impractical, transmission antennae are encouraged to be mounted on existing structures (including buildings or towers) or within transportation and utility corridors.
- a) The tower base is encouraged to be set back from abutting parcels and roadways by a distance of 10 percent of the tower height or the distance between the tower base and guy wire anchors, whichever is greater.
 - b) Guy wire anchors are encouraged to be set back at least 28.0 m (91.9 ft.) from the property line.
 - c) Transmission towers should have the least practical adverse visual effect on the environment. This may be mitigated through landscaping and/or fencing.
- (4) Communication towers are encouraged to be located in a manner that minimizes the impact on the natural environmental and residential communities while recognizing the unique location requirement for siting communication towers.
- (5) All equipment shelters should meet Starland County setback distances to roads and property lines.

- (6) Appropriate access/ egress shall be provided to the satisfaction of the Development Authority.
- (7) All telecommunication carriers requesting a new telecommunication tower are encouraged to identify any other such structure within an 8.05 km (5 mile) radius of the proposed site location. Each request shall also provide documentary evidence that co-location of the existing structures within that 8.05 km (5 mile) radius is not a viable alternative to a second structure.
- (8) Where Transport Canada requires that a telecommunication tower be lighted, the following procedures shall be encouraged to minimize visual impacts:
 - (a) the lighting of equipment structures and any other facilities on site should be shielded from adjacent properties where possible without interfering with the requirements of Transport Canada;
 - (b) all lighting should be a minimum number of low intensity white lights; and
 - (c) the strobe interval should be the maximum allowable by Transport Canada, and the strobe lights should only be used if absolutely necessary.

64. Medical Marihuana Production Facilities

- (1) Medical Marihuana Production Facilities shall:
 - (a) Maintain the neighbourhood characteristics and appearance;
 - (b) Be designed and located to minimize any impacts on the natural environment; and
 - (c) Minimize any exposure or disturbance to the surrounding area including dust, pollution, noise, odour, or any other land use conflicts.

65. Storage Structures

- (1) A storage structure shall meet the setback requirements for an accessory building in the appropriate district;
- (2) A storage structure shall be screened from view as required by the Development Authority and/ or may require exterior finishing to be in general conformance with the principal building or surrounding development;
- (3) A storage structure shall not be used as a sign unless approved as such;
- (4) A storage structure may be approved on a temporary basis during construction within any land use district.

PART VIII

Land Use District Maps

All parcels within Starland County are deemed to be designated as 'A' – Agricultural General Land Use District unless otherwise listed below or amended in accordance with the following schedule:

Bylaw. No.	Map No.	DESCRIPTION	DATE PASSED
1125	1	Hamlet of Craigmyle	
1125	2	Hamlet of Michichi	
1125	3	Hamlet of Rowley	
1125	4	Hamlet of Rumsey	
1125	5	Drumheller Airport (AD)	
1125	6	SR 838 (N. Dinosaur Trail) N ½ 24-29-21 W4M (C/I)	
1125	7	NE ¼ - 3-31-20-W4M (Elevator CI)	
1125	8	SW ¼ 29-31-17-W4M (Lot 1, Plan 9311849) (RI)	
1125	9	SE ¼ Sec. 13-31-20 W4M (Hwy 9 - CI)	
1125	10	SE ¼ Sec. 18-31-19-W4M (CR)	
1125	11	NE ¼ Sec. 1-32-19-W4M (CR)	
1125	12	NW ¼ Sec. 9-34-21 W4M (AI)	
1125	13	NE ¼ Sec. 33-32-21 W4M (AI)	
1125	14	S ½ Sec. 4-33-18 W4M (AI)	
1125	15	SE ¼ Sec. 4-32-16 W4M (AI)	
1125	16	NW ¼ Sec. 14-32-19 W4M (AI) SW ¼ Sec. 23-32-19 W4M (AI)	
1125	17	E ½ Sec. 9-29-18 W4M (AI)	

Bylaw. No.	Map No.	DESCRIPTION	DATE PASSED
1125	18	SE ¼ Sec. 35-29-20 W4M (AI)	
1125	19	E ½ Sec. 12-29-17 W4M (AI)	
1125	20	N ½ Sec. 23-31-18 W4M (AI)	
1125	21	SW ¼ Sec. 5-30-18 W4M (AI)	
1125	22	NE ¼ Sec. 36-30-19 W4M (AI)	
1125	23	SE ¼ Sec. 17-33-17 W4M (AI)	
1125	24	NW ¼ Sec. 20-31-20 W4M (AI)	
1125	25	S ½ Sec. 3-34-20 W4M (AI)	

Appendices

Appendix A

Forms

The forms included in Appendix A do not form part of this Bylaw but are presented for reference purposes.

FORM A	APPLICATION FOR A DEVELOPMENT PERMIT
FORM B	APPLICATION FOR A DEVELOPMENT PERMIT (HOME OCCUPATION)
FORM C	STOP ORDER / ORDER OF COMPLIANCE
FORM D	LAND USE BYLAW/STATUTORY PLAN AMENDMENT APPLICATION FORM
FORM E	APPLICATION FOR SUBDIVISION OR DEVELOPMENT APPEAL
FORM F	NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING
FORM G	NOTICE OF DECISION ON APPLICATION FOR A DEVELOPMENT PERMIT
FORM H	NOTICE OF DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FORM I	TIME EXTENSION AGREEMENT FOR DEVELOPMENT PERMIT
FORM J	APPLICATION FOR A DEMOLITION PERMIT

Application # _____
Tax Roll # _____
Date Received _____
Application Fee _____

Starland County

FORM A

APPLICATION FOR A DEVELOPMENT PERMIT

I / We hereby make application for a development permit under the provisions of this Bylaw in accordance with the plans and supporting information submitted herewith which form part of this application.

APPLICANT INFORMATION:

NAME: _____ PHONE NO: _____
ADDRESS: _____

REGISTERED OWNER OF LAND (if different from applicant):

NAME: _____ PHONE NO: _____
ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Reg. Plan No. _____

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

EXISTING USE OF PROPERTY: _____ LAND USE DISTRICT: _____

DETAILS OF DEVELOPMENT:

PROPOSED USE: _____

PROPERTY LINE SETBACKS: Front: _____ Rear: _____ Side: _____ Side: _____

HEIGHT: _____ FLOOR AREA: _____ SITE COVERAGE: _____ %

OFF-STREET PARKING PROVIDED: _____

ESTIMATED COMMENCEMENT: _____ COMPLETION: _____

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: _____

OTHER SUPPORTING MATERIAL ATTACHED: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

SIGNATURE OF REGISTERED OWNER: _____ DATE: _____

NOTE: THIS IS NOT A BUILDING PERMIT (such permit must be obtained separately).

The applicant is not excused from complying with the requirements of any federal, provincial or other municipal legislation, or the conditions of any easement, covenant, building scheme or agreement affecting the building or land.

-IMPORTANT: SEE REVERSE SIDE-

IMPORTANT NOTES:

1. A Development Permit issued pursuant to this Bylaw for a discretionary use or where a relaxation to this Bylaw requirements was approved shall not be valid until the lapse of fourteen (14) days after the notice of decision to grant a permit has been advertised in accordance with this Bylaw requirements.
2. A Development Permit issued pursuant to this Bylaw is not a Building Permit and work or construction shall neither commence nor proceed until a Building Permit has been issued pursuant to all applicable bylaws and regulations.
3. If the development authorized by a Development permit is not commenced within twelve (12) months from the date of its issue, and completed within twenty-four (24) months of the date of its issue, the permit is deemed to be void unless an extension to this period shall first have been granted by the Development Authority.
4. When an appeal is made pursuant to this Bylaw a Development Permit which has been granted shall not be valid. The decision of the Subdivision and Development Appeal Board shall replace the previous decision.
5. Every application for a Development Permit shall be made by submitting to the Development Officer the prescribed form completed in duplicate, signed by the owner or his agent, and accompanied by the following:
 - a) if required by the Development Officer, building plans in duplicate, showing:
 - i) floor plans;
 - ii) elevations;
 - iii) exterior finishing materials.
 - b) site plans, in duplicate, showing:
 - i) the legal description and municipal address;
 - ii) dimensions of the site;
 - iii) if required by the Development Officer, utilities, site drainage, finished lot grades, the grades of the street and the location of proposed sewer and water lines of all proposed and existing buildings and structures including retaining walls, trees, landscaping and other features;
 - iv) a surveyor's certificate if required by the Development Officer.
 - c) an application for multiple dwelling-units, commercial, industrial, recreational and institutional uses shall show:
 - i) loading and parking provisions;
 - ii) access locations to and from the site;
 - iii) garbage and storage areas and the fencing and screening proposed for same;
 - iv) location and approximate dimensions of existing and proposed culverts and crossings.
 - d) such other information as the Development Authority may require or as required in this Bylaw requirements.
 - e) Development Permit Fee as determined by Council.

APPEAL PROCEDURE:

6. An appeal of a decision of the Development Authority may be made by an affected person by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board of the Starland County within fourteen (14) days after the notice of decision is given pursuant to this Bylaw notice requirements (as per Section 1 above).

Application # _____

Tax Roll # _____

Date Received _____

Application Fee _____

Starland County

FORM B

APPLICATION FOR A DEVELOPMENT PERMIT (HOME OCCUPATION)

I / We hereby make application for a development permit under the provisions of this Bylaw in accordance with the plans and supporting information submitted herewith which form part of this application.

APPLICANT INFORMATION:

NAME: _____ PHONE NO: _____

ADDRESS: _____

REGISTERED OWNER OF LAND (if different from applicant):

NAME: _____ PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED HOME OCCUPATION:

CIVIC ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Reg. Plan No. _____

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

EXISTING USE OF PROPERTY: _____ LAND USE DISTRICT: _____

DETAILS OF HOME OCCUPATION:

DETAILS OF BUSINESS: _____

DETAILS OF EQUIPMENT AND MATERIALS USED IN BUSINESS: _____

DETAILS REGARDING STORAGE OF EQUIPMENT/ MATERIALS: _____

NUMBER OF EMPLOYEES: _____ SIGNAGE: _____

The business is performed: On-site Off-site

Is the property used for office and administrative work only? Yes No

What part of the dwelling/ property is to be used for the business? _____ sq. ft. _____ %

Office Accessory Building Rear Yard

Vehicle used in the Business: _____

ADDITIONAL INFORMATION: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

SIGNATURE OF REGISTERED OWNER: _____ DATE: _____

Starland County

FORM C

STOP ORDER/ ORDER OF COMPLIANCE

ORDER NO. _____

YOU ARE HEREBY NOTIFIED IN RESPECT OF THE DEVELOPMENT INVOLVING:

LOCATION OF DEVELOPMENT:

CIVIC ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Reg. Plan No. _____

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

THAT THIS DEVELOPMENT IS NOT IN ACCORDANCE WITH:

The **Municipal Government Act**, in respect to

This Bylaw No.1125, in respect to

Development Permit No. _____, in respect to

THEREFORE, pursuant to this Bylaw and the **Municipal Government Act**, you are hereby ordered to:

- Stop the Development
- Demolish/ remove/ replace the development
- Take the following measures

—

—

THIS ORDER SHALL BE COMPLIED WITH BY _____

Failure or refusal to comply with this Order may result in the Council of the Starland County or a person or persons appointed by it, entering upon the land or building and taking such action as is necessary to carry out the Order. In such circumstances, the Council shall cause the costs incurred to be placed on the tax roll, as an additional tax against the property concerned.

You may appeal this Order to the Subdivision and Development Appeal Board in accordance with the provisions of this Bylaw. Such an appeal shall be made in writing and shall be delivered personally or mailed so as to reach the secretary of the Subdivision and Development Appeal Board at the County Office within 14 days following the date of issue of this notice.

DATE OF ISSUE OF ORDER: _____

SIGNATURE OF THE DEVELOPMENT OFFICER: _____



FORM D
Land Use Bylaw/ Statutory Plan Amendment
Application Form

FOR OFFICE USE ONLY					
Date received:		File Number		Fee Paid:	
Date accepted as complete:		Receipt Number:			

OWNER AND APPLICANT INFORMATION

Name of Registered Owner : _____	
Phone: Home /Cell: _____	Address: _____
Work / Fax: _____	City: _____ Province _____
Email Address: _____	Postal Code _____
Name of Agent Authorized to Act On Behalf of Registered Owner : _____	
Phone: Home /Cell: _____	Address: _____
Work / Fax: _____	City: _____ Province _____
Email Address: _____	Postal Code _____

LEGAL LAND DESCRIPTION

Qtr / LSD	Sec.	Twp.	Rge.	Meridian	Lot:	
				W 4 th M	Block:	Plan:
MUNICIPALITY						

LAND USE

Existing Use of Land	<input type="checkbox"/> Agriculture Other:	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Recreational
Proposed Use of Land	<input type="checkbox"/> Agriculture Other:	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Recreational

TO THE COUNCIL AND PALLISER REGIONAL MUNICIPAL SERVICES, PLEASE ACCEPT THIS APPLICATION TO:

Amend from _____ to _____

<p>SIZE OF THE EXISTING PARCEL (S) _____</p> <p>PROPOSAL: _____</p> <p>_____</p> <p>_____</p> <p>I / WE SUBMIT THE FOLLOWING IN SUPPORT OF MY/OUR APPLICATION: _____</p> <p>_____</p> <p align="right">(Attach any additional information.)</p>
--

I / We certify that the information given on this form and attachments hereto are full and complete and are to the best of my/our knowledge a true statement of the facts concerning this application, and I / we are the registered owner(s).

REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I _____ hereby certify that I am the registered owner, or
(Print Full Name) I am the agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address _____ (Signed) _____

Phone No. _____ Date _____

RIGHT OF ENTRY

I hereby authorize representatives of Palliser Regional Municipal Services and referral agencies to enter my land for the purpose of conducting a site inspection with respect to my subdivision application.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Registered Owner's Signature

Further information may be provided by the Applicant on the reverse of this form.

PURPOSE OF THE PROPOSED AMENDMENT (Attach a detailed sketch if related to a specific parcel of land)

In the space below please provide a detailed summary of the purpose of your amendment application. Then attach a detailed sketch that **must show the location, dimensions, and boundaries of the proposed amendment** in relation to the existing title. The sketch should also **show all buildings, structures and other improvements on the land**, and indicate if they are to remain or to be demolished; the location of any existing sewage disposal systems on the land, the location of any wells, and the location of other features such as shelter belts, railways, creeks or other waterbodies, low land, other significant natural features, and any rights of way.

THE FOLLOWING SHOULD ACCOMPANY THIS APPLICATION

1. A photocopy of the title for the property.
 2. A non-refundable **application fee** made **payable to Palliser Regional Municipal Services**
-

THIS SECTION FOR OFFICIAL USE:

DECISION: Circulated (date) _____

Public Hearing (date) _____

1st Reading of Bylaw No. _____ **(date)** _____

2nd Reading of Bylaw No. _____ **(date)** _____

The reasons for this decision are stated in the attached memorandum

Signed: _____ Date: _____
(Authorized Officer of Approving Authority)

FOR ADMINISTRATIVE USE ONLY

Application # _____

Tax Roll # _____

Date Received _____

Application Fee _____

FORM E

Starland County

APPLICATION FOR SUBDIVISION OR DEVELOPMENT APPEAL

APPLICANT INFORMATION:

NAME: _____

PHONE NO: _____

ADDRESS: _____

I/We hereby appeal the decision, order or permit issued by the Subdivision/ Development Authority with regard to:

APPLICATION NO. _____

Proposed Subdivision/ Development: _____

Reasons for Appeal: _____

Fee Submitted: _____

Signature _____

Date _____

Starland County

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DEVELOPMENT PERMIT/ SUBDIVISION APPLICATION NO. _____

This is to notify you that an appeal has been made to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD against a decision in respect of Development Permit/ Subdivision Application No. _____ which involves a development/ subdivision described as follows:

The decision of the Development Officer/Subdivision Authority was to:

- APPROVE**
- APPROVE (with conditions)**
- REFUSE**

the development permit/subdivision application, with the following conditions/for the following reasons:

A Public Hearing of the Subdivision and Development Appeal Board has been scheduled, at which point the Board will hear arguments both for and against the above noted appeal.

PLACE OF HEARING: _____

TIME OF HEARING: _____

DATE OF HEARING: _____

Any person affected by the proposed development/subdivision has the right to present a written brief prior to the hearing and to be present and be heard at the hearing. Persons submitting the written briefs to the Secretary of the Subdivision and Development Appeal Board shall do so not later than _____.

Starland County For Office Use

NOTICE OF DECISION ON APPLICATION FOR A DEVELOPMENT PERMIT

- (a) A site plan in duplicate, drawn to scale, which shows the following:
 - (i) legal description of the site with north arrow;
 - (ii) area and dimensions of the land to be developed including the front, rear and side yards if any;
 - (iii) area and external dimensions including the heights of all buildings and structures to be erected on the land;
 - (iv) any provisions for off-street loading and vehicle parking, including all access and exit points to the site;
 - (v) rights-of-way and easements; and
 - (vi) the position and distances of any existing building, roads, water bodies, trees or other physical features on the land to be developed.
- (b) A Certificate of Title from the Land Titles Office, (no older than 3 months) ;
- (c) Written consent of the registered land owner(s) of the property respecting the proposed development;
- (d) Confirmation of corporate signing authority where the registered owner is a corporation;
- (e) Floor plans, elevations and sections of any proposed buildings, as required by the Development Officer;
- (c) A statement of the proposed use or uses;
- (d) The estimated commencement and completion dates;
- (e) The estimated cost of the development;
- (f) The development permit fee as prescribed by Council;
- (g) A surveyor's certificate or real property report if required by the Development Officer;
- (h) A storm water management report that meets the requirements of *Stormwater Management Guidelines for the Province of Alberta, January 1999*. Lot grading and/ or storm water management plans shall be required for all commercial and industrial development applications, if in the opinion of the Development Authority, the proposed development is likely to significantly alter the natural drainage on the site or increase run-off onto adjacent lands;
- (i) A groundwater and / or geotechnical analysis may be required to properly evaluate the development if conditions require to the satisfaction of the Development Authority;
- (j) A private sewage disposal system site evaluation may be required to determine the site suitability and potential Private Sewage Disposal System acceptable for the site;
- (m) Elevation, Grading and Drainage plans to the satisfaction of the Development Authority in Hamlets or other areas with potential for impacts on adjacent parcels/ development;
- (n) Where technical reports are required the report shall be certified by a professional accredited to practice in Alberta in the related field to the satisfaction of the development authority;

- (o) Any technical information as required by the Provincial Subdivision and Development Regulation including abandoned well requirements; and
- (p) Any other reasonable information that the Development Authority deems is necessary to render a decision on the application.

(6) If the information provided is not complete, it will be deemed inadequate to render a decision and will be returned to the applicant as an incomplete submission.

APPLICATION NO.: _____

APPLICANT INFORMATION:

NAME: _____ PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Reg. Plan No.

_____ All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

The Development as specified in Application No. _____ has been:

APPROVED

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Applicant to obtain Building Permit & Inspections from Palliser Regional Municipal Services Safety Codes Administrator

Municipal setback to be maintained as follows:
 _____ Feet from the boundary of the municipal road
 _____ Feet from the front boundaries
 _____ Feet from the side lot boundaries
 _____ Feet from the rear boundaries

Application to obtain Approved Plumbing and/or Sewage Disposal Permit from Palliser Regional Municipal Services

Application to obtain Approved Electrical Permit & Inspection from Palliser Regional Municipal Services.

Application to obtain Approved Gas or Propane hook-up Permit & Inspection from Palliser Regional Municipal Services.

Other: _____

REFUSED FOR THE FOLLOWING REASON(S):

Date of Decision

Development Officer

Notice of Decision issued on the _____ day of _____, _____.

NOTE: A Development Permit issued pursuant to this Bylaw for a discretionary use or where a relaxation to this Bylaw requirements was approved shall not be valid until the lapse of fourteen (14) days after the notice of decision to grant a permit has been advertised in accordance with this Bylaw requirements. If an appeal is lodged pursuant to the Municipal Government Act, a permit does not take effect until the Subdivision and Development Appeal Board has determined the appeal.

APPEAL PROCEDURE:

An appeal of a decision of the Development Authority may be made by an affected person by serving written notice of appeal to the Secretary of the Development Appeal Board of the Starland County Subdivision and Development Appeal Board within fourteen (14) days after the notice of decision is given pursuant to this Bylaw notice requirements.

Starland County

NOTICE OF DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

APPLICATION/SUBDIVISION NO.: _____

This is to notify you that an appeal against the

APPROVAL

APPROVAL WITH CONDITIONS

REFUSAL

of a development permit/subdivision application with regard to the following:

was considered by the Subdivision and Development Appeal Board on _____, and the decision of the Subdivision and Development Appeal Board with regard to the appeal is as follows:

FINDINGS OF FACT:

DECISION:

REASONS:

Date

Signature of Secretary of Subdivision
and Development Appeal Board

NOTE: A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons and is subject only to an appeal upon a question of jurisdiction or law pursuant to Section 688 of the Municipal Government Act. An application for leave to appeal the Appellate Division of the Supreme Court of Alberta shall be made:
(a) to a Judge of the Court of Appeal, and
(b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.

Starland County

TIME EXTENSION AGREEMENT FOR DEVELOPMENT PERMIT

Memorandum of AGREEMENT made in duplicate this _____ day of _____, 20__.

BETWEEN:

The Starland County

(hereinafter referred to as "the County")

OF THE FIRST PART

-- and --

(hereinafter referred to as "the Developer")

OF THE SECOND PART

WHEREAS, the Developer wishes to develop those lands shown on the Application for a Development Permit Form A, Number _____, and dated _____ day of _____, 20__.

AND WHEREAS, the developer wishes to extend the time period for processing the development application beyond the normal 40 day period.

AND WHEREAS, the County has received Form A and agrees to extend the time period for processing the development application as stipulated in the Municipal Government Act.

NOW THEREFORE THIS AGREEMENT WITNESSES AND THE PARTIES AGREE AS FOLLOWS:

The time period to process the development permit application is extended up to and including the _____ day of _____, 20__.

IN WITNESS WHEREOF, the Developer and the County have caused to be hereto affixed their respective Corporate Seals or signatures, the day and year first written above.

Starland County

Development Officer

Applicant for Development Permit

Starland County
APPLICATION FOR DEMOLITION PERMIT

FORM J

1. REGISTERED LANDOWNER INFORMATION

Name(s): (Please Print)
Address: Postal Code:
Telephone: (Res.): Work: Cell:

APPLICANT OR PERSON AUTHORIZED TO ACT ON BEHALF OF THE REGISTERED OWNER

(If different than Registered Owner):

Name: (Please Print)
Address: Postal Code:
Telephone: (Res.) Work: Cell:

I hereby certify that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for development approval.

Signature of Registered Owner(s) (Required)

Signature of Person acting on Behalf of Registered Owner(s)

Date of Application

2. LEGAL LAND DESCRIPTION

Plan: Block Lot
Civic Address of Proposed Demolition:
Existing Use: Land Use District (Zoning):
Parcel Type (Check one) Interior Lot Corner Lot Parcel Area:

3. GENERAL DETAILS

- a) Description of structure(s) to be demolished
b) Demolition materials removed to: Transfer Station Other (Please specify)
c) Estimated Cost of Project or Contract Price
d) Estimated Commencement Date: Completion on or before:
f) Contractor Address: Postal Code:

4. ALBERTA BUILDING CODE GENERAL REQUIREMENTS FOR DEMOLITION:

- 1. Article 8.2.2.9: Services shall be shut off and gas and fuel lines shall be capped in a building being demolished.
2. Article 8.2.3.4: Portable fire extinguishers shall be installed and maintained in conformance with the requirements of NFPA 10 'Standard for Portable Fire Extinguishers'. The minimum rating for this site is a 2A: 10-B:C on the truck.
3. Article 8.2.72: Waste material shall be removed as quickly as possible from the site by means of an appropriate container.
4. Article 8.1.2.2: Where a building is undergoing demotion, precautions shall be taken to ensure that no person is exposed to undue risk. If basement is not in -filled excavation must be protected with a six foot chain link enclosure

I agree to carry out this demolition work in conformance to all Starland County By-Laws and the Alberta Building Code. Permission to do this work shall not relieve owners or agents from full responsibility for carrying out the work in strict accordance with the Starland County By-Laws, the Alberta Building Code and other conditions of this permit.

Authorized Signature:

- Please see reverse -

PLEASE NOTE: It is the responsibility of the APPLICANT/CONTRACTOR to ensure that all meters and services connected have been removed before demolition begins. Failure to do so could result in penalties being levied as per the Starland County Land Use Bylaw.

A final inspection must be completed upon completion of the demolition. Please contact Palliser Regional Municipal Services to arrange for an inspection.